



2012

Consolidated Annual Performance
and Evaluation Report



County of Lexington
Program Year 2012
Draft

Program Year 2012
July 1, 2012 – June 30, 2013
County of Lexington

Members of County Council

Willilam B. Banning, Jr. (Chairman)
Johnny W. Jeffcoat (Vice Chairman)

Kent Collins
Brad Matthews

M. Todd Cullum
Debra B. Summers

Bobby C. Keisler
Dr. Frank J. Townsend, III

James E. Kinard, Jr.

Administrator

Joe G. Mergo, III

Community Development Staff

Director

Ronald T. Scott

Camillia Powell
HOME Program Administrator

Peatra Cruuz
CDBG Program Administrator

Stephany Snowden
Title VI Grant Manager

Fran Mullaney
Grant Assistant

Regina Wright
Grant Technician

Sandy Fox
Grant Assistant

County of Lexington
Community Development Department
212 South Lake Drive, Suite 401
Lexington, South Carolina 29072
Phone: (803) 785-8121
Fax (803) 785-8188

Table of Contents

TAB

INTRODUCTION AND SUMMARY

AVAILABLE FUNDS, EXPENDITURES AND AMENDMENTS..... 1

- SOURCES OF FUNDS
- LEVERAGING OF FUNDS
- SUMMARY OF EXPENDITURES
- TIMELINESS OF EXPENDITURES
- PROJECT EXPENDITURES
- AMENDMENTS

ASSESSMENT OF 5-YEAR GOALS AND OBJECTIVES 2

- SUMMARY OF ACTIVITIES AND ACCOMPLISHMENTS
- TECHNICAL ASSISTANCE, EDUCATION AND OUTREACH ACTIVITIES
- GEOGRAPHIC DISTRIBUTION
- COMPLETED PROJECTS
- CONTINUED PROJECTS

AFFIRMATIVELY FURTHERING FAIR HOUSING 3

- IMPEDIMENT ISSUES
- ACCOMPLISHMENTS DURING THE PROGRAM YEAR
- AFFIRMATIVELY FURTHERING FAIR HOUSING ACTIVITIES

AFFORDABLE HOUSING ACTIVITIES 4

CONTINUUM OF CARE 5

OTHER ACTIONS 6

- OBSTACLES TO MEETING UNDERSERVED NEEDS
- GAPS IN INSTITUTIONAL STRUCTURE
- PUBLIC HOUSING AND RESIDENT INITIATIVES
- MONITORING
- EVALUATE AND REDUCE LEAD BASED PAINT HAZARDS
- OUTREACH TO MINORITY AND WOMEN- OWNED BUSINESSES

HUD PROGRAM REQUIREMENTS..... 7

- NATIONAL OBJECTIVES AND ELIGIBLE ACTIVITIES
- DISPLACEMENT / RELOCATION
- PROGRAM INCOME

	<u>TAB</u>
SELF-EVALUATION.....	8
PERFORMANCE MEASUREMENT	
CITIZEN PARTICIPATION.....	9
NOTICE OF AVAILABILITY AND PUBLIC HEARING	
FINANCIAL SUMMARY	10

Introduction

The County of Lexington, South Carolina, has been a participant in the Community Development Block Grant (CDBG) Program since July 1, 2000 and a Participating Jurisdiction (PJ) in the HOME Investment Partnerships (HOME) Programs since July 1, 2008. These programs are funded by the United States Department of Housing and Urban Development (HUD) through an annual formula allocation. All municipalities within the County participate in the County's entitlement. CDBG project activities are targeted to provide decent housing, a suitable living environment, and to expand economic opportunities for low- and moderate-income (LMI) persons. The primary objective of the HOME Program is to create affordable housing for LMI households. The County has completed its third year of activities for the 2010 – 2014 Consolidated Plan.

The County's CDBG and HOME programs are housed in the Grant Programs Division within the Community Development Department. The department also coordinates residential, commercial, and industrial permitting and development review for the County of Lexington. This report reflects the activities and expenditures for the County's Grant Programs Division from July 1, 2012 through June 30, 2013. The projects for Program Year 2012 were identified in the County's 2012 Annual Action Plan which was submitted and approved by HUD in May 2012. The following is a list of approved CDBG and HOME projects:

CDBG Projects and Activities

Infrastructure and Public Facilities

- Town of Lexington - West Lexington Waterline Upgrade
- City of Cayce - Avenues Area Waterline Upgrade
- Sistercare, Inc. – Shelter Facility Improvements
- Babcock, Inc. – Duffie Work Activity Center

Public Service

- Town of Lexington – Keeping Every Youth Safe Program
- Harvest Hope – Back Pack Weekend Child Feeding Program
- Boys & Girls Club of the Midlands – BE GREAT Academy Scholarship Program

Neighborhood Revitalization

- County of Lexington – Minor Home Repair Program
- Town of Gaston – Gaston Public Park Improvements

Affordable Housing

- County of Lexington – Acquisition/Rehabilitation/Rental Program

Clearance and Demolition

- Town of Springdale – Platt Springs Road Blight Removal

HOME Projects and Activities

Housing Rehabilitation

- County of Lexington - Comprehensive Housing Rehabilitation Program
 - Ball Park Road, Gaston
 - Horseshoe Trail, Lexington
 - James Street, Cayce
 - Naomi Circle, Gilbert
 - Lawrence Circle, Batesburg
 - Maple Street, Batesburg
 - Tarpon Road, Leesville
 - Caughman Street, Leesville

Affordable Housing

- County of Lexington – Down Payment Assistance Program
 - Tea Olive Avenue, Lexington
 - Whispering Winds Drive, Lexington
 - Louisa Lane, Lexington
 - Colony Lake Drive, Lexington
 - Cog Hill Drive, Lexington
 - Starcrest Road, West Columbia
 - Bentgrass Lane, Gaston
 - Boy Scouts Road, Gaston
 - Mill Run Road, Gaston

- County of Lexington - Community Housing Development Organization (CHDO)
 - 315 Hadley Hall Road, West Columbia
 - 320 Hadley Hall Road, West Columbia
 - 331 Creighton Drive, West Columbia
 - 337 Colonial Drive, West Columbia
 - 304 Rossclan Road, West Columbia

In addition to the new projects and activities for Program Year 2012, the following CDBG and HOME projects were carried over from previous years:

CDBG Carryover Projects and Activities

- Demolition and Clearance Program
- Brookland Lakeview Empowerment Center
- North Oak Street Sidewalk Construction
- Mitchell Street Sidewalk Construction
- Minor Home Repair Program
- Spring Street Waterline Upgrade
- Septic Tank Repair and Replacement Program
- Habitat Property Acquisition
- Food Pantry Cooler and Freezer Purchase
- West Columbia Clearance and Demolition
- Samaritan's Well Van Purchase
- Keeping Every Youth Safe (KEYS)
- Brookland Pediatrics Center Extension

- Leaphart Place Community Building Renovations
- Rural Mobile Food Pantry

HOME Carryover Projects and Activities

Housing Rehabilitation

- County of Lexington - Comprehensive Housing Rehabilitation Program

Affordable Housing

- County of Lexington - Down Payment Assistance Program
- County of Lexington - Community Housing Development Organization (CHDO)
 - 315 Hadley Hall Road, West Columbia
 - 320 Hadley Hall Road, West Columbia
 - 331 Creighton Drive, West Columbia
 - 337 Colonial Drive, West Columbia
 - 304 Rossclan Road, West Columbia

Consolidated Annual Performance and Evaluation Report (CAPER) Summary

July 1, 2012 – June 30, 2013

The United States Department of Housing and Urban Development (HUD) requires consolidated planning and reporting of all communities as a condition of receiving Federal grants for housing and community development including CDBG and HOME. At the end of each fiscal year, CDBG and HOME recipient communities report to their citizens and elected officials on how they have utilized their grant funds to impact the community and its citizens. The Consolidated Annual Performance and Evaluation Report (CAPER) is the HUD-prescribed vehicle for providing that information.

The County of Lexington has successfully completed the third year of its Five-Year Consolidated Plan, which represents years 2010 – 2014 (Plan). Activities undertaken during this period reflect the goals and objectives as stated in the Plan and the 2012 Annual Action Plan. The Community Development Grant Programs Division strives to be effective stewards of federal funds in the service to County residents.

CDBG PROGRAM ACCOMPLISHMENTS AND HIGHLIGHTS

Projects and Total Expenditures for PY 2012: \$1,135,132.33

- **Habitat for Humanity Property Acquisition** – Funds were used to acquire four lots to build four (4) single-family affordable housing units on Old Bush River Road that will benefit 12 low- and moderate-income persons (LMI). The acquisition of the lots was completed during this program year and all funds were expended.
- **City of West Columbia Spring Street Waterline Upgrade** – Funds were used in the City of West Columbia to replace 2,000 linear feet of rusty and deteriorating two and four inch waterlines with six inch waterlines. The waterlines extended from State Street to South Lucas Street in West Columbia. The replacement also allowed for the installation of three fire hydrants to serve the area.
- **Lexington Interfaith Community Services Food Pantry Freezer Purchase** – Lexington Interfaith Community Services used CDBG funds to purchase and install a walk-in cooler for food pantry storage for the distribution center at their facility located in the County of Lexington. The equipment will allow for receiving, storing, and distributing fresh and frozen food products in the Emergency Food Programs.
- **West Columbia Clearance and Demolition** – CDBG funds were used to demolish three residential structures in the City of West Columbia. The structures were a detriment to public health and safety and were condemned.
- **Harvest Hope Backpack Weekend Child Feeding Program** – By the end of the 2012 Program Year, 121 children had been fed each week by delivering 847 backpacks filled with nutritional food items – a total of 5,929 meals were provided.

- **Boys & Girls Clubs of the Midlands BE GREAT Academy Afterschool Program** – During the 2012 Program Year, 30 low- and moderate-income youth attended the BE Great Academy 2011-2012 Afterschool Program. The BE Great Academy offered a variety of youth development programs in core areas that included education and career development, character and leadership development, sports, fitness and recreation, health and life skills, and the arts.
- **Sistercare, Inc. Shelter Facility Improvements** – CDBG funds were used to replace the HVAC system, duct system, and roof at their Lexington County Shelter for battered women and their children. These improvements have made the shelter safe and more secure for residents, staff, and volunteers.
- **Babcock, Inc. Duffie Work Activity Center Improvements** – CDBG funds were used for the purchase and installation of a permanent outdoor awning to provide a sheltered entryway from the loading area to the Mary L. Duffie Seniors Program. The awning has allowed staff to safely walk their participants into the facility.
- **Town of Lexington Keeping Every Youth Safe (KEYS) Program (Activity 246 and 296)** – This program provided at-risk youth ages 5-13 with a safe afterschool environment by introducing them to an atmosphere filled with positive adult role models. The youth participated in programs that ranged from academic training, various life skills, and other positive developmental training. At the end of this program year, KEYS had 56 Lexington County students participating in their afterschool program.
- **Batesburg-Leesville North Oak Street Sidewalk** – Funds were used to construct 420 feet of ADA-compliant sidewalk in the Town of Batesburg-Leesville. Construction occurred along North Oak Street, between U.S. Highway 1 and West Rail Road Avenue.
- **BL Empowerment Center Building Renovations (BLEC)** – CDBG funds were used to enclose the breezeway of the facility and construct an ADA-compliant restroom allowing accessibility to the building's cafeteria. The cafeteria's sprinkler system was also upgraded. The BLEC is a multifunction facility used for afterschool programs, senior citizen programs, and training for skill development/job preparation.
- **Leaphart Place Community Building Renovations** – CDBG funds were used to construct 320 square feet of additional recreational space to create a community center at Leaphart Place. The community center will allow Growing Homes Southeast to offer needed services and programs to the community.
- **Eau Claire Cooperative Brookland Pediatrics Center Extension** – CDBG funds were used to construct an additional 1,000 square feet of clinical space at the Brookland Community Pediatrics Center to increase its capacity to serve low- and moderate-income patients.
- **Harvest Hope Rural Mobile Food Pantry** – Funds were used to purchase a refrigerated truck to transport mobile food pantries throughout the County of Lexington. The mobile food pantry distributes food to low- and moderate-income neighborhoods and collects donated food from wholesalers, retailers, and manufacturers.

- **The County of Lexington Minor Home Repair** – Assisted low- and moderate-income homeowners with minor repairs to their homes for various improvements needed to make their homes suitable for living and/or handicapped accessible.
- **Samaritan’s Well Van Purchase** – CDBG funds were used to purchase a van to transport homeless women and children to employment sites, job interviews, DSS appointments, doctor’s appointments, daycare, school, community activities, and other needs associated with day to day living requirements.
- **Acquisition, Rehabilitation and Affordable Housing-** CDBG funding in the amount of \$150,000 was provided to purchase five properties for an affordable housing project funded by the County’s HOME Program for CHDOs.

HOME PROGRAM ACCOMPLISHMENTS AND HIGHLIGHTS

Projects and Total Expenditures for PY 2012: \$203,611.25

- **Down Payment Assistance Program** – Nine (9) households were each aided with up to \$5,000 in down payment and/or closing cost assistance.
- **Comprehensive Housing Rehabilitation Program** – Nine (9) households were assisted with major repairs to owner-occupied units up to \$20,000 per home.
- **Community Housing Development Organizations (CHDOs)** – An agreement was executed between the County of Lexington and Community Assistance Provider (CAP) to provide them with a low-interest loan of \$510,000 (of which \$150,000 were CDBG funds) towards the purchase, rehabilitation, and rental of five affordable housing units to low- and moderate-income households. This agreement was executed to assist the County in moving forward with its plan to provide safe, decent, and affordable housing for the low-income citizens. The properties selected are in and around the Lloydwoods Subdivision in West Columbia. The County’s partnership with CAP was designed to strengthen a neighborhood that has a high vacancy rate but is situated in an area that can serve modest income families well due to its close proximity to amenities. The properties have been acquired and rehabilitation work will commence in Program Year 2013.

Available Funds, Expenditures and Amendments

SOURCES OF FUNDS

The United States Department of Housing and Urban Development (HUD) awarded the County of Lexington the following funds for the 2012 Program Year:

Community Development Block Grant (CDBG) Program	\$1,352,172
HOME Investment Partnerships (HOME) Program	\$444,629

These awards were made as formula grants under the regulations of HUD's Office of Community Planning and Development. The funding was allocated following the approval of the County's 2012 Annual Action Plan and the County's annual budgetary process. The total amount of funds available during the 2012 Program Year was \$1,352,172 for CDBG and \$444,629 for HOME.

LEVERAGING OF FUNDS

The County of Lexington believes in partnering with area non-profits in an effort to leverage resources in its support of various community development projects. The following are leveraged projects:

- Back Pack Weekend Child Feeding Program: \$634,825
 - Harvest Hope Food Bank received funds from other grants.
- Lexington County Shelter I Facility Improvements: \$6,812
 - Sistercare, Inc. had additional funds from individual contributions and other grants.
- Avenues Area Waterline Upgrade: \$989
 - City of Cayce waived permitting fees for this activity which was valued at the amount shown above.

Additionally, the County now requires all CDBG subrecipients to provide a 10% cash match when awarding funding.

LEVERAGING OF FUNDS

Exhibit I is a summary of the leveraged funds to date for Program Year 2012 projects.

EXHIBIT I

Project	CDBG	Leveraged Funds	Total Investment
Back Pack Weekend Child Feeding Program	\$64,800	<ul style="list-style-type: none"> • \$634,825 – other grant funds received by Harvest Hope Food Bank. 	\$699,625
Sistercare, Inc. Lexington County Shelter I Facility Improvements	\$18,500	<ul style="list-style-type: none"> • \$6,812 – additional funds from individual contributions and other grants. 	\$25,312
Avenues Areas Waterline Upgrade	\$171,083	<ul style="list-style-type: none"> • \$989 – City of Cayce waived permitting fees. 	\$172,072
Total Investment in 2012 Leveraged CDBG Projects:			\$897,009

HOME MATCH REQUIREMENTS

Match requirements for the County’s HOME Program were met through the following non-federal funding sources:

- Habitat for Humanity - Affordable Housing and Rehabilitation Projects
- CHDO: Community Assistance Provider - Affordable Housing Projects
- County of Lexington - Cash Match

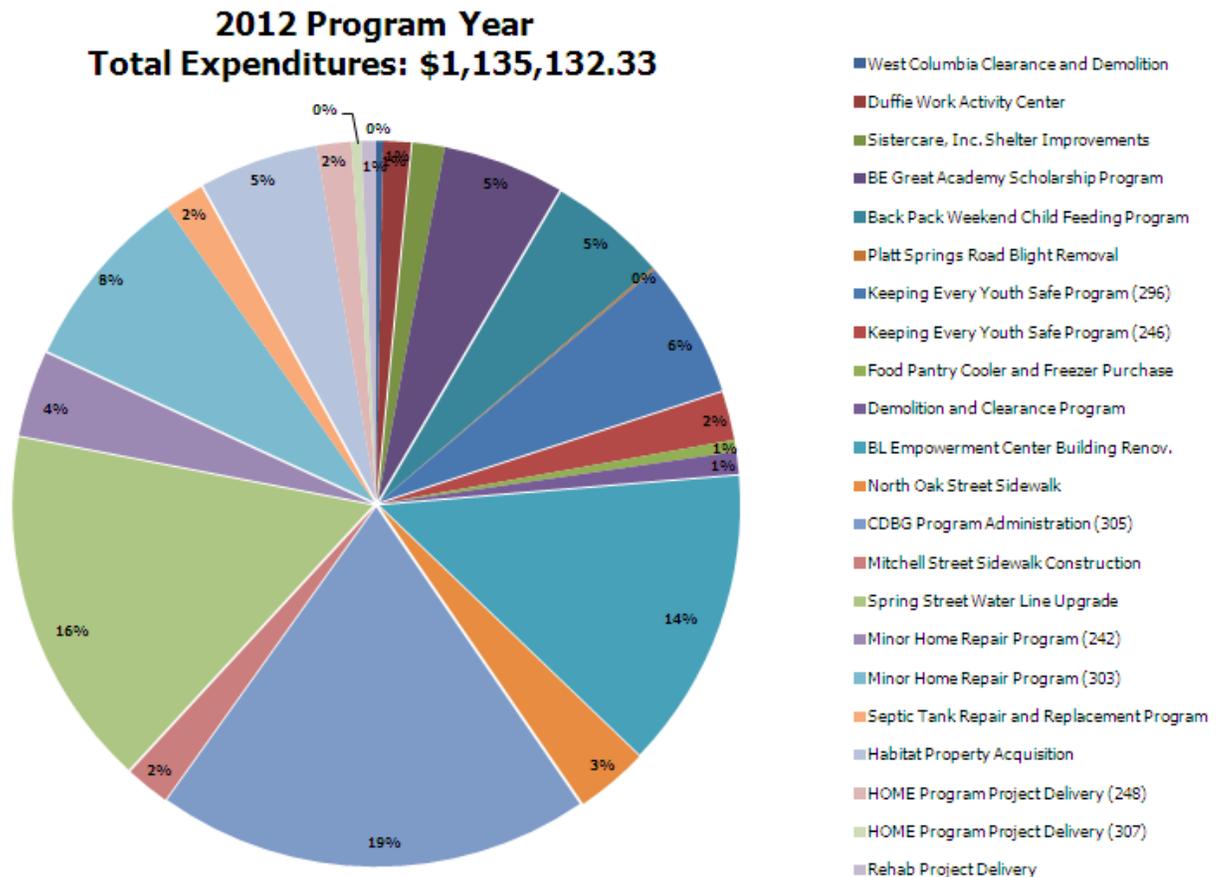
The match was met through the private donations used to purchase materials and the calculated value of volunteer labor hours. According to HOME Program guidelines, match funding occurring during the program year will be carried forward to meet match requirements in future program years. The County maintains a match log to document all match contributions.

SUMMARY OF EXPENDITURES

During the 2012 Program Year, a total of \$1,135,132.33 CDBG funds were expended on activities and administration costs identified in the 2012 Annual Action Plan and in previous Action Plans. HUD requires that a minimum of 70 percent of CDBG expenditures (not including planning and administration) benefit LMI persons or households over a one to three-year reporting period. During the 2012 Program Year, all funds other than planning and administration were expended on activities benefiting over 70 percent LMI persons and households.

Expenditures were made during the Program Year for various activities including public facility improvements, demolition and clearance, housing rehabilitation, sidewalk and street paving, property acquisition, and afterschool youth programs. Exhibit II is a summary of the expenditures for the 2012 Program Year.

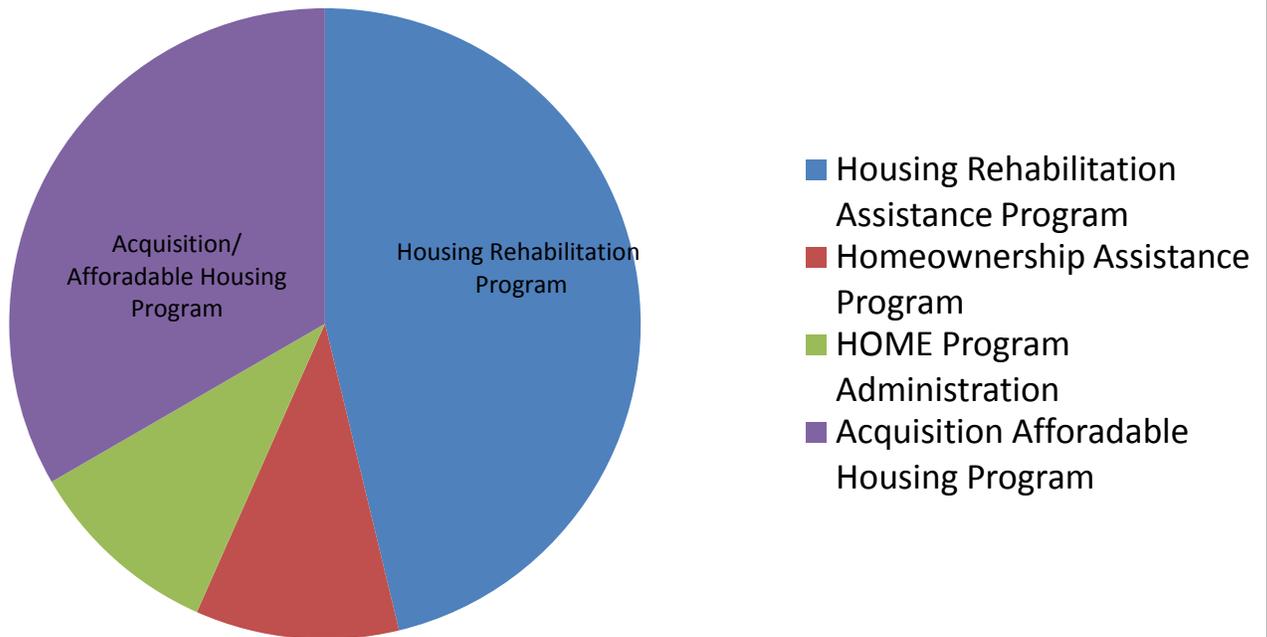
EXHIBIT II



During the 2012 Program Year, a total of \$203,611.20 in HOME funds was expended for administration and project activities identified in the 2012 and in previous year's Action Plans. Some expenditures on activities made during the Program Year were for Down Payment Assistance and Comprehensive Housing Rehabilitation. Exhibit III is a summary of the expenditures for the 2012 Program Year. All funds expended on activities benefited 100% of low- to moderate-income households.

EXHIBIT III

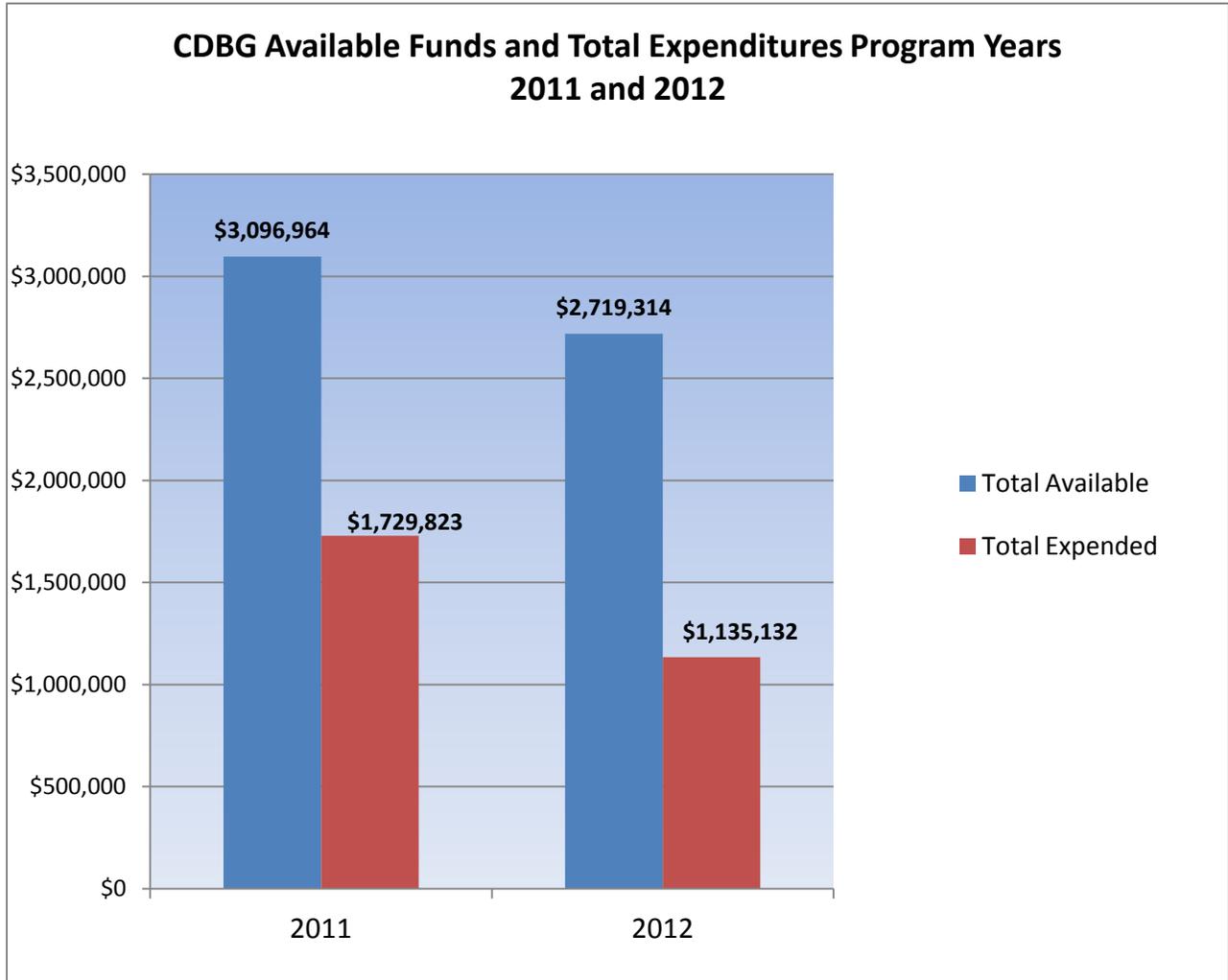
2012 Program Year Total Expenditures: \$203,611.20



TIMELINESS OF EXPENDITURES

Ensuring the timely expenditures of available CDBG and HOME funds is a priority. The Grant Programs staff consistently monitors expenditures and funds available. As of May 2013, the County of Lexington met its timeliness requirements for Program Year 2012.

EXHIBIT IV



The County has met all of its HOME commitment deadlines for the Fiscal Year that ended June 30, 2013.

EXHIBIT V
HOME COMMITMENT REQUIREMENTS

Fiscal Year	Amount Authorized for Activities	Amount Committed to Activities	Percent Committed
2008	\$680,090	\$680,090	100%
2009	\$575,032.50	\$27,104.51	4.7%

As shown in Exhibit VI, the County spent approximately 52% of its total available HOME funds during the program year.

EXHIBIT VI

PROJECT EXPENDITURES

The County's CDBG expenditures on projects are shown in Exhibit VII below:

EXHIBIT VII

Activity No.	Project	Budgeted	Expended in Program Year	Expended to Date	Carry Forward Amount
87	Demolition and Clearance Program	\$45,000	\$11,375	\$31,135	\$13,865
174	BL Empowerment Building Renovations	\$165,480	\$156,909.73	\$165,480	Complete
175	Brookland Pediatrics Center Extension	\$125,000	\$10,669.40	\$125,000	Closed
176	North Oak Street Sidewalk	\$99,388	\$62,210.40	\$74,669.40	Complete
240	CDBG Program Administration	\$237,192	\$15,557.37	\$223,737.09	Complete
241	Mitchell Street Sidewalk Construction	\$307,540	\$22,574	\$25,605	\$281,935
242	Minor Home Repair Program	\$250,000	\$65,969.54	\$249,954.40	Complete
243	Spring Street Water Line Upgrade	\$207,400	\$183,843.50	\$183,843.50	Complete
244	Septic Tank Repair and Replacement	\$103,000	\$23,800	\$27,050	\$75,950
245	Habitat Property Acquisition	\$70,000	\$60,544.38	\$60,544.38	Complete
246	Keeping Every Youth Safe	\$86,000	\$24,671.98	\$86,000	Complete
248	HOME Program Project Delivery	\$45,000	\$18,800	\$45,000	Complete
249	Food Pantry Cooler and Freezer Purchase	\$27,214	\$6,000	\$6,000	Complete
276	West Columbia Clearance and Demolition	\$3,420	\$3,420	\$3,420	Complete
296	Keeping Every Youth Safe Program	\$73,346	\$69,883.47	\$69,883.47	Complete
297	Backpack Weekend Child Feeding Program	\$64,800	\$60,144.10	\$64,800	Complete
298	BE Great Academy Scholarship Program	\$63,800	\$61,628.77	\$63,800	Complete
299	Duffie Work Activity Center	\$17,485	\$14,019	\$14,019	Complete
300	Sistercare, Inc. Shelter Improvements	\$18,500	\$16,400	\$16,400	Complete
301	Platt Springs Road Blight Removal	\$65,200	\$1,250	\$1,250	\$63,950
303	Minor Home Repair Program	\$450,000	\$108,415	\$108,415	\$341,585
305	CDBG Program Administration	\$246,224	\$220,297.18	\$220,297.18	\$25,926.82
307	HOME Program Project Delivery	\$45,000	\$5,115.27	\$6,565.27	\$38,434.73
317	Rehab Project Delivery	\$7,469	\$7,469	\$7,469	Complete

The County's HOME expenditures on projects are shown in Exhibit VIII below:

EXHIBIT VIII

Project No.	Project	Budgeted (includes previous year carry forward)	Expended in Program Year	Expended to Date	Carry Forward Amount
1	HOME Program Administration	\$44,463	\$44,463	\$44,463	Complete
2	Comprehensive Housing Rehabilitation	\$160,000	\$16,029		\$143,971
3	Homeownership Assistance	\$50,000	\$43,536.50		\$6,463.50
9	Acquisition/Rehabilitation/Affordable Housing	\$360,000	\$0		\$360,000
10	Community Housing Development Organization	\$360,000	\$0		\$360,000
3	Homeownership Assistance	\$211,320	\$131,530	\$131,530	\$79,790
2	HOME Rehabilitation Program	\$407,066	\$322,453.07	\$322,453.07	\$84,612.93
10	Community Housing Development Organization	\$583,497	0	\$116,503.08	\$583,497

Amendments

During the 2012 Program Year, the County amended its 2011 and 2012 Annual Action Plans as described below:

Amendment 1:

The County amended its 2011 Annual Action Plan to reallocate \$25,410 from CDBG contingency funds for the Town of Gaston to install a recycled rubber walking path in the Town's Park. This amendment request was presented to County Council and was unanimously approved on June 26, 2012.

A public notice of the amendments were advertised in the *Lexington Chronicle* newspaper on July 5, 2012 and posted on the County's website for public review. The 30-day comment period ended August 07, 2012. No comments were received.

Amendment 2:

The County amended its 2012 Annual Action Plan to change the scope of the Homeownership Assistance Program. The program was originally designed to provide new homeowners with down payment and/or closing cost assistance and mortgage financing. The program was converted into an Acquisition, Rehabilitation, and Affordable housing program.

This amendment was presented to the Planning and Administration Committee of County Council on August 28, 2012. The Committee voted in favor of the amendment and it was recommended to full Council on September 11, 2012.

A public notice of the amendments were advertised in the *Lexington Chronicle* newspaper on December 10, 2010 and posted on the County's website for public review. The 30-day comment period ended January 10, 2011 and no comments were received. The notification letter was sent to HUD on January 28, 2011.

Amendment 3:

The County amended its 2011 and 2012 Annual Action Plan to reallocate \$200,000 of CDBG contingency funds to the Minor Home Repair program. These funds were previously awarded to projects that were completed under budget. The amendment allowed the program to assist up to 20 additional homeowners with qualifying repairs to their homes.

This amendment was presented to the Planning and Administration Committee of County Council on August 28, 2012. The Committee voted in favor of the amendment and recommended it to full Council on September 11, 2012.

A public notice of the amendments were advertised in the *Lexington Chronicle* newspaper on July 5, 2012 and posted on the County's website for public review. The 30-day comment period ended August 07, 2012. No comments were received.

Amendment 4

The County amended its 2011 and 2012 Annual Action Plan to award Eau Claire Cooperative Health Centers, Inc. (ECCHC) \$100,000 of CDBG contingency funds for the expansion of the Pelion Family Practice in the form of a repayable loan to the County of Lexington.

This amendment was presented to the Planning and Administration Committee on March 26, 2013. It was forwarded to full Council and approved on April 9, 2013.

A public notice of the amendments were advertised in the *Lexington Chronicle* newspaper on April 8, 2013 and posted on the County's website for public review. The 30-day comment period ended May 9, 2013. No comments were received.

Assessment of Progress Toward 5-Year Goals

SUMMARY OF ACTIVITIES AND ACCOMPLISHMENTS

The priorities identified in Lexington County's Consolidated Plan for Program Years 2011 - 2014 are:

- **Priority Need 1:** Ensure adequate and dependable public facilities are available to provide for basic and essential needs and services.
- **Priority Need 2:** Ensure adequate and safe infrastructure to meet basic needs of residents.

- **Priority Need 3:** Establish or support programs that provide needed public services and/or increase the level of service provided by existing programs.
- **Priority Need 4:** Support and provide assistance to nonprofit and for-profit entities that create, increase or retain employment opportunities for LMI persons.
- **Priority Need 5:** Provide and/or support adequate, safe and affordable housing.
- **Priority Need 6:** Provide mechanisms and forums for collaboration, coordination, and capacity building.

A variety of projects have been implemented since the program's inception that addresses these priorities. Projects have included infrastructure such as water, sewer, and road improvements, neighborhood initiatives addressing public health and safety including storm water drainage systems, fair housing education, an analysis of the community's homeless population, public service projects, public safety facilities, fire services equipment and minor home repairs. These activities benefit many low- and moderate-income areas and residents across the County.

The 2000 Census indicated that the County of Lexington had a significant number of block groups with 51% or more LMI persons. The majority of these areas are located in the mostly rural southern portion of the County. These rural areas of the County lack many of the public facilities and infrastructure necessary to foster strong and healthy communities. To this end, the County continues to focus on the infrastructure-related activities that provide basic services to these rural neighborhoods. The infrastructure and public safety aspects of our plan help build strong and healthy communities that encourage economic opportunities and contribute to an enhanced quality of housing, greater employment, and a better quality of life.

TECHNICAL ASSISTANCE, EDUCATION AND OUTREACH ACTIVITIES

JULY		2012	
July 12 – HOME Compliance Workshop		Red Bank Crossing, Lexington, SC	
AUGUST		2012	
SEPTEMBER		2012	
September 5-7 – Building Home and Lead Based Paint Workshop		Columbia, SC	
September 12 – CMRTA Board Meeting		Columbia, SC	
September 17 – CDBG Application Workshop		Red Bank Crossing, Lexington, SC	
September 19 – Green is Good for Business Conf.		Columbia, SC	
September 24 – Regional Sustainability Core Committee Meeting		COG, Columbia, SC	
September 25 – Greater Columbia Relations		Community Development Department	

OCTOBER 2012

October 5 – United Way Midlands - Emergency Food & Shelter Program, Committee Meeting	West Columbia, SC
October 9 – United Way Midlands – Emergency Food & Shelter Program, Board Meeting	Columbia, SC
October 22 – Fixed Route Bus Rides	Columbia, Cayce, West Columbia, and Springdale, SC
October 24 – CMRTA Board Meeting	Columbia, SC

NOVEMBER 2012

November 5-7 – CDBG Basics Training	Decatur, GA
November 8 – Title VI Compliance Meeting w/ DOT	Lexington Admin Building
November 19 – Regional Sustainability Plan Meeting with Mr. Mergo	Administration
November 28 – CMRTA Board Meeting	Columbia, SC
November 28 – County Public Transit Workgroup	West Columbia, SC

DECEMBER 2012

December 4 – Lexington County Health Partners Meeting, NHANES Presentation	Red Bank Crossing, Lexington, SC
December 4 – CMRTA Service Committee Meeting	Columbia, SC
December 5 – IDIS Webinar	Community Development Department
December 12 – CMRTA Board Meeting	Columbia, SC
December 22 – Red Bank Crossing Pilot Route Meeting	CMRTA, Columbia, SC

JANUARY 2013

January 2 – Pilot Route Meeting with Funding Partners	Red Bank Crossing, Lexington, SC
January 6 – CMRTA Workshop	Columbia, SC
January 23 – Davis Bacon Training	Hickory, NC
January 23 – CMRTA Board Meeting	Columbia, SC

FEBRUARY 2013

February 5 – County Health Partners Meeting	Red Bank Crossing, Lexington, SC
February 5 – Pilot Route Meeting	Red Bank Crossing, Lexington, SC
February 18-22 – NeighborWorks Training Institute:	Atlanta, GA
<ul style="list-style-type: none"> ▪ <i>The Human Side of Rehab</i> ▪ <i>Inspections, Work Scopes and Estimates in Housing Rehabilitation</i> ▪ <i>Risk Management in Housing Rehabilitation</i> 	
February 27 – CMRTA Board Meeting	Columbia, SC
February 27 – Title VI Draft Plan Review	DOT Offices, Columbia, SC
February 27 – County Public Transit Workgroup	Lexington Medical Center, W. Columbia, SC

MARCH 2013

March 11 – Dickerson Center for Children’s Site Visit	West Columbia, SC
March 14 – Green Business Meeting/Tour	Holiday Inn, West Columbia, SC
March 14 – Community Advisory Committee Meeting	West Columbia, SC
March 19 – Radio Station Broadcast for Pilot Route	107.9, Lexington, SC
March 27 – CMRTA Board Meeting	Columbia, SC

APRIL 2013

April 1 – Launch of Pilot Route	Columbia, Cayce, W. Columbia, and Lexington, SC
April 4 – Environmental Review Training	Greensboro, NC
April 23 – Housing Service Provider Roundtable	Lexington County, SC
April 26 – HUD Monitoring Exit Conference	Lexington County, SC
April 26 – CDBG & HOME Public Hearing	Lexington County, SC
April 28 – May 2, 2013 CDBG Training	Murfreesboro, TN
April 29 – Pilot Route Rides	Columbia, Cayce, W. Columbia, and Lexington, SC

MAY 2013

May 7 – Title VI Grant Manager& SCDOT Meeting	Columbia, SC
May 8 – CMRTA Service Standards Committee Meeting	Columbia, SC
May 9 – Title VI Grant Meeting with LCSD	Lexington County, SC
May 15 – Title VI Grant Training	Newberry County, SC
May 15 – County Public Transit Workgroup	Lexington County, SC
May 16 – Title VI Committee Meeting	Lexington County, SC
May 20 – CMRTA Pilot Route Changes Preview	West Columbia and Lexington, SC
May 22 – CMRTA Board Meeting	Columbia, SC
May 29 – Title VI Meeting, Sgt. Neives	Pelion, SC

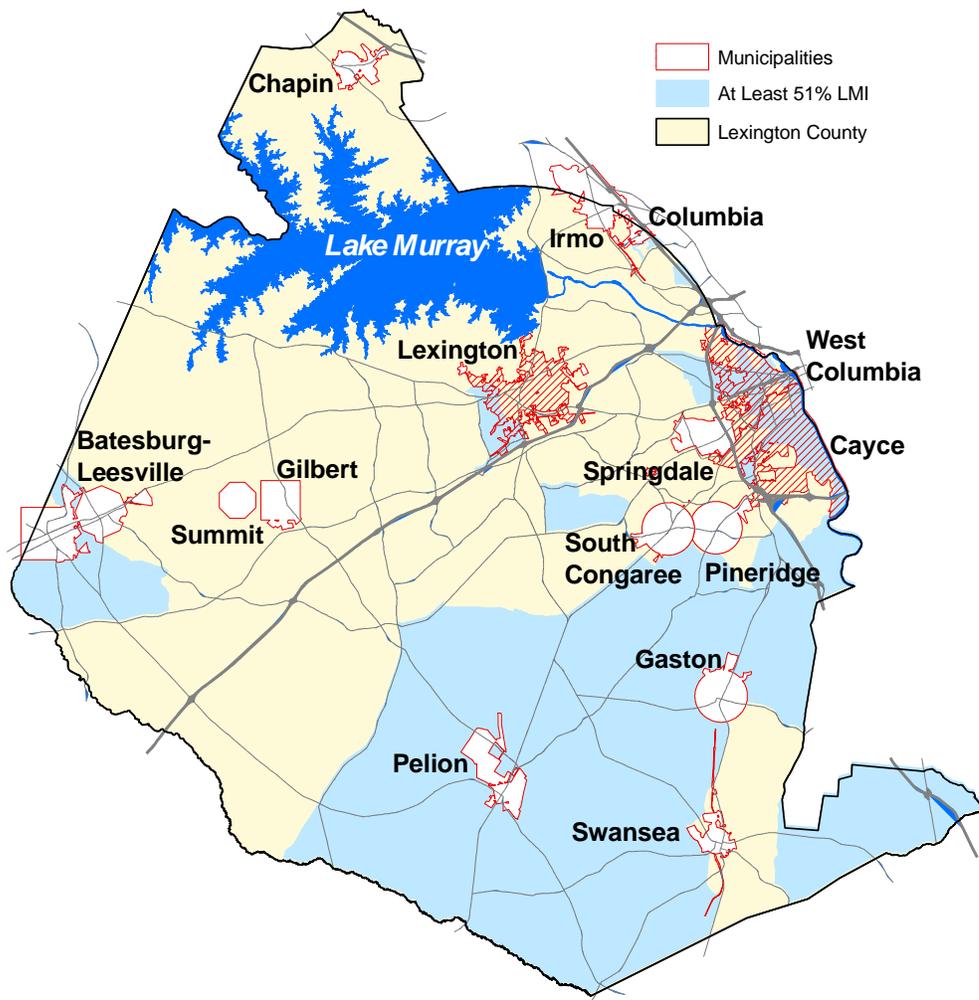
JUNE 2013

June 3 – Pilot Route Proposed Modification Ride along with Veolia Transportation	Columbia, Cayce, W. Columbia, and Lexington, SC
June 12 – Community Relations Council Luncheon	Columbia, SC
June 12 – CMRTA Service Standards Committee Meeting	Columbia, SC
June 17 – Pilot Route Ride Alongs	Columbia, Cayce, W. Columbia, and Lexington, SC
June 19 – Transitions Service Project	Columbia, SC
June 20 – Pilot Bus Route Community Meeting	Lexington County, SC
June 21 – Sistercare Site Monitoring	Cayce, SC
June 24 – Advisory Committee Appeals Hearing	Lexington County, SC
June 26 – CMRTA Board Meeting	Columbia, SC
June 26 - 29 – NCDCA Conference	Myrtle Beach, SC

GEOGRAPHIC DISTRIBUTION

For the 2012 Program Year, the County of Lexington Grant Programs provided funds for projects primarily benefiting low- and moderate-income residents of unincorporated Lexington County and the participating cities of Cayce, West Columbia, Batesburg-Leesville, Chapin, Gaston, Gilbert, Irmo, Lexington, Pelion, Pine Ridge, South Congaree, Springdale, Summit, and Swansea.

During the program year, the County focused its CDBG funds on infrastructure, public facilities, neighborhood revitalization and public services. The County focused its HOME funds on affordable housing projects. The map shown below shows the areas of the County with predominantly LMI Block Groups. The LMI areas are mostly in the rural southern portion of the County. The concentrations of LMI support the County's continued focus on the needs of our rural areas.



CDBG COMPLETED PROJECTS

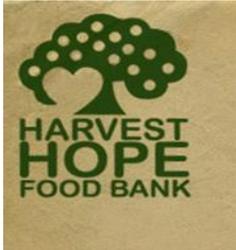
The following projects were completed during the 2012 program year and their associated performance is described on the following pages:

- **Habitat for Humanity Property Acquisition**
- **Spring Street Waterline Upgrade**
- **West Columbia Clearance and Demolition**
- **Backpack Weekend Child Feeding Program**
- **Minor Home Repair Program**
- **BE GREAT Academy Afterschool Program**
- **Sistercare Shelter Facility Improvements**
- **Babcock Duffie Work Activity Center Improvements**
- **Keeping Every Youth Safe (KEYS) Program**
- **BL Empowerment Center Building Renovations**

Habitat for Humanity Property Acquisition		HUD Activity Number: 245
<p>Funds were used to acquire four lots on Old Bush River Road to build four (4) single-family affordable housing units that will benefit 12 low- and moderate-income persons (LMI). The acquisition of the lots was completed during this program year and all funds were expended.</p>		
Total Expenditures: \$60,544.38	Matrix Code: 01 - Acquisition of Real Property	
Objective: Suitable Living Environment		
Outcome: Affordability		
Accomplishment Data:		
Proposed Type: Housing Units	Proposed Units: 4	
Actual Type: Housing Units	Actual Units: 4	
Total Benefiting for Program Year: 12		
Now Have Enhanced Suitable Living Environment: 12		

Spring Street Waterline Upgrade		HUD Activity Number: 243
<p>Funds were used in the City of West Columbia to replace 2,000 linear feet of rusted deteriorated two and four inch waterlines with six inch waterlines. The waterlines extended from State Street to South Lucas Street in West Columbia. The replacement also allowed for the installation of three fire hydrants to serve the area.</p>		
Total Expenditures: \$183,843.50	Matrix Code: 03J – Water/Sewer Improvements	
Objective: Suitable Living Environment		
Outcome: Sustainability		
Accomplishment Data:		
Proposed Type: People (General)	Proposed Units: 50	
Actual Type: People (General)	Actual Units: 50	
Total Benefiting for Program Year: 50		
With Improved Access to this Infrastructure Improvement: 50		

West Columbia Clearance and Demolition	HUD Activity Number: 276
CDBG funds were used to demolish three residential structures in the City of West Columbia. The condemned structures were a detriment to public health and safety.	
Total Expenditures: \$3,420	Matrix Code: 4 – Clearance/Demolition
Objective: Suitable Living Environment	
Outcome: Sustainability	
Accomplishment Data:	
Proposed Type: People (General)	Proposed Units: 3
Actual Type: People (General)	Actual Units: 3
Total Benefiting for Program Year: N/A	
Now Have Enhanced Suitable Living Environment: N/A	

Back Pack Child Weekend Feeding Program	HUD Activity Number: 297
By the end of the 2012 Program Year, 121 children were fed each week by delivering 847 back packs filled with nutritional food items – a total of 5,929 meals were provided to the youth who participated in the program.	
Total Expenditures: \$64,800	Matrix Code: 05D – Youth Services
Objective: Suitable Living Environment	
Outcome: Availability/Accessibility	
Accomplishment Data:	
Proposed Type: People (General)	Proposed Units: 240
Actual Type: People (General)	Actual Units: 121
Total Benefiting for Program Year: 121	
With Improved Access to Service or Benefit: 121	

Minor Home Repair Program		HUD Activity Number: 242
CDBG funds were used to assist low-and moderate-income homeowners with minor repairs to their homes. The homeowners received up to \$7,500 for various improvements needed for their homes including: handicap accessibility, HVAC system replacement, tree removal, roof repair, etc.		
Total Expenditures: \$249,954.40	Matrix Code: 14A – Rehab; Single-Unit Residential	
Objective: Create Suitable Living Environment		
Outcome: Availability/Accessibility		
Accomplishment Data:		
Proposed Type: Housing Units	Proposed Units: 30	
Actual Type: Housing Units	Actual Units: 22	
Total Benefiting for Program Year: 22		
Number of Units Moved from Substandard to Standard: 22		

BE GREAT Academy Afterschool Program		HUD Activity Number: 298
During the 2012 Program Year, 30 low- and moderate-income youth attended the BE Great Academy 2011-2012 Afterschool Program. The BE Great Academy offered a variety of youth development programs in core areas that included education and career development, character and leadership development, sports, fitness and recreation, health and life skills, and the arts.		
Total Expenditures: \$63,800	Matrix Code: 05D – Youth Services	
Objective: Suitable Living Environment		
Outcome: Sustainability		
Accomplishment Data:		
Proposed Type: People (General)	Proposed Units: 29	
Actual Type: People (General)	Actual Units: 29	
Total Benefiting for Program Year: 29		
With Improved Access to Service or Benefit: 29		

Sistercare Shelter Facility Improvements		HUD Activity Number: 300
<p>CDBG funds were used to replace the HVAC system, duct system, and roof at their Lexington County Shelter for battered women and their children. These improvements have made the shelter safe and more secure for residents, staff, and volunteers.</p>		
Total Expenditures: \$16,400	Matrix Code: 03C – Homeless Facilities	
Objective: Suitable Facility Improvements		
Outcome: Availability/Accessibility		
Accomplishment Data:		
Proposed Type: Public Facilities	Proposed Units: 3	
Actual Type: Public Facilities	Actual Units: 3	
Total Benefiting for Program Year: 225		
With Improved Access to this Type of Public Facility: 225		

Babcock Duffie Work Activity Center Improvements		HUD Activity Number: 299
<p>CDBG funds were used for the purchase and installation of a permanent outdoor awning to provide a sheltered entryway from the loading area to the Mary L. Duffie Seniors Program. The awning has allowed staff to safely walk their participants into the facility.</p>		
Total Expenditures: \$14,019	Matrix Code: 03B – Handicapped Centers	
Objective: Suitable Living Environment		
Outcome: Availability/Accessibility		
Accomplishment Data:		
Proposed Type: People (General)	Proposed Units: 1	
Actual Type: People (General)	Actual Units: 1	
Total Benefiting for Program Year: 62		
With Improved Access to this Type of Public Facility: 62		

Keeping Every Youth Safe (KEYS) Program		HUD Activity Number: 296
<p>This program provided at-risk youth ages 5-13 with a safe afterschool environment by introducing them to an atmosphere filled with positive adult role models. The youth participated in programs that ranged from academic training, various life skills, and other positive developmental training. At the end of this program year, KEYS had 56 Lexington County students participating in their afterschool program.</p>		
Total Expenditures: \$69,883.47	Matrix Code: 05D - Youth Services	
Objective: Suitable Living Environment		
Outcome: Sustainability		
Accomplishment Data:		
Proposed Type: People (General)	Proposed Units: 50	
Actual Type: People (General)	Actual Units: 56	
Total Benefiting for Program Year: 56		
With Improved Access to Service or Benefit: 56		

BL Empowerment Center Building Renovations (BLEC)		HUD Activity Number:174
<p>CDBG funds were used to enclose the breezeway of the facility and construct an ADA-compliant restroom allowing accessibility to the building's cafeteria. The cafeteria's sprinkler system was also upgraded. The BLEC is a multifunction facility used for afterschool programs, senior citizen programs, and training for skill development/job preparation.</p>		
Total Expenditures: \$165,480	Matrix Code: 03E – Neighborhood Facilities	
Objective: Create Economic Opportunities		
Outcome: Availability/Accessibility		
Accomplishment Data:		
Proposed Type: People (General)	Proposed Units: 1	
Actual Type: People (General)	Actual Units: 1	
Total Benefiting for Program Year: 500		
With Improved Access to this Type of Public Facility: 500		

CDBG CLOSED PROJECTS

The following are projects that were closed during the 2012 Program Year. They are described on the following pages:

- **Brookland Pediatrics Center Extension (#175)**
- **North Oak Street Sidewalk (#176)**
- **Leaphart Place Community Building (#177)**
- **Rural Mobile Food Pantry (#179)**
- **Keeping Every Youth Safe (KEYS) (#246)**
- **BE Great Academy Scholarship Program (#247)**
- **Food Pantry Cooler and Freezer Purchase (#249)**
- **Samaritan's Well Van Purchase (#250)**

BROOKLAND PEDIATRICS CENTER EXTENSION	
EAU CLAIRE COOPERATIVE HEALTH CENTERS, INC.	
HUD Activity Number: 175	
Description	
CDBG funds were used to construct an additional 1,000 square feet of clinical space at the Brookland Community Pediatrics Center to increase its capacity to serve low- and moderate- income patients.	
Eligibility Citation:	570.201 (c)
National Objective:	570.208 (a) (2) Limited Clientele
HUD Matrix Code:	03P– Health Facilities
Location:	500 North 12 th St., West Columbia
Priority Need:	Establish or support programs that provide needed public services and/or increase the level of service provided by existing programs.
Objective:	Create Suitable Living Environment
Outcome:	Availability/Accessibility
Beneficiaries:	Completion Date:
The project benefited 1,000 persons of which 95% are LMI.	March 28, 2013
Accomplishments to Date:	Construction completed
	Funding: CDBG 2010
	Total Expenditures: \$125,000

NORTH OAK STREET SIDEWALK	
TOWN OF BATESBURG-LEESVILLE	
HUD Activity Number: 176	
Description	
Funds were used to construct 420 feet of ADA-compliant sidewalk in the Town of Batesburg-Leesville. Construction occurred along North Oak Street, between U.S. Highway 1 and West Rail Road Avenue.	
Eligibility Citation:	570.201 (c)
National Objective:	570.208 (a) (1) Low Mod Area
HUD Matrix Code:	03L– Sidewalks
Location:	North Oak Street from US Highway 1, northward to West Railroad
Priority Need:	Ensure adequate and safe infrastructure to meet basic needs of residents.
Objective:	Create Suitable Living Environment
Outcome:	Availability/Accessibility
Beneficiaries:	Completion Date:
The project benefited 4,581 persons of which 55.4% are LMI.	February 25, 2013
Accomplishments to Date:	Construction completed
	Funding: CDBG 2010
	Total Expenditures: \$74,669.40

LEAPHART PLACE COMMUNITY BUILDING RENOVATION		
GROWING HOME SOUTHEAST, INC.		
HUD Activity Number: 177		
Description		
<p>CDBG funds were used to construct 320 square feet of additional recreational space to create a community center at Leaphart Place. The community center will allow Growing Home Southeast to offer needed services and programs to the community.</p>		
Eligibility Citation:	570.201 (c)	Funding: CDBG 2010 Total Expenditures: \$45,621
National Objective:	570.208 (a) (1) Low Mod Area	
HUD Matrix Code:	03E– Neighborhood Facilities	
Location:	2815 Leaphart Rd., West Columbia	
Priority Need:	Establish or support programs that provide needed public services and/or increase the level of service provided by existing programs.	
Objective:	Create Suitable Living Environment	
Outcome:	Availability/Accessibility	
Beneficiaries:		Completion Date:
The project benefited 100 LMI persons.		February 25, 2013
Accomplishments to Date:	Construction completed	

RURAL MOBILE FOOD PANTRY

HARVEST HOPE FOOD BANK

HUD Activity Number: 179

Description

Funds were used to purchase a refrigerated truck to transport mobile food pantries throughout the County of Lexington. The mobile food pantry distributes food to low- and moderate-income neighborhoods and collects donated food from wholesalers, retailers, and manufacturers.



Eligibility Citation:	570.201 (e)	Funding: CDBG 2010
National Objective:	570.208 (a) (2) Limited Clientele	
HUD Matrix Code:	035– Public General Services	
Location:	Lexington County	
Priority Need:	Establish or support programs that provide needed public services and/or increase the level of service provided by existing programs.	
Objective:	Create Suitable Living Environment	
Outcome:	Availability/Accessibility	
Beneficiaries:	The project benefited 5,100 LMI persons.	Completion Date:
		February 22, 2013
Accomplishments to Date:	Vehicle purchased	

KEEPING EVERY YOUTH SAFE PROGRAM

TOWN OF LEXINGTON

HUD Activity Number: 246

Description		
<p>This program provided at-risk youth ages 5-13 with a safe afterschool environment by introducing them to an atmosphere filled with positive adult role models. The youth participated in programs that ranged from academic training, various life skills, and other positive developmental training. At the end of this program year, KEYS had 56 Lexington County students participating in their afterschool program.</p>		
Eligibility Citation:	570.201 (e)	Funding: CDBG 2011 Total Expenditures: \$86,000
National Objective:	570.208 (a) (2) Limited Clientele	
HUD Matrix Code:	05D – Youth Services	
Location:	Town of Lexington	
Priority Need:	Establish or support programs that provide needed public services and/or increase the level of service provided by existing programs.	
Objective	Create Suitable Living Environment	
Outcome:	Sustainability	
Beneficiaries:		Completion Date:
This project served 50 low-and moderate-income at-risk youth ages 5-13.		February 22, 2013
Accomplishments to Date:	Program completed for the school year	

BE GREAT ACADEMY SCHOLARSHIP PROGRAM		
BOYS AND GIRLS CLUB OF THE MIDLANDS		
HUD Activity Number: 247		
Description		
<p>At the end of the 2012 Program Year, 30 low- and moderate-income youth attended the BE Great Academy 2011-2012 After school Program. The BE Great Academy offered a variety of youth development programs in core areas that included education and career development, character and leadership development, sports, fitness and recreation, health and life skills, and the arts.</p>		
Eligibility Citation:	570.201 (e)	Funding: CDBG 2011 Total Expenditures: \$66,000
National Objective:	570.208 (a) (2) Limited Clientele	
HUD Matrix Code:	05D – Youth Services	
Location:	Lexington County	
Priority Need:	Establish or support programs that provide needed public services and/or increase the level of service provided by existing programs.	
Objective	Create Suitable Living Environment	
Outcome:	Sustainability	
Beneficiaries:		Completion Date:
This project served 30 low- and moderate-income at-risk youth.		February 22, 2013
Accomplishments to Date:	Program completed for the school year	

**FOOD PANTRY COOLER AND FREEZER PURCHASE
LEXINGTON INTERFAITH COMMUNITY SERVICES**

HUD Activity Number: 249

Description

Lexington Interfaith Community Services used CDBG funds to purchase and install a walk-in cooler for food pantry storage for the distribution center at their facility located in the County of Lexington. The equipment will allow for receiving, storing, and distributing fresh and frozen food products in the Emergency Food Programs.



Eligibility Citation:	570.201 (e)	Funding: CDBG 2011
National Objective:	570.208 (a) (1) Low Mod Area	
HUD Matrix Code:	05 Public Services	
Location:	Lexington Interfaith Community Services	Total Expenditures: \$6,000
Priority Need:	Establish or support programs that provide needed public services and/or increase the level of service provided by existing programs.	
Objective	Create Suitable Living Environment	
Outcome:	Availability/Accessibility	
Beneficiaries:	This project benefited approximately 5,000 LMI persons in the County.	Completion Date:
		February 25, 2013
Accomplishments to Date:	Equipment purchased	

SAMARITAN'S WELL VAN PURCHASE

SAMARITAN'S WELL

HUD Activity Number: 250

Description

CDBG funds were used to purchase a van to transport homeless women and children to employment sites, job interviews, DSS appointments, doctor's appointments, daycare, school, community activities, and other needs associated with day to day living requirements.



Eligibility Citation:	570.201 (e)	Funding: CDBG 2011 Total Expenditures: \$23,856
National Objective:	570.208 (a) (1) Low Mod Area	
HUD Matrix Code:	05 Public Services	
Location:	Samaritan's Well	
Priority Need:	Establish or support programs that provide needed public services and/or increase the level of service provided by existing programs.	
Objective	Create Suitable Living Environment	
Outcome:	Availability/Accessibility	
Beneficiaries:	This project benefited approximately 100 LMI persons in the County.	Completion Date:
		May 24, 2013
Accomplishments to Date:	Vehicle purchased	

HOME CONTINUED PROJECTS

The following projects were continued into the new program year and are described on the following pages:

Down Payment Assistance Program

Comprehensive Housing Rehabilitation Program

Community Housing Development Organization (CHDO)

Down Payment Assistance Program

COUNTY OF LEXINGTON

HUD Project Number: 3

Description		
The Homeownership Assistance Program provided down payment and/or closing cost assistance up to \$5,000. Recipients had to be first-time homebuyers or not have purchased a home during the three-year period ending date on the date of purchase of the new principal residence.		
Eligibility Citation:	92.205 (a) (1)	Funding: HOME 2012: \$50,000 (includes previous year carry over)
Location:	The County Lexington	Expenditures to Date: \$43,537
Priority Need:	Provide and/or support adequate, safe and affordable housing.	
Objective:	Decent Housing	
Outcome(s):	Affordability	
Outcome Units:	26	
Beneficiaries: To date, there have been 144 beneficiaries to date.		Completion Date: By or before December 31, 2013
Accomplishments to Date:	Nine (9) Households benefited within the program year.	
Current Status:	Program underway	
Administered by:	Lexington County Community Development Grants Program Division	

COMPREHENSIVE HOUSING REHABILITATION

COUNTY OF LEXINGTON

HUD Project Number: 2

Description			
<p>This program assists low- and moderate-income homeowners with major repairs to their primary residence. Program guidelines have been structured to allow maximum repair amounts for each home typically not to exceed \$20,000 except in certain circumstances.</p>			
Eligibility Citation:	92.205 (a) (1)	Funding: HOME 2012: \$167,976 (includes previous year carry over) Expenditures to Date: \$132,137	
Location:	Throughout Lexington County		
Priority Need:	Provide and/or support adequate, safe and affordable housing.		
Objective:	Provide decent housing		
Outcome(s):	Affordability		
Outcome Units:	14		
Beneficiaries:		Completion Date:	
To date, there have been 23 beneficiaries to date.		By or before December 31, 2013	
Accomplishments to Date:	Nine (9) homes completed within the program year.		
Current Status:	Program underway		
Administered by:	County of Lexington		

COMMUNITY HOUSING DEVELOPMENT ORGANIZATION (CHDO)

COUNTY OF LEXINGTON

HUD Project Number: 10

Description		
At least 15% of the County's HOME funds must be set aside for organizations, which are designated by the County of Lexington as Community Housing Development Organizations (CHDOs). Funding allocated for CHDOs may be used for eligible development activities that promote affordable housing activities that are owned, developed, or sponsored by CHDOs. The County of Lexington has certified CHDOs to assist the Community Development Department in accomplishing the goals and objectives of the HOME Program. Staff will continue to meet with non-profit organizations desiring to become certified as a County CHDO.		
Eligibility Citation:	92.205 (a) (1)	Funding: HOME 2012: \$290,166 Expenditures to Date: \$0
Location:	Throughout Lexington County	
Priority Need:	Provide and/or support adequate, safe and affordable housing.	
Objective:	Provide decent housing	
Outcome(s):	Affordability	
Outcome Units:	Build 2 new affordable housing units	
Beneficiaries:	This project will provide two (2) new housing units for two (2) households.	Completion Date:
		By or before December 31, 2014
Accomplishments to Date:	Construction of one unit complete, with 5 LMI beneficiaries.	
Current Status:	Second unit is currently under construction with buyer selected.	
Administered by:	County of Lexington and Carolina Community Development Organization	

Affirmatively Furthering Fair Housing

Under the South Carolina Fair Housing Law enacted in 1989, it is unlawful to refuse to sell, rent or finance a dwelling on the basis of race, color, religion, sex, familial status, national origin, or handicap. The Fair Housing Law applies to apartments, houses, mobile homes and vacant lots to be used for housing. With few exceptions, anyone who has control over residential property and real estate financing must adhere to these regulations. This includes rental managers, property owners, real estate agents, landlords, banks, developers, builders, and individual homeowners who are selling or renting their property.

The South Carolina Human Affairs Commission (SCHAC) is the agency that enforces the South Carolina Fair Housing Law and has the authority to investigate complaints, subpoena witnesses, issue orders, hold hearings and enforce findings. HUD has also designated the SCHAC as the Fair Housing Enforcement agency to address complaints filed in South Carolina relative to the Federal Fair Housing Law. The SCHAC is composed of fifteen members, with two members from each Congressional District appointed by the Governor, with the advice and consent of the Senate, and three members at-large appointed by the Governor.

In accordance with applicable statutes and the regulations governing the CDBG and HOME programs, the County conducted an update in 2012 to analysis of impediments to fair housing choice within the County, has taken appropriate actions to overcome the effects of any impediments identified through that analysis, and has maintained records reflecting that analysis and actions taken. The purpose of the Analysis was to identify barriers to housing choice and recommend strategies for affirmatively furthering fair housing.

The Analysis of Impediments identified multiple, often interrelated, areas of need. These impediment issues emerged from an extensive review of policies and practices in the public and private sectors, interviews with key service providers, and an examination of socio-economic data. The six (6) identified impediment issues and accomplishments made during the program year to address them are as follows:

IMPEDIMENT ISSUES

Impediment 1: Need to Develop Substantive Fair Housing Initiatives

The County has established a web page which includes general information on Fair Housing and Equal Opportunity. This web page provides various links to agencies that enforce fair housing rights.

Impediment 2: Market Availability

During Program Year 2012, The HOME Investment Partnerships Program funded the new construction of affordable housing projects with a designated Community Housing Development Organization (CHDO) for homeownership. Furthermore, the County of Lexington initiated a rental housing rehabilitation project, which will have the net effect of increasing the supply of affordable, safe and decent housing in the County. Both the CDBG and HOME funds have been used to make owner-occupied housing accessible to persons with disabilities.

Impediment 3: Need for Financial Education and Literacy in Homeownership and Rental Housing

Homebuyer education is a required prerequisite for all applicants participating in the County of Lexington's Homeownership Assistance Program. The educational materials provided to applicants address such issues as financial literacy, consumer credit counseling, as well as homebuyer rights and responsibilities.

Impediment 4: Potential Protected Class Discrimination in Homebuyer Lending Market

The County continues to engage lenders and realtors regarding the available programs for potential homebuyers. The County has participated in several workshops for lenders and realtors.

Impediment 5: Limited Public Transportation

During Program Year 2012, the County of Lexington along with its municipal partners, the Cities of Cayce and West Columbia, and the Town of Springdale, as well as Lexington Medical Center made significant strides in aggressively addressing the impediment of limited public transportation through the financing of a pilot bus route, known as Pilot Bus Route 26B.

The pilot program provided County residents access to important health and social services programs as well as transportation to and from the County's municipal and commercial corridors every Monday, beginning April 2013 through September 2013. In fact, in an unprecedented show of support for this pilot program, beginning in July of 2013, and thanks to a generous donation from a local community activist, residents were able to access the service free of charge. Following the duration of the program, County leadership will make an analysis to determine the program's success and whether or not it should be expanded.

In addition to the pilot bus route, two fixed public transportation routes serve residents in the County with stops at the Airport Campus of Midlands Technical College with stops running through the Cities of Cayce and West Columbia as well as the Town of Springdale.

Impediment 6: Steering and Blockbusting

The County has met with realtors to discuss the Homeownership Program and the Fair Housing rights of participants. In addition, the housing education requirement for the program educates homebuyers of their rights against steering and blockbusting.

ACCOMPLISHMENTS DURING THE PROGRAM YEAR

Fair Housing Information Center – Fair housing awareness is an ongoing effort of the County’s Grant Programs Division staff. The CDBG and HOME programs continue to maintain a fair housing information center within the Community Development Department. This library of information includes the following:

Fair Housing Information Community Roundtable-

On April 23, 2013, the County of Lexington Grant Programs Division invited providers of housing services together for a roundtable of informative dialogue about specific services they each offer to County residents. The roundtable was designed to bring these providers together to create a resource network to refer citizens to when the Community Development Department is unable to address a citizen’s needs. Nearly twenty housing service providers were represented and the topics of discussion included:

- Credit Counseling
- Fair Housing
- Homeownership/Down Payment Assistance
- Furniture Resources
- Home Modifications & Repairs
- Housing Health & Safety
- Utility Assistance
- Foreclosure Prevention & Mitigation
- Supportive Services

Lexington County Fair Housing Library

Title	Source
Fair Housing, Equal Opportunity for All	HUD
Borrowing Basics, What you don’t know can hurt you	Fannie Mae
100 Q & A About Buying a New Home	HUD
Knowing and Understanding Your Credit	Fannie Mae
Homebuyers Vocabulary	HUD
Fair Housing is the Law in SC	SC Human Affairs Commission
Notice on Predatory Lending Law in SC	State of SC
Guide to Single Family Home Mortgage Insurance	HUD

Rehab a home with HUD's 203(k)	HUD
Firewise Communities	State of SC
Empowerment Center Brochure	City of West Columbia
Basic Services Handbook	Cooperative Ministry
Pink & Blue Family Resource Directory	Family Services Center
Draft Title VI Plan	County of Lexington Community Development

FAIR HOUSING AND RELATED ACTIVITIES

JULY 2012

July 12, 2012 – HOME Compliance Workshop

SEPTEMBER 2012

September 25, 2012 – Greater Columbia Community Relations Council Meeting to discuss grants and the agency's fair housing initiatives.

September 5 – September 7, 2012 – Building Home and Lead Based Paint Workshop

NOVEMBER 2012

November 8, 2012 – Title VI Compliance Meeting with DOT at Lexington Administration

November 28, 2012 – Lexington County Public Transit Workgroup Meeting

DECEMBER 2012

December 22, 2012 – Pilot Route Bus Route Meeting at Red Bank Crossing

JANUARY 2013

January 2, 2013 – Pilot Route Meeting with Funding Partners at Red Bank Crossing

FEBRUARY 2013

February 27, 2013 – Title VI Draft Plan Review

MARCH 2013

March 13, 2013 – Community Advisory Committee Meeting

APRIL 2013

April 16, 2013 – County of Lexington hired a Title VI Grant Manager

April 23, 2013 – Community Development Staff Hosted a Housing Roundtable. The roundtable brought together professionals from the disciplines of banking, non-profit, and the utility industries with a goal of working more closely to address the needs of residents designated as

having low- and moderate-incomes. An outcome of the meeting included the creation of a community resource guide.

MAY 2013

May 7, 2013 – Title VI Grant Manager & SCDOT Meeting in Columbia, South Carolina
 May 9, 2013 – Title VI Grant Meeting with Lexington County Sheriff's Department
 May 15, 2013 – County Public Transit Workgroup
 May 16, 2013 – Title VI Committee Meeting

June 2013

June 3, 2013 – Pilot Route Proposed Modification Ride along with Veolia Transportation
 Columbia, Cayce, West Columbia, and Lexington, SC
 June 12, 2013 – County of Lexington participates in Community Relations Council Luncheon
 June 17, 2013 – Staff Pilot Bus Route Ride-Along(s)
 June 20, 2013 – Pilot Bus Route Community Outreach Meeting

Affordable Housing Activities

For Program Year 2012, the County of Lexington received HOME Investment Partnerships (HOME) Programs funds to specifically address affordable housing needs.

Data from the County's Building Inspections and Development Services Divisions indicate the level of housing activity in the County during the program year. While there are no specific indicators of affordability, this data does provide a baseline of housing development:

Building Inspections

- 14,912 Inspections / Re-Inspections Performed
- 1,768 Residential Building Permits Issued
- 1,159 New Single Family Dwellings

Development Services

- Subdivision Plat Approvals:
 - 51 Final Plats

HUD's Low Income Housing Tax Credit database shows the following affordable housing unit developments as of August 8, 2013 available in the County of Lexington:

HUD ID Number	Development	Address	Total Units	Total Low Income Units
SCA 1987011	Sweetbriar Apartments	200 Libby Drive	48	48
SCA 1988019	1904-06-08 Lorick Street	1904 Lorick Street	3	3
SCA 1988069	Town & Country Apartments	501 Roberts Street	46	46

SCA 1989001	2921 & 2931 Taylor Road	2921 Taylor Road	2	2
SCA 1989023	Westfield Gardens Apartments	345 Community Drive	24	24
SCA 1990009	Gentle Pines Apartments	566 N. Brown Street	150	150
SCA 1990014	Middle Street Apartments	1522 Middle Street	3	3
SCA 1991016	Westbridge Apartments	100 B Avenue	112	112
SCA 1992035	Scarlette Oaks	200 Old Chapin Road	40	40
SCA 2009065	Pebble Creek	136 Library Hill Lane	48	48
SCA 1996004	Chimney Ridge Apts. Phase II	300 Palmetto Park Blvd.	48	48
SCA 2004009	Fern Hall Crossing	600 Fern Hall Drive	40	40

Manufactured housing remains a common choice for affordable housing in the County. To improve the quality of this housing, the County's Building Inspection staff requires and enforces underpinning on all manufactured housing units and make sure each new unit has been certified to meet HUD manufactured housing standards. Requiring underpinning encourages energy efficiency by restricting airflow beneath the units that helps reduce cooling costs in the summer and heating costs in the winter. County staff also inspects each new unit to make sure all mechanical systems are working properly. This increases energy efficiency by making sure all systems are operating at proper levels and helps owners prevent costly repairs that may result from malfunctioning systems.

Increasing awareness of energy efficiency issues among consumers and mobile home park owners is encouraged through the efforts of the South Carolina Energy Office (SCEO), the Manufactured Housing Institute of South Carolina and other organizations. The SCEO helps identify ways to minimize utility bills while maintaining comfortable living conditions. The SCEO concentrates on educating residential builders, inspectors and homeowners about building practices and behavioral changes that will lead to greater energy efficiency. The Manufactured Housing Institute of South Carolina is a non-profit business association representing more than 1,000 member companies involved in the manufactured and modular housing industries in the Palmetto State. The Rehabilitation Programs offered by the County will incorporate energy efficiency provisions.

Further efforts supporting the need for affordable housing include ongoing communication and interaction with the Homebuilder's Association of Greater Columbia (HBAGC), the Greater Columbia Association of Realtors (GCAR) and other members of the housing development community. The County recognizes that there are complex issues surrounding affordable housing and strives to continue ongoing efforts to address them through communication and contact with these groups. The County's Building Official is an active member of the HBAGC and attends their events regularly. Grant staff has increased the communication with realtors and lenders through workshops and information sessions throughout the County to discuss the available programs.

Economic Development continues to be a priority for the County and bears a direct relationship to affordable housing. The County's Economic Development Staff works closely with the Central South Carolina Alliance (CSCA), the South Carolina Department of Commerce, and many others to actively recruit higher-tech/higher-wage industries particularly to the less developed areas of the County. Increased development reduces residential tax burdens, creates greater affordability options for new and existing homeowners, and leads to additional transportation options.

The County of Lexington continues to be actively involved in the efforts of the Central Midlands Regional Transit Authority (CMRTA). The CMRTA was established in October 2002 with the goals of providing safe, dependable, accessible and affordable public transportation throughout the Midlands area including the County. Since 2002, the CMRTA has provided transportation for more than 2 million passengers, expanded route services and introduced 43 new ADA accessible buses that offer a safer and more comfortable mode of transportation. Participation in the CMRTA provides the County with the opportunity to address the transportation needs of County residents and participate in regional long-range planning activities.

Currently, two fixed public transportation routes serve residents in the County. Route 26 has roundtrip weekday service from the Downtown Transit Center to the Lexington Medical Center, located in West Columbia, departing at 6:00 a.m. and 5:30 p.m. This route travels through the cities of Cayce and West Columbia. The second fixed route service is Route 28 consisting of roundtrip weekday service from the Downtown Transit Center to the Midlands Tech Airport Campus. This route departs at 7:10 a.m. and 4:30 p.m. and travels through the cities of Cayce and West Columbia and the Town of Springdale.

In addition to the existing fixed routes, the Lexington County Public Transit Workgroup, consisting of representatives from City and Town officials to schools and privately owned businesses, created a new route to offer increased access to public services for its residents. Pilot route 26B runs from the Downtown Transit Center to the County of Lexington's Red Bank Crossing, which houses the Department of Social Services, the Health Department, and Lexington-Richland Alcohol and Drug Abuse Council. The pilot route was launched on April 1, 2013 and departs three times every Monday at 8:15 a.m., 12:00 p.m., and 2:30 p.m. making stops in the cities of Cayce, West Columbia, and the town of Lexington. Our partners took great consideration in developing the route path to strategically target heavily concentrated LMI areas. This marks the first ever route to extend to the Town of Lexington and beyond. Community partners have joined together to help promote the new route. A local community activist donated funds to make the route fare-free and to encourage citizens to experience public transportation within the County.

By participating in groups such as the Midlands Area Consortium for the Homeless (MACH), AIDS Housing of Metro Columbia, Red Cross Emergency Food and Shelter Board, United Way Food, Shelter, Safety, and Transportation Board and coordination with the affordable housing initiatives of other area entitlement communities (City of Columbia, Richland County, State of South Carolina), the County continues to actively support efforts to provide affordable housing options for special needs populations.

The Grant Programs Division actively encourages and supports the efforts of non-profit organizations and other groups serving special needs populations. Ongoing discussion,

collaboration and participation in meetings with these groups contribute to assisting the County's special needs populations in a variety of ways including improved population counts.

Grant Programs Division staff has ongoing collaboration and discussion with all interest groups serving the elderly to identify any potential housing or other needs that could be addressed by the County's Community Development Block Grant and HOME Investment Partnerships Programs. Staff routinely attends meetings and events sponsored by these groups to continue to be aware of needs and issues of the elderly.

The County continues to concentrate efforts on expansion and improvement of infrastructure. This will open up areas of the County that are now reliant upon large tracts of land to support the required septic and well systems for residential, commercial, and industrial units. County officials feel strongly that without basic elements of potable water, sewer, and paved roads in place, the housing market will not offer the diversity of price and size that leads to affordability for all. In addition, there will remain limited opportunities for competitive employment in the more remote areas of the County without the proper infrastructure in place.

The County's Grant Programs Division continues to pursue efforts toward coordination and communication among area service providers and affordable housing providers. The County is actively involved in various groups and associations and compiles information on efforts being made in the area on an ongoing basis. The County has developed and continues to maintain an inventory of services, programs, and service populations.

Continuum of Care

HUD defines a Continuum of Care as a community plan to organize and deliver housing and services to meet the specific needs of people who are homeless as they move to stable housing and maximum self-sufficiency. It includes action steps to end homelessness and prevent a return to homelessness. Since 1994, HUD has been encouraging communities to address the problems of housing and homelessness with the Continuum of Care concept. This concept is designed to help communities develop the capacity to envision, organize, and plan comprehensive and long-term solutions to addressing the problem of homelessness in their community.

HUD identified the following as fundamental components of a comprehensive Continuum of Care system:

- Outreach, intake, and assessment to:
 - Identify an individual's or family's service and housing needs, and
 - Link them to appropriate housing and/or service resource.
- Emergency shelter and safe, decent alternatives to the streets.
- Transitional housing with supportive services to help people develop the skills necessary for permanent housing.
- Permanent housing and permanent supportive housing.

The Midlands Area Consortium for the Homeless (MACH) is the primary example of the Continuum of Care concept in the Lexington County area. The MACH, formed in July 1994, provides a linkage for the coordination of services to the homeless in the County of Lexington and throughout the Midlands region. Membership includes nearly 60 private, public, individual, nonprofit, faith-based, Federal, state, city, and county agencies. The MACH addresses homelessness by promoting collaboration and planning among state and local governments, corporate and non-profit organizations, and faith-based entities that support individuals and families in their quest to move from homelessness to housing. The County of Lexington Grant Programs staff participates in MACH meetings and the Evaluation and Grant committees to maintain current information about homeless issues in the Midlands area.

The MACH has identified gaps in the Continuum of Care including the need to improve services and develop additional emergency shelter for persons who are not eligible for the existing shelters, transitional housing and permanent housing for singles, families, and persons living with HIV/AIDS. There are, however, few providers with the capacity to expand their existing facilities. The MACH continues to promote collaboration to meet the changing needs of the homeless community.

Other Actions

OBSTACLES TO MEETING UNDERSERVED NEEDS

The County of Lexington has many housing and community development needs as outlined in the County's 2010 – 2014 Consolidated Plan.

During the 2012 Program Year, and as part of the 2012 Annual Action Plan process, the County of Lexington received requests and inquiries regarding possible CDBG and HOME funding assistance. The requests typically concerned a variety of needs including assistance with home rehabilitation, water and sewer line improvements, and road paving. To the extent possible based on their priority, these needs are addressed either in the County's Annual Action Plans, or through referral information to other resources.

GAPS IN INSTITUTIONAL STRUCTURE

Some of the area institutions contributing to the implementation of the County's housing and community development objectives include:

Federal

- U.S. Department of Housing and Urban Development
- U.S. Department of Agriculture – Rural Development

State

- South Carolina Department of Commerce
- South Carolina State Housing Finance and Development Authority
- Office of the Governor – Office of Economic Opportunity

*The County of Lexington, South Carolina
Program Year 2012 Consolidated Annual Performance and Evaluation Report*

- S.C. Department of Health and Environmental Control – HOPWA Program

County

- Lexington County Department of Community Development
- Lexington County Department of Economic Development
- Lexington County Recreation and Aging Commission
- Irmo-Chapin Recreation Commission
- Lexington County Department of Social Services
- Lexington County Assessor's Office
- Lexington County Department of Public Works

Non-Profits

- Babcock, Inc.
- Sistercare, Inc.
- Harvest Hope Food Bank
- Community Assistance Providers
- Central SC Habitat For Humanity
- Lexington Interfaith Community Services
- Aiken/Barnwell/Lexington Community Action Commission
- American Red Cross – Central South Carolina Chapter
- Carolina Community Development Corporation
- Lexington-Richland Alcohol and Drug Abuse Council

Though there are numerous public and private service providers serving the residents of the County, no comprehensive, formal integration of service delivery exists at this time and data is not regularly shared and available. However, informal linkages and smaller scale formal liaisons exist between individual agencies and organizations for referrals, resource allocation, and other services. The County recognizes the need for ongoing analysis, evaluation, and improvement of the institutional structure.

PUBLIC HOUSING AND RESIDENT INITIATIVES

There is no Public Housing Authority for residents living in the incorporated or unincorporated areas of the County. The Cayce Housing Authority assists 41 households in five different housing communities in the City of Cayce and is the only public housing authority in the County of Lexington.

The Section 8 Housing Voucher Program administered by the South Carolina State Housing Finance and Development Authority is the primary mechanism for public rental assistance for most County residents. In recent years, the emphasis of the Section 8 program has shifted from project-based housing assistance, where housing units are subsidized, to tenant-based assistance. Through this form of assistance tenants are given funds to subsidize the housing of their choice within program guidelines for cost and other associated standards. In fiscal year 2012, 884 families in the County were assisted by funds from the SC State Housing Assistance Programs totaling \$10,292,755.

MONITORING

The County of Lexington Grant Programs Division staff conducts on-site monitoring of all subrecipients and CHDOs at least once during the life of the project to determine program compliance. Additionally, staff performs monthly and quarterly desk monitoring(s) of its activities and subrecipients. This monitoring includes:

- Reviewing and analyzing project budgets, national objectives, activity eligibility, and other application details to determine program compliance;
- Reviewing ongoing written status reports and other communications to monitor for adherence to timelines and compliance requirements;
- Visiting project sites before, during, and after construction;
- Reviewing and approving reimbursement payment requests;
- Reviewing and updating monthly status reports, expenditures to date, and progress;
- Reviewing and updating the timeliness calculation report for CDBG and HOME draws detailing funds drawn on each active project and overall progress made to meet HUD timeliness requirements; and
- Analyzing HUD IDIS reports monthly to reconcile balances and timeliness amounts.

2012 Monitoring

Through the desk monitoring, the County has been able to ensure all regulations and procedures are being followed. The reimbursement review found some subrecipients incorrectly reporting information and these were returned and corrected prior to approval. This type of monitoring has resulted in better documentation, accurate reporting, and an increased awareness of compliance issues. In program year 2012, the Grant Programs Division staff conducted six monitoring visits. In addition to identifying compliance issues, the on-site monitoring enhances the staff's relationship with subrecipients and also identifies potential training needs.

EVALUATE AND REDUCE LEAD BASED PAINT HAZARDS

It is estimated that 8.3% of the housing stock in the County may have some lead-based paint (LBP). Of these units, 95-100% are estimated to be low- and moderate-income households. The County continues its efforts towards reducing the hazards of lead based paint to its citizens and particularly those who are LMI. Staff maintains a variety of HUD-developed brochures describing the dangers of lead and lead-base paint. The brochures include information on common instances of LBP such as home remodeling. The County continues to make these brochures available to the public and has ongoing communication with the South Carolina Department of Health and Environmental Control and the County's Building Services division to distribute this information.

The County's Minor Home Repair Program only addresses repairs that do not disturb a painted surface. The total cost and capacity required to address lead-based paint precludes the County from addressing repairs that may invoke the HUD lead-based paint requirements.

The County's HOME Program has incorporated in the policies lead-based paint testing and abatement. All homes built prior to 1978 require lead-based paint testing.

OUTREACH TO MINORITY AND WOMEN-OWNED BUSINESSES

The County of Lexington Grant Programs Division strives to make bid opportunities available to all eligible businesses, to include those owned by minorities and women. Advertisement efforts are regional and statewide in nature and reflect the global and technological arena most businesses operate in today. They include the South Carolina Business Opportunity Report, the County's Internet website, and postings in the lobby of the County Administration Building. Additionally, the County has hired a Title VI Grant Manager to ensure that there is no discrimination or bias in County programs and services.

HUD Program Requirements

Community Development Block Grant (CDBG) Program

In order to be eligible for funding, each activity funded by the County's CDBG Program must address at least one of HUD's National Objectives, which are:

- **Benefit low- and moderate-income persons** (as an Area Benefit, Limited Clientele, Housing, or Job Creation/Retention activity)
- **Aid in the prevention or elimination of slums or blight** (on an Area Basis, Spot Basis, or a previously approved Urban Renewal project area)
- **Meet an urgent need** (must pose a serious and immediate threat; be of recent origin, unable to be financed by the entitlement, and with no other sources of funding available)

In addition to meeting a National Objective, the County of Lexington's CDBG funds are used only to implement eligible activities as determined by HUD. The Program structure allows the local jurisdiction flexibility in deciding on specific projects that meet the eligibility requirements. This enables the County to best determine its needs and more effectively direct expenditures. The basic types of eligible activities include:

- Activities Related to Real Property (i.e., public facilities and improvements, clearance and demolition, rehabilitation)
- Activities Related to Economic Development (i.e., real property equipment and improvements, micro-enterprise assistance)
- Activities Related to Public Services (i.e., job training and employment, crime prevention, Fair Housing counseling)
- Assistance to Community Based Development Organizations (i.e., neighborhood revitalization, energy conservation)
- Other Activities (i.e., relocation assistance, loss of rental income, assistance to institutions of higher learning)
- Planning and Administration

During the 2012 Program Year, most applicable activities addressed the National Objective of benefiting low- and moderate-income persons and one activity addressed the elimination of slums or blight.

HOME Investment Partnerships (HOME) Program

HOME is the largest Federal block grant provided to state and local governments designed exclusively to create affordable housing for low-income households, which is the primary objective of the Program. These funds are often used in partnership with local non-profit groups to fund a wide range of activities that build, buy, and/or rehabilitate affordable housing for rent or homeownership or provide direct rental assistance to low- and moderate-income households.

HOME funds are provided to local governments based on five indicators of affordable housing needs:

- Inadequacy of housing supply
- Supply of substandard rental housing
- Cost of producing housing
- Incident of poverty
- Fiscal capacity to carry out housing activities without Federal assistance

HOME Program's values and principles:

- HOME's flexibility empowers people and communities to design and implement strategies tailored to their own needs and priorities.
- HOME's emphasis on consolidated planning expands and strengthens partnerships among all levels of government and the private sector in the development of affordable housing.
- HOME's technical assistance activities and set-aside for qualified community-based non-profit housing groups builds the capacity of these partners.
- HOME's requirement that PJ's match 25 cents of every dollar in program funds mobilizes community resources in support of affordable housing.

DISPLACEMENT / RELOCATION

The Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 requires that an activity using federal funds that serves to displace or relocate individuals of low- and moderate-income be undertaken in a specific manner, as prescribed by law, in order to minimize the impact on the individual.

There were no relocation expenditures during the 2012 program year.

PROGRAM INCOME

There was no program income generated by any of the CDBG or HOME activities during the program year. Within the CDBG program, there were no revolving loan programs, float funded activities, sale of property, loan repayments, lump sum draw down payments, or other activity that would generate income.

HOME RECAPTURE PROVISIONS

The County of Lexington has recapture provisions for HOME funds. This is a mechanism to recapture all or a portion of the direct HOME subsidy if the HOME recipient decides to sell the house within the affordability period at whatever price the market will bear.

Recaptured funds may be used for any HOME-eligible activity.

- The homebuyer may sell the property to any willing buyer.
- The sale of the property during the affordability period triggers repayment of the direct HOME subsidy that the buyer received when he/she originally purchased the home.

- The recapture of funds is on a prorated scale based on the length of time the applicant maintains ownership and occupies the home. The chart below is an example of the repayment schedule based on an affordability period of five (5) years with a HOME investment of no less than \$5,000.

HOME has received \$ in recaptured funds for the 2012 Program.

Self-Evaluation

The CDBG and HOME programs have helped the County of Lexington and its grant recipients address issues of housing and redevelopment problems. The program funds have been used for home repairs, down payment assistance, construction of affordable housing, construction of waterlines, public facility improvements, demolition and clearance of dilapidated structures, and to assist domestic violence shelters, after-school programs, and for child feeding programs.

The County's overall annual performance for July 1, 2012 through June 30, 2013 shows that we have made great advances in achieving our established goals as stated in the approved 2012 Annual Action Plan. During this program year, eight (8) CDBG projects were closed in IDIS and nine (9) were completed with all funds being expended. The County successfully met HUD's annual test for timeliness of expenditures and projects are proceeding on schedule and within established budgets. The HOME Program provided nine (9) households with up to \$5,000 in down payment and/or closing cost assistance, assisted nine (9) households each with around \$20,000 in major repairs to their homes, and provided one of our CHDOs, Community Assistance Provider, with a \$510,000 loan to purchase five homes, which will be rehabilitated and rented out to low- and moderate-income households.

PERFORMANCE MEASUREMENT

On March 7, 2006 HUD established its standards for performance measurement through the publication of the Notice of Outcome Performance Measurement System for Community Planning and Development Formula Grant Programs in the Federal Register. As described in the Federal Register, the outcome performance measurement system enables HUD to collect information on the outcomes of activities funded with CPD formula grant assistance and to aggregate that information at the national, state, and local level. As of October 1, 2006 HUD required this performance measurement information on all CDBG-funded projects.

Each project or activity funded by the County of Lexington's CDBG program is assigned one of the three objectives that relate to the statutory purposes of the program:

- 1. Creating a Suitable Living Environment:** In general, this objective relates to activities that are designed to benefit communities, families or individuals by addressing issues in their living environment. It relates to activities that are intended to address a wide range of issues faced by LMI persons from physical problems with their environment, such as poor quality infrastructure, social issues such as crime prevention, literacy, or health services.
- 2. Providing Decent Housing:** The activities that typically would be found under this objective are designed to cover the wide range of housing possible under CDBG. This objective focuses on housing programs where the purpose of the program is to meet individual family or community needs.
- 3. Creating Economic Opportunities:** This objective applies to types of activities related to economic development, commercial revitalization, or job creation.

For each objective selected for a specific project, one of three outcome categories that best reflect what is proposed to be achieved by funding that activity is chosen. The three outcome categories are:

1. Improving Availability or Accessibility: This outcome category applies to activities that make services, infrastructure, public services, housing, or shelter available or accessible to low- and moderate-income persons, including those with disabilities. In this category, accessibility not only refers to physical barriers, but also to making the affordable basics of daily living available and accessible (i.e., increased access to various services, housing units, or facilities) to low- and moderate-income persons. Where a service or facility did not exist, the assistance provided results in “new” access to that service or facility. Where a service or facility was limited in size or capacity, and the assistance expanded the existing service or facility, the result would be improved access.

2. Improving Affordability: This outcome category applies to activities that provide affordability in a variety of ways in the lives of low- and moderate-income people. It can include creating or maintaining affordable housing, basic infrastructure hookups, or services such as transportation or daycare.

3. Improving Sustainability: This outcome applies to projects where the activity or activities are aimed at improving communities or neighborhoods, helping to make them livable or viable by providing benefit to persons of low- and moderate-income or by removing or eliminating slums or blighted areas, through multiple activities or services that sustain communities or neighborhoods.

The three objectives are combined with the three outcome categories to come up with a matrix of nine potential outcome statements. These objectives, outcomes, and outcome strategies are reviewed and assigned to each project and entered into HUD’s Integrated Disbursement and Information System (IDIS) to comply with the performance measurement regulations.

OUTCOME STATEMENT MATRIX			
	Outcome 1: Availability or Accessibility	Outcome 2: Affordability	Outcome 3: Sustainability
Objective 1: Suitable Living Environment	Enhance Suitable Living Environment through Improved Accessibility	Enhance Suitable Living Environment through Improved or New Affordability	Enhance Suitable Living Environment through Improved or New Sustainability
Objective 2: Decent Housing	Create Decent Housing with Improved or New Availability	Create Decent Housing with Improved or New Affordability	Create Decent Housing With Improved or New Sustainability
Objective 3: Economic Opportunities	Provide Economic Opportunity through Improved or New Accessibility	Provide Economic Opportunity through Improved or New Affordability	Provide Economic Opportunity through Improved or New Sustainability

Citizen Participation

A notice of availability for public review of the County of Lexington's draft Consolidated Annual Performance and Evaluation Report (CAPER) was published on Monday, August 19, 2013 in *The State Newspaper*. Moreover, the 15-day public comment period began on August 19, 2013 and ended on September 3, 2013.

A public hearing will be held on Thursday, September 5, 2013 to receive public comments on the CAPER. The public hearing will be held in the County of Lexington's Council Chambers from 4:30 p.m. to 6:00 p.m., 212 South Lake Drive.

NOTICE OF AVAILABILITY AND PUBLIC HEARING
County of Lexington
Community Development Block Grant and HOME Investment
Partnerships Grant Programs

Consolidated Annual Performance and Evaluation Report (CAPER)

The County of Lexington Community Development Department announces the availability of the draft CAPER for public review covering the period July 1, 2012 – June 30, 2013. The CAPER is an annual report and evaluation of Lexington County's Community Development Block Grant and HOME Investment Partnerships programs.

Public review and comment on the draft CAPER are invited. Copies may be obtained by contacting the Lexington County Community Development Department at (803) 785-8121 or by e-mailing pcruz@lex-co.com. Written comments will be accepted through September 3, 2013 and should be addressed to Peatra Cruz, Lexington County Community Development Department, 212 South Lake Drive, Suite 401, Lexington, SC 29072.

Housing and Community Development Needs

A public hearing to solicit comments on the draft CAPER that addresses housing and community development needs is scheduled for **Thursday, September 5, 2013 at 4:30pm to 6:00pm** in the County Council Chambers, 212 South Lake Drive.

Lexington County does not discriminate on the basis of age, color, religion, sex, national origin, familial status, or disability and handicapped status in the admission or access to, or in the treatment or employment within, its federally-assisted programs and activities.

Date of Notice: August 19, 2013

Program Year 2012 Federal Reports

- **CDBG Program Financial Summary Report**
- **CDBG Program Timeliness Report**
- **HOME Program Match Report**
- **HOME Program Housing Performance Report (IDIS PR85)**
- **HOME Program Section 3 Report (HUD Form 60002)**
- **HOME Program Annual Performance Report (HUD 40107)**