

Lexington County

**Community Development
Block Grant**

Needs Analysis



Prepared by:

**Central Midlands Council
of Governments**



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CHAPTER 1 - INTRODUCTION



PURPOSE AND SCOPE

BACKGROUND

In June 2008 Central Midlands Council of Governments was awarded Community Development Block Grant (CDBG) funding from Lexington County to develop a Needs Analysis for the 14 municipalities participating in the County's CDBG Entitlement Program. The purpose of the study is to identify the most pressing needs of the communities and to translate these needs into a prioritized list of CDBG-eligible projects. The document is intended to serve two primary functions. First, it will provide the municipalities with a useful tool for applying for future CDBG funding through the County's entitlement program. The list of projects can serve as both a ready list from which to develop grant applications in the near term, as well as provide a more of a conceptual framework from which to develop eligible projects that meet longer term community needs. Second, the needs analysis document will provide Lexington County with assistance in setting their CDBG program goals and priorities for upcoming funding cycles. The document can serve as a one stop reference manual for helping to ensure that the CDBG program is supporting projects and programs that target the short and long term needs of the communities.

Additionally, this document should also prove to be useful for assisting the County in the update of their Consolidated Plan for Housing and Community Development. The Consolidated Plan, which is required by the United States Department of Housing and Urban Development (HUD) to be updated every five years, inventories the County's housing and community development needs, sets relevant goals and priorities, and identifies specific projects for implementation. The existing conditions inventory and project tables included in this document were specifically designed to be compatible with the County's Consolidated Plan by providing background information on housing, infrastructure and community facilities and by identifying for each potential project the corresponding "Priority Needs" of the County.

LEXINGTON COUNTY CDBG PROGRAM

Because this Needs Analysis focuses specifically on the CDBG program, it is useful to provide a brief discussion of how the County program works and what types of projects are eligible for funding.

Lexington County receives approximately \$1.4 million dollars annually from the United States Department of Housing and Urban Development to implement the Community Development Block Grant Program (CDBG). CDBG provides funds for projects and activities that primarily assist low and moderate income persons in securing descent Housing, a suitable living

environment, and expanded economic opportunities. To receive assistance from CDBG, every project and activity must meet one of the following three national objectives of the program:

- Principally benefit low and moderate income (LMI) persons
- Aid in the elimination of slums and blight
- Meet an urgent or unanticipated need resulting from a catastrophic event

CDBG has a wide range of eligible activities that give local governments the flexibility to meet their community's needs. Some examples of eligible activities include, but are not limited to: public works projects, provision of neighborhood facilities, code enforcement, acquisition of real property, and rehabilitation of existing housing stock. In Lexington County, CDBG funds have been used to fund activities ranging from infrastructure improvements (e.g., water and sewer extensions, road paving, and street-scaping) to meeting public safety needs (e.g., procurement of fire trucks and other essential fire fighting equipment). Some activities are not eligible from CDBG funds including religious, political, or fund-raising activities, construction of new housing, and direct payment to individuals.

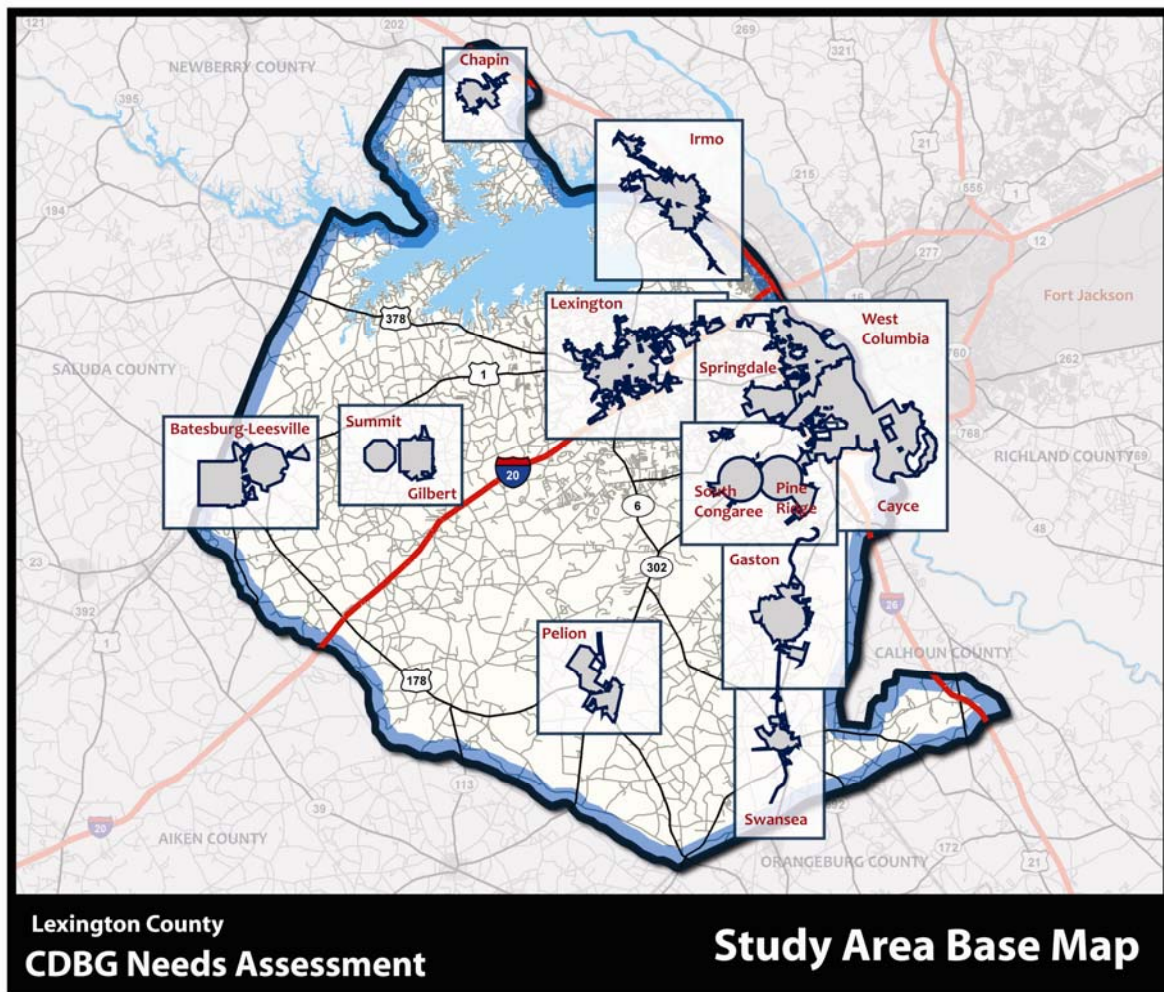
The Lexington County CDBG program operates on a yearly funding cycle. Typically the County holds an application workshop in September, where local governments can get input on how to put together a competitive project application. Applications are then due in November and selected projects are funded beginning the next fiscal year.

In selecting projects for funding, the Community Development Department seeks input from Lexington County citizens and stakeholders, and then makes project recommendations to County Council. The Lexington County Council is ultimately responsible for final approval for funding of all CDBG projects.

METHODOLOGY AND ORGANIZATION OF DOCUMENT

The intent of this document is to provide a comprehensive CDBG needs assessment for the incorporated areas within Lexington County. These municipalities include: Batesburg-Leesville, the City of Cayce, Chapin, Gaston, Gilbert, Irmo, the Town of Lexington, Pelion, Pine Ridge, South Congaree, Springdale, Summit, Swansea, and the City of West Columbia. The locations of these municipalities are illustrated on figure 1.1.

FIGURE 1.1: MAP OF THE INCORPORATED AREAS IN LEXINGTON COUNTY



For each of these municipalities, the document provides an existing conditions inventory and a needs analysis. The existing conditions inventory consists of: a brief overview of the location and characteristics of the community; a discussion of current demographic trends; a discussion of income characteristics and distributions of LMI populations; general housing characteristics; an inventory of water, sewer and transportation infrastructure; and a discussion of general employment and education characteristics.

The process used to develop the existing conditions inventory consisted of reviewing and summarizing 1990 and 2000 Census demographic data; 2008 Census estimates; HUD LMI Data; CMCOC Geographic Information Systems (GIS) data and maps; and existing federal, state, regional, and local planning documents. Some of the relevant documents reviewed include:

- Lexington County 2005-2009 Consolidated Plan for Housing and Community Development, Lexington County
- South Carolina Employment Trends, South Carolina Employment Security Commission
- 2008 Central Midlands Region Building Permit Study, Central Midlands Council of Governments
- Central Midlands Council of Governments Human Services Transportation Coordination Plan, Central Midlands Council of Governments
- A Report of the 2007-2008 Assessment of Needs for Senior Services of Citizens in the Central Midlands Region of South Carolina, Central Midlands Council of Governments
- Comprehensive Economic Development Strategy for the Central Midlands Region of South Carolina, Central Midlands Council of Governments
- Consolidated Inventory of Regional Natural Resources and Infrastructure, Central Midlands Council of Governments
- Central Midlands Region 208 Water Quality Management Plan, Central Midlands Council of Governments
- Comprehensive Plans or Land Development Plans where available (i.e., Batesburg-Leesville, Cayce, Chapin, Gaston, Irmo, Town of Lexington, South Congaree, Springdale, Swansea, West Columbia)
- Miscellaneous CMCOG CDBG Plans and Reports

The needs analysis, which is presented after the existing conditions inventory in each chapter, consists of (1) a brief overview of community needs and (2) A prioritized list of CDBG-eligible projects. This information was produced by conducting a series of stakeholder interviews with town representatives. In some cases these interviews entailed making a presentation to and soliciting feedback from the town planning commission, while others consisted of meeting with individual council members, town administrators, or with one or two key members of staff such as grants administrators and or program directors. These stakeholder meetings typically began with an informational presentation on the Lexington County CDBG program and the purpose and intent of the needs analysis. The presentation then evolved into a discussion of the towns needs as they relate to the CDBG program, and ended with the development of a preliminary list of potentially eligible CDBG projects.

In generating ideas for this initial list, stakeholders were reminded that in order to be eligible for funding, projects needed to meet one of the three national objectives of the CDBG program. They were also told, however, that the LMI area requirements should not limit their thinking about project eligibility for two reasons (1) just because a census/HUD defined area does not meet LMI

requirements, a project could still benefit a smaller area, such as individual households, or a street in a larger neighborhood if appropriate household surveys are conducted; and (2) HUD assumes certain populations in the community are LMI and are therefore eligible for project funding even if they are not concentrated together in a well defined geographic area. These populations include: abused children, battered spouses, the elderly (age 62 and older), the severely disabled, homeless children, illiterate adults, persons with AIDS, and migrant farm workers. Finally, stakeholders were reminded that the list should not only reflect short term immediate needs, but it should also reflect longer term community goals. Bigger, longer term projects which might still be conceptual in nature, could down the road have the potential to turn into a competitive CDBG grant application

After stakeholder meetings were held, staff transcribed relevant notes and developed a list of potential projects for each municipality. Because of the range of projects identified, the lists were standardized into a template that situated each project in one of the following categories:

- **Housing** projects focusing on housing rehabilitation, minor home repairs, code enforcement, slum and blight removal, and addressing affordable housing issues
- **Infrastructure** projects focusing on public water and sewer improvements, transportation improvements, drainage improvements, and miscellaneous accessibility improvements
- **Community Facilities** projects focusing on improvements to senior/community centers, park and recreation facilities, public safety infrastructure and miscellaneous accessibility improvements
- **Economic Development** projects focusing on job creation and retention, workforce training, commercial revitalization, and historic preservation and adaptive reuse projects
- **Community/Special Needs and Services** projects focusing on improvements to transportation services, crime prevention programs, youth, senior and recreation services, and educational/community programs and events
- **Planning/Feasibility Studies** that focus on any aspect of the above categories

In addition to being categorically organized, the final project lists developed from the stakeholder interviews will also provide a description of each project, a priority ranking, and an indication of which CDBG national objectives, HUD goals, and Lexington County priorities and strategies are met or satisfied by the

project scope. The project description provides a brief and general overview of the proposed project addressing where available, the projects objectives and intended outcomes. The priority ranking represents a general timeframe for seeking CDBG funding and is broken into the following three categories:

- **Short term** priorities are intended to reflect immediate needs of the community and represent well defined projects that do not require much additional planning and research in order to submit a competitive CDBG application within the next 1-2 years.
- **Mid term** priorities consist of potential projects that reflect priority needs within the community, but may require some additional planning and research prior to submitting a CDBG application, usually within a 2-3 year timeframe.
- **Long term** priorities consist of potential projects that reflect community needs but are more conceptual in nature and will require additional planning and research efforts before they can be submitted for funding. These projects may represent the implementation of recommendations or strategies that will be indentified in a short or medium term planning or feasibility projects. Long term priorities are expected to develop into potentially eligible CDBG projects within the next 3-5 years.

In terms of meeting CDBG national program objectives, the list indicates whether or not each project is intended to benefit LMI residents (either by geographic area or population characteristics) or whether or not it is intended to assist in the elimination of slum or blight. The third national objective, meet an urgent or unanticipated need resulting from a catastrophic event, does not relate to any of the projects identified in this process. The HUD Goals and Lexington County Priorities and Strategies identified in the project lists are taken directly from the Lexington County Consolidated Plan on page 1-10 and 1-11 of the Executive Summary. According to the plan, the HUD goals were adapted from the three statutory goals of the national CDBG program and are defined as follows:

1. Provide decent housing
2. Provide a suitable living environment
3. Expand economic opportunities

The Lexington County guiding priorities and corresponding strategies defined in the Consolidated Plan are summarized in table 1.1. Because these priorities and strategies reflect more than just the County CDBG program, it should be noted that not all of them are relevant to the needs analysis contained in this

document. Relationships between the two documents were approximated based on available information and subjective interpretation. As discussed above, the intent of this exercise is to develop a corresponding link and consistency between the two documents and to provide an efficient means for updating the County's Consolidated Plan with information relevant to the needs and priorities of the fourteen municipalities.

It should also be noted that the project lists contained in this document represent a generalized assessment of community needs. The prioritized lists of projects are dynamic in nature and are therefore subject to change depending on the changing needs and interests of the communities. In other words, if a project reflects a short or long term priority, it can at anytime be pushed back or moved up on the list if local circumstances warrant a reprioritization. Likewise, just because a project is not on the list, does not mean that it cannot be submitted for CDBG funding, especially if local conditions should change or special needs arise.

The remainder of this chapter presents a summary of the needs analysis and gives an overview of the different types of projects discussed during the stakeholder interviews. The remainder of the document following this introductory chapter is organized by municipality. Each of the fourteen chapters begins with the existing conditions inventory and ends with the needs analysis and corresponding project table.

TABLE 1.1: LEXINGTON COUNTY PRIORITY NEEDS AND STRATEGIES

Priority Need 1. Ensure adequate and dependable public facilities are available to provide for basic and essential needs and services.	
1.1	Construct and/or upgrade fire, EMS, police, and other public safety facilities
1.2	Acquire fire safety equipment and apparatus to support existing and new facilities
1.3	Construct and/or upgrade senior and community centers
1.4	Construct and/or upgrade health care facilities
1.5	Construct and/or upgrade libraries
1.6	Construct and/or upgrade recreational facilities
1.7	Construct and/or upgrade day care centers for children and/or adults
1.8	Removal of architectural barriers from parks, recreational facilities and County buildings
Priority Need 2. Ensure adequate and safe infrastructure to meet basic needs of residents.	
2.1	Construct, extend, or improve water systems
2.2	Construct, extend, or improve sewer systems
2.3	Pave existing unpaved roads
2.4	Construct or improve storm drainage facilities
2.5	Construct or extend sidewalks
Priority Need 3. Develop and produce plans and studies that will assist in identifying and evaluating community needs and establish detailed strategies for implementation.	
3.1	Develop neighborhood plans for LMI neighborhoods
3.2	Update the Analysis of Impediments to Fair Housing Choice
3.3	Conduct environmental studies
3.4	Conduct or participate in the development and update of economic development plans and strategies
3.5	Participate in the development of transportation studies and plans
3.6	Conduct or participate in studies of historically significant properties, neighborhoods, districts and sites
Priority Need 4. Establish or support programs that provide needed public services and/or increase the level of service provided by existing programs.	
4.1	Provide and/or support services for the elderly
4.2	Support shelters for victims of domestic violence
4.3	Support shelters for abused children
4.4	Support services for the mentally and/or physically disabled
4.5	Provide Fair Housing education
4.6	Provide and/or support services related to public safety
4.7	Support emergency food and shelter services
4.8	Support substance abuse counseling and/or treatment
4.9	Support health care services
4.10	Support child care services
4.11	Provide and/or support recreation programs
4.12	Support education programs
4.13	Provide/support energy conservation counseling and testing
Priority Need 5. Support and provide assistance to nonprofit and for-profit entities that create, increase or retain employment opportunities for LMI residents.	
5.1	Support economic development opportunities that create jobs for LMI residents
5.2	Provide and/or support job training and educational programs
5.3	Construct infrastructure to support economic development efforts
Priority Need 6. Provide and/or support adequate, safe and affordable housing.	
6.1	Provide and/or support the provision of education on issues related to housing
6.2	Provide and/or support homeownership assistance
6.3	Provide and/or support housing rehabilitation of unsafe units
6.4	Provide and/or support efforts to improve accessibility for disabled homeowners
Priority Need 7. Provide mechanisms and forums for collaboration, coordination, and community capacity building.	
7.1	Form a public/private advisory group on community development, affordable housing issues, services and resources for low and moderate income persons in Lexington County
7.2	Facilitate coordination between the County, municipalities within the County, neighboring jurisdictions, housing authorities, service providers and others in the provision of services and programs
7.3	Provide technical assistance and promote capacity building for neighborhood associations and other community organizations

SUMMARY OF RESULTS

The needs analysis which follows reveals a diverse set of municipalities with a range of demographic characteristics, varying distributions of low and moderate income populations and a large cross-section of corresponding community needs. The following summary is intended to provide a brief overview of these needs as well as discuss the types of CDBG eligible projects that are being proposed to help meet them. Table 1.2, which follows this discussion, provides a convenient summary of the major and minor categories of needs in relationship to each of the fourteen municipalities.

LOW AND MODERATE INCOME POPULATIONS

While detailed demographic profiles and discussions of the distribution of Low and Moderate Income populations are included in each chapter, it is important to note some overall characteristics that might have a significant impact on the eligibility of projects for funding for the different municipalities. As indicated by the color coding scheme on table 1.2, some municipalities will be eligible for a wider range of projects because they either contain distinct geographic areas of concentrated LMI populations or the town itself is considered to be predominantly LMI. The criteria used to make this determination is whether or not a particular Census defined block group or the aggregate town population is 51% or more below specific income thresholds set and adjusted on a yearly basis by HUD. According to these criteria, Batesburg-Leesville, Gaston, South Congaree, Summit, and the City of West Columbia are all 51% or more LMI, and therefore have greater eligibility for funding and greater flexibility in how and where they can use those funds. The City of Cayce, the Town of Lexington, Pelion, Pine Ridge, Springdale, and Swansea all have distinct geographic areas within their municipal limits where the population is 51% or more LMI. These particular areas will have greater flexibility in their use of CDBG funds while projects not confined to these areas will have more stringent eligibility requirements. Chapin, Gilbert, and Irmo all have no areas within their municipal limits where the population is 51% or more LMI. While this greatly inhibits their ability to be eligible for CDBG funding, it does not exclude them from the program all together. Recommended projects will either have to be supplemented by income surveys or be designed to assist HUD defined LMI populations that are not concentrated in particular areas but still meet the national objectives of the CDBG program.

HOUSING NEEDS

Every municipality in the County cited “housing” as being a primary need within their community. Almost every municipality expressed interest in implementation of a town-wide housing fund or minor home repair program. This heightened level of interest for this type of assistance is timely because of

the recent announcement by Lexington County for the implementation of a CDBG funded Minor Home Repair Program for Fiscal Year 2009. This program will provide up to \$7,500 in assistance to a small number of homeowners to make needed repairs or upgrades to their homes. This type of program will be especially vital for those communities that do not have defined geographic areas with high concentrations of LMI populations. Those LMI people who do reside in these communities are then eligible for assistance they might not otherwise be able to access. It will also be important for the success of this program to effectively publicize the availability of these funds to both residents in need as well as to town representatives who are often at the front lines of communication concerning local government programs of this sort.

In addition to the need for minor home repairs, a few towns also expressed the need for more traditional area based housing rehabilitation programs as well as the need for some demolition and clearance of abandoned and/or substandard structures.

Finally, five out of the fourteen municipalities expressed concern about the availability of affordable housing opportunities for LMI residents. One of the strategies recommended, especially for the towns with traditionally high housing costs, is to conduct a planning/feasibility study to specifically look at this issue and to recommend strategies for improving access to affordable housing opportunities within these communities. Such studies are of particular importance in communities such as Irmo and Chapin because they have a need for affordable housing opportunities but do not have any LMI areas within their municipal boundaries to attract more traditional CDBG funded housing programs.

INFRASTRUCTURE NEEDS

The greatest infrastructure needs relate to public water and sewer improvements and the enhancement of pedestrian facilities through sidewalk construction. The most common water and sewer improvement needs relate to the extension of service into unserved areas within and just beyond town boundaries as well as increasing fire fighting capabilities by upgrading water lines and fitting them with fire hydrants in residential areas.

Not many transportation improvements (beyond sidewalks) were recommended. Those that were discussed typically related to street paving and lighting projects in LMI areas. While public transit service is currently limited in most areas of Lexington County, it should be noted that CMCOG is currently conducting a transit feasibility study to examine alternatives for implementing commuter service between Batesburg-Leesville and downtown Columbia. It is important to keep this project in mind for discussing long term community

needs, not just for Batesburg-Leesville but for all of the municipalities and unincorporated areas that could potentially be impacted by such service (e.g., Gilbert, Summit, Lexington, West Columbia). Lexington County Council is also in the process of studying the future role of transit within the County. So although transit related projects are not pressing needs in the short term, long term priorities might shift in this direction as more transit service becomes available to LMI residents.

COMMUNITY FACILITIES

Community facility needs range from improvements to Senior Citizen and Community Centers to purchasing equipment and increasing programs for public safety agencies (i.e., Police and Fire). Two of the most cited needs include improvements to park and recreation facilities and increasing overall accessibility and ADA compliance to these and other community facilities. Park and recreation improvements typically include upgrading playground equipment, increasing accessibility, and placing new parks in unserved LMI areas.

ECONOMIC DEVELOPMENT

While the major “Economic Development” needs category contains four sub-categories (i.e., job creation/retention, workforce training, commercial revitalization, and historic preservation) it should be noted that in most cases these sub-categories are all closely related and have the potential to positively impact each other. For instance, the most common economic development need revolves around historic preservation and adaptive reuse of vacant or underutilized properties. These types of projects usually contain some type of job creation component as buildings can often be transformed into small business enterprises or assisted living facilities, both of which have the potential for creating job opportunities for LMI residents. Several municipalities also specifically mentioned job creation/retention as a need within their community and have some conceptual and even concrete project ideas in mind that are potentially eligible for CDBG funding. If implemented, such projects can not only be instrumental in creating LMI jobs, but they can also be supplemented with workforce training programs, and other commercial revitalization projects.

COMMUNITY/SPECIAL NEEDS AND SERVICES

Community/special needs range from transportation services to support for various community programs and events. The most commonly cited community service needs include support for youth programs and senior services such as after school programs and meals on wheels. Support for such programs will entail fostering strong partnerships between local governments,

non-profit organizations and other institutional entities such as the local school districts, and Lexington County Recreation and Aging Commission. While many of these entities are eligible for CDBG funding on their own, there is the demonstrated need for fostering better communication and coordination between these groups and local government representatives. Such partnerships have the potential for increasing awareness of community needs to local community leaders thereby bridging information gaps and ensuring efficiency and equity in applying for and distributing CDBG funds.




While provision of transportation services was only mentioned by one municipality, it should be noted that the lack of transit opportunities for special needs populations (e.g., senior citizens) is a widespread and commonly cited issue in Lexington County. As this issue becomes more pressing in the future with rising gas prices and an aging population, communities might look to the CDBG program for funding for transportation services and programs. If this issue does follow such a trajectory, the CMCOG/SCDOT Human Services Coordination Program and Plan will become an important resource for defining projects and priorities.

PLANNING/FEASIBILITY STUDIES

Planning and feasibility studies are an important part of this needs analysis because they often represent the first phase in addressing a longer term community need. The results of a planning or feasibility study usually entail recommendations for more specific implementable projects. The two most common types of planning and feasibility study are focused on infrastructure needs and economic development strategies. For infrastructure, many communities are interested in water and sewer feasibility studies that will help them to determine the best alternatives for delivering public water and sewer service to LMI residents. Economic development studies either relate specifically to one of the four sub-categories discussed above (e.g., alternatives for historic preservation/adaptive reuse of a particular property) or they tie each of the sub-categories together, recommending follow up projects that not only create jobs, but also support the development of workforce training opportunities. It should be noted that planning studies examining affordable housing issues and access to park and recreation facilities were also of interest for a number of communities.

TABLE 1.2: SUMMARY OF COMMUNITY NEEDS

	Batesburg-Leesville	City of Cayce	Chapin	Gaston	Gilbert	Irmo	Town of Lexington	Pelton	Pine Ridge	South Congaree	Springdale	Summit	Swansea	City of West Columbia
Housing														
Housing Rehabilitation Project			•	•	•	•	•	•						•
Housing Fund/Minor Home Repair Program	•	•	•	•	•	•		•	•	•	•	•	•	•
Code Enforcement			•	•	•	•					•			•
Slum and Blight Removal/Demolition	•		•	•	•	•	•		•	•			•	•
Affordable Housing			•	•	•	•	•				•			•
Infrastructure														
Public Water Extensions/Improvements	•	•	•	•	•	•	•	•	•	•		•	•	•
Public Sewer Extensions/Improvements	•	•	•	•	•	•	•	•	•	•	•		•	•
Road Improvements			•	•	•	•	•				•		•	
Transit Improvements	•													
Drainage Improvements		•	•	•	•	•								•
Sidewalks	•	•	•	•	•	•	•	•	•	•	•	•		•
Accessibility Improvements	•		•	•	•	•				•				•
Community Facilities														
Senior Citizen Centers		•	•	•	•	•	•						•	•
Community Centers			•	•	•	•				•		•		•
Parks and Recreation	•	•	•	•	•	•	•	•	•	•	•	•	•	•
Fire Stations and Equipment	•		•	•	•	•						•		•
Law Enforcement	•		•	•	•	•								•
Accessibility Improvements	•		•	•	•	•	•	•	•	•		•	•	•
Economic Development														
Job Creation/Retention	•		•	•	•	•					•		•	•
Workforce Training	•		•	•	•	•					•		•	•
Commercial Revitalization		•	•	•	•	•					•		•	•
Historic Preservation/Adaptive Reuse	•		•	•	•	•	•			•		•	•	•
Community/Special Needs Services														
Transportation Services			•	•	•	•								•
Crime Prevention Programs			•	•	•	•		•						•
Youth Services	•	•	•	•	•	•	•				•			•
Senior Services			•	•	•	•	•		•			•	•	•
Recreation Services			•	•	•	•								•
Education Programs			•	•	•	•								•
Community Programs/Events			•	•	•	•				•		•		•
Planning/Feasibility Studies														
Housing			•	•	•	•	•				•			•
Infrastructure	•	•	•	•	•	•			•			•	•	•
Community Facilities	•		•	•	•	•	•						•	•
Economic Development			•	•	•	•	•				•	•	•	•
Community/Special Needs Services		•	•	•	•	•	•						•	•

 Town is 51% or more LMI
 Town contains some areas with 51% or more LMI
 Town contains no area with 51% or more LMI

CHAPTER 2 - BATESBURG-LEESVILLE



EXISTING CONDITIONS**OVERVIEW**

The town of Batesburg-Leesville is located in the extreme western portion of Lexington County at the intersection of US 1 with US 178 and SC 391. The contemporary boundary of the town, which actually includes a small portion of Saluda County, encompasses approximately eight square miles and is the result of the 1993 consolidation of the separate towns of Batesburg and Leesville. This unique arrangement means that the town has two distinct central business districts which are connected by an active freight rail line and a pair of parallel road corridors characterized by strip commercial development. The town has several distinct residential areas surrounding the two business districts and is interspersed with light and even heavy industrial development along the rail corridor.

DEMOGRAPHIC CHARACTERISTICS

Despite the tremendous growth that has occurred within Lexington County over the past twenty years, the population of Batesburg-Leesville actually declined by approximately 8% between the 1990 and 2000 census. Since 2000, the town has seen some residential growth, but the overall pattern is minimal compared to the development trends occurring in the unincorporated areas of the county to the north and south of the Town of Lexington. The 2000 population and 2008 estimates of Batesburg-Leesville represent on average only 2.4% of the total population of Lexington County for these same years.

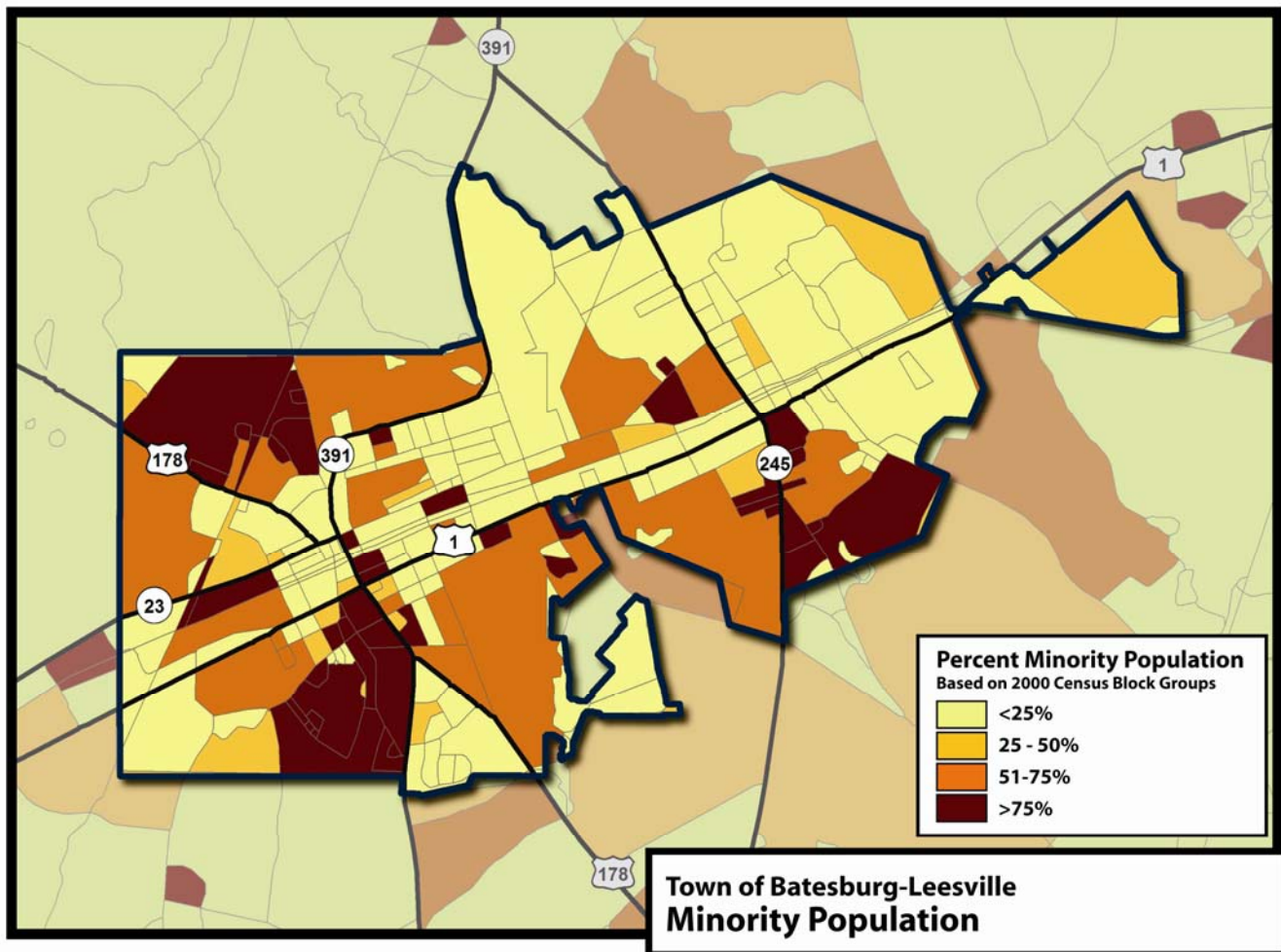
As illustrated in table 2.1, the racial and ethnic makeup of the town remained relatively constant between 1990 and 2000 with white residents making up 58.5% of the total population, black residents making up 40.25%, and other races making up the remaining 1.25%. The overall population loss between 1990 and 2000 was fairly consistent between white and black residents, while the other race categories increased slightly between the two census years. Since 2000, population estimates show each category increasing slightly to account for the overall population growth in the town. Figure 2.1 illustrates the distribution of minority resident concentrations within the town.

The Hispanic population in the town has steadily increased since the 1990 census from 0.5% of the total population to 3.7% in 2008. It is also important to note that the South Carolina Budget and Control Board recognize the possibility of a significant Hispanic population undercount in the 2000 Census. It should also be noted local knowledge of business development and employment patterns suggest that the local Hispanic population has grown tremendously since 2000 in Batesburg-Leesville and surrounding areas, though no statistical data currently exists to provide evidence of this trend.

TABLE 2.1: BATESBURG-LEESVILLE POPULATION CHARACTERISTICS

	1990	Pct Total	2000	Pct Total	2008 Estimate	Pct Total
Total Population	6,001	n/a	5,511	n/a	5,622	n/a
White	3,544	59.06%	3,197	58.02%	3,037	54.02%
Black	2,430	40.49%	2,208	40.07%	2,467	43.89%
American Indian or Alaska Native	12	0.20%	17	0.30%	10	0.19%
Asian or Pacific Islander	2	0.04%	12	0.22%	18	0.33%
Other Race	12	0.20%	42	0.76%	48	0.85%
Hispanic Ethnicity	30	0.51%	106	1.93%	208	3.70%

FIGURE 2.1: BATESBURG-LEESVILLE MINORITY POPULATION



The age distribution of the population in Batesburg-Leesville has remained relatively constant between 1990 and 2008. Table 2.2 shows the population by 11 different age groups and aggregations for this data for three key age cohorts. Over this 28 year period the population of people under the age of 20 decreased by 329 while the population in people over the age of 65 increased by 133 with the majority of that change occurring since the year 2000. It is important to note that the largest percentage of the population is in the 20-64 range (54.16%), while the median age of the population has steadily increased from 34 in 1990 to an estimate of 42 in 2008. In light of minimal in-migration of younger families to the town, it is likely that the trend towards a predominantly aging population will continue as those currently in the 45-64 age range will move into the 65 and older cohort over the next 10-15 years.

TABLE 2.2: BATESBURG-LEESVILLE AGE CHARACTERISTICS

	1990 Census	Pct Total	2000 Census	Pct Total	2008 Estimate	Pct Total
0 to 4	453	7.55%	361	6.54%	349	6.20%
5 to 14	912	15.19%	816	14.82%	734	13.05%
15 to 19	442	7.37%	419	7.59%	395	7.03%
Under 20	1,807	30.11%	1,596	28.95%	1,478	26.28%
20 to 24	387	6.45%	308	5.59%	334	5.95%
25 to 34	878	14.63%	636	11.54%	560	9.96%
35 to 44	809	13.47%	774	14.05%	658	11.71%
45 to 54	592	9.87%	751	13.63%	778	13.84%
55 to 64	563	9.38%	526	9.55%	714	12.70%
20-64	3,229	53.80%	2,995	54.35%	3,045	54.16%
65 to 74	569	9.48%	461	8.37%	573	10.20%
75 to 84	307	5.12%	335	6.08%	381	6.77%
85+	90	1.51%	124	2.25%	145	2.58%
65 and Older	966	16.11%	920	16.70%	1099	19.55%
Median Age:	34	n/a	38	n/a	42	n/a

INCOME AND POVERTY

According to 2008 estimates the current median household income in the Town of Batesburg-Leesville is \$40,854, an increase of \$7,418 or 22% from the 2000 Census. Batesburg-Leesville has the fourth lowest median household income of the 14 municipalities and is approximately \$13,983 or 34% lower than that of Lexington County.

As indicated in table 2.3 the percentage of the total population of the town in the lower income brackets (under \$35,000 a year) has decreased over the 28 year period from approximately 68% to only 44% in 2008. The data also illustrates a significant increase in those households making over \$75,000 a year from 3.5% to over 20% during the same time period.

TABLE 2.3: BATESBURG-LEESVILLE INCOME CHARACTERISTICS

	1990 Census	Pct Total	2000 Census	Pct Total	2008 Estimate	Pct Total
\$0 - \$15,000	760	34.45%	500	23.11%	382	17.07%
\$15,000 - \$24,999	446	20.21%	342	15.80%	323	14.42%
\$25,000 - \$34,999	291	13.21%	281	13.01%	283	12.64%
\$35,000 - \$49,999	419	19.00%	398	18.41%	354	15.80%
\$50,000 - \$74,999	216	9.82%	358	16.56%	389	17.37%
\$75,000 - \$99,999	27	1.20%	147	6.81%	252	11.23%
\$100,000 - \$149,999	36	1.63%	107	4.95%	174	7.78%
\$150,000+	14	0.66%	29	1.34%	82	3.68%

The 2000 Census reports that in 1999, 16.5% of the population of the town was below the poverty level. This number is higher than all of Lexington County which had a total of 8.9% of the population below the poverty level. Batesburg-Leesville accounted for 4.7% of all persons below the poverty level within the County.

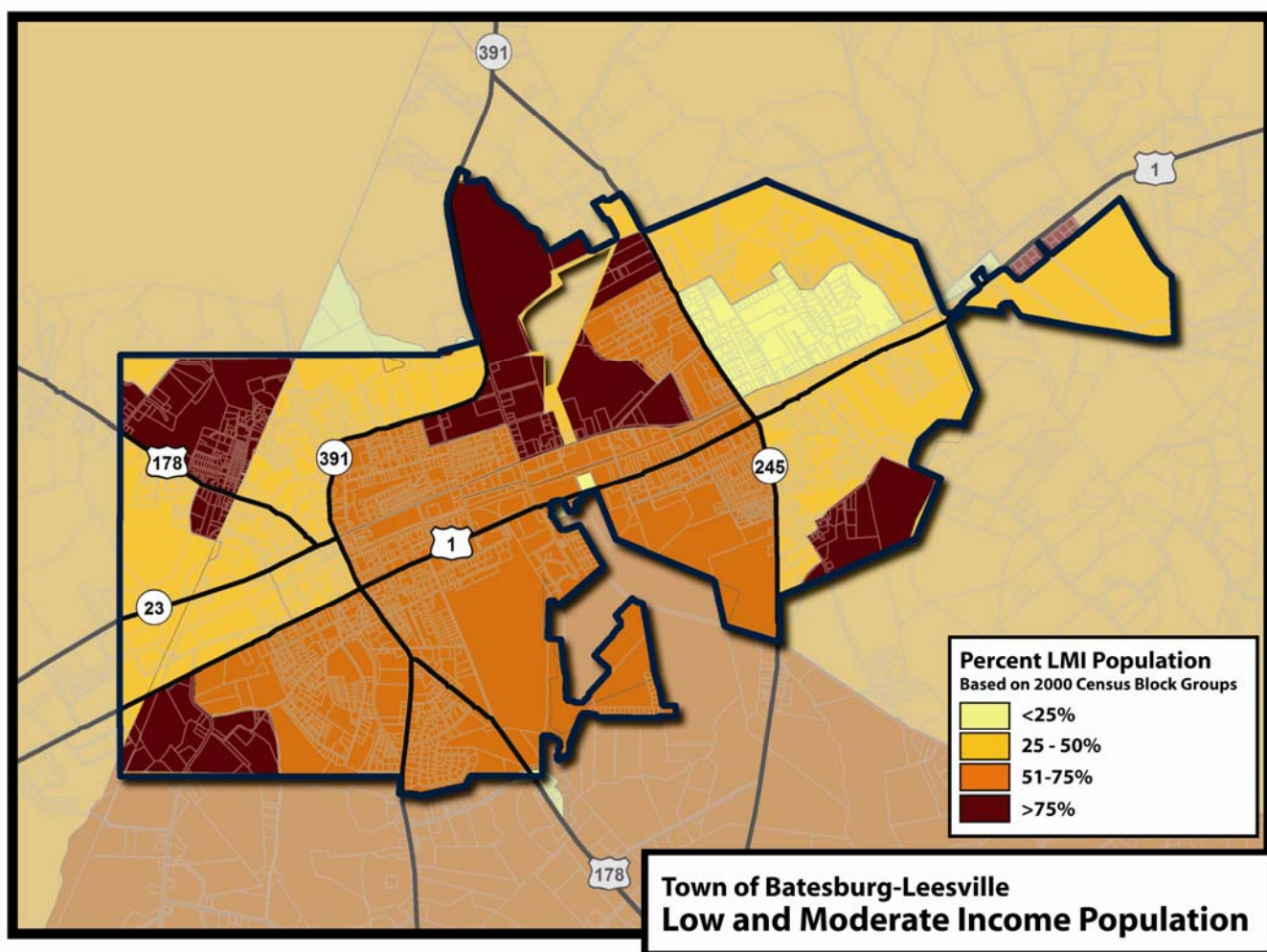
TABLE 2.4: BATESBURG-LEESVILLE POVERTY CHARACTERISTICS

	1990 Census	2000 Census	2008 Estimate
Average Hhld Income	\$28,754	\$42,048	\$46,871
Median Hhld Income	\$22,632	\$33,436	\$40,854
Per Capita Income	\$10,641	\$16,503	\$18,748
Population Under Poverty Level	n/a	909	n/a
% Population Under Poverty Level	n/a	16.50%	n/a

According to the 2008 Low and Moderate Income (LMI) estimates produced by the US Department of Housing and Urban Development, the entire town of Batesburg-Leesville is 53% LMI. In addition, the town has distinct areas with

high concentrations of LMI residents. As illustrated in figure 2.2, the town has at four areas that have extremely high concentrations of LMI residents (>75%). These include the area between by Duncan Street and Boozer Road in the northwest part of town just across the Saluda County line; the area to the southwest along Bethlehem Road; the area north of Church Street between Batesburg and Leesville; and the area to the southeast of town along Gregg Street and Forest Drive. The latter three of these areas are not intensely developed and contain few residential areas. The entire central portion of town between the two central business districts is 51-75% LMI and contains a large portion of the town’s residential neighborhoods. The areas of town that are between 25 and 50% LMI encompass the two central business districts and surrounding neighborhoods. The areas of town with the lowest concentrations of LMI residents extend along Main Street in Leesville, leading up to the historic Leesville College campus.

FIGURE 2.2: BATESBURG-LEESVILLE LMI POPULATION



HOUSING

As illustrated in table 2.5, between 1990 and 2000 the total number of housing units and the ratio of renters to owners remained relatively constant and the number of vacant units increased slightly from 9 to 11%. Since 2000, estimates indicate an increase of approximately 82 housing units and a slight increase in the ratio of renters to owners. The number of vacant units has remained constant.

The housing stock in Batesburg-Leesville's is predominantly characterized by older homes. As illustrated in table 2.6, approximately 77% of all housing units were built prior to 1980. The estimated 82 units built after 2000 only make up 3.25% of the towns total housing stock.

TABLE 2.5: BATESBURG-LEESVILLE HOUSING UNITS AND OCCUPANCY

	1990 Census	Pct Total	2000 Census	Pct Total	2008 Estimate	Pct Total
Total Housing Units	2,429	n/a	2,437	n/a	2,519	n/a
Owner Occupied	1,577	64.91%	1,517	62.25%	1,493	59.26%
Renter Occupied	629	25.88%	646	26.52%	747	29.66%
Vacant	224	9.20%	274	11.23%	279	11.08%

TABLE 2.6: BATESBURG-LEESVILLE AGE OF HOUSING STOCK

	2000 Census	Pct Total
Estimate 2000-2008	82	3.25%
Built 1999-Mar 2000	18	0.71%
Built 1995-1998	121	4.79%
Built 1990-1994	111	4.39%
Built 1980-1989	238	9.42%
Built 1970-1979	522	20.67%
Built 1960-1969	473	18.73%
Built 1940-1959	599	23.71%
Built 1939 or earlier	362	14.33%

The Central Midlands 2008 Multi-Family Rental and Condominium Survey reports that the Batesburg-Leesville market area has 10 multi-family housing

complexes containing a total of approximately 281 units. The Lexington County Consolidated plan reports that six of these units are considered to be assisted housing developments. These subsidized housing developments include the Creek View Apartments, the Creekside Apartments, Leesville Gardens, Lexington Residential Alternative, Peppertree Apartments and Ramblewood Apartments. These units are supported by a combination of USDA Rural Development and Section 8 funds to provide a total of 244 rental units to residents in need.

WATER AND SEWER INFRASTRUCTURE

Batesburg-Leesville gets its supply of raw water from Lightwood Knot and Duncan Creeks. The average pumpage of the plant is 1.1 MGD. The approximate population served is 2,561. The total plant capacity is 2.1 MGD. The total storage capacity, including elevated, ground and pressure tanks, is 1.45 million gallons. About 125,000 GPD are sold to Ridge Spring.

As a part of ongoing efforts to increase and improve upon the town's water system, Batesburg-Leesville is considering a proposal to form a partnership with the Gilbert-Summit Rural Water District and the Saluda County Water and Sewer Authority. The goal is to create a consolidated effort to access and utilize Lake Murray as a primary water supply for the three jurisdictions. The creation of a 12" main extending along US 1 to Lewie Road to facilitate this endeavor is also listed as a top priority project in the 2007-2012 Comprehensive Economic Development Strategy (CEDS) for the Central Midlands Region. If successful, the effort will provide the necessary infrastructure for facilitating growth and economic development within the town and surrounding areas.

The town currently owns and operates its own wastewater treatment facility which treats approximately 1 million gallons per day and serves most areas within the town as well as a small number of outlying communities. The facility discharges into Duncan Creek and has a design capacity of 2.5 million gallons per day.

TRANSPORTATION INFRASTRUCTURE

Vehicular circulation in the Town of Batesburg-Leesville is served by a small network of US highways, State highways, and local roads. The primary arteries linking the town to the rest of the local, regional and statewide transportation network include: US 1, US 178, SC 245, SC391, and SC 23. The town is located approximately eight miles north of I-20, which is the closest interstate access serving the town.

The main corridors through town (US1 and SC 23) contain sidewalk facilities for most of their duration. The two central business districts and surrounding

historic neighborhoods are also pedestrian friendly. Some of the areas along the main corridors as they extend out of town, as well as some of the residential streets in the LMI neighborhoods do not have adequate sidewalk facilities.

No transit service currently exists for the Town of Batesburg-Leesville. The town, however, has an interest in both providing a local circulator service as well as commuter service to downtown Columbia. Central Midlands Council of Governments is in the process of conducting a transit feasibility study to determine the potential for instituting both types of services.

EMPLOYMENT AND EDUCATION

According to the 2000 Census, 2,613 or 61.5% of people in Batesburg-Leesville aged 16 and over were a part of the labor force. Of these people 93% were employed, 6.5% were unemployed, and 0.4% were in the Armed Services. Of the people employed, 47.5% were engaged in blue collar occupations, while 52.5% were engaged in white collar occupations. Table 2.7 places the 2000 Census information in the context of 1990 Census figures and 2008 estimates. While the number of people in the labor forces decreased between 1990 and 2000, the ratio of employed to unemployed remained relatively constant while the 2008 estimates show a slight increase in unemployment from 6.5% in 2000 to just under 4% in 2008. The unemployment estimates for 2008 are slightly lower for Batesburg-Leesville as compared to Lexington County as a whole which had approximately 4.8% of the population in the labor force unemployed.

TABLE 2.7: BATESBURG-LEESVILLE EMPLOYMENT CHARACTERISTICS

	1990 Census	Pct Total	2000 Census	Pct Total	2008 Estimate	Pct Total
Age 16 + Population	4541	n/a	4246	n/a	4463	n/a
In Labor Force	3024	66.60%	2613	61.54%	2782	62.34%
Employed	2805	92.75%	2432	93.08%	2598	58.21%
Unemployed	213	7.04%	170	6.52%	176	3.95%
In Armed Forces	5	0.10%	11	0.41%	8	0.18%
Not In Labor Force	1517	33.40%	1633	38.46%	1680	37.66%

Since 1990, educational levels of the population in Batesburg-Leesville have improved, most notably with an increase in the number of people 25 and older with an associate's degree or higher and a decrease in the number of people without a high school degree. As illustrated in table 2.8, between 1990 and 2008 the number of people 25 and older receiving an associates degree or higher has increased by 438 people, while the number of people having less than a high school degree has decreased by 854 people. The number of people

with a high school degree has remained relatively constant, while the number of people with some college, but no degree has increased. It is anticipated that the college educated population in the town will increase in the near future as a result of the 2007 opening of a Batesburg-Leesville campus of Midlands Technical Community College.

TABLE 2.8: BATESBURG-LEESVILLE EDUCATIONAL ATTAINMENT

	1990 Census	Pct Total	2000 Census	Pct Total	2008 Estimate	Pct Total
Age 25+ Population	3808	n/a	3608	n/a	3809	n/a
Grade K - 8	738	19.37%	384	10.65%	252	6.62%
Grade 9 - 12	842	22.12%	664	18.41%	474	12.45%
High School Graduate	1350	35.44%	1088	30.15%	1317	34.58%
Some College, No Degree	366	9.60%	681	18.88%	818	21.47%
Associates Degree	190	5.00%	185	5.13%	230	6.03%
Bachelor's Degree	205	5.38%	358	9.92%	436	11.45%
Graduate Degree	116	3.04%	167	4.62%	282	7.40%

NEEDS ANALYSIS

Based on discussions with town representatives, Batesburg-Leesville has a range of short, medium, and long term needs related to housing, infrastructure, community facilities, economic development, and community/special needs services.

- **Short term needs** include a minor home repair program, slum and blight removal, public water and sewer improvements, fire equipment, ADA compliance for park and recreation facilities and planning and feasibility studies for improving sidewalks and examining solutions to a public health issue related to buzzard roosting in a low income area.
- **Medium term needs** include various improvements to a town park, development of a law enforcement training program, a historic preservation/adaptive reuse project and developing a job training program for at risk youth.
- **Long term needs** include developing transit support facilities for future transit service, construction of a new park facility in an unserved LMI area, implementation of projects recommended in short and medium term planning/feasibility studies, and a planning/feasibility study and implementation of recommended projects for development of a local industrial/business park.

The following table summarizes each of these projects and places them in the context of CDBG National Objectives, HUD Goals, and Lexington County Priorities and Strategies.

TABLE 2.9: BATESBURG-LEESVILLE NEEDS ANALYSIS

Category	Project Description	Priority	CDBG National Objective	HUD Goals	Lexington Co. Priorities & Strategies
Housing					
Housing Fund/Minor Home Repair Program	Town wide program to provide funding for minor home repairs for eligible LMI and elderly residents.	Short Term	LMI (Pop)	1	6.3, 6.4
	Utility Assistance program to provide utility payment assistance for eligible LMI and elderly residents. Could be developed in coordination with the Minor Home Repair Program.	Short Term	LMI (Pop)	1	4
Slum and Blight Removal/Demolition	Demolition of 3 structures in town.	Short Term	Blight	1,2	6.3
Infrastructure					
Public Water Extensions/Improvements	Need for fire flow and hydrants on Fulmer Street in the Batesburg commercial district.	Short Term	LMI (Area)	2	1.1; 2.1
	(See Planning/Feasibility Studies)	Long Term	LMI (Pop)	2	5.1, 5.2, 5.3; 7.2
	Implementation of projects identified in Planning/Feasibility Study for Batesburg-Leesville Industrial Park.	Long Term	LMI (Pop)	2	2.1; 5.3

Category	Project Description	Priority	CDBG National Objective	HUD Goals	Lexington Co. Priorities & Strategies
Infrastructure (Cont.)					
Public Sewer Extensions/ Improvements	Extension of sewer service to unserved LMI areas in the Northwest part of town north of the Batesburg commercial district.	Short Term	LMI (Area)	2	2.2
	(See Planning/Feasibility Studies)	Long Term	LMI (Pop)	2	5.1, 5.2, 5.3; 7.2
	Implementation of projects identified in Planning/Feasibility Study for Batesburg-Leesville Industrial Park.	Long Term	LMI (Pop)	2,3	2.2; 5.3
Transit Improvements	Development of bus shelters and other transit support facilities to serve the LMI population as local and commuter transit service becomes available. Project could be coordinated with the CMCOG Batesburg-Leesville/Columbia Transit Feasibility Study.	Long Term	LMI (Area)	2,3	3.5
Sidewalks	(See Planning/Feasibility Studies)	Short Term	LMI (Area)	2	3.1, 3.5
	Implementation of projects identified in Planning/Feasibility Study for Sidewalk improvements.	Long Term	LMI (Area)	2	2.5; 3.5
Accessibility Improvements	(See Planning/Feasibility Studies)	Short Term	LMI (Area)	2	3.1, 3.5
	Implementation of projects identified in Planning/Feasibility Study for Sidewalk improvements.	Long Term	LMI (Pop)	2	2.5; 4.4

Category	Project Description	Priority	CDBG National Objective	HUD Goals	Lexington Co. Priorities & Strategies
Community Facilities					
Parks and Recreation	Development of a new park in unserved LMI area.	Long Term	LMI (Area)	2	1.6
	Improvements to Wilson Street Park which serves an LMI area. Potential improvements include lighting, development of a walking/recreation trail, and continued restoration of historic train depot, which serves as an emergency facility for seniors. Additional adaptive re-use options for the train depot can also be explored.	Medium Term	LMI (Area)	2	1.6
Fire Stations and Equipment	Purchase of equipment for fire station.	Short Term	LMI (Pop)	2	1.2
Law Enforcement	Development of Law Enforcement training program.	Medium Term	LMI (Pop)	2	4.6
Accessibility Improvements	ADA compliance improvements for Wilson Street Park.	Short Term	LMI (Area)	2	1.6, 1.8
	(See Historic Preservation/Adaptive Reuse)	Long Term	LMI (Pop)	2	1.8

Category	Project Description	Priority	CDBG National Objective	HUD Goals	Lexington Co. Priorities & Strategies
Economic Development					
Job Creation/Retention	(See Planning/Feasibility Studies)	Long Term	LMI (Pop)	2	3.4; 5.1, 5.2, 5.3; 7.2
	Implementation of projects identified in Planning/Feasibility Study for Batesburg-Leesville Industrial Park.	Long Term	LMI (Pop)	3	5.1, 5.2, 5.3; 7.2
Workforce Training	(See Planning/Feasibility Studies)	Long Term	LMI (Pop)	2	3.4; 5.1, 5.2, 5.3; 7.2
	Implementation of projects identified in Planning/Feasibility Study for Batesburg-Leesville Industrial Park.	Long Term	LMI (Pop)	3	5.1, 5.2, 5.3; 7.2
	(See Youth Services)	Medium Term	LMI (Pop)	3	4.12; 5.2
Historic Preservation/ Adaptive Reuse	Façade improvement and ADA accessibility project for the Historic Haynes Auditorium in the Leesville District	Medium Term	LMI (Pop)	3	1.3, 1.8; 3.6
Community/Special Needs Services					
Youth Services	Job training program for at risk youth modeled after a similar program in Carroll County Georgia. Project could be developed in partnership with local businesses, the school district, and the local Midlands Technical College Campus. CDBG could provide funding for a pilot project.	Medium Term	LMI (Pop)	2,3	4.12; 5.2; 7.3

Category	Project Description	Priority	CDBG National Objective	HUD Goals	Lexington Co. Priorities & Strategies
Planning/Feasibility Studies					
Infrastructure	Sidewalk study for extending pedestrian connectivity in LMI areas and assessing areas of town in need of ADA compliance improvements.	Short Term	LMI (Area)	2	3.1, 3.5
	(See Planning/Feasibility Studies for Batesburg-Leesville industrial park).	Long Term	LMI (Pop)	2	3.4; 5.1, 5.2, 5.3; 7.2
Economic Development	Planning/Feasibility study for the development of the Batesburg-Leesville industrial park to include recommendations for extending water and sewer service to site; small business development and industrial recruitment opportunities; and workforce training programs for LMI residents. Project could be developed in partnership with Lexington County and can tie into youth services program discussed above.	Long Term	LMI (Pop)	2	3.4; 5.1, 5.2, 5.3; 7.2
Community Facilities	Buzzard Nuisance Study to examine the causes and possible solutions to a persistent buzzard roosting problem that is posing a public health threat to an LMI area.	Short Term	LMI (Area)	2	3, 3.3

CHAPTER 3 - CAYCE



EXISTING CONDITIONS

OVERVIEW

The City of Cayce is located in the east-central portion of Lexington County at the intersections of US 321 and SC 2 (State Street) and US 321 and SC 35 (12th Street). The city shares a boundary with West Columbia to the North, Springdale to the West, and the City of Columbia to the East, across the Congaree River. The city encompasses approximately 17.5 square miles, a large majority of which is undeveloped land to the south and east across the river into Richland County. Most of this area on the Lexington County side is intended for industrial development, while the large tract of land on the Richland County side of the river is expected to be developed as a mixed use residential district. The town itself does not have a distinct central business district but is rather characterized by strip type commercial development along its major transportation corridors. Cayce has a number of distinct residential areas and serves as both a bedroom community and economic engine for the larger Columbia metropolitan area.

DEMOGRAPHIC CHARACTERISTICS

Despite the tremendous growth that has occurred within Lexington County over the past twenty years, the population of Cayce has remained relatively stable with a slight decrease in population between 1990 and 2000 and a slight increase between 2000 and 2008. The 2000 population and 2008 estimates of Batesburg-Leesville represent on average only 5.3% of the total population of Lexington County for these same years.

As illustrated in table 3.1, the racial and ethnic makeup of the town changed slightly between 1990 and 2000 at which time white residents made up 73.46% of the total population, black residents made up 23.62%, and other races make up the remaining 2.9%. Between the two census years, the number of black residents increased by 4.6%, the number of other residents increased by 1.23% and the number of white residents decreased by 6.3%. Since 2000, population estimates show the number of white residents continuing to decrease while minority residents (non-white population) continued to increase accounting for the overall population growth in the town. Figure 3.1 illustrates the distribution of minority resident concentrations within the town limits.

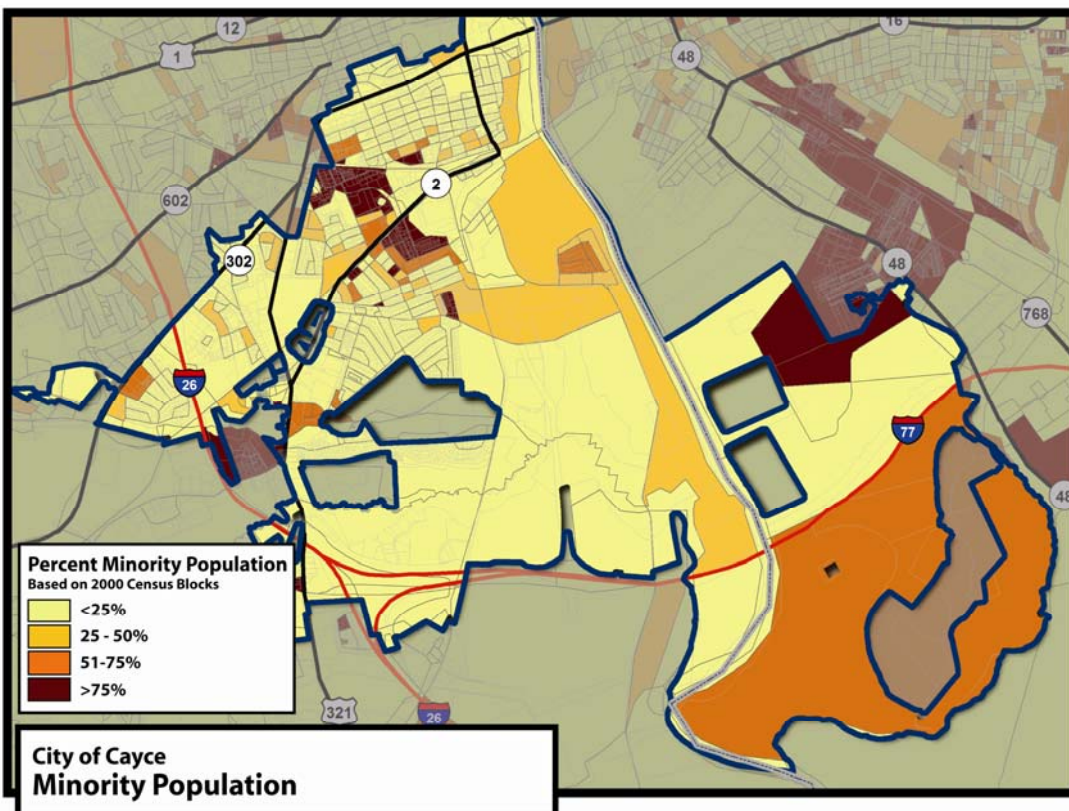
The Hispanic population in the town has steadily increased since the 1990 census from 0.93% of the total population to 2.66% in 2008. It is also important to note that the South Carolina Budget and Control Board recognize the possibility of a significant Hispanic population undercount in the 2000 Census.

It should also be noted local knowledge of business development and employment patterns suggest that the local Hispanic population has grown tremendously since 2000 in the City of Cayce and surrounding areas, though no statistical data currently exists to provide evidence of this trend.

TABLE 3.1: CAYCE POPULATION CHARACTERISTICS

	1990	Pct Total	2000	Pct Total	2008 Estimate	Pct Total
Total Population	12,196	n/a	12,159	n/a	12,378	n/a
White	9,731	79.79%	8,932	73.46%	8,670	70.04%
Black	2,318	19.01%	2,872	23.62%	3,305	26.70%
American Indian or Alaska Native	18	0.15%	35	0.29%	21	0.17%
Asian or Pacific Islander	94	0.77%	132	1.09%	145	1.17%
Other Race	36	0.30%	80	0.66%	97	0.78%
Hispanic Ethnicity	113	0.93%	163	1.34%	329	2.66%

FIGURE 3.1: CAYCE MINORITY POPULATION



The age distribution of the population in Cayce has changed slightly between 1990 and 2008. Table 3.2 shows the population by 11 different age groups and aggregations for this data for three key age cohorts. Over this 28 year period the population of people under the age of 20 decreased by 384 while the population in people over the age of 65 increased by 548 with the majority of that change occurring since the year 2000. It is important to note that the largest percentage of the population is in the 20-64 range (60.38%), while the median age of the population has steadily increased from 34 in 1990 to an estimate of 39 in 2008. If minimal in-migration of younger families to the town continue, it is likely that the trend towards a predominantly aging population will continue as those currently in the 45-64 age range will move into the 65 and older cohort over the next 10-15 years.

TABLE 3.2: CAYCE AGE CHARACTERISTICS

	1990 Census	Pct Total	2000 Census	Pct Total	2008 Estimate	Pct Total
0 to 4	839	6.88%	712	5.85%	678	5.47%
5 to 14	1484	12.16%	1493	12.28%	1319	10.66%
15 to 19	820	6.73%	780	6.41%	762	6.16%
Under 20	3143	25.77%	2985	24.54%	2759	22.29%
20 to 24	928	7.61%	1091	8.97%	1265	10.22%
25 to 34	2243	18.39%	1704	14.02%	1484	11.99%
35 to 44	1691	13.86%	1895	15.59%	1581	12.77%
45 to 54	1366	11.20%	1595	13.12%	1646	13.30%
55 to 64	1231	10.09%	1104	9.08%	1497	12.10%
20-64	7459	61.15%	7390	60.78%	7474	60.38%
65 to 74	1050	8.61%	942	7.75%	1174	9.49%
75 to 84	451	3.70%	655	5.39%	742	6.00%
85+	93	0.76%	187	1.53%	226	1.83%
65 and Older	1594	13.07%	1784	14.67%	2142	17.31%
Median Age:	34	n/a	37	n/a	39	n/a

INCOME AND POVERTY

According to 2008 estimates the current median household income in the City of Cayce is \$42,969, an increase of \$7,795 or 22% from the 2000 Census. Batesburg-Leesville has the 5th lowest median household income of the 14 municipalities and is approximately \$11,868 or 28% lower than that of Lexington County.

As indicated in table 3.3 the percentage of the total population of the town in the lower income brackets (under \$35,000 a year) has decreased over the 28 year period from approximately 62% to only 41% in 2008. The data also illustrates a significant increase in those households making over \$75,000 a year from 3.9% to over 21% during the same time period.

TABLE 3.3: CAYCE INCOME CHARACTERISTICS

	1990 Census	Pct Total	2000 Census	Pct Total	2008 Estimate	Pct Total
\$0 - \$15,000	1085	22.52%	940	18.26%	694	13.10%
\$15,000 - \$24,999	1071	22.23%	887	17.24%	743	14.03%
\$25,000 - \$34,999	846	17.55%	734	14.26%	714	13.48%
\$35,000 - \$49,999	992	20.60%	968	18.81%	936	17.68%
\$50,000 - \$74,999	630	13.07%	979	19.03%	1079	20.38%
\$75,000 - \$99,999	129	2.68%	393	7.63%	568	10.73%
\$100,000 - \$149,999	45	0.92%	214	4.17%	436	8.24%
\$150,000+	17	0.35%	31	0.61%	125	2.36%

The 2000 Census reports that in 1999, 15.54% of the population of the City was below the poverty level. This number is higher than all of Lexington County which had a total of 8.9% of the population below the poverty level. The City of Cayce accounted for 9.7% of all persons below the poverty level within the County.

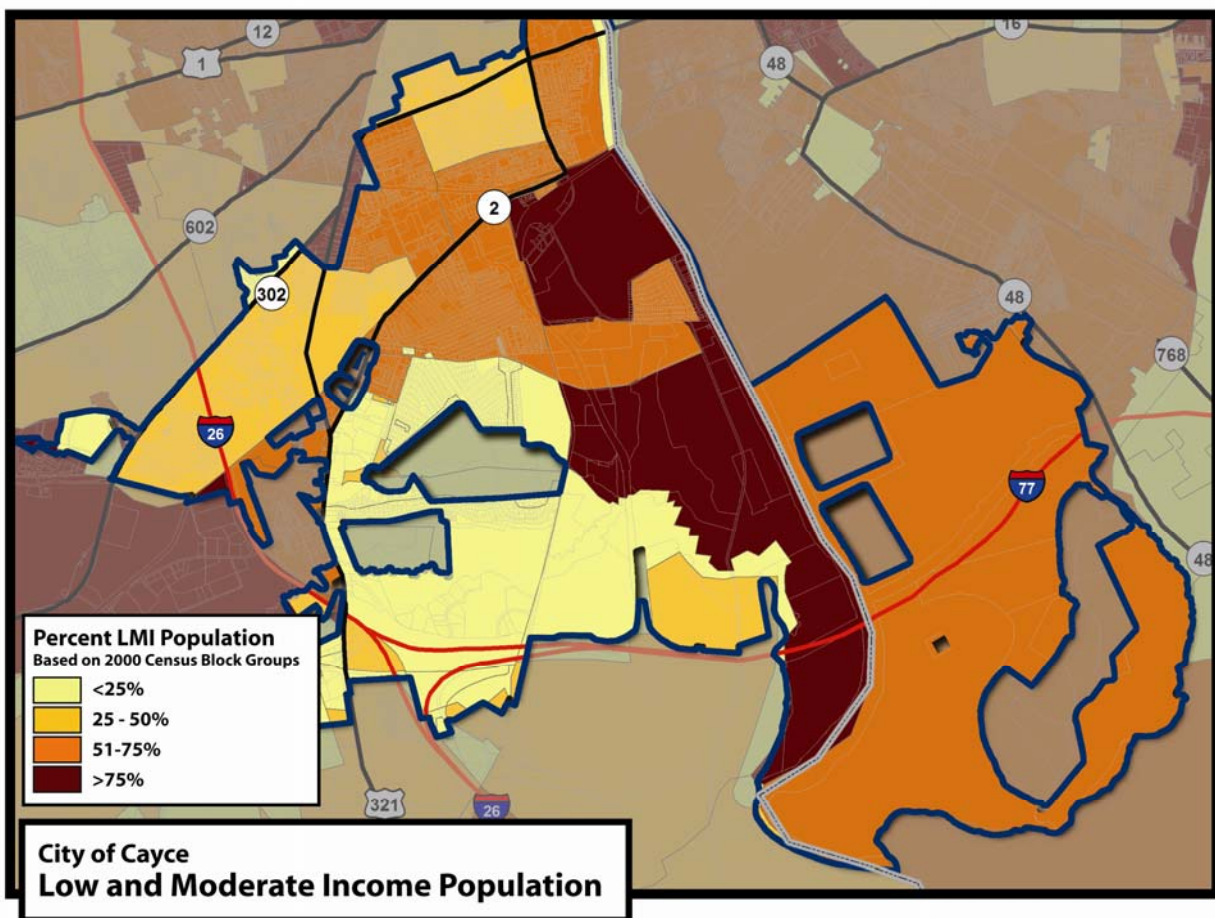
TABLE 3.4: CAYCE POVERTY CHARACTERISTICS

	1990 Census	2000 Census	2008 Estimate
Average Hhld Income	\$34,209	\$41,126	\$44,669
Median Hhld Income	\$27,646	\$35,174	\$42,969
Per Capita Income	\$13,523	\$17,402	\$19,391
Population Under Poverty Level	n/a	1,890	n/a
% Population Under Poverty Level	n/a	15.54%	n/a

According to the 2007 Low and Moderate Income (LMI) estimates produced by the US Department of Housing and Urban Development, the population of the City of Cayce is 48% LMI. In addition, the City has distinct areas with high

concentrations of LMI residents. As illustrated in figure 3.2, the City has one primary area that has extremely high concentrations of LMI residents (>75%). This area is primarily south of Frink Street to Godley Street, it continues along the river and then encompasses the large swath of undeveloped land along Old State Road. Much of the central portion of the City including most of the residential areas is 51-75% LMI. The areas of town that are between 25 and 50% LMI encompass the core of the “avenues” and a small residential area between SC 302, I-26 and SC 2. The areas of town with the lowest concentrations of LMI residents encompass a small residential area, some industrial development, and undeveloped land located on the towns southern boundary.

FIGURE 3.2: CAYCE LMI POPULATION



HOUSING

As illustrated in table 3.5, between 1990 and 2000 the total number of housing units increased by 392 while at the same time the number of those that were

owner occupied decreased by 4% and the total percentage of vacant units remained relatively constant. Since 2000, estimates indicate an increase of approximately 139 housing units and a continued increase in the ratio of renters to owners.

The housing stock in Batesburg-Leesville's is predominantly characterized by older homes. As illustrated in table 2.6, approximately 70.48% of all housing units were built prior to 1980. The estimated 82 units built after 2000 only make up 1.45% of the towns total housing stock.

TABLE 3.5: CAYCE HOUSING UNITS AND OCCUPANCY

	1990 Census	Pct Total	2000 Census	Pct Total	2008 Estimate	Pct Total
Total Housing Units	5,137	n/a	5,529	n/a	5,668	n/a
Owner Occupied	3,345	65.12%	3,370	60.94%	3,205	56.55%
Renter Occupied	1,473	28.68%	1,775	32.11%	2,089	36.86%
Vacant	318	6.20%	384	6.94%	373	6.58%

TABLE 3.6: CAYCE AGE OF HOUSING STOCK

	2000 Census	Pct Total
Estimate 2000-2008	82	1.45%
Built 1999-Mar 2000	40	0.71%
Built 1995-1998	198	3.49%
Built 1990-1994	501	8.84%
Built 1980-1989	701	12.37%
Built 1970-1979	833	14.70%
Built 1960-1969	1,342	23.68%
Built 1940-1959	1,625	28.67%
Built 1939 or earlier	195	3.44%

The Central Midlands 2008 Multi-Family Rental and Condominium Survey reports that the West Columbia/Cayce market area has 33 multi-family housing complexes containing a total of approximately 3053 units. The Lexington County Consolidated plan reports that six of these units are considered to be

assisted housing developments. These subsidized housing developments include the Lorrick Street Apartments, the Abbott Arms Apts, The Asbury Arms, the Gentle Pines Apts, Park Place West, and Westbridge Apts. These units are supported by a combination of Section 8, 202 and 221 funds to provide a total of 509 rental units to residents in need.

WATER AND SEWER INFRASTRUCTURE

The City of Cayce owns and operates water and sewer facilities and systems within and beyond the City limits. The City's water system draws water from the Congaree River to provide service to over 7,100 customers with an average daily consumption of approximately 3.4 MGD. The capacity of the water plant is 9.6 MGD allowing for the future expansion of service to City residents and other rapidly growing areas in unincorporated Lexington County.

The City of Cayce is designated by the Central Midlands 208 Water Quality Management Plan to serve as a regional sewer provider. The City currently provides sewer service to a large number of residents within the eastern portion of Lexington County and accepts wastewater flows from a number of other regional providers for treatment at the Cayce wastewater treatment facility. This plan currently has the capacity to treat 16 MGD but plans are currently underway to expand this capability to 25 MGD. This expanded capacity will allow the City to better accommodate regional growth by being able to provide service to new residents and accept more wastewater flow from other regional facilities such as those operated by the Town of Lexington and the Joint-Municipal Water and Sewer Commission.

TRANSPORTATION INFRASTRUCTURE

Vehicular circulation in the City of Cayce is served by an extensive regional transportation system of Interstates, US highways, State highways, and local roads. The primary arterials directly serving the City include: I-26, I-77, US 321, SC 302, SC 35 and SC 2. The town well served by Interstate access because of its location at the junction of I-26 and I-77. The town's ability to efficiently and effectively move freight and cater to industry is also enhanced by its extensive rail network and proximity to the Columbia Metropolitan Airport.

The main highway corridor passing through the City is US 321(Knox Abbot Drive). This highway provides two lanes of traffic in each direction and has a center turn lane to provide turning access to the extensive commercial development that lines both sides of the road. This corridor has adequate pedestrian facilities and is one of the few major roads in the Columbia area to have a bike facilities as well. State Street and 12th Street, the City's other two primary corridors also have adequate pedestrian facilities. 12th Street is also a 5 lane road while State Street has 1 lane of traffic in each direction with a center

turn lane to provide access to the surrounding residential areas. Many of the local roads, especially in areas with high concentrations of LMI residents are 2 lane roads that do not have adequate pedestrian facilities.

The City of Cayce is fairly well served by transit compared to the rest of Lexington County. The Central Midlands Regional Transit Authority provides a single route (Route 25) that travels along Knox Abbot Road and loops down 12th Street to Taylor, and back up to Knox Abbot serving a large portion of the City's residential and commercial areas.

EMPLOYMENT AND EDUCATION

According to the 2000 Census, 6,273 or 64% of people in the City of Cayce aged 16 and over were a part of the labor force. Of these people 95% were employed, 4% were unemployed, and 0.5% were in the Armed Services. Of the employed people, 40% were engaged in blue collar occupations while 60% were engaged in white collar occupations. Table 3.7 places the 2000 Census information in the context of 1990 Census figures and 2008 estimates. While the number of people in the labor forces decreased between 1990 and 2000, the ratio of employed to unemployed remained relatively constant. According to the 2008 estimates, unemployment has actually decreased, defying countywide, statewide and national trends of increasing unemployment numbers. This trend could be attributed to the increased employment opportunities brought with recent industrial developments in the southern portions of the town. The unemployment estimates for 2008 are considerably lower for the City of Cayce as compared to Lexington County as a whole which had approximately 4.8% of the population in the labor force unemployed.

TABLE 3.7: CAYCE EMPLOYMENT CHARACTERISTICS

	1990 Census	Pct Total	2000 Census	Pct Total	2008 Estimate	Pct Total
Age 16 + Population	9736	n/a	9795	n/a	10245	n/a
In Labor Force	6669	68.50%	6273	64.05%	6614	64.56%
Employed	6304	94.52%	5985	95.40%	6309	61.58%
Unemployed	329	4.94%	256	4.08%	285	2.78%
In Armed Forces	31	0.31%	32	0.52%	20	0.20%
Not In Labor Force	3067	31.50%	3522	35.95%	3631	35.44%

Since 1990, educational levels of the population in the City of Cayce have improved slightly, most notably with a sizable decrease in the number of people without a high school diploma. As illustrated in table 3.8, between 1990 and 2008 the number of people 25 and older receiving an associates degree or

higher only increased by 54 people, while the number of people having less than a high school degree decreased by 905 people.

TABLE 3.8: CAYCE EDUCATIONAL ATTAINMENT

	1990 Census	Pct Total	2000 Census	Pct Total	2008 Estimate	Pct Total
Age 25+ Population	8125	n/a	8083	n/a	8352	n/a
Grade K - 8	822	10.11%	340	4.21%	229	2.74%
Grade 9 - 12	1344	16.54%	1228	15.19%	805	9.64%
High School Graduate	2584	31.80%	2606	32.24%	2908	34.82%
Some College, No Degree	1496	18.41%	1757	21.74%	1933	23.15%
Associates Degree	570	7.01%	494	6.12%	544	6.51%
Bachelor's Degree	1008	12.41%	1147	14.20%	1225	14.67%
Graduate Degree	301	3.70%	452	5.60%	708	8.48%

NEEDS ANALYSIS

Based on discussions with town representatives, the City of Cayce has a range of short, medium, and long term needs related to housing, infrastructure, community facilities, economic development, and community/special needs services.

- **Short term needs** include stormwater/drainage improvements, construction of a senior center, commercial revitalization, and a planning and feasibility study for the development of a youth center.
- **Medium term needs** include a housing fund/minor home repair program, sidewalk improvements, park and recreation improvements, commercial revitalization, and planning and feasibility studies for public water and sewer infrastructure improvements.
- **Long term needs** include implementation of projects recommended in the short and medium term planning/feasibility studies for developing a youth center and making water and sewer infrastructure improvements.

The following table summarizes each of these projects and places them in the context of CDBG National Objectives, HUD Goals, and Lexington County Priorities and Strategies.

TABLE 3.9: CAYCE NEEDS ANALYSIS

Category	Project Description	Priority	CDBG National Objective	HUD Goals	Lexington Co. Priorities & Strategies
Housing					
Housing Fund/Minor Home Repair Program	Town wide program to provide funding for minor home repairs for eligible LMI and elderly residents.	Medium Term	LMI (Pop)	1	6.3, 6.4
Infrastructure					
Public Water Extensions/Improvements	(See Planning/Feasibility Studies)	Short Term	LMI (Area)	2	2.1; 3.1
	Water Storage Tank Construction in the Avenues Areas based on results of Planning/Feasibility Study	Long Term	LMI (Area)	2	2.1
	Water Line Replacement in the Avenues Area based on results of Planning/Feasibility Study	Long Term	LMI (Area)	2	2.1
Public Sewer Extensions/Improvements	(See Planning/Feasibility Studies)	Short Term	LMI (Area)	2	2.2; 3.1
	Sewer Line Replacement in the Avenues Area based on results of Planning/Feasibility Study	Long Term	LMI (Area)	2	2.2
Drainage Improvements	Storm water/Drainage improvements for the area south of Frink Street, north of Allen Street, east of Julius Felder Street and west of the 12 th Street extension. Numerous drainage backups occur due to beaver activity in the area.	Short Term	LMI (Area)	2	2.4
Sidewalks	Sidewalk project for Julius Felder/Taylor Elementary School Area	Medium Term	LMI (Area)	2	2.5
Community Facilities					
Senior Citizen Centers	Senior Center Construction	Short Term	LMI (Pop)	2	1.3
Parks and Recreation	Restroom Facility at Granby Garden Park	Medium Term	LMI (Area)	2	1.6

Category	Project Description	Priority	CDBG National Objective	HUD Goals	Lexington Co. Priorities & Strategies
Economic Development					
Commercial Revitalization	State Street Revitalization - Phase IV and Phase V	Short Term	LMI (Area)	2,3	5.3
	State Street Revitalization - Future Phases	Medium Term	LMI (Area)	2,3	5.3
Community/Special Needs Services					
Youth Services	(See Planning/Feasibility Studies)	Medium Term	LMI (Pop)	2	3.0; 4.0
	Construction of Youth Center as identified in the Planning/Feasibility Study.	Long Term	LMI (Pop)	2	1.3, 1.6; 4.0
Planning/Feasibility Studies					
Infrastructure	Feasibility/Engineering Study for water service needs in the Avenues Area to include a New Water Storage Tank and water line upgrade/replacement projects.	Medium Term	LMI (Area)	2	2.2; 3.1
	Feasibility/Engineering Study for a Sewer Line Replacement Project in the Avenues Area.	Medium Term	LMI (Area)	2	2.2; 3.1
Community/Special Needs Services	Feasibility Study for the Development of a Youth Center.	Short Term	LMI (Pop)	2	3.0; 4.0

CHAPTER 4 - CHAPIN



EXISTING CONDITIONS**OVERVIEW**

The Town of Chapin is located in the northern part of Lexington County, in the heart of what is locally known as the Dutch Fork. The Town is located along US 76, just off of I-26, approximately twenty-two (22) miles from the City of Columbia. The town is considered to be a gateway to “Lake Murray Country.” Neighboring areas include Ballentine, White Rock and the Town of Irmo.

The town encompasses approximately 1.9 square miles and contains a distinct central business district in the form of a traditional main street shopping area, which is flanked by suburban type commercial and residential areas.

The tremendous growth that has occurred within Lexington County over the past twenty years has had a significant impact on the town of Chapin, even if it is not directly reflected in the census figures presented below. The Chapin area continues to serve as an important bedroom community for Columbia commuters.

DEMOGRAPHIC CHARACTERISTICS

According to official Census figures, between 1990 and 2000, the town of Chapin only grew by 133 people. Since 2000, estimates indicate an additional 213 residents, which is substantial for a town of this size, but is minimal compared to the growth that has been occurring outside of the town in the surrounding unincorporated areas of Lexington County. The 2000 population and 2008 estimates of Chapin represent on average only .3% of the total population of Lexington County for these same years.

As illustrated in table 4.1, the racial and ethnic makeup of the town remained relatively constant between 1990 and 2000 with white residents making up 91.9% of the total 2000 population, black residents making up 8%, and other races making up the remaining 0.9%. While the white population increased between 1990 and 2000, the black population remained relatively constant. Since 2000, population estimates show all categories increasing to account for the overall population growth in the town. Figure 4.1 illustrates the distribution of minority resident concentrations within the town.

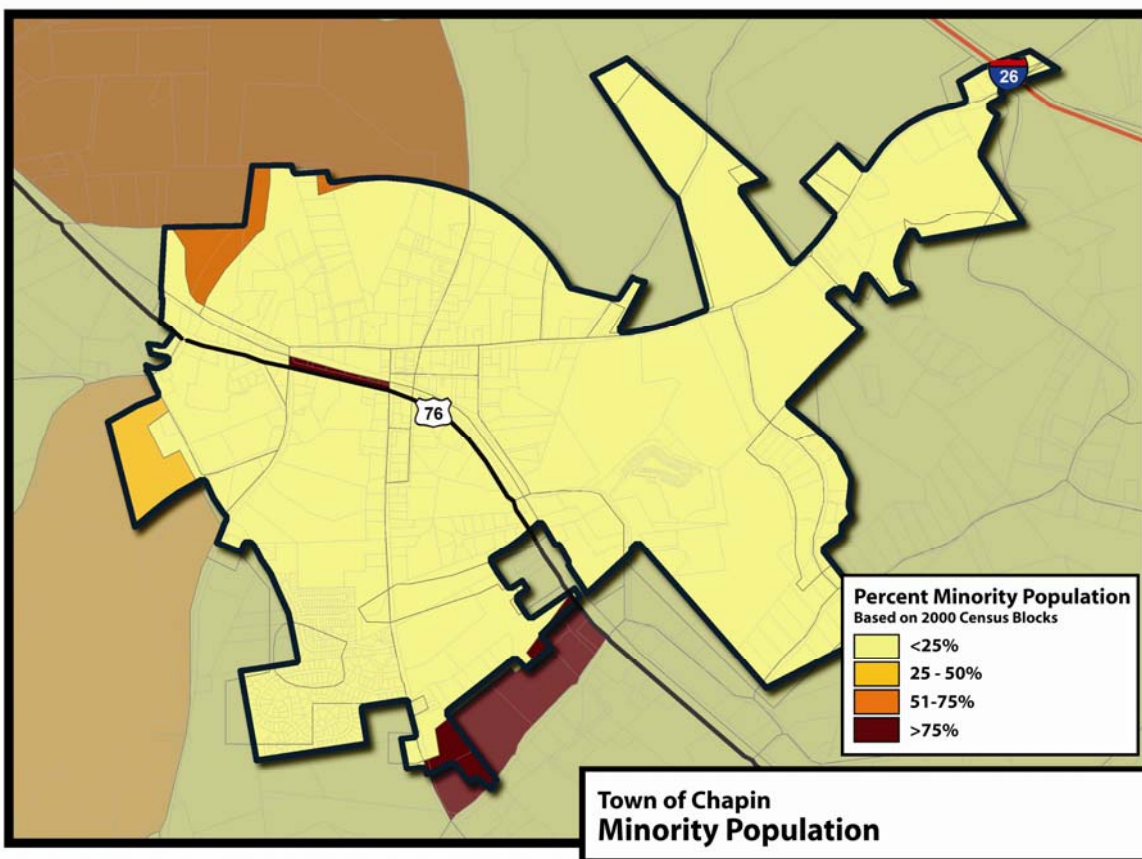
The Hispanic population in the town has steadily increased since the 1990 census from 0.5% of the total population to 1.3% in 2008. It is also important to note that the South Carolina Budget and Control Board recognize the possibility of a significant Hispanic population undercount in the 2000 Census. It should also be noted that while the growth of the local Hispanic population in Chapin is not as significant as in other areas of the county, local knowledge of business development and employment patterns does suggest that actual

population figures may be considerably higher than indicated in these tables, though no statistical data currently exists to provide evidence of this trend.

TABLE 4.1: CHAPIN POPULATION CHARACTERISTICS

	1990	Pct Total	2000	Pct Total	2008 Estimate	Pct Total
Total Population	379	n/a	512	n/a	725	n/a
White	331	87.23%	466	91.07%	635	87.61%
Black	48	12.52%	41	8.01%	79	10.94%
American Indian or Alaska Native	0	0.00%	1	0.14%	1	0.10%
Asian or Pacific Islander	0	0.00%	0	0.05%	2	0.22%
Other Race	1	0.25%	1	0.14%	2	0.23%
Hispanic Ethnicity	2	0.48%	3	0.59%	9	1.27%

FIGURE 4.1: CHAPIN MINORITY POPULATION



The age distribution of the population in Chapin has remained relatively constant between 1990 and 2008. Table 4.2 shows the population by 11 different age groups and aggregations for this data for three key age cohorts. Over this 28 year period the population of people under the age of 20 decreased by 73 while the population in people over the age of 65 increased by 60 with the majority of that change occurring since the year 2000. It is important to note that the largest percentage of the population is in the 20-64 range (44%), while the median age of the population has steadily increased from 39 in 1990 to an estimate of 42 in 2008. While Chapin is well positioned to attract younger families it is still likely that the trend towards a predominantly aging population will continue as those currently in the 45-64 age range will move into the 65 and older cohort over the next 10-15 years.

TABLE 4.2: CHAPIN AGE CHARACTERISTICS

	1990 Census	Pct Total	2000 Census	Pct Total	2008 Estimate	Pct Total
0 to 4	16	4.10%	36	7.01%	48	6.62%
5 to 14	49	12.99%	69	13.52%	89	12.25%
15 to 19	36	9.51%	27	5.29%	37	5.09%
Under 20	101	26.60%	132	25.82%	174	23.96%
20 to 24	24	6.43%	18	3.60%	29	4.06%
25 to 34	40	10.54%	71	13.86%	87	12.05%
35 to 44	67	17.67%	83	16.31%	98	13.47%
45 to 54	60	15.74%	81	15.81%	117	16.08%
55 to 64	36	9.42%	56	11.02%	108	14.89%
20-64	163	42.83%	221	43.14%	322	44.44%
65 to 74	29	7.53%	32	6.27%	54	7.47%
75 to 84	19	5.12%	28	5.39%	42	5.80%
85+	4	0.96%	10	1.92%	16	2.21%
65 and Older	52	13.61%	70	13.58%	112	15.48%
Median Age:	39	n/a	39	n/a	42	n/a

INCOME AND POVERTY

According to 2008 estimates the current median household income for Chapin is \$67,988, an increase of \$12,647 from the 2000 Census. Chapin has the third highest median household income of the 14 municipalities and is approximately \$13,151 higher than that of Lexington County.

As indicated in table 4.3 the percentage of the total population of the town in the lower income brackets (under \$35,000 a year) has decreased over the 28 year period from approximately 38.6% to only 24.2% in 2008. The data also illustrates a significant increase in those households making over \$75,000 a year from 9.8% to 43% during the same time period.

TABLE 4.3: CHAPIN INCOME CHARACTERISTICS

	1990 Census	Pct Total	2000 Census	Pct Total	2008 Estimate	Pct Total
\$0 - \$15,000	24	16.34%	17	8.39%	17	5.74%
\$15,000 - \$24,999	7	4.91%	25	12.06%	27	9.14%
\$25,000 - \$34,999	25	17.40%	25	11.86%	28	9.35%
\$35,000 - \$49,999	23	16.27%	22	10.51%	37	12.36%
\$50,000 - \$74,999	49	33.90%	55	26.58%	62	20.54%
\$75,000 - \$99,999	10	7.17%	33	15.78%	47	15.55%
\$100,000 - \$149,999	1	0.62%	19	9.15%	52	17.37%
\$150,000+	3	2.07%	12	5.66%	30	9.97%

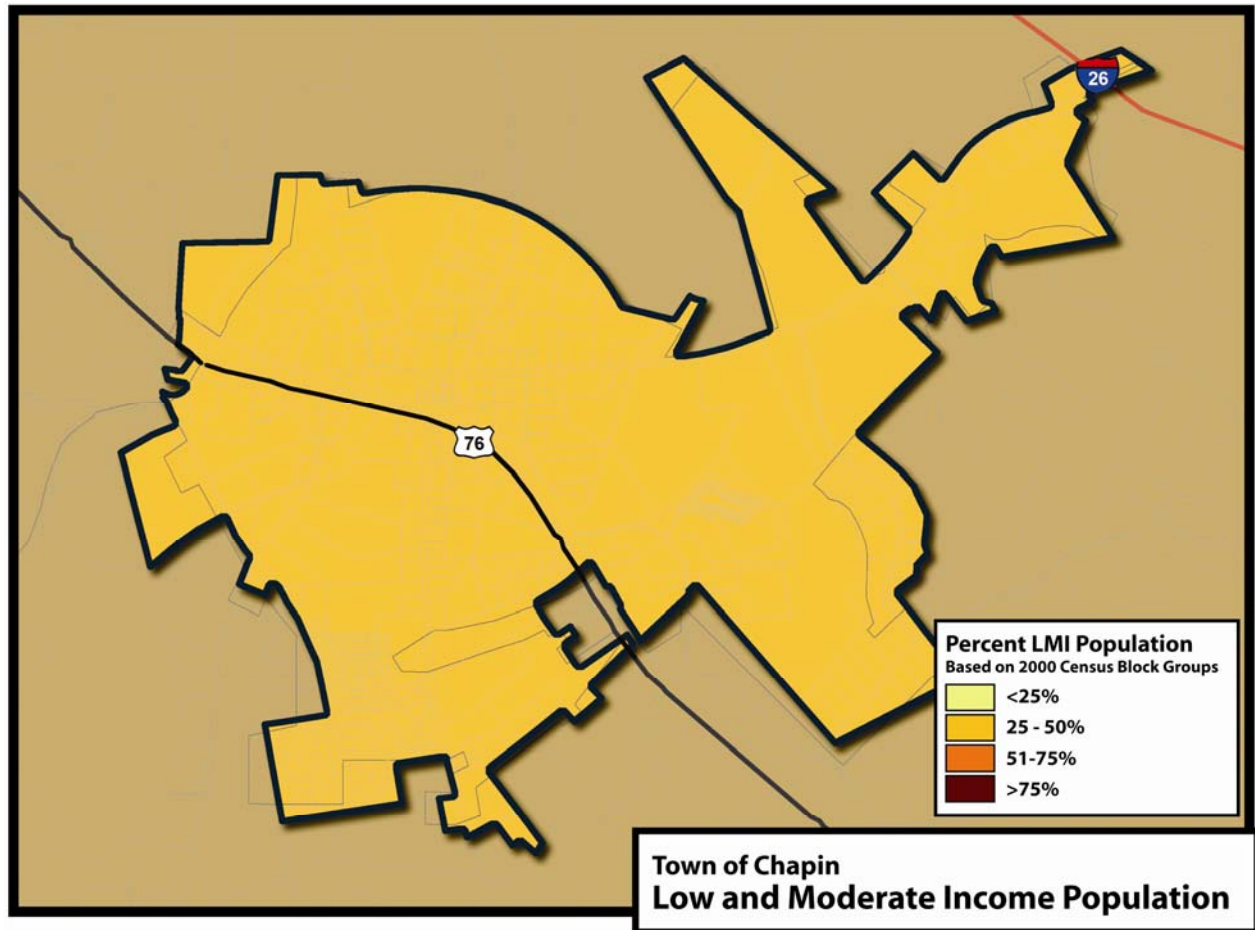
The 2000 Census reports that in 1999, 4.68% of the population of the town was below the poverty level. This number is lower than all of Lexington County which had a total of 8.9% of the population below the poverty level. Chapin accounted for .12% of all persons below the poverty level within the County.

TABLE 4.4: CHAPIN POVERTY CHARACTERISTICS

	1990 Census	2000 Census	2008 Estimate
Average Hhld Income	\$49,675	\$66,470	\$74,258
Median Hhld Income	\$45,906	\$55,341	\$67,988
Per Capita Income	\$18,099	\$26,878	\$30,266
Population Under Poverty Level	n/a	24	n/a
% Population Under Poverty Level	n/a	4.68%	n/a

According to the 2008 Low and Moderate Income (LMI) estimates produced by the US Department of Housing and Urban Development, the population of Chapin is only 30% LMI, one of the lowest in the County. In addition, as illustrated in figure 4.2, the town has no distinct geographic areas with 51% or more LMI residents. The entire town falls within the 25-50% category.

FIGURE 4.2: CHAPIN LMI POPULATION



HOUSING

As illustrated in table 4.5, between 1990 and 2000 the total number of housing units increased by 66 and the ratio of renters to owners changed slightly with an increase in the percentage of renters and a small decrease in the percentage of owner occupied units. Since 2000, estimates indicate an increase of an additional 97 housing units and with the same trend in increasing percentages of renters versus owner occupied units. The number of vacant units has remained relatively constant throughout the 28 year period with a slight increase of only 7 vacant units.

The housing stock in Chapin is predominantly characterized by newer homes. As illustrated in table 4.6, approximately 78% of all housing units were built after 1980. The estimated 97 units built after 2000 make up 30.5% of the towns total housing stock.

TABLE 4.5: CHAPIN HOUSING UNITS AND OCCUPANCY

	1990 Census	Pct Total	2000 Census	Pct Total	2008 Estimate	Pct Total
Total Housing Units	155	n/a	221	n/a	318	n/a
Owner Occupied	136	87.44%	185	83.78%	254	79.80%
Renter Occupied	9	5.63%	22	9.82%	46	14.49%
Vacant	11	6.93%	14	6.41%	18	5.70%

TABLE 4.6: CHAPIN AGE OF HOUSING STOCK

	2000 Census	Pct Total
Estimate 2000-2008	97	30.50%
Built 1999-Mar 2000	21	6.60%
Built 1995-1998	78	24.53%
Built 1990-1994	29	9.12%
Built 1980-1989	22	6.92%
Built 1970-1979	28	8.81%
Built 1960-1969	27	8.49%
Built 1940-1959	30	9.43%
Built 1939 or earlier	27	8.49%

The Central Midlands 2008 Multi-Family Rental and Condominium Survey reports that the Dutchfork market area, which includes Chapin and surrounding areas has 21 multi-family housing complexes containing a total of approximately 2123 units. The Lexington County Consolidated plan reports that none of these units are considered to be assisted housing developments, thereby illustrating one of the primary obstacles to affordable housing (i.e., a lack of subsidized housing opportunities in the market area).

WATER AND SEWER INFRASTRUCTURE

The town of Chapin receives its water supply from three water tanks. There is one tank within the town limits located on East Boundary Street and has a capacity of 200,000 gallons. A second tank is located at Old Lexington and Sid Bickley Road and holds 2.0 million gallons. Both tanks receive their water

supply from the City of Columbia. A third 150,000 gallon tank, supplied by a well, is located outside of town at Amicks Ferry and Shady Acres lane.

The Town operates its own sewer system, which was put in place in 1990. The sewer service was designed on a gravity and force main\pump system, which has the present waste water treatment capacity of 1.2 million gallons per day and generally treats between 350,000-400,000 gallons per day. Both systems serve approximately 162 dwellings and 62 businesses. According to the Central Midlands 208 Regional Water Quality Management Plan, the town would like to see the capacity of the plant expanded to 2.4 MGD at some point in the future.

TRANSPORTATION INFRASTRUCTURE

Vehicular circulation in the Town of Chapin is served by a small network of local roads and is connected to the larger metropolitan area by US 76 and Interstate 26. The town is connected to the interstate via Columbia Avenue which a 2 lane facility that experiences considerable congestion during peak commuting hours. US 76 is a 3 lane facility which provides 1 lane of traffic in each direction and a center turn lane to provide access to the commercial development on both sides of the road. Columbia Avenue does not have pedestrian facilities along its course, while US 76 does have sidewalks on both sides of the street as it passes through town.

While the town of Chapin has no local circulator transit service of its own, it is served by the SCDOT Smart Ride program which runs express bus commuter service between Newberry and Columbia. This service stops in Chapin to pick up riders commuting between Chapin and downtown Columbia. There is not, however, any way for potential workers in the Columbia area to access available jobs in Chapin via reverse commute transit service.

EMPLOYMENT AND EDUCATION

According to the 2000 Census, 284 or 70.5% of people in Chapin aged 16 and over were a part of the labor force. Of these people 96.5% were employed, 2.9% were unemployed, and 0.6% were in the Armed Services. Of those employed, 31.6% were engaged in blue collar occupations, while 68.4% were engaged in white collar occupations. Table 4.7 places the 2000 Census information in the context of 1990 Census figures and 2008 estimates. While the number of people in the labor forces increased between 1990 and 2000, the number of unemployed people slightly increased to just under 3%, which decreased to around 2% according to the 2008 estimates. The unemployment estimates for 2008 are significantly lower for Chapin as compared to Lexington County as a whole which had approximately 4.8% of the population in the labor force unemployed.

TABLE 4.7: CHAPIN EMPLOYMENT CHARACTERISTICS

	1990 Census	Pct Total	2000 Census	Pct Total	2008 Estimate	Pct Total
Age 16 + Population	306	n/a	402	n/a	581	n/a
In Labor Force	227	74.09%	284	70.55%	409	70.34%
Employed	224	98.56%	274	96.49%	395	67.95%
Unemployed	3	1.39%	8	2.92%	12	2.05%
In Armed Forces	0	0.00%	2	0.60%	2	0.33%
Not In Labor Force	79	25.91%	118	29.45%	172	29.66%

Since 1990, educational levels of the population in Chapin have changed where both the number of people without a high school diploma and the number of people with a college degree have increased. As illustrated in table 4.8, between 1990 and 2008 the number of people 25 and older receiving an associates degree or higher has increased by 142 people, while the number of people having less than a high school degree has increased by 279 people. The number of people with a high school degree has remained relatively constant, while the number of people with some college, but no degree has increased.

TABLE 4.8: CHAPIN EDUCATIONAL ATTAINMENT

	1990 Census	Pct Total	2000 Census	Pct Total	2008 Estimate	Pct Total
Age 25+ Population	254	n/a	361	n/a	522	n/a
Grade K - 8	22	8.72%	9	2.42%	8	1.49%
Grade 9 - 12	24	9.38%	54	14.88%	49	9.41%
High School Graduate	112	43.95%	94	26.11%	146	27.96%
Some College, No Degree	21	8.29%	65	17.89%	102	19.47%
Associates Degree	16	6.39%	30	8.36%	43	8.30%
Bachelor's Degree	32	12.78%	70	19.42%	98	18.88%
Graduate Degree	27	10.49%	38	10.65%	76	14.49%

NEEDS ANALYSIS

Based on discussions with town representatives, Chapin has a range of short, medium, and long term needs related to housing, community facilities, economic development, and community/special needs services.

- **Short term needs** include traditional housing rehabilitation projects, a minor home repair program, slum and blight removal, assistance to community programs and events, and planning/feasibility studies for affordable housing, adaptive reuse of a historic property, and senior service needs.
- **Long term needs** include improvements (ADA compliance) to elementary school playground equipment, assistance to local non-profit agencies and implementation of projects recommended in the planning/feasibility studies listed above.

The following table summarizes each of these projects and places them in the context of CDBG National Objectives, HUD Goals, and Lexington County Priorities and Strategies.

TABLE 4.9: CHAPIN NEEDS ANALYSIS

Category	Project Description	Priority	CDBG National Objective	HUD Goals	Lexington Co. Priorities & Strategies
Housing					
Housing Rehabilitation Project	Potential for rehabilitation of 11 or so substandard houses, including some mobile homes, in a small subdivision next to Turkey Point.	Short Term	LMI (Pop)	1	6.3
	Project to provide individual housing/construction assistance to an LMI individual whose mobile home was destroyed in a fire.	Short Term	LMI (Pop)	1	6.2,6.3
Housing Fund/Minor Home Repair Program	Town wide program to provide funding for minor home repairs for eligible LMI and Elderly Residents.	Short Term	LMI (Pop)	1	6.3, 6.4
Slum and Blight Removal/Demolition	Removal of several dilapidated, vacant structures to include a service station along the main commercial corridor.	Medium Term	Blight	1,2	6
Affordable Housing	(See Planning/Feasibility Studies)	Medium Term	LMI (Pop)	1	3; 6.1; 7.1
	Implementation of recommendations from Planning/Feasibility Study	Long Term	LMI (Pop)	1	6.1; 7.1
Community Facilities					
Accessibility Improvements	ADA compliance for school playground equipment. Potential partnership with School District	Short Term	LMI (Pop)	2	1.6, 1.8; 7.2
Economic Development					
Historic Preservation/Adaptive Reuse	(See Planning/Feasibility Studies)	Short Term	LMI (Pop)	2,3	1.3; 3.6; 4.1; 7.2
	Implementation of recommendations from Planning/Feasibility Study	Long Term	LMI (Pop)	2,3	1.3; 4.1; 7.2

Category	Project Description	Priority	CDBG National Objective	HUD Goals	Lexington Co. Priorities & Strategies
Community/Special Needs Services					
Senior Services	Program for assisting Seniors in the construction of residential wheel chair ramps. Could be a part of the Minor Home Repair Program.	Short Term	LMI (Pop)	1	6.4
	(See Planning/Feasibility Studies)	Medium Term	LMI (Pop)	2	1.3; 3; 4.1
	Implementation of recommendations from Planning/Feasibility Study	Long Term	LMI (Pop)	2	1.3; 4.1
Community Programs/Events	Assistance for the Chapin Community Day of Caring program which is an annual event that coordinates volunteer assistance for addressing local needs of disadvantaged residents and non-profit/service organizations. Assistance could include covering cost of construction materials used for residential construction and repairs or other supplies needed to support the event/program.	Short Term	LMI (Pop)	2	4; 7
	Financial assistance for Battered Women's Shelter and other non-profit organizations within the town. Could be applied for by the non-profits or through a municipal/-non-profit partnership service program.	Medium Term	LMI (Pop)	2	4.2; 7.2, 7.3

Category	Project Description	Priority	CDBG National Objective	HUD Goals	Lexington Co. Priorities & Strategies
Planning/Feasibility Studies					
Housing	Comprehensive assessment of housing needs for LMI population within the town to include an action plan and strategies for increasing the availability of affordable housing opportunities.	Medium Term	LMI (Pop)	1	3; 6.1; 7.1
Economic Development	Feasibility study for the acquisition and adaptive reuse of historic community theatre. The building is currently owned by Lexington School District 5 and could potentially be donated by the School District to the Town of Chapin. Study would determine alternative adaptive re-use options for the site that could serve the LMI population (e.g., senior housing, community center for non-profit/social service organizations, facility for after school programs for LMI youth).	Short Term	LMI (Pop)	2,3	1.3; 3.6; 4.1; 7.2
Community/Special Needs Services	Comprehensive assessment of Senior Service needs within town limits.	Medium Term	LMI (Pop)	2	1.3; 3; 4.1

CHAPTER 5 - GASTON



EXISTING CONDITIONS

OVERVIEW

The town of Gaston is located in the southeastern portion of Lexington County along US 321 between the towns Pine Ridge and Swansea. The town encompasses approximately 5.3 square miles of mostly low density residential areas and strip type commercial development along the main transportation corridors. There are some sizable tracts of undeveloped land within the town boundary in addition to being in proximity to a handful of light industrial and/or manufacturing facilities. The town is also located along an old CSX rail line that leads from Columbia to points south.

DEMOGRAPHIC CHARACTERISTICS

Between 1990 and 2000 the population of Gaston increased by 88.5%. Since 2000, the town has seen some additional residential growth to bring the total population to 1,455 people. This more than 100% increase between 2000 and 2008 demonstrates that the town has absorbed a larger share of the overall Lexington County growth than some of the other municipalities. This growth could also be a factor of recent annexations to the town limits, but nevertheless, such growth just as likely indicates new development and in-migration of residents. The 2000 population and 2008 estimates of Batesburg-Leesville represent on average only 0.58% of the total population of Lexington County for these same years.

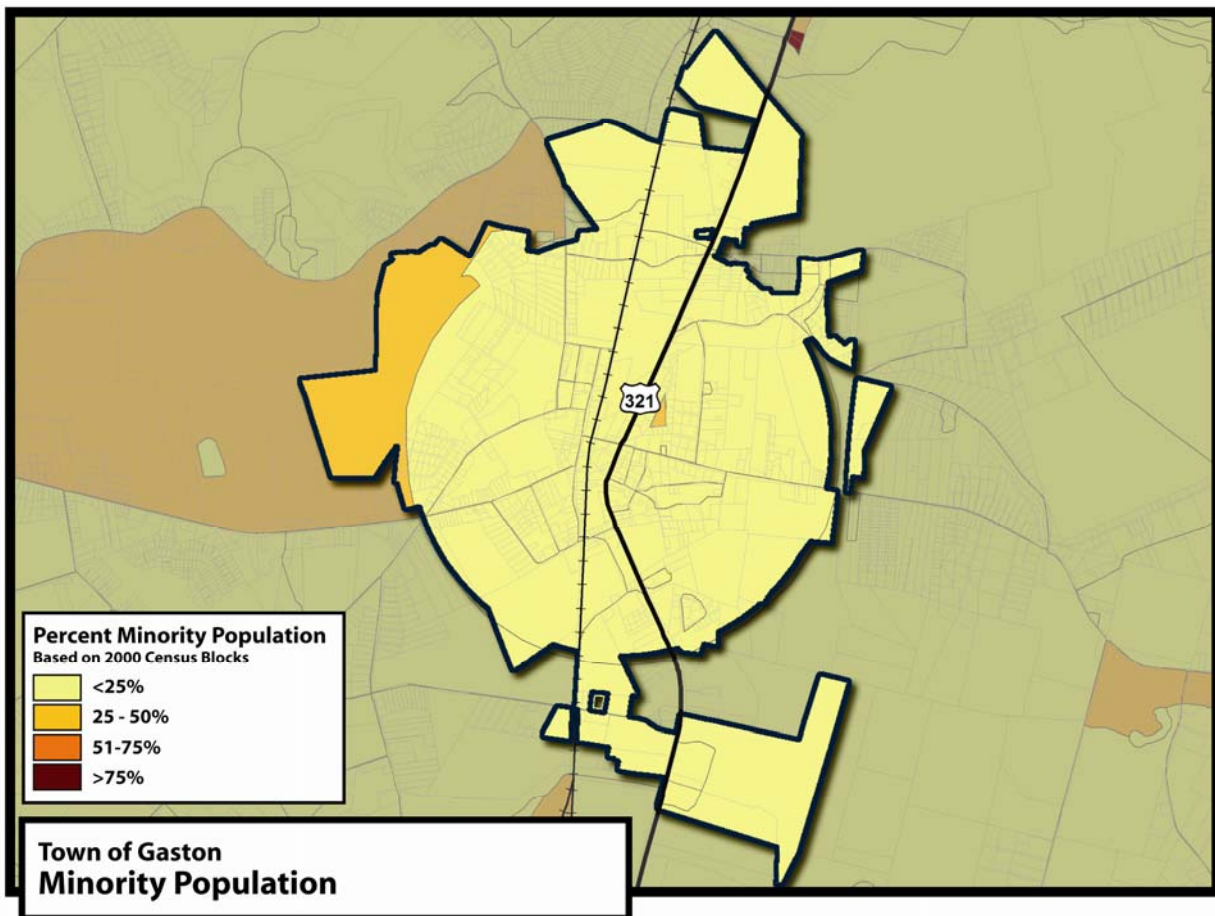
As illustrated in table 5.1, the racial and ethnic makeup of the town changed between 1990 and 2000 with a fairly significant increase in the percent population and a sizable decrease in the percent white population. The overall population increase between 1990 and 2000 was fairly consistent between white and black residents, while the other race categories increased slightly as well between the two census years. Since 2000, population estimates show each category continuing to increase while the ratio of black to white residents also continues to increase. Figure 5.1 illustrates the distribution of minority resident concentrations within the town.

The Hispanic population in the town has steadily increased since the 1990 census from 0.9% of the total population to 3.8% in 2008. It is important to note that the South Carolina Budget and Control Board recognize the possibility of a significant Hispanic population undercount in the 2000 Census. It should also be noted local knowledge of business development and employment patterns suggest that the local Hispanic population has grown tremendously since 2000 in the town of Gaston and surrounding areas, though no statistical data currently exists to provide evidence of this trend.

TABLE 5.1: GASTON POPULATION CHARACTERISTICS

	1990	Pct Total	2000	Pct Total	2008 Estimate	Pct Total
Total Population	669	n/a	1,261	n/a	1,455	n/a
White	619	92.52%	1,040	82.44%	1,153	79.23%
Black	47	7.03%	179	14.22%	249	17.13%
American Indian or Alaska Native	1	0.22%	7	0.53%	5	0.33%
Asian or Pacific Islander	1	0.15%	4	0.32%	6	0.44%
Other Race	0	0.07%	10	0.83%	13	0.91%
Hispanic Ethnicity	6	0.85%	26	2.06%	55	3.78%

FIGURE 5.1: GASTON MINORITY POPULATION



The age distribution of the population in Gaston has remained relatively constant between 1990 and 2008. Table 5.2 shows the population by 11 different age groups and aggregations for this data for three key age cohorts. Over this 28 year period the population of people under the age of 20 increased by 242 while the population in people over the age of 65 increased by 71 with the change being constant between 1990 and 2000 census and the 2008 estimates. It is important to note that the largest percentage of the population is in the 20-64 range (60.79%). The fact that the median age has remained relatively constant means that some of the growth has included younger families. Despite this fact, it is still likely that the trend towards a predominantly aging population will continue as those people currently in the 45-64 age range will move into the 65 and older cohort over the next 10-15 years.

TABLE 5.2: GASTON AGE CHARACTERISTICS

	1990 Census	Pct Total	2000 Census	Pct Total	2008 Estimate	Pct Total
0 to 4	58	8.63%	110	8.68%	122	8.37%
5 to 14	104	15.49%	214	17.00%	224	15.38%
15 to 19	51	7.67%	97	7.69%	109	7.52%
Under 20	213	31.79%	421	33.37%	455	31.27%
20 to 24	53	7.91%	84	6.66%	108	7.40%
25 to 34	132	19.81%	216	17.12%	217	14.92%
35 to 44	104	15.62%	213	16.92%	210	14.44%
45 to 54	73	10.89%	150	11.87%	186	12.79%
55 to 64	50	7.47%	101	8.01%	164	11.25%
20-64	412	61.69%	764	60.58%	884	60.79%
65 to 74	30	4.49%	49	3.92%	77	5.30%
75 to 84	12	1.78%	22	1.73%	31	2.12%
85+	2	0.25%	5	0.40%	7	0.51%
65 and Older	44	6.52%	76	6.05%	115	7.93%
Median Age:	30	n/a	31	n/a	32	n/a

INCOME AND POVERTY

According to 2008 estimates the current median household income in the Town of Gaston is \$39,131, an increase of \$6, 877 from the 2000 Census. Gaston has the second lowest median household income of the 14

municipalities and is approximately \$15,706 lower than that of Lexington County.

As indicated in table 5.3 the percentage of the total population of the town in the lower income brackets (under \$35,000 a year) has decreased over the 28 year period from approximately 68% to only 44% in 2008. The data also illustrates a significant increase in those households making over \$75,000 a year from 2.6% to 15% during the same time period.

TABLE 5.3: GASTON INCOME CHARACTERISTICS

	1990 Census	Pct Total	2000 Census	Pct Total	2008 Estimate	Pct Total
\$0 - \$15,000	66	26.71%	83	17.80%	76	13.80%
\$15,000 - \$24,999	47	19.30%	91	19.46%	85	15.47%
\$25,000 - \$34,999	53	21.46%	81	17.25%	83	15.19%
\$35,000 - \$49,999	47	19.11%	105	22.49%	120	21.80%
\$50,000 - \$74,999	27	10.86%	73	15.55%	105	19.12%
\$75,000 - \$99,999	4	1.47%	25	5.37%	49	8.91%
\$100,000 - \$149,999	3	1.13%	7	1.48%	26	4.70%
\$150,000+	0	0.04%	3	0.59%	6	1.02%

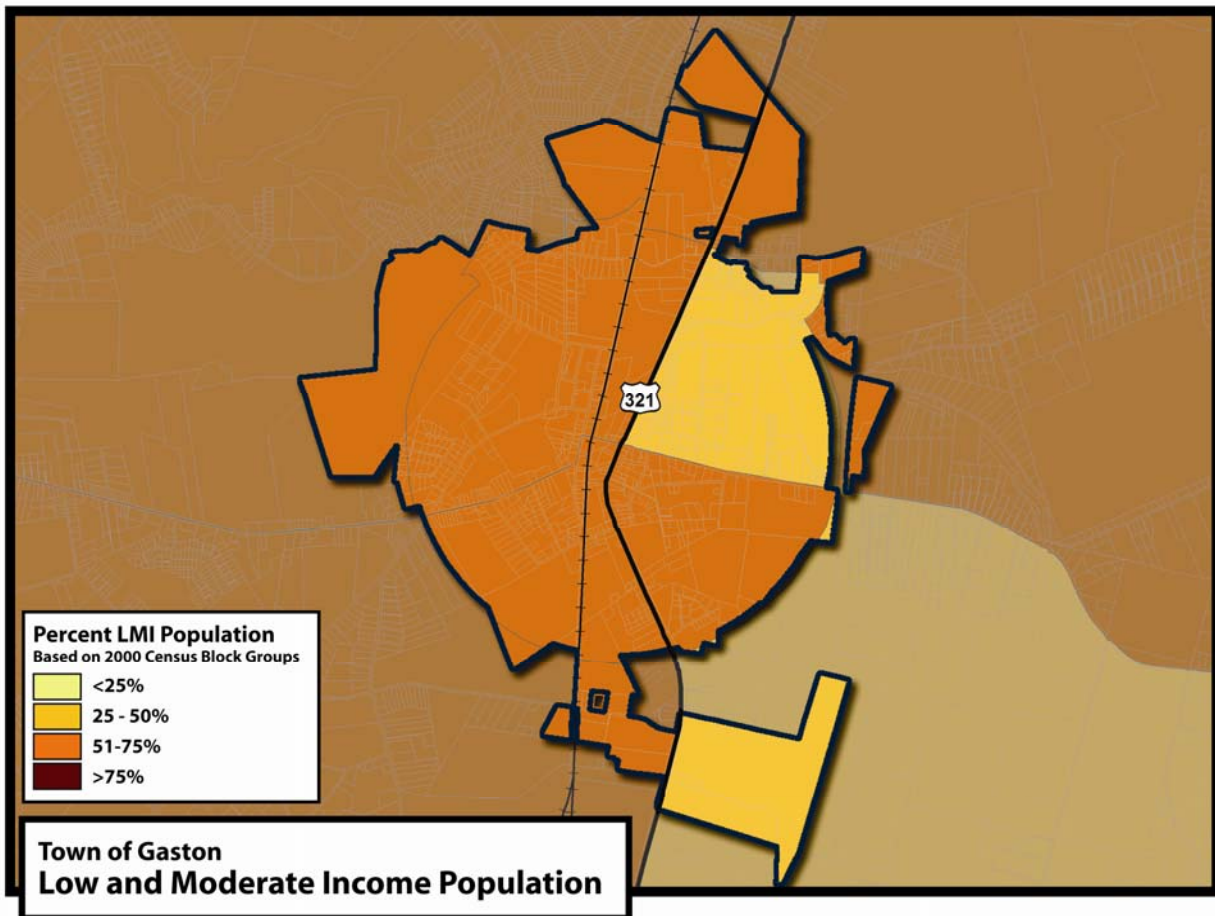
The 2000 Census reports that in 1999, 15.88% of the population of the town was below the poverty level. This number is higher than all of Lexington County which had a total of 8.9% of the population below the poverty level. Gaston accounted for 1% of all persons below the poverty level within the County.

TABLE 5.4: GASTON POVERTY CHARACTERISTICS

	1990 Census	2000 Census	2008 Estimate
Average Hhld Income	\$29,363	\$36,550	\$38,810
Median Hhld Income	\$26,866	\$32,254	\$39,131
Per Capita Income	\$10,521	\$13,560	\$14,286
Population Under Poverty Level	n/a	200	n/a
% Population Under Poverty Level	n/a	15.88%	n/a

According to the 2008 Low and Moderate Income (LMI) estimates produced by the US Department of Housing and Urban Development, the entire town of Gaston is 62.7% LMI. As illustrated in figure 5.2, three quarters of the town is 51-75% LMI. These areas include everything west of Main Street and South of Mack Street. The remaining quarter of town, north of Mack Street and East of 321 is 25-50% LMI. The remaining quarter of town, north of Mack Street and East of 321 is 25-50% LMI.

FIGURE 5.2: GASTON LMI POPULATION



HOUSING

As illustrated in table 5.5, between 1990 and 2000 the total number of housing units increased significantly while the ratio of renters to owners remained relatively constant. The number of vacant units has also increased, but vacant unit share of all housing units remained the same. Since 2000, estimates indicate an increase of approximately 90 housing units and a slight increase in the ratio of renters to owners. The number of vacant units has also slightly increased by the vacant unit share of total housing units continued to decrease.

The housing stock in Gaston is predominantly characterized by newer homes. As illustrated in table 5.6, approximately 61% of all housing units were built after 1980. The estimated 90 units built after 2000 make up 14.59% of the town's total housing stock.

TABLE 5.5: GASTON HOUSING UNITS AND OCCUPANCY

	1990 Census	Pct Total	2000 Census	Pct Total	2008 Estimate	Pct Total
Total Housing Units	277	n/a	527	n/a	617	n/a
Owner Occupied	197	71.12%	376	71.21%	418	67.70%
Renter Occupied	48	17.32%	92	17.53%	132	21.41%
Vacant	32	11.56%	59	11.26%	67	10.89%

TABLE 5.6: GASTON AGE OF HOUSING STOCK

	2000 Census	Pct Total
Estimate 2000-2008	90	14.59%
Built 1999-Mar 2000	14	2.27%
Built 1995-1998	65	10.53%
Built 1990-1994	75	12.16%
Built 1980-1989	131	21.23%
Built 1970-1979	111	17.99%
Built 1960-1969	65	10.53%
Built 1940-1959	68	11.02%
Built 1939 or earlier	20	3.24%

The Central Midlands 2008 Multi-Family Rental and Condominium Survey reports that the Gaston/Swansea market area has 2 multi-family housing complexes containing a total of approximately 52 units. The Lexington County Consolidated plan reports that none of these units are considered to be assisted housing developments, which might partially account for why the town has historically been interested in investigation affordable housing opportunities.

WATER AND SEWER INFRASTRUCTURE

Water service in the town of Gaston is provided by the Gaston Rural Water District which was established by the General Assembly in 1966. The Water District has seven groundwater wells as its water supply and maintains 3 elevated storage facilities with a combined capacity of 300,000 gallons. Its service area is the Town of Gaston and the immediate surrounding area. In 2005 the district served approximately 2800 taps both within the town and adjacent areas. All but a few residences are served by this public system. Should additional capacity be needed in the future, there are water lines from the City of Cayce and the Lexington County Joint Municipal Water and Sewer Commission in the vicinity.

Gaston's wastewater system is in its early stages of development. The Lexington County Joint Municipal Water and Sewer Commission has a sewer force main on Highway 321 that the town is connected to and this connection only services approximately 20 commercial customers in the town. The town's residences are served by individual septic tanks as is the elementary school. For the last several years, the town has been working closely with HPG & Company Consulting Engineers Inc. to develop a town-wide sewer system that could provide public sewer to residents that have requested public sewer as well as to alleviate septic tank malfunctioning at the elementary school. Sewer service is needed and wanted in the town and the town has been attempting to address this need. At this time, additional planning is needed to determine the best method for expanding service.

TRANSPORTATION INFRASTRUCTURE

Vehicular circulation in the town of Gaston is primarily served by a small network of local roads and is connected to the regional transportation network by US 321 which serves as the town's Main Street. This is a predominantly 4 lane road that contains several sections with a center turn lane. Mack Street, the other primary corridor through town, is a 2 lane facility, also containing turning lanes at key intersections and shopping centers. The town is located approximately six to eight miles from the nearest access to I-26 which is either through the US 321 or US 21 interchanges. US 321 has pedestrian facilities along the predominantly residential side of the road while Mack Street does not have any sidewalks. Many of the residential areas also do not have pedestrian facilities. No transit service currently exists for the Town of Gaston.

EMPLOYMENT AND EDUCATION

According to the 2000 Census, 641 or 69% of people in Gaston aged 16 and over were a part of the labor force. Of these people 94% were employed, 5.5% were unemployed, and 0.43% were in the Armed Services. Table 5.7 places the 2000 Census information in the context of 1990 Census figures and 2008 estimates.

While the number of people in the labor forces increased between 1990 and 2000, the ratio of employed to unemployed remained relatively constant. According to the 2000 Census 56.6% of all workers were engaged in white collar occupations, while 43.6% were engaged in blue collar occupations. The 2008 estimates actually show a slight decrease in unemployment from 5.5% in 2000 to just over 4% in 2008. The unemployment estimates for 2008 are slightly lower for Gaston as compared to Lexington County as a whole which had approximately 4.8% of the population in the labor force unemployed.

TABLE 5.7: GASTON EMPLOYMENT CHARACTERISTICS

	1990 Census	Pct Total	2000 Census	Pct Total	2008 Estimate	Pct Total
Age 16 + Population	498	n/a	917	n/a	1088	n/a
In Labor Force	365	73.35%	641	69.95%	764	70.23%
Employed	341	93.30%	603	94.05%	717	65.89%
Unemployed	22	6.04%	35	5.52%	45	4.15%
In Armed Forces	2	0.43%	3	0.43%	2	0.19%
Not In Labor Force	133	26.65%	275	30.05%	324	29.77%

Since 1990, educational levels of the population in Gaston have improved, most notably with an increase in the number of people 25 and older with an associate's degree or higher and a rather significant increase in the number of people without a high school degree. As illustrated in table 5.8, between 1990 and 2008 the number of people 25 and older receiving an associates degree or higher increased by 103 people, while the number of people having less than a high school degree increased by 498. The number of people with a high school degree increased by 243.

TABLE 5.8: GASTON EDUCATIONAL ATTAINMENT

	1990 Census	Pct Total	2000 Census	Pct Total	2008 Estimate	Pct Total
Age 25+ Population	403	n/a	757	n/a	892	n/a
Grade K - 8	66	16.32%	68	9.03%	48	5.34%
Grade 9 - 12	89	22.18%	153	20.17%	116	12.98%
High School Graduate	142	35.10%	295	39.05%	385	43.18%
Some College, No Degree	55	13.76%	145	19.21%	191	21.44%
Associates Degree	22	5.53%	42	5.57%	56	6.23%
Bachelor's Degree	20	5.06%	33	4.32%	59	6.57%
Graduate Degree	8	2.04%	14	1.88%	38	4.26%

NEEDS ANALYSIS

Based on discussions with town representatives, Gaston has a range of short, medium, and long term needs related to housing, infrastructure, community facilities, economic development, and community/special needs services.

- **Short term needs** include a minor home repair program, code enforcement, public sewer improvements, sidewalk improvements, transportation services, senior center programming, and a planning/feasibility study related to park and recreation master planning.
- **Medium term needs** include traditional housing rehabilitation project, slum and blight removal, drainage improvements, accessibility improvements, and development of an after school youth program.
- **Long term needs** include affordable housing, development of a community center, law enforcement assistance, implementation of projects recommended in recreation master plan, and a planning/feasibility study and implementation of recommendations related to small business development initiatives.

The following table summarizes each of these projects and places them in the context of CDBG National Objectives, HUD Goals, and Lexington County Priorities and Strategies.

TABLE 5.9: GASTON NEEDS ANALYSIS

Category	Project Description	Priority	CDBG National Objective	HUD Goals	Lexington Co. Priorities & Strategies
Housing					
Housing Rehabilitation Project	Housing rehabilitation of units occupied by LMI citizens primarily along the North and South side of Carlisle Street, along Irvin Jumper Street and along Mack Street, east of Highway 321.	Medium Term	LMI (Area)	1	6.3
Housing Fund/Minor Home Repair Program	Town wide program to provide funding for minor home repairs for eligible LMI and Elderly Residents.	Short Term	LMI (Pop)	1	6.3, 6.4
Code Enforcement	Provide assistance to eligible residents to help them meet municipal building codes as a part of the minor home repair program.	Short Term	LMI (Pop); Blight	1,2	6
Slum and Blight Removal/Demolition	Removal of dilapidated, vacant houses.	Medium Term	Blight	1,2	6
Affordable Housing	Provision of affordable housing opportunities. Potential for coordination with slum and blight removal project to provide infill development in vacant lots.	Long Term	LMI (Pop)	1	6.1, 6.3

Category	Project Description	Priority	CDBG National Objective	HUD Goals	Lexington Co. Priorities & Strategies
Infrastructure					
Public Sewer Extensions/ Improvements	Expand gravity sewer line along 321 and Mack Street and additional areas throughout town where feasible throughout town. Town has recurring issues with malfunctioning septic tanks.	Short Term	LMI (Area)	2	2.2
Drainage Improvements	Storm water/Drainage maintenance of roadway side, cross pipes and ditches for conveying storm water runoff in various areas of need throughout town.	Medium Term	LMI (Area)	2	2.4
Sidewalks	Extension of sidewalks providing pedestrian connectivity to the new senior center and built-up commercial sections of 321 and Mack Street.	Short Term	LMI (Area)	2	1.8; 2.5; 4.4
Accessibility Improvements	ADA compliance improvements for existing sidewalks where needed.	Medium Term	LMI (Pop)	2	4.4

Category	Project Description	Priority	CDBG National Objective	HUD Goals	Lexington Co. Priorities & Strategies
Community/Special Needs Services					
Transportation Services	(See Senior Services)	Short Term	LMI (Pop)	2	3.5; 4.1
Crime Prevention Programs	Development of Crime Awareness programs.	Long Term	LMI (Area)	2	1.1
Youth Services	Development of youth activities and after school programs.	Medium Term	LMI (Pop)	2	4.11,4.12
Senior Services	Development of programs and services for new Senior Center.	Short Term	LMI (Pop)	2	1.3; 4.1
	Need for transportation/transit services for seniors. Could be developed in coordination with Central Midlands Human Services Coordination Program.	Short Term	LMI (Pop)	2	3.5; 4.1
Planning/Feasibility Studies					
Community Facilities	Creation of town recreation master plan to examine opportunities for new parks. Needs include basketball courts, open space-greenways, education gardens, walking trails, and additional picnic areas.	Short Term	LMI (Area)	2	1.6; 3.1
Economic Development	Comprehensive Study of opportunities and constraints for small business development initiatives.	Long Term	LMI (Pop)	3	3.4

CHAPTER 6 - GILBERT



EXISTING CONDITIONS**OVERVIEW**

The town of Gilbert is located in the west-central portion of Lexington County between US 1 and Interstate 20, directly adjacent to the town of Summit. The town encompasses approximately 2.7 square miles of primarily low density residential areas. The town does have a small historic, cross roads commercial district at the intersection of Main and Hampton Streets. The town is located along an active Norfolk Southern rail line connecting Batesburg-Leesville with downtown Columbia.

DEMOGRAPHIC CHARACTERISTICS

Between 1990 and 2000 the population of Gilbert increased by only 142 people. Since 2000, the town has seen some additional residential growth to bring the total population to 527. This small increase in population indicates that the town has not captured a very large share of the tremendous growth that has been occurring in unincorporated Lexington County over the past 28 years. The 2000 population and 2008 estimates of Gilbert represent on average only 0.2% of the total population of Lexington County for these same years.

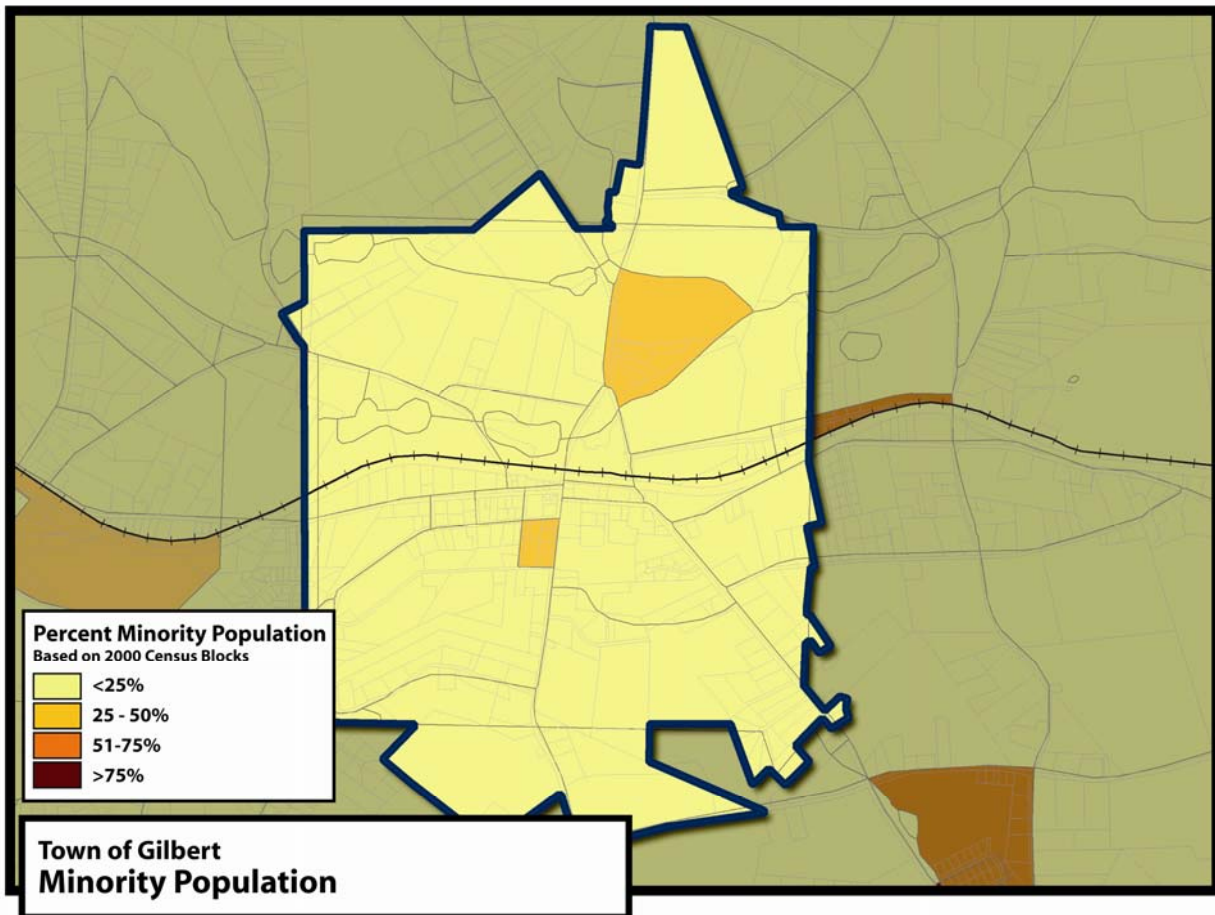
As illustrated in table 6.1, the racial and ethnic makeup of the town remained relatively constant between 1990 and 2000 with a slight increase in the percent black population. The overall population increase between 1990 and 2000 was fairly consistent between white, black and other residents between the two census years. Since 2000, population estimates show these same trends continuing. Figure 6.1 illustrates the distribution of minority resident concentrations within the town.

The Hispanic population in the town has increased since the 1990 census from 2.8% of the total population to 5% in 2008. It is important to note that the South Carolina Budget and Control Board recognize the possibility of a significant Hispanic population undercount in the 2000 Census. It should also be noted local knowledge of business development and employment patterns suggest that the local Hispanic population has grown since 2000 in the town of Gilbert and surrounding areas, though no statistical data currently exists to provide evidence of this trend.

TABLE 6.1: GILBERT POPULATION CHARACTERISTICS

	1990	Pct Total	2000	Pct Total	2008 Estimate	Pct Total
Total Population	334	n/a	476	n/a	527	n/a
White	319	95.64%	451	94.64%	483	91.67%
Black	5	1.55%	11	2.41%	26	4.89%
American Indian or Alaska Native	2	0.64%	2	0.38%	1	0.25%
Asian or Pacific Islander	0	0.04%	1	0.11%	1	0.26%
Other Race	7	2.13%	7	1.44%	9	1.71%
Hispanic Ethnicity	9	2.75%	13	2.63%	26	4.97%

FIGURE 6.1: GILBERT MINORITY POPULATION



The age distribution of the population in Gilbert has remained relatively constant between 1990 and 2008. Table 6.2 shows the population by 11 different age groups and aggregations for this data for three key age cohorts. Over this 28 year period the population of people under the age of 20 increased by 53 while the population of people over the age of 65 increased by 28 with the majority of that change occurring since the year 2000. It is important to note that the largest percentage of the population is in the 20-64 range (59.76%). It is likely that the trend towards a predominantly aging population will continue as those currently in the 45-64 age range will move into the 65 and older cohort over the next 10-15 years.

TABLE 6.2: GILBERT AGE CHARACTERISTICS

	1990 Census	Pct Total	2000 Census	Pct Total	2008 Estimate	Pct Total
0 to 4	27	8.12%	34	7.24%	38	7.15%
5 to 14	51	15.22%	78	16.46%	79	14.91%
15 to 19	28	8.33%	40	8.35%	42	8.01%
Under 20	106	31.67%	152	32.05%	159	30.07%
20 to 24	24	7.17%	24	5.00%	30	5.61%
25 to 34	64	19.28%	75	15.81%	73	13.81%
35 to 44	51	15.42%	90	18.81%	85	16.07%
45 to 54	36	10.86%	61	12.78%	72	13.59%
55 to 64	26	7.90%	36	7.64%	56	10.68%
20-64	202	60.62%	286	60.04%	315	59.76%
65 to 74	17	4.99%	25	5.23%	36	6.86%
75 to 84	7	2.16%	10	2.11%	14	2.60%
85+	2	0.56%	3	0.56%	4	0.72%
65 and Older	26	7.71%	38	7.91%	54	10.17%
Median Age:	31	n/a	33	n/a	35	n/a

INCOME AND POVERTY

According to 2008 estimates the current median household income in the Town of Gilbert is \$49,950, an increase of \$9,187 from the 2000 Census. Gilbert has the sixth highest median household income of the 14 municipalities and is approximately \$4,887 lower than that of Lexington County.

As indicated in table 6.3 the percentage of the total population of the town in the lower income brackets (under \$35,000 a year) has decreased over the 28

year period from approximately 49% to only 33% in 2008. The data also illustrates a significant increase in those households making over \$75,000 a year from 1.3% to 30% during the same time period.

TABLE 6.3: GILBERT INCOME CHARACTERISTICS

	1990 Census	Pct Total	2000 Census	Pct Total	2008 Estimate	Pct Total
\$0 - \$15,000	17	15.18%	24	13.77%	15	8.05%
\$15,000 - \$24,999	24	20.75%	23	13.19%	25	13.13%
\$25,000 - \$34,999	15	12.92%	24	14.21%	22	11.64%
\$35,000 - \$49,999	39	34.27%	33	19.29%	33	17.25%
\$50,000 - \$74,999	18	15.75%	34	20.17%	38	19.75%
\$75,000 - \$99,999	1	1.13%	23	13.57%	27	14.02%
\$100,000 - \$149,999	0	0.00%	6	3.78%	24	12.77%
\$150,000+	0	0.00%	3	2.02%	6	3.39%

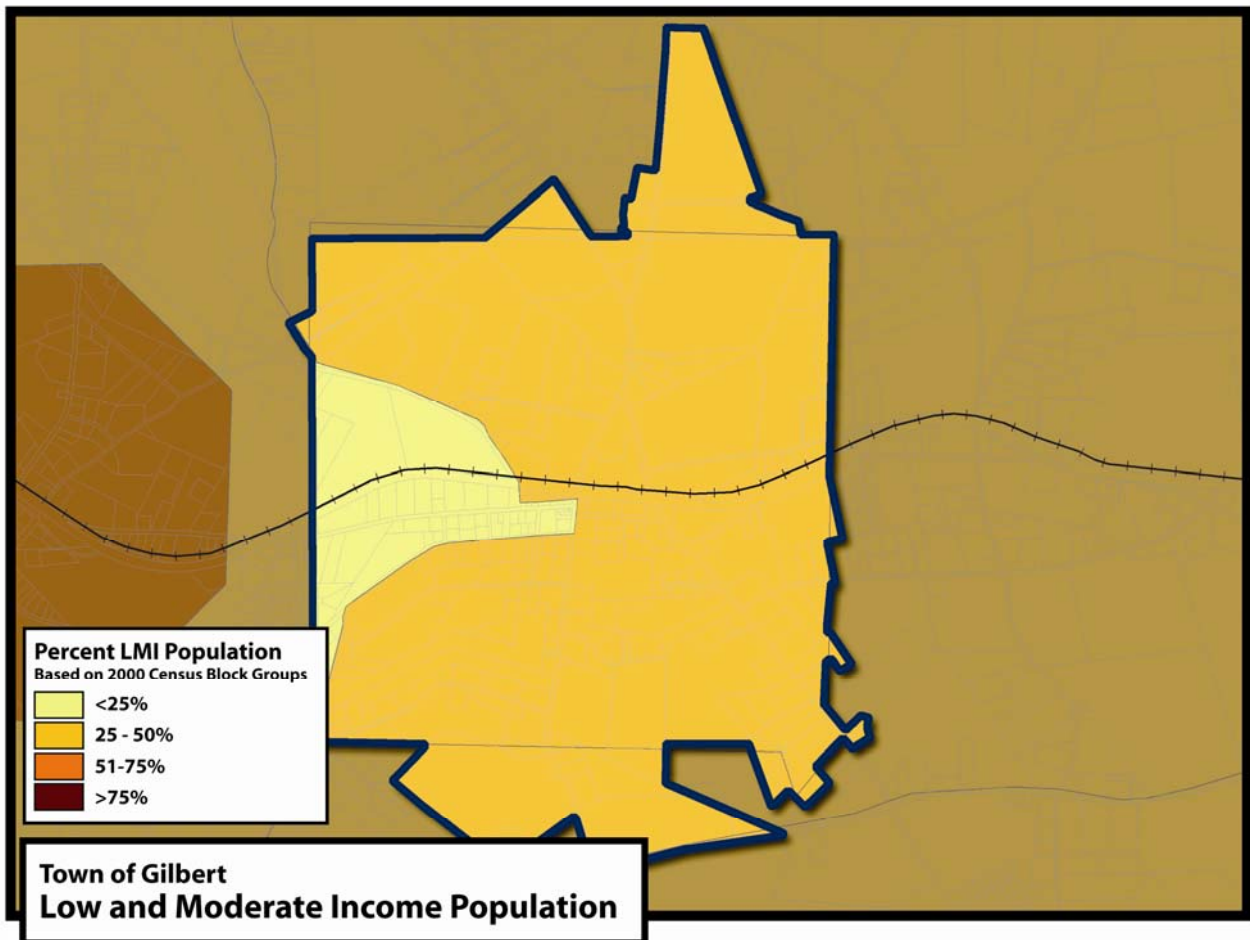
The 2000 Census reports that in 1999, 6.61% of the population of the town was below the poverty level. This number is lower than all of Lexington County which had a total of 8.9% of the population below the poverty level. Gaston accounted for .16% of all persons below the poverty level within the County.

TABLE 6.4: GILBERT POVERTY CHARACTERISTICS

	1990 Census	2000 Census	2008 Estimate
Average Hhld Income	\$31,863	\$50,171	\$55,127
Median Hhld Income	\$35,630	\$40,763	\$49,950
Per Capita Income	\$11,355	\$18,014	\$20,930
Population Under Poverty Level	n/a	31	n/a
% Population Under Poverty Level	n/a	6.61%	n/a

According to the 2008 Low and Moderate Income (LMI) estimates produced by the US Department of Housing and Urban Development, the entire town of Gilbert is 39.7% LMI and the town does not contain any distinct geographic areas with high concentrations of LMI populations (>51%). As illustrated in figure 6.2, three quarters of the town falls within the 25-50% LMI category, while the remaining quarter is less than 25% LMI.

FIGURE 6.2: GILBERT LMI POPULATION



HOUSING

As illustrated in table 6.5, between 1990 and 2000 the total number of housing units slightly increased, while the ratio of renters to owners and the number of vacant properties remained relatively constant. Since 2000, estimates indicate an increase of approximately 21 housing units and a slight increase in the ratio of renters to owners. The number of vacant units has not significantly changed.

The housing stock in Gilbert is predominantly characterized by newer homes. As illustrated in table 6.5, approximately 67% of all housing units were built after 1980. The estimated 21 units built after 2000 only make up 10.14% of the towns total housing stock.

TABLE 6.5: GILBERT HOUSING UNITS AND OCCUPANCY

	1990 Census	Pct Total	2000 Census	Pct Total	2008 Estimate	Pct Total
Total Housing Units	127	n/a	186	n/a	207	n/a
Owner Occupied	100	78.65%	148	79.48%	157	75.48%
Renter Occupied	15	11.88%	23	12.59%	35	16.94%
Vacant	12	9.47%	15	7.93%	16	7.58%

TABLE 6.6: GILBERT AGE OF HOUSING STOCK

	2000 Census	Pct Total
Estimate 2000-2008	21	10.14%
Built 1999-Mar 2000	6	2.90%
Built 1995-1998	30	14.49%
Built 1990-1994	33	15.94%
Built 1980-1989	48	23.19%
Built 1970-1979	21	10.14%
Built 1960-1969	16	7.73%
Built 1940-1959	14	6.76%
Built 1939 or earlier	18	8.70%

The Central Midlands 2008 Multi-Family Rental and Condominium Survey reports that the Gilbert market area has 1 multi-family housing complex containing a total of approximately 88 units. The Lexington County Consolidated plan reports there are no subsidized housing units within this market area.

WATER AND SEWER INFRASTRUCTURE

Water service in the town of Gilbert is provided by Gilbert Summit Rural Water District which was established by the General Assembly in the 1960s to provide water to the towns of Gilbert and Summit. By the late 1990s the system served the towns and some areas of unincorporated Lexington County adjacent to them. Its water supply is from 8 groundwater wells with storage capacity of 540,000 gallons from three tanks. The system averages 30,000 gallons per day pumpage.

The town of Batesburg-Leesville is considering a proposal to form a partnership with the Gilbert-Summit Rural Water District and the Saluda County Water and Sewer Authority. The goal is to create a consolidated effort to access and utilize Lake Murray as a primary water supply for the three jurisdictions. The creation of a 12" main extending along US 1 to Lewie Road to facilitate this endeavor is also listed as a top priority project in the 2007-2012 Comprehensive Economic Development Strategy (CEDs) for the Central Midlands Region. If successful, the effort will provide the necessary infrastructure to satisfy future water needs and facilitate growth and economic development in the region.

The town currently does not have sewer service. If a regional sewer connection were to be established in the future, it is likely that it would be provided through construction of an outfall line to the Town of Lexington which has existing lines to the North, Lexington Joint Municipal Water and Sewer Authority which has infrastructure to the east, or to the town of Batesburg-Leesville which has infrastructure in the ground to the West.

TRANSPORTATION INFRASTRUCTURE

Vehicular circulation in the Town of Gilbert is served by a small network of local roads. There are no primary arteries linking the town to the larger regional transportation network. The closest primary arterial roadways are US 1 approximately 2.5 miles to the north and I-20 to the south approximately 4.5 miles to the nearest interchange at Pond Branch Rd.

Main Street is a 3 lane road with sidewalks along one side. Hampton Street, which connects Gilbert to the town of Summit is a 2 lane road with no sidewalks. Most of the residential neighborhoods are also lacking pedestrian facilities. No transit service currently exists for the town of Gilbert, however, it is being considered as a part of a larger commuter network connecting Batesburg-Leesville to Columbia.

EMPLOYMENT AND EDUCATION

According to the 2000 Census, 259 or 73% of people in the town of Gilbert aged 16 and over were a part of the labor force. Of these people 97% were employed, 2.1% were unemployed, and 0.18% were in the Armed Services. Table 6.7 places the 2000 Census information in the context of 1990 Census figures and 2008 estimates. While the number of people in the labor force increased between 1990 and 2000, the ratio of employed to unemployed remained relatively constant. In 2000, 45.4% of the workforce was engaged in blue collar occupations, while 54.6% were engaged in white collar occupations. Since 2000 unemployment figures have remained relatively constant. The unemployment estimates for 2008 are significantly lower for Gilbert as

compared to Lexington County as a whole which had approximately 4.8% of the population in the labor force unemployed.

TABLE 6.7: GILBERT EMPLOYMENT CHARACTERISTICS

	1990 Census	Pct Total	2000 Census	Pct Total	2008 Estimate	Pct Total
Age 16 + Population	251	n/a	355	n/a	403	n/a
In Labor Force	193	76.89%	259	73.11%	295	73.33%
Employed	189	97.96%	254	97.72%	287	71.40%
Unemployed	4	2.22%	5	2.11%	7	1.86%
In Armed Forces	0	0.04%	0	0.18%	0	0.06%
Not In Labor Force	58	23.11%	95	26.89%	107	26.67%

Since 1990, educational levels of the population in Gilbert have improved, most notably with an increase in the number of people 25 and older with an associate's degree or higher and a decrease in the number of people without a high school degree. As illustrated in table 6.8, between 1990 and 2008 the number of people 25 and older receiving an associate's degree or higher has increased by 60 people, while the number of people having less than a high school degree has decreased by 15. The number of people with a high school degree has also steadily increased over the 28 year period.

TABLE 6.8: GILBERT EDUCATIONAL ATTAINMENT

	1990 Census	Pct Total	2000 Census	Pct Total	2008 Estimate	Pct Total
Age 25+ Population	204	n/a	300	n/a	339	n/a
Grade K - 8	30	14.91%	20	6.51%	12	3.65%
Grade 9 - 12	31	15.05%	47	15.64%	34	10.09%
High School Graduate	83	40.45%	106	35.36%	131	38.61%
Some College, No Degree	27	13.28%	55	18.20%	68	20.07%
Associates Degree	12	6.07%	30	10.13%	34	10.11%
Bachelor's Degree	18	8.83%	32	10.54%	40	11.78%
Graduate Degree	3	1.34%	10	3.37%	19	5.69%

NEEDS ANALYSIS

Based on discussions with town representatives, Gilbert has a range of short, medium, and long term needs related to housing, infrastructure, and economic development.

- **Short term needs** include a housing rehabilitation project, stormwater/drainage improvements and a planning/feasibility study related to sidewalk improvements.
- **Medium term needs** include a façade improvement/preservation project and planning/feasibility study related to historic preservation and adaptive reuse.
- **Long term needs** include implementation of projects recommended in the short and medium term planning/feasibility studies.

The following table summarizes each of these projects and places them in the context of CDBG National Objectives, HUD Goals, and Lexington County Priorities and Strategies.

TABLE 6.9: GILBERT NEEDS ANALYSIS

Category	Project Description	Priority	CDBG National Objective	HUD Goals	Lexington Co. Priorities & Strategies
Housing					
Housing Rehabilitation Project	Town wide program to provide funding for minor home repairs for eligible LMI and elderly residents.	Short Term	LMI (Pop)	1	6.3, 6.4
Infrastructure					
Drainage Improvements	Storm water/drainage improvements along Waters Ferry Road and Lewie Street	Short Term	LMI (Area)	2	2.4
Sidewalks	(See Planning/Feasibility Studies)	Short Term	LMI (Pop)	2	1.3, 1.6, 1.8; 2.5; 3.1; 7.2
	Implementation of projects identified in sidewalk planning/feasibility study.	Long Term	LMI (Pop)	2	1.3, 1.6, 1.8; 2.5; 7.2
Economic Development					
Commercial Revitalization	(See Planning/Feasibility Studies)	Medium Term	LMI (Area, Pop)	2,3	3.4, 3.6
	Implementation of projects identified in the adaptive re-use planning/feasibility study.	Long Term	LMI (Area, Pop)	2,3	3.4, 3.6
Historic Preservation/ Adaptive Reuse	Preservation of Building Facades in Commercial District. Could be follow up to current CDBG Demolition Project.	Medium Term	Blight, LMI (Pop)	2,3	3.6
Planning/Feasibility Studies					
Infrastructure	Study to determine the feasibility of developing pedestrian connectivity between Gilbert and Summit to provide additional connectivity to commercial areas, ball fields, recreation and senior center.	Short Term	LMI (Area, Pop)	2	1.3, 1.6, 1.8; 2.5; 3.1; 7.2
Economic Development	Study to develop potential adaptive reuse projects for existing buildings in the Gilbert commercial district including the historic/restored RR Depot.	Medium Term	Blight, LMI (Pop)	2,3	3.4, 3.6

CHAPTER 7 - IRMO



EXISTING CONDITIONS**OVERVIEW**

The town of Irmo is located in the northeaster portion of Lexington County at the intersection of SC 60 and St. Andrews Road. The town, which actually extends into Richland County, encompasses approximately 5.6 square miles. Land use in the town is primarily dominated by low density, suburban type residential development and does not have a discernable central business district. Most commercial activity stretches along the major thoroughfares of St. Andrews Road and Lake Murray Blvd (SC 60). The town continues to serve as both an important bedroom community and economic engine for the Columbia Metropolitan area.

DEMOGRAPHIC CHARACTERISTICS

Despite the tremendous economic growth occurring in Lexington County between 1990 and 2000, the population of Irmo only increased by 622 people. Since 2000, estimates claim that the town has actually decreased in population by 426 people. The 2000 population and 2008 estimates of the Town of Irmo represent on average only 4.8% of the total population of Lexington County for these same years.

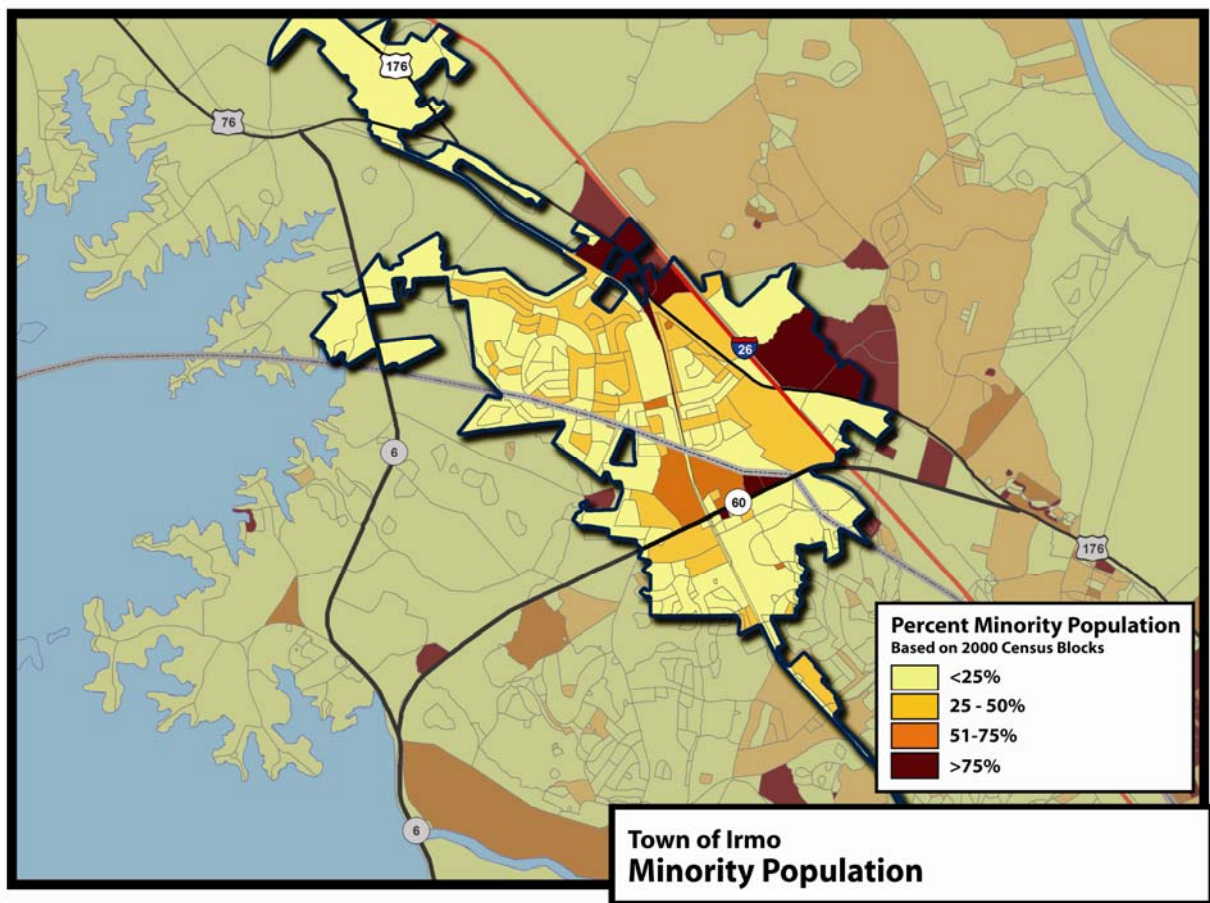
As illustrated in table 7.1, the racial and ethnic makeup of the town changed significantly between 1990 and 2000 with an overall increase in the ratio of black to white residents. Since 2000, population estimates show the continuation of this trend where black residents make up 22.3% of the total population, up from 10.6% in 1990. The “other” racial categories also saw a 310 person increase in population over the 28 year period increasing their share of the town’s total population. Figure 7.1 illustrates the distribution of minority resident concentrations within the town.

The Hispanic population in the town has steadily increased since the 1990 census from 0.6% of the total population to 2.2% in 2008. It is also important to note that the South Carolina Budget and Control Board recognize the possibility of a significant Hispanic population undercount in the 2000 Census. It should also be noted local knowledge of business development and employment patterns suggest that the local Hispanic population has grown significantly since 2000 in the town of Irmo and surrounding areas, though no statistical data currently exists to provide evidence of this trend.

TABLE 7.1: IRMO POPULATION CHARACTERISTICS

	1990	Pct Total	2000	Pct Total	2008 Estimate	Pct Total
Total Population	10,595	n/a	11,217	n/a	10,791	n/a
White	9,293	87.71%	8,714	77.68%	7,891	73.12%
Black	1,121	10.58%	2,109	18.80%	2,405	22.29%
American Indian or Alaska Native	19	0.18%	26	0.23%	18	0.17%
Asian or Pacific Islander	143	1.35%	194	1.73%	216	2.01%
Other Race	19	0.18%	54	0.49%	85	0.79%
Hispanic Ethnicity	67	0.63%	164	1.46%	239	2.22%

FIGURE 7.1: IRMO MINORITY POPULATION



The age distribution of the population in the town of Irmo has remained relatively constant between 1990 and 2008. Table 7.2 shows the population by 11 different age groups and aggregations for this data for three key age cohorts. Over this 28 year period the population of people under the age of 20 decreased by 288 while the population in people over the age of 65 increased by 361 with the majority of that change occurring equally between 1990 and 2000 and 2000 and 2008. It is important to note that the largest percentage of the population is in the 20-64 range (61.83%), while the median age of the population has steadily increased from 30 in 1990 to an estimate of 35 in 2008. It is likely that the trend towards a predominantly aging population will continue as those currently in the 45-64 age range will move into the 65 and older cohort over the next 10-15 years.

TABLE 7.2: IRMO AGE CHARACTERISTICS

	1990 Census	Pct Total	2000 Census	Pct Total	2008 Estimate	Pct Total
0 to 4	1119	10.57%	864	7.70%	838	7.76%
5 to 14	1952	18.42%	2099	18.72%	1778	16.48%
15 to 19	694	6.55%	893	7.96%	861	7.98%
Under 20	3,765	35.54%	3,856	34.38%	3,477	32.22%
20 to 24	491	4.64%	465	4.14%	546	5.06%
25 to 34	2552	24.09%	1593	14.20%	1357	12.57%
35 to 44	2247	21.21%	2350	20.95%	1935	17.93%
45 to 54	914	8.63%	1767	15.76%	1805	16.73%
55 to 64	344	3.25%	706	6.29%	1029	9.54%
20-64	6,548	61.81%	6,881	61.34%	6,672	61.83%
65 to 74	192	1.81%	291	2.59%	388	3.59%
75 to 84	72	0.68%	149	1.33%	186	1.73%
85+	17	0.16%	41	0.37%	68	0.63%
65 and Older	281	2.65%	481	4.29%	642	5.95%
Median Age:	30	n/a	34	n/a	35	n/a

INCOME AND POVERTY

According to 2008 estimates the current median household income in the Town of Irmo is \$71,831, an increase of \$13,365 from the 2000 Census. Irmo has the second highest median household income of the 14 municipalities and is approximately \$16,994 higher than that of Lexington County.

As indicated in table 7.3 the percentage of the total population of the town in the lower income brackets (under \$35,000 a year) has decreased over the 28 year period from approximately 32% to only 14% in 2008. The data also illustrates a significant increase in those households making over \$75,000 a year from 8% to over 47% during the same time period.

TABLE 7.3: IRMO INCOME CHARACTERISTICS

	1990 Census	Pct Total	2000 Census	Pct Total	2008 Estimate	Pct Total
\$0 - \$15,000	202	5.74%	196	4.97%	175	4.46%
\$15,000 - \$24,999	341	9.68%	238	6.04%	148	3.78%
\$25,000 - \$34,999	611	17.32%	381	9.66%	264	6.73%
\$35,000 - \$49,999	1050	29.79%	747	18.96%	481	12.26%
\$50,000 - \$74,999	1035	29.36%	1063	26.97%	1009	25.70%
\$75,000 - \$99,999	216	6.13%	673	17.07%	686	17.48%
\$100,000 - \$149,999	48	1.37%	494	12.53%	772	19.65%
\$150,000+	18	0.51%	150	3.80%	391	9.96%

The 2000 Census reports that in 1999, 4.2% of the population of the town was below the poverty level. This number is significantly lower than all of Lexington County which had a total of 8.9% of the population below the poverty level. Irmo accounted for only 2.4% of all persons below the poverty level within the County.

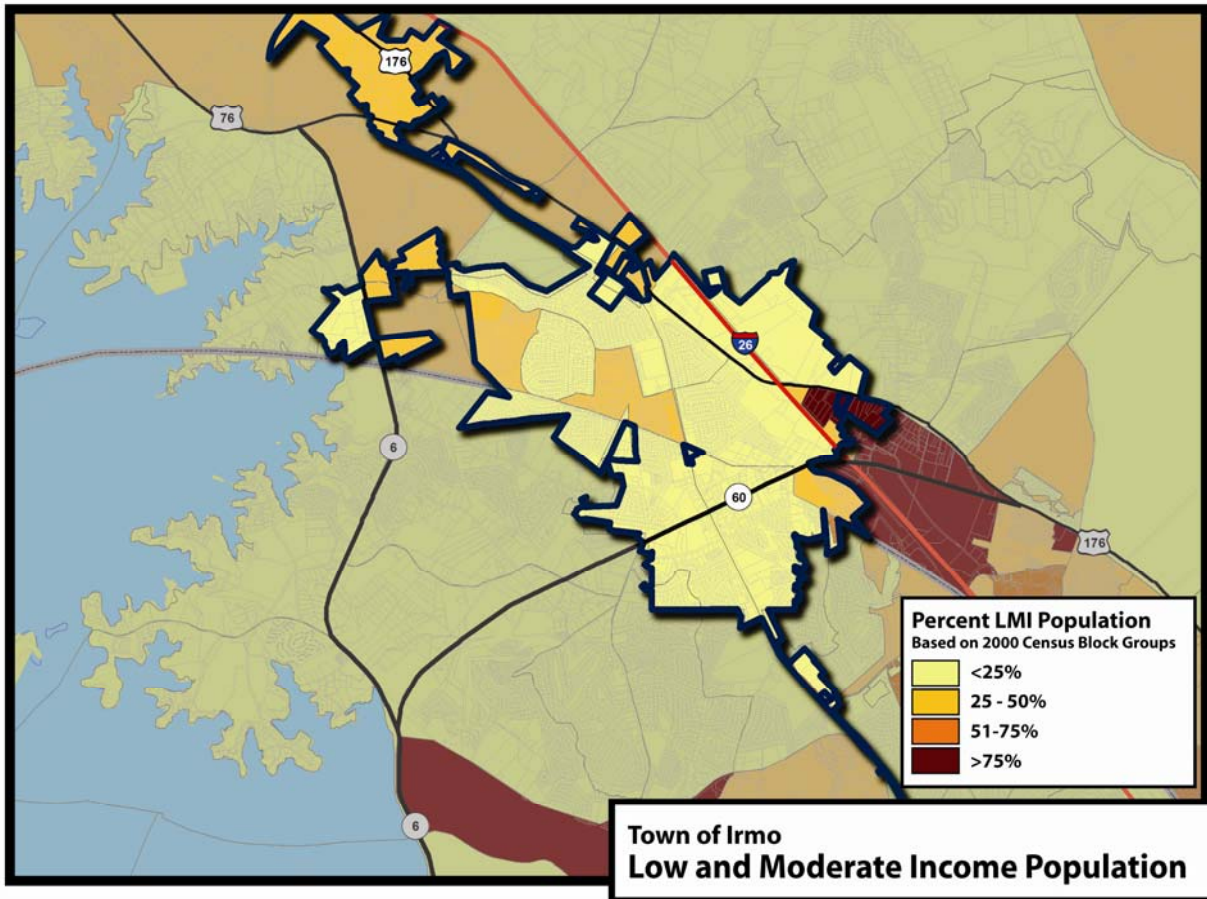
TABLE 7.4: IRMO POVERTY CHARACTERISTICS

	1990 Census	2000 Census	2008 Estimate
Average Hhld Income	\$45,255	\$66,262	\$71,441
Median Hhld Income	\$42,747	\$58,156	\$71,831
Per Capita Income	\$14,913	\$23,280	\$25,891
Population Under Poverty Level	n/a	473	n/a
% Population Under Poverty Level	n/a	4.22%	n/a

According to the 2008 Low and Moderate Income (LMI) estimates produced by the US Department of Housing and Urban Development, the entire town of Irmo is 22.11% or more LMI, the lowest in all of Lexington County. As illustrated in figure 7.2, the town does have a small area on the north side of I-

26 that has a high concentration of LMI populations. There are also a couple of distinct areas that fall in the 25-50% category, but the majority of the town is clearly under 25% LMI.

FIGURE 7.2: IRMO LMI POPULATION



HOUSING

As illustrated in table 7.5, between 1990 and 2000 the total number of housing units in the town increased by 45 while and the ratio of renters to owners remained relatively constant and the number of vacant units increased slightly from 3 to 4%. Since 2000, estimates indicate an increase of approximately 134 housing units and a significant increase in the ratio of renters to owners. The number of vacant units also increased significantly to approximately 7.5%.

The housing stock in Irmo is characterized as being fairly balanced between older and newer homes. As illustrated in table 7.6, approximately 43% of all housing units were built prior to 1980 while 54% were built after. The estimated 134 units built after 2000 make up 3.16% of the towns total housing stock.

TABLE 7.5: IRMO HOUSING UNITS AND OCCUPANCY

	1990 Census	Pct Total	2000 Census	Pct Total	2008 Estimate	Pct Total
Total Housing Units	3,650	n/a	4,109	n/a	4,243	n/a
Owner Occupied	3,020	82.74%	3,361	81.80%	3,187	75.09%
Renter Occupied	506	13.87%	580	14.10%	740	17.43%
Vacant	124	3.39%	168	4.10%	317	7.48%

TABLE 7.6: IRMO AGE OF HOUSING STOCK

	2000 Census	Pct Total
Estimate 2000-2008	134	3.16%
Built 1999-Mar 2000	23	0.54%
Built 1995-1998	80	1.89%
Built 1990-1994	385	9.07%
Built 1980-1989	1,686	39.74%
Built 1970-1979	1,549	36.51%
Built 1960-1969	204	4.81%
Built 1940-1959	71	1.67%
Built 1939 or earlier	25	0.59%

The Central Midlands 2008 Multi-Family Rental and Condominium Survey reports that the Irmo market area has 16 multi-family housing complexes containing a total of approximately 2366 units. The Lexington County Consolidated plan reports that only one of these complexes, Irmo Village, is considered to be an assisted housing development. This complex is supported by 221 8 funds and provides a total of 80 rental units to residents in need.

WATER AND SEWER INFRASTRUCTURE

The Town of Irmo developed an early water system which was sold to the City of Columbia in the 1970s. Since assuming control of the system, Columbia has upgraded the lines and improved water quality.

Sanitary sewer service is also provided by the City of Columbia which currently has adequate capacity (60 MGD) to provide for future growth and development in the region.

TRANSPORTATION INFRASTRUCTURE

The Town of Irmo is well served by its location at the intersection of I-26, US 176 and SC 60 which provides a direct connection to SC 6 and the Lake Murray Dam. Aside from regional connections, the town's primary commercial corridors consist of SC 60 (Lake Murray Blvd) and St. Andrews Road. SC 60 is a heavily travelled 5 lane facility that includes sidewalks on both sides of the street. St. Andrews Road is major commercial corridor that is also a heavily travelled 5 lane facility with sidewalks. In recent years the Town of Irmo has embarked on an ambitious sidewalk program that seeks to create a vast network of pedestrian facilities that provide connectivity between residential and commercial areas.

Currently, there is limited transit service in the Town of Irmo, with only one stop located at the intersection of St. Andrews Road and Harbison Boulevard. Harbison Wheels does provide service to special needs populations to assist them in getting to medical offices and local businesses.

EMPLOYMENT AND EDUCATION

According to the 2000 Census, 6323 or 78.74% of people in the town of Irmo aged 16 and over were a part of the labor force. Of these people 97% were employed, 3% were unemployed, and 0.24% were in the Armed Services. Table 7.7 places the 2000 Census information in the context of 1990 Census figures and 2008 estimates. While the number of people in the labor force remained and the ratio of employed to unemployed remained relatively constant between 1990 and 2000, the number of unemployed residents increased slightly in 2008 to approximately 3%. The unemployment estimates for 2008 are slightly significantly lower for the Town of Irmo as compared to Lexington County as a whole which had approximately 4.8% of the population in the labor force unemployed. According to the 2000 Census, approximately 25% of all workers were engaged in blue collar occupations while 74.5% were engaged in white collar occupations.

TABLE 7.7: IRMO EMPLOYMENT CHARACTERISTICS

	1990 Census	Pct Total	2000 Census	Pct Total	2008 Estimate	Pct Total
Age 16 + Population	7401	n/a	8031	n/a	7956	n/a
In Labor Force	6273	84.76%	6323	78.74%	6109	76.79%
Employed	6044	96.36%	6119	96.77%	5805	72.97%
Unemployed	175	2.79%	189	2.99%	243	3.05%
In Armed Forces	55	0.74%	15	0.24%	61	0.77%
Not In Labor Force	1128	15.24%	1707	21.26%	1847	23.21%

Since 1990, educational levels of the population in Irmo have slightly changed for both the better and the worse. As illustrated in table 7.8, between 1990 and 2008 the number of people 25 and older receiving an associates degree or higher increased by 516 people, while the number of people having less than a high school degree also increased by approximately 454 people. The number of people with a high school degree has remained constant.

TABLE 7.8: IRMO EDUCATIONAL ATTAINMENT

	1990 Census	Pct Total	2000 Census	Pct Total	2008 Estimate	Pct Total
Age 25+ Population	6339	n/a	6897	n/a	6769	n/a
Grade K - 8	84	1.33%	67	0.97%	79	1.16%
Grade 9 - 12	304	4.80%	423	6.14%	333	4.92%
High School Graduate	1416	22.34%	1280	18.56%	1412	20.87%
Some College, No Degree	1449	22.86%	1593	23.09%	1344	19.85%
Associates Degree	794	12.52%	626	9.07%	590	8.72%
Bachelor's Degree	1760	27.77%	2000	29.00%	1892	27.96%
Graduate Degree	531	8.37%	872	12.65%	1119	16.53%

NEEDS ANALYSIS

Based on discussions with town representatives, Irmo has a range of short, medium, and long term needs related to housing, infrastructure, community facilities, and community/special needs services.

- **Short term needs** include a minor home repair program, code enforcement, slum and blight removal, sidewalk improvements, and planning/feasibility studies related to public water and sewer improvements and development of a youth services program.
- **Medium term needs** include ADA compliance for park, recreation, and pedestrian facilities, and planning/feasibility studies related to housing and senior service needs.
- **Long term needs** include construction of a park and implementation of projects recommended in the short and medium term planning/feasibility studies.

The following table summarizes each of these projects and places them in the context of CDBG National Objectives, HUD Goals, and Lexington County Priorities and Strategies.

TABLE 7.9: IRMO NEEDS ANALYSIS

Category	Project Description	Priority	CDBG National Objective	HUD Goals	Lexington Co. Priorities & Strategies
Housing					
Housing Fund/Minor Home Repair Program	Town wide program to provide funding for minor home repairs for eligible LMI and Elderly Residents.	Short Term	LMI (Pop)	1	6.3, 6.4
Code Enforcement	Provide assistance to eligible LMI residents to help them meet municipal building codes as a part of the minor home repair program.	Short Term	LMI (Pop); Blight	1	6.3, 6.4
Slum and Blight Removal/Demolition	Removal of dilapidated, vacant houses.	Short Term	Blight	1,2	6.3
Affordable Housing	(See Planning/Feasibility Studies)	Medium	LMI (Pop)	1	3; 6.1; 7.1
	Implementation of recommendations from Planning/Feasibility Study	Long Term	LMI (Pop)	1	6.1; 7.1

Category	Project Description	Priority	CDBG National Objective	HUD Goals	Lexington Co. Priorities & Strategies
Infrastructure					
Public Water Extensions/ Improvements	(See Planning/Feasibility Studies)	Short Term	LMI (Pop)	2	2.1; 3
	Implementation of projects identified in Planning Feasibility Study, to potentially include extension of lines to unserved LMI residents.	Long Term	LMI (Pop)	2	2.1; 3
Public Sewer Extensions/ Improvements	(See Planning/Feasibility Studies)	Short Term	LMI (Pop)	2	2.2; 3
	Implementation of projects identified in Planning Feasibility Study, to potentially include extension of lines to unserved LMI residents.	Long Term	LMI (Pop)	2	2.2; 3
Sidewalks	Development of pedestrian facilities to serve LMI area behind Kroger.	Short Term	LMI (Pop)	2	2.5
Accessibility Improvements	ADA compliance improvements for existing sidewalks where needed.	Medium Term	LMI (Pop)	2	1.8; 2.5
Community Facilities					
Parks and Recreation	Development of small pocket park in LMI area behind Kroger.	Long Term	LMI (Pop)	2	1.6
Accessibility Improvements	ADA compliance for parks and recreation facilities.	Medium Term	LMI (Pop)	2	1.6, 1.8

Category	Project Description	Priority	CDBG National Objective	HUD Goals	Lexington Co. Priorities & Strategies
Community/Special Needs Services					
Youth Services	(See Planning/Feasibility Studies)	Short Term	LMI (Pop)	2	3; 4.11, 4.12
	Implementation of Projects identified in Planning/Feasibility Study.	Long Term	LMI (Pop)	2	4.11, 4.12
Senior Services	(See Planning/Feasibility Studies)	Medium Term	LMI (Pop)	2	3; 4.1
	Implementation of Projects identified in Planning/Feasibility Study.	Long Term	LMI (Pop)	2	4.1
Planning/Feasibility Studies					
Housing	Comprehensive assessment of housing needs for LMI population within the town to include an action plan and strategies for increasing the availability of affordable housing opportunities.	Medium Term	LMI (Pop)	1	6.1; 7.1
Infrastructure	Comprehensive assessment of water and sewer needs for LMI residents.	Short Term	LMI (Pop)	2	2.1, 2.2; 3
Community/Special Needs Services	Comprehensive assessment of Senior Service needs within town limits.	Medium Term	LMI (Pop)	2	3; 4.1
	Development of Youth Service Plan to include proposals for afterschool and recreation programs for eligible LMI youth.	Short Term	LMI (Pop)	2	3; 4.11, 4.12

CHAPTER 8 - TOWN OF LEXINGTON



EXISTING CONDITIONS**OVERVIEW**

The town of Lexington is located in the central portion of Lexington County directly to the south of Lake Murray at the intersections of US 1, US 378 and SC 6. The town encompasses approximately 8.7 square miles and is made up of a sizeable, historic, central business district which is surrounded by a mix of traditional residential neighborhoods and newer suburban type development. The town includes what could be termed a distinct civic district composed of County Government buildings which are located at the intersection of US 1 and SC 6 at the southeastern end of the central business district. In addition, the towns more recent suburban type commercial districts extend for some distance along US 1 and US 378. The town of Lexington continues to serve as both an important bedroom community and economic engine for the Columbia Metropolitan area.

DEMOGRAPHIC CHARACTERISTICS

Most of the rapid growth that has occurred in Lexington County between 1990 and 2000 has taken place in and around the Town of Lexington. According to census figures, the population of Lexington increased from 4, 627 people over the ten year period. Since 2000, estimates claim that the town has added an additional 3,158 people. The 2000 population and 2008 estimates of the Town of Lexington represent on average only 4.8% of the total population of Lexington County for these same years.

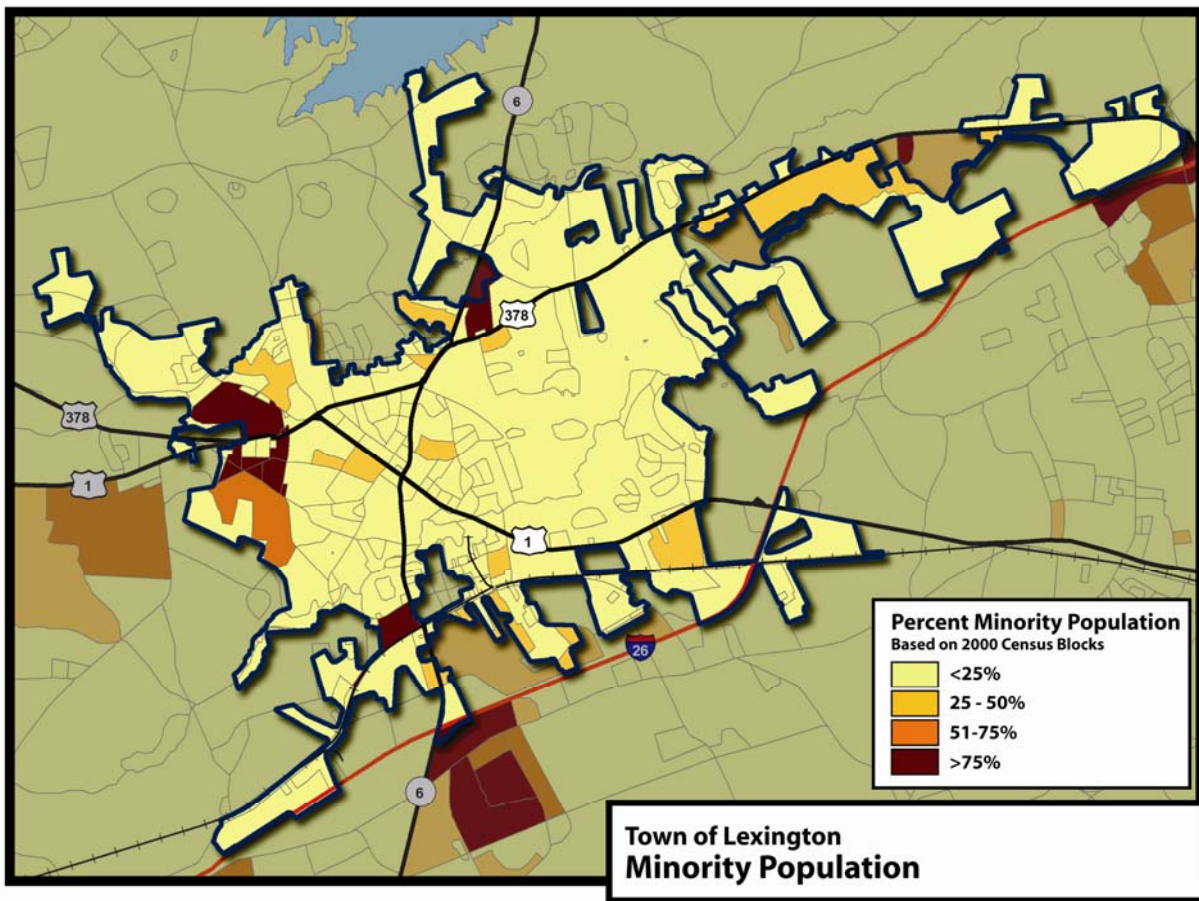
As illustrated in table 8.1, the racial and ethnic makeup of the town has remained relatively constant between 1990 and 2000 and actually saw a decrease in the ratio of black to white residents. Since 2000, population estimates show a slight reversal of this trend where black residents make up 11.5% of the total population, up from 10.1% in 2000. The “other” racial categories show a sizable increase of 671 people over the 28 year period increasing their share of the town’s total population. Figure 8.1 illustrates the distribution of minority resident concentrations within the town.

The Hispanic population in the town has steadily increased since the 1990 census from 0.5% of the total population to 3.2% in 2008. It is also important to note that the South Carolina Budget and Control Board recognize the possibility of a significant Hispanic population undercount in the 2000 Census. It should also be noted local knowledge of business development and employment patterns suggest that the local Hispanic population has grown significantly since 2000 in the town of Lexington and surrounding areas, though no statistical data currently exists to provide evidence of this trend.

TABLE 8.1: TOWN OF LEXINGTON POPULATION CHARACTERISTICS

	1990	Pct Total	2000	Pct Total	2008 Estimate	Pct Total
Total Population	5,060	n/a	9,687	n/a	12,845	n/a
White	4,350	85.97%	8,422	86.95%	10,926	85.06%
Black	671	13.27%	976	10.07%	1,475	11.48%
American Indian or Alaska Native	15	0.30%	19	0.20%	22	0.17%
Asian or Pacific Islander	17	0.34%	139	1.44%	200	1.56%
Other Race	6	0.12%	58	0.60%	100	0.78%
Hispanic Ethnicity	25	0.50%	161	1.66%	412	3.20%

FIGURE 8.1: TOWN OF LEXINGTON MINORITY POPULATION



The age distribution of the population in Lexington has remained relatively constant between 1990 and 2008. Table 8.2 shows the population by 11 different age groups and aggregations for this data for three key age cohorts. Over this 28 year period the population of each age cohort significantly increased with an additional 2122 people under the age of 20, an additional 4737 people between 20 and 64 and an additional 926 people over the age of 65. It is important to note that the largest percentage of the population is in the 20-64 range (60.9%). Despite the enormous growth in each of the age cohorts it is likely that the trend towards a predominantly aging population will continue as those currently in the 45-64 age range will move into the 65 and older cohort over the next 10-15 years.

TABLE 8.2: TOWN OF LEXINGTON AGE CHARACTERISTICS

	1990 Census	Pct Total	2000 Census	Pct Total	2008 Estimate	Pct Total
0 to 4	388	7.66%	806	8.32%	1024	7.97%
5 to 14	698	13.79%	1455	15.02%	1769	13.77%
15 to 19	343	6.78%	579	5.98%	758	5.90%
Under 20	1,429	28.23%	2,840	29.32%	3,551	27.64%
20 to 24	349	6.89%	447	4.62%	661	5.15%
25 to 34	997	19.69%	1650	17.04%	1874	14.59%
35 to 44	866	17.12%	1952	20.15%	2181	16.98%
45 to 54	538	10.63%	1291	13.32%	1827	14.23%
55 to 64	337	6.65%	667	6.89%	1280	9.97%
20-64	3,086	60.99%	6,008	62.02%	7,823	60.90%
65 to 74	317	6.27%	419	4.33%	773	6.02%
75 to 84	172	3.40%	334	3.45%	542	4.22%
85+	56	1.11%	86	0.88%	157	1.22%
65 and Older	545	10.78%	839	8.66%	1471	11.45%
Median Age:	33	n/a	35	n/a	37	n/a

INCOME AND POVERTY

According to 2008 estimates the current median household income in the Town of Lexington is \$73,071, an increase of \$13,661 from the 2000 Census. The Town of Lexington has the highest household income of the 14 municipalities and is approximately \$18,234 higher than that of Lexington County.

As indicated in table 8.3 the percentage of the total population of the town in the lower income brackets (under \$35,000 a year) has decreased over the 28 year period from approximately 54% to only 24% in 2008. The data also illustrates a significant increase in those households making over \$75,000 a year from 7.9% to 48% during the same time period.

TABLE 8.3: TOWN OF LEXINGTON INCOME CHARACTERISTICS

	1990 Census	Pct Total	2000 Census	Pct Total	2008 Estimate	Pct Total
\$0 - \$15,000	356	19.25%	314	8.67%	389	7.80%
\$15,000 - \$24,999	329	17.76%	412	11.38%	320	6.42%
\$25,000 - \$34,999	319	17.24%	303	8.37%	489	9.80%
\$35,000 - \$49,999	359	19.40%	460	12.73%	515	10.33%
\$50,000 - \$74,999	349	18.83%	917	25.37%	859	17.22%
\$75,000 - \$99,999	98	5.29%	654	18.08%	940	18.84%
\$100,000 - \$149,999	37	1.99%	382	10.55%	988	19.82%
\$150,000+	12	0.64%	175	4.84%	488	9.78%

The 2000 Census reports that in 1999, 6.14% of the population of the town was below the poverty level. This number is significantly lower than all of Lexington County which had a total of 8.9% of the population below the poverty level. The Town of Lexington accounted for 3% of all persons below the poverty level within the County.

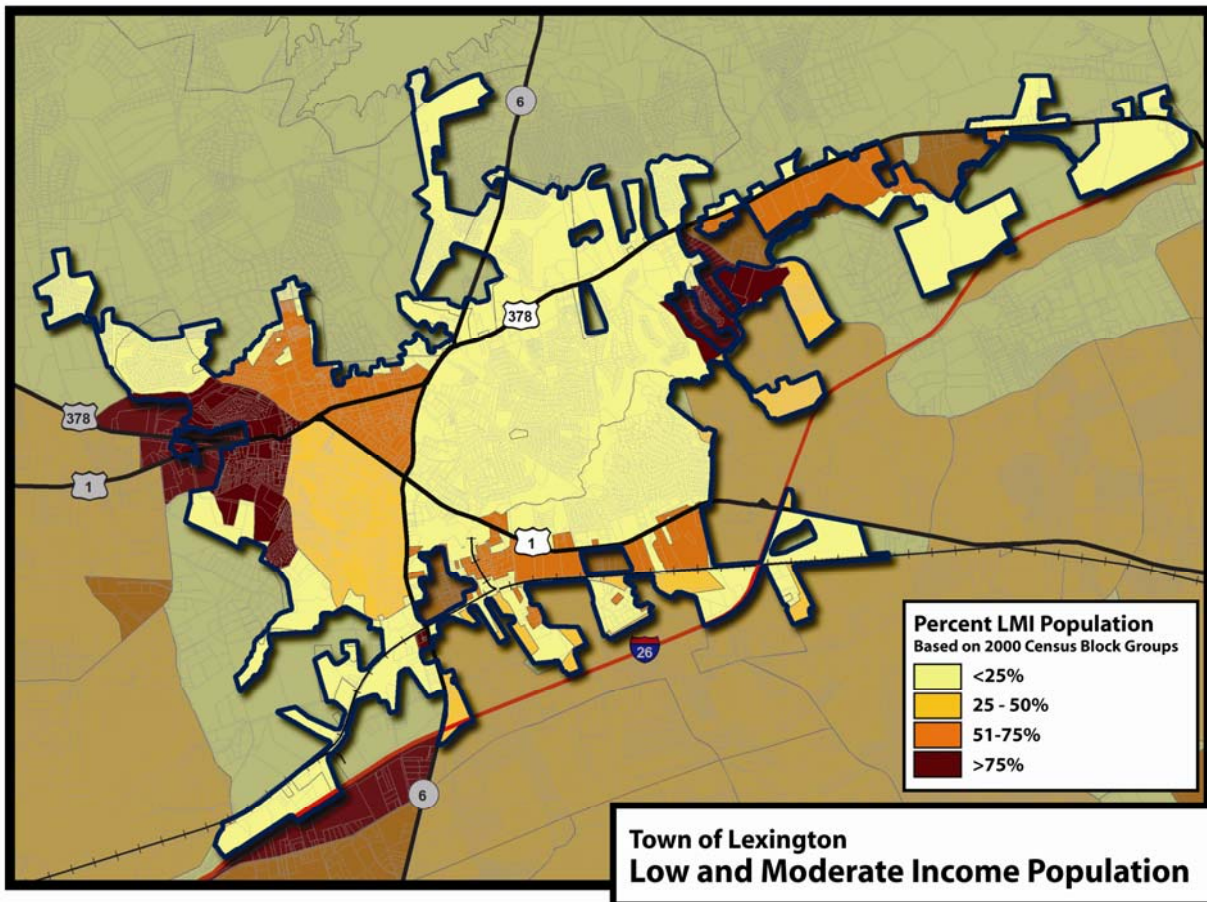
TABLE 8.4: TOWN OF LEXINGTON POVERTY CHARACTERISTICS

	1990 Census	2000 Census	2008 Estimate
Average Hhld Income	\$36,975	\$66,312	\$73,472
Median Hhld Income	\$32,808	\$59,410	\$73,071
Per Capita Income	\$13,709	\$24,755	\$29,213
Population Under Poverty Level	n/a	595	n/a
% Population Under Poverty Level	n/a	6.14%	n/a

According to the 2008 Low and Moderate Income (LMI) estimates produced by the US Department of Housing and Urban Development, the entire town of Lexington is 26.09% LMI. As illustrated in figure 8.2, the town has several distinct areas with high concentrations of LMI populations. The area on the

west side of town where US 1 and US 378 split and the area on the east side of town south of Sunset Boulevard and east of Powell Drive have extremely high concentrations of LMI residents (>75%). Additionally there are several areas located to the west of SC 6, to the south of US 1 and directly to the south of US 378 that are at least 51% or more LMI. Aside from a small area that is in the 25-50% category, the remainder of the town is largely below 25% LMI.

FIGURE 8.2: TOWN OF LEXINGTON LMI POPULATION



HOUSING

As illustrated in table 2.5, between 1990 and 2000 the total number of housing units increased by almost 2000 and the ratio of renters to owners slightly decreased and the number of vacant units increased slightly from 6 to 7%. Since 2000, estimates indicate an increase of approximately 1446 housing units and a slight increase in the ratio of renters to owners. The number of vacant units has also increase by approximately 74.

The housing stock in the Town of Lexington is predominantly characterized by newer homes. As illustrated in table 8.5, approximately 83% of all housing

units were built since 1980. The estimated 1446 units built after 2000 make up 27.09% of the towns total housing stock.

TABLE 8.5: TOWN OF LEXINGTON HOUSING UNITS AND OCCUPANCY

	1990 Census	Pct Total	2000 Census	Pct Total	2008 Estimate	Pct Total
Total Housing Units	1,971	n/a	3,891	n/a	5,337	n/a
Owner Occupied	1,273	64.59%	2,773	71.27%	3,588	67.23%
Renter Occupied	579	29.34%	843	21.67%	1,400	26.24%
Vacant	120	6.07%	275	7.06%	349	6.54%

TABLE 8.6: TOWN OF LEXINGTON AGE OF HOUSING STOCK

	2000 Census	Pct Total
Estimate 2000-2008	1446	27.09%
Built 1999-Mar 2000	723	13.55%
Built 1995-1998	867	16.25%
Built 1990-1994	740	13.87%
Built 1980-1989	658	12.33%
Built 1970-1979	418	7.83%
Built 1960-1969	206	3.86%
Built 1940-1959	202	3.78%
Built 1939 or earlier	110	2.06%

The Central Midlands 2008 Multi-Family Rental and Condominium Survey reports that the Lexington market area has 40 multi-family housing complexes containing a total of approximately 3315 units. The Lexington County Consolidated plan reports that at least 12 of these complexes are considered to be assisted housing developments. These subsidized housing developments include Chimney Ridge Apts. I and II, Churchwood Apts., Garden Manor Apts., Lexington Downs, Lexington Four Ninety, Lexington South, Park North Apts., Scarlett Oaks, Sweetbriar Apts., Town and Country Apts., and Westfield Gardens. These units are supported by a combination of tax credits, USDA

Rural Development, Section 8, 202, and 221 funds to provide a total of 665 rental units to residents in need.

WATER AND SEWER INFRASTRUCTURE

The Town of Lexington currently owns 5.5 million gallons a day (MGD) of water capacity at West Columbia's Water Treatment Plant and pumps an average of 2.3 MGD.

The Town's Coventry Woods plant currently treats an average of 810,000 gallons a day, although the Town is undergoing preparations to take that treatment plant out of service and consolidated into the Cayce regional sewer system. The Town already diverts an additional 1.2 MGD to the City of Cayce for treatment. With an eye to future capacity needs, the Town has paid for 6.4 MGD at the City of Cayce treatment plant and soon will purchase an additional 6 MGD of capacity. Additionally, the town is in the process of completing a hydraulic model on the Highway 378 sewer system to gain a better understanding about the type of updates that the system would need to undergo in order to accommodate continued system growth.

TRANSPORTATION INFRASTRUCTURE

The Town of Lexington is intersected by three major highways: U.S. 378, U.S. 1, and S.C. 6. Being at the intersection of three arterial roads has benefited the town by providing it with tremendous access to the larger regional transportation network. US 378 is a 4 and 5 lane facility that passes over the north side of the Lexington central business district. This road moves a tremendous amount of commuter traffic as well as provides access to the vast commercial corridor that has built up around it. US 1 starts as a 2 lane facility within the central business district and opens up into a typical 4 and 5 lane cross section as it leaves town to the south where it eventually connects with I-20. SC 6 has been recently widened to 4 and 5 lanes from the Town of Lexington all the way to Irmo across the Lake Murray Dam. Each of these facilities includes sidewalks going in both direction and SC 6 also contains a striped bike lane for most of its duration going north across the dam. Many of the local streets connecting the older residential neighborhoods within the town are well connected with pedestrian facilities. The town currently is not served by local or commuter transit service.

EMPLOYMENT AND EDUCATION

According to the 2000 Census, 5162 or 70.8% of people in the Town of Lexington aged 16 and over were a part of the labor force. Of these people 97% were employed, 2.8% were unemployed, and 0.4% were in the Armed Services. Table 8.7 places the 2000 Census information in the context of 1990 Census figures and 2007 estimates. While the number of people in the labor force

increased between 1990 and 2000, the ratio of employed to unemployed slightly decreased. Since 2000 this ratio has continued to decrease as more and more workers are added to the labor force. The unemployment estimates for 2008 are significantly lower for the Town of Lexington as compared to Lexington County as a whole which had approximately 4.8% of the population in the labor force unemployed. According to the 2000 Census, 23% of all workers were engaged in blue collar professions while 77% of all workers were engaged in white collar occupations.

TABLE 8.7: TOWN OF LEXINGTON EMPLOYMENT CHARACTERISTICS

	1990 Census	Pct Total	2000 Census	Pct Total	2008 Estimate	Pct Total
Age 16 + Population	3919	n/a	7291	n/a	9889	n/a
In Labor Force	2756	70.33%	5162	70.80%	7102	71.82%
Employed	2648	96.10%	4992	96.71%	6874	69.51%
Unemployed	102	3.68%	149	2.88%	209	2.11%
In Armed Forces	7	0.18%	21	0.41%	20	0.20%
Not In Labor Force	1163	29.67%	2129	29.20%	2787	28.18%

Since 1990, educational levels of the population in the Town of Lexington have improved, most notably with an increase in the number of people 25 and older with an associate’s degree or higher. The number of people with less than a high school degree has remained constant. As illustrated in table 8.8, the number of people with a high school degree and those who have completed some college has increased substantially since 1990.

TABLE 8.8: TOWN OF LEXINGTON EDUCATIONAL ATTAINMENT

	1990 Census	Pct Total	2000 Census	Pct Total	2008 Estimate	Pct Total
Age 25+ Population	3283	n/a	6399	n/a	8633	n/a
Grade K - 8	284	8.64%	193	3.01%	230	2.66%
Grade 9 - 12	414	12.61%	441	6.89%	378	4.38%
High School Graduate	968	29.50%	1312	20.50%	1964	22.75%
Some College, No Degree	675	20.57%	1428	22.31%	1969	22.81%
Associates Degree	238	7.24%	595	9.29%	772	8.94%
Bachelor's Degree	515	15.69%	1550	24.22%	1980	22.94%
Graduate Degree	187	5.70%	739	11.54%	1340	15.52%

NEEDS ANALYSIS

Based on discussions with town representatives, the Town of Lexington has a range of short, medium, and long term needs related to housing, infrastructure, community facilities, economic development, and community/special needs services.

- **Short term needs** include slum and blight removal, public water and sewer improvements, sidewalk improvements, park and recreation facility improvements, accessibility improvements, and support for existing youth services program.
- **Medium term needs** include a traditional housing rehabilitation project, public water improvements, street lighting improvements, senior service programs, and planning/feasibility studies related to housing, community facilities, economic development and community/special needs services.
- **Long term needs** include construction of sidewalks, additional support for existing youth services program, and implementation of projects recommended in short and medium term planning/feasibility studies.

The following table summarizes each of these projects and places them in the context of CDBG National Objectives, HUD Goals, and Lexington County Priorities and Strategies.

TABLE 8.9: TOWN OF LEXINGTON NEEDS ANALYSIS

Category	Project Description	Priority	CDBG National Objective	HUD Goals	Lexington Co. Priorities & Strategies
Housing					
Housing Rehabilitation Project	Various housing rehab/improvement projects in areas impacted by Slum and Blight Removal/Demolition project.	Medium Term	LMI (Area)	1	6.3
Slum and Blight Removal/Demolition	Demolition of dilapidated structures in the LMI areas around Hendrix Street and in the area around Wilbur B. Chamber Park behind Lexington Medical Center.	Short Term	Blight	1,2	6
Affordable Housing	(See Planning/Feasibility Studies)	Medium Term	LMI (Pop)	1	3; 6.1; 7.1
	Implementation of recommendations from Planning/Feasibility Study	Long Term	LMI (Pop)	1	6.1; 7.1
Infrastructure					
Public Water Extensions/ Improvements	Expansion of service into unserved LMI areas	Short Term	LMI (Area)	2	2.1
	Upgrade lines from 2 to 6 inches to allow for fire flow in LMI areas.	Short Term	LMI (Area)	2	1.2; 2.1
	Installation of fire hydrants in LMI areas as fire flow becomes available.	Medium Term	LMI (Area)	2	1.2
Public Sewer Extensions/ Improvements	Expansion of public sewer service into unserved LMI areas.	Short Term	LMI (Area)	2	2.2
Road Improvements	Installation of street lighting along roads in LMI areas.	Medium Term	LMI (Area)	2	2
Sidewalks	Phase II of existing Gibson Street sidewalk project if necessary.	Short Term	LMI (Area)	2	2.5
	Construction of sidewalks in LMI areas where no pedestrian facilities exist.	Long Term	LMI (Area)	2	2.5

Category	Project Description	Priority	CDBG National Objective	HUD Goals	Lexington Co. Priorities & Strategies
Community Facilities					
Senior Citizen Centers	(See Planning/Feasibility Study)	Medium Term	LMI (Pop)	1, 2	1.3; 3.6; 4.1
	Implementation of projects/recommendations of planning/feasibility study.	Long Term	LMI (Pop)	1, 2	1.3; 4.1
Parks and Recreation	Expansion and improvements to Gibson Pond Park to include walking/recreation multi-purpose trail and playground equipment.	Short Term	LMI (Area)	2	1.6
	(See Accessibility Improvements)	Short Term	LMI (Pop)	2	1.8
	Improvements to Willie B. Character Park in LMI area	Short Term	LMI (Area)	2	1.6
Accessibility Improvements	Handicap accessibility improvements for the park located behind town hall.	Short Term	LMI (Pop)	2	1.8
Economic Development					
Historic Preservation/Adaptive Reuse	(See Planning/Feasibility Study)	Medium Term	LMI (Pop)	1, 2	1.3; 3.6; 4.1
	Implementation of projects/recommendations of planning/feasibility study.	Long Term	LMI (Pop)	1, 2	1.3; 4.1

Category	Project Description	Priority	CDBG National Objective	HUD Goals	Lexington Co. Priorities & Strategies
Community/Special Needs Services					
Youth Services	Support for the Keeping Every Youth Safe (KEYS) After School Program for at risk youth to include repairs/improvements to the community center where the program is housed. Town could potentially partner with the Lexington Urban League to apply for funding and implement this project.	Short Term	LMI (Pop)	2	1.3; 4
	Additional support for the KEYS program as needed to potentially include expansion of program, new operating facility, salaries for teachers, funding for needed supplies.	Long Term	LMI (Pop)	2	1.3; 4, 4.12
Senior Services	Potential partnership with the Lexington County Recreational and Aging Commission to support the local Meals on Wheels Program.	Medium Term	LMI (Pop)	2	4.1
	(See Planning/Feasibility Study)	Medium Term	LMI (Pop)	1, 2	1.3; 3.6; 4.1
	Implementation of projects/recommendations of planning/feasibility study.	Long Term	LMI (Pop)	1, 2	1.3; 4.1
Planning/Feasibility Studies					
Housing	Comprehensive assessment of housing needs for LMI population within the town to include an action plan and strategies for increasing the availability of affordable housing opportunities.	Medium Term	LMI (Pop)	1	3; 6.1; 7.1
Community Facilities Economic Development Community/Special Needs Services	Planning/Feasibility study to determine potential location for the adaptive re-use of a historic property for the development of a senior center to include recommendations for supporting programs and services.	Medium Term	LMI (Pop)	1, 2	1.3; 3.6; 4.1

CHAPTER 9 - PELION



EXISTING CONDITIONS

OVERVIEW

The town of Pelion is located in the southern portion of Lexington County not far from the Aiken County line at the intersection of US 178 and SC 302. The town encompasses approximately 4 square miles which includes a large area of residential and undeveloped land on the Northeast side of town. The town does have a small traditional business district, but most of the commercial development is located along the main transportation corridors leading into and out of town. The majority of older residential areas surround Main Street, while a number of newer residential developments are located either in the town via recent annexations or just outside of the town limits. The town is also located along an abandoned rail corridor which has been turned into a nice rails to trails park.

DEMOGRAPHIC CHARACTERISTICS

Between 1990 and 2000 the population of Pelion only grew by 255 people. Since 2000 little growth has taken place within the town, despite all of the residential growth occurring in unincorporated areas of the county to the north. The 2000 population and 2008 estimates of Pelion represent on average only 0.2% of the total population of Lexington County for these same years.

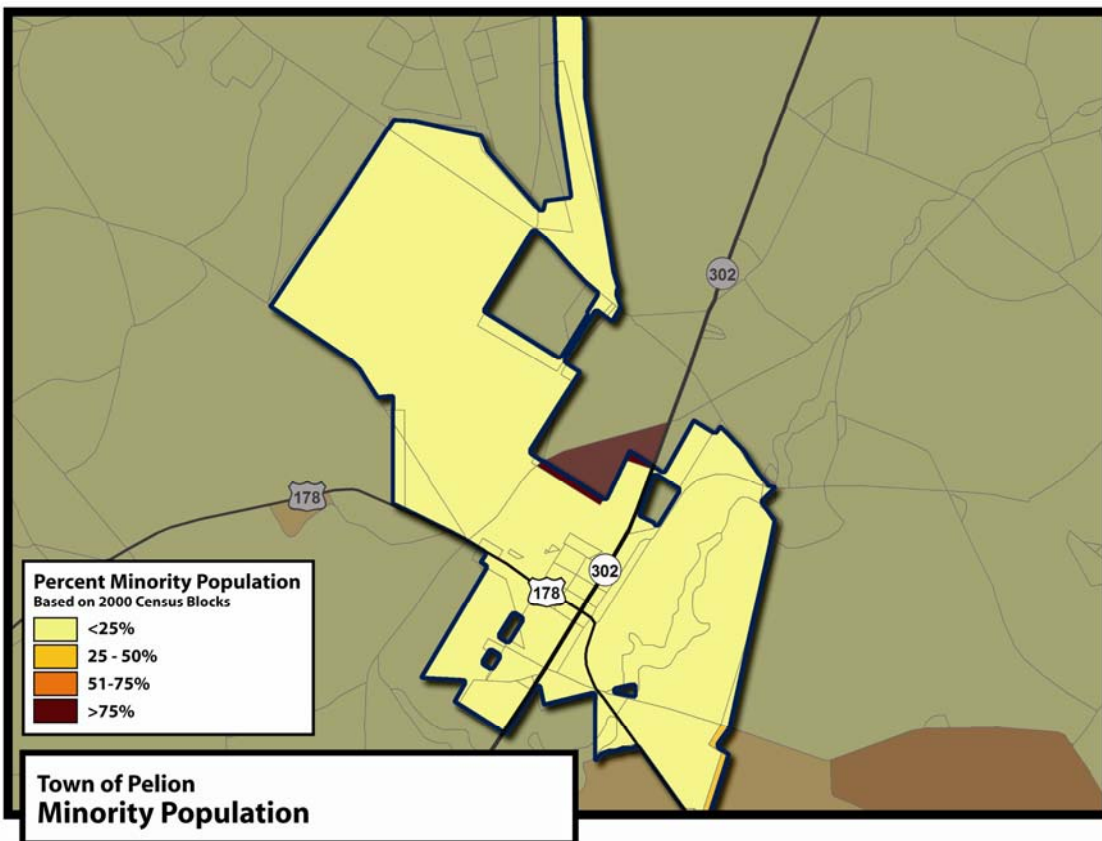
As illustrated in table 9.1, the racial and ethnic makeup of the town changed very little between 1990 and 2000 but has seen an increase in the ratio of black to white residents between 2000 and 2008. The “other” racial categories saw a significant increase over the 28 year period increasing their share of the town’s total population from <1% in 1990 to almost 4% in 2008. Figure 9.1 illustrates the distribution of minority resident concentrations within the town.

The Hispanic population in the town has steadily increased since the 1990 census from 0.27% of the total population to 2.3% in 2008. It is also important to note that the South Carolina Budget and Control Board recognize the possibility of a significant Hispanic population undercount in the 2000 Census. It should also be noted local knowledge of business development and employment patterns suggest that the local Hispanic population has grown significantly since 2000 in the town of Pelion and surrounding areas, though no statistical data currently exists to provide evidence of this trend.

TABLE 9.1: PELION POPULATION CHARACTERISTICS

	1990	Pct Total	2000	Pct Total	2008 Estimate	Pct Total
Total Population	284	n/a	539	n/a	569	n/a
White	276	97.16%	505	93.66%	517	90.78%
Black	6	2.25%	19	3.53%	35	6.08%
American Indian or Alaska Native	1	0.44%	4	0.71%	2	0.43%
Asian or Pacific Islander	0	0.16%	2	0.33%	3	0.48%
Other Race	0	0.00%	3	0.53%	4	0.68%
Hispanic Ethnicity	1	0.27%	6	1.19%	13	2.32%

FIGURE 9.1: PELION MINORITY POPULATION



The age distribution of the population in Pelion has remained relatively constant between 1990 and 2008. Table 9.2 shows the population by 11 different age groups and aggregations for this data for three key age cohorts. Over this 28 year period the population of people under the age of 20 decreased by 80 while the population in people over the age of 65 increased by 36. It is important to note that the largest percentage of the population is in the 20-64 range (59.54%). It is likely that the trend towards a predominantly aging population will continue as those currently in the 45-64 age range will move into the 65 and older cohort over the next 10-15 years.

TABLE 9.2: PELION AGE CHARACTERISTICS

	1990 Census	Pct Total	2000 Census	Pct Total	2008 Estimate	Pct Total
0 to 4	22	7.60%	41	7.60%	42	7.44%
5 to 14	45	15.71%	93	17.32%	88	15.40%
15 to 19	23	8.22%	39	7.15%	40	7.01%
Under 20	90	31.53%	173	32.07%	170	29.85%
20 to 24	19	6.63%	34	6.32%	40	6.98%
25 to 34	48	17.09%	82	15.28%	75	13.25%
35 to 44	46	16.14%	88	16.34%	79	13.85%
45 to 54	34	11.82%	75	13.94%	84	14.70%
55 to 64	23	8.01%	41	7.69%	61	10.76%
20-64	169	59.69%	321	59.56%	339	59.54%
65 to 74	16	5.69%	28	5.26%	39	6.87%
75 to 84	8	2.66%	13	2.33%	16	2.77%
85+	1	0.43%	4	0.78%	6	0.98%
65 and Older	25	8.78%	45	8.37%	61	10.61%
Median Age:	32	n/a	33	n/a	35	n/a

INCOME AND POVERTY

According to 2008 estimates the current median household income in the Town of Pelion is \$43,945, an increase of \$7,930 from the 2000 Census. Pelion has the sixth lowest median household income of the 14 municipalities and is approximately \$10,892 lower than that of Lexington County.

As indicated in table 9.3 the percentage of the total population of the town in the lower income brackets (under \$35,000 a year) has decreased over the 28 year period from approximately 68% to only 39% in 2008. The data also

illustrates a significant increase in those households making over \$75,000 a year from 6.7% to over 14.7% during the same time period.

TABLE 9.3: PELION INCOME CHARACTERISTICS

	1990 Census	Pct Total	2000 Census	Pct Total	2008 Estimate	Pct Total
\$0 - \$15,000	18	18.25%	33	17.54%	30	14.80%
\$15,000 - \$24,999	26	26.54%	27	14.60%	21	10.38%
\$25,000 - \$34,999	22	22.96%	31	16.47%	28	13.94%
\$35,000 - \$49,999	15	15.44%	42	22.54%	36	17.91%
\$50,000 - \$74,999	9	9.28%	35	18.68%	57	28.22%
\$75,000 - \$99,999	6	6.14%	11	5.86%	12	5.87%
\$100,000 - \$149,999	1	0.60%	6	3.01%	12	5.75%
\$150,000+	0	0.00%	2	1.31%	6	3.13%

The 2000 Census reports that in 1999, 14.31% of the population of the town was below the poverty level. This number is higher than all of Lexington County which had a total of 8.9% of the population below the poverty level. Pelion accounted for 0.4% of all persons below the poverty level within the County.

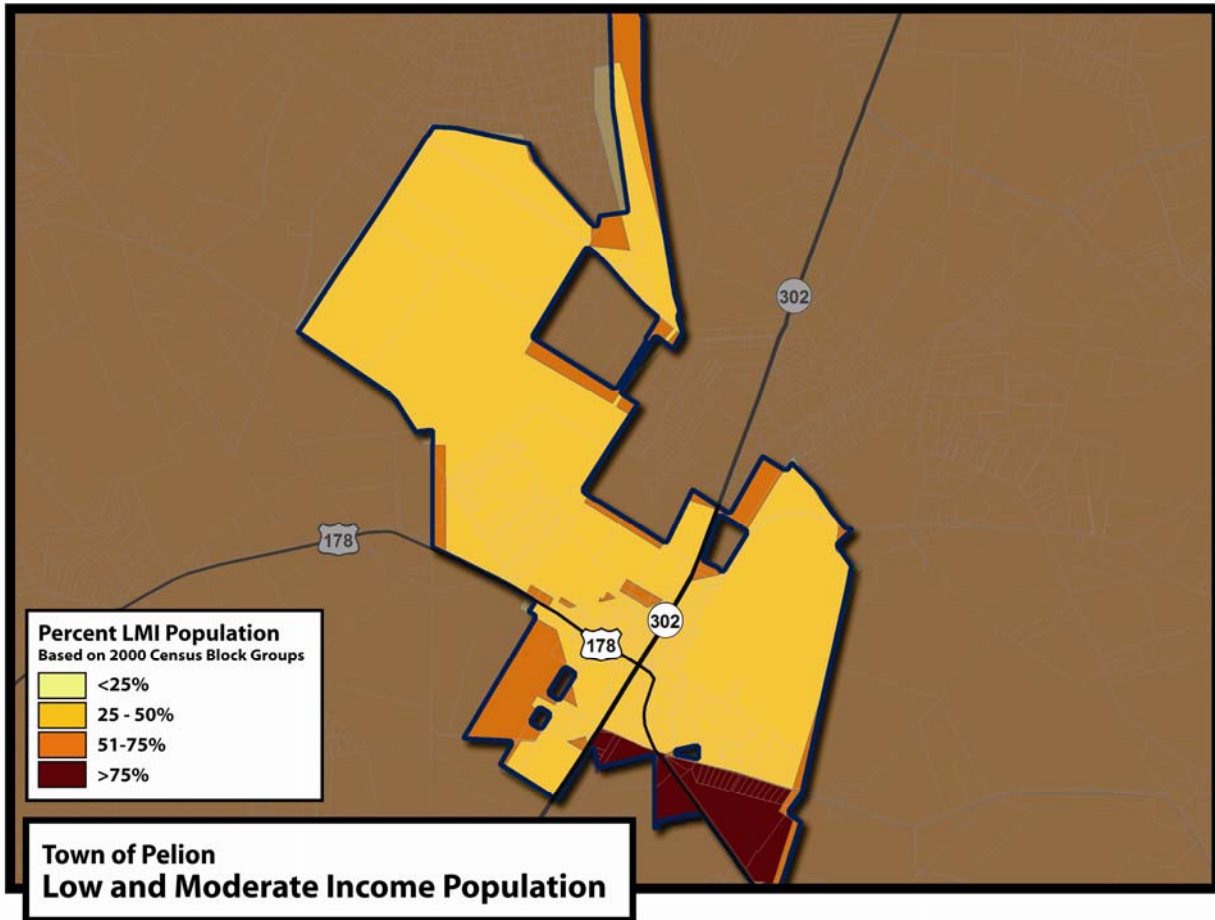
TABLE 9.4: PELION POVERTY CHARACTERISTICS

	1990 Census	2000 Census	2008 Estimate
Average Hhld Income	\$31,343	\$40,442	\$43,395
Median Hhld Income	\$27,592	\$36,015	\$43,945
Per Capita Income	\$11,050	\$14,024	\$16,572
Population Under Poverty Level	n/a	77	n/a
% Population Under Poverty Level	n/a	14.31%	n/a

According to the 2008 Low and Moderate Income (LMI) estimates produced by the US Department of Housing and Urban Development, the entire town of Pelion is 41.65% LMI. According to figure 9.2, the town contains several small pockets of LMI residents with the highest concentrations (>75%) located in the southern part of town, south of Forts Pond Rd and Lydia Drive. The largely undeveloped areas west of Mulberry Street fall into the 51-75% category, while

the remainder of the town falls well within the 25-50% LMI category. There are no areas of town with less than 25% LMI.

FIGURE 9.2: PELION LMI POPULATION



HOUSING

As illustrated in table 9.5, between 1990 and 2000 the total number of housing units increased by 105 while the ratio of renters to owners remained relatively constant and the number of vacant units increased slightly from 7 to 11%. Since 2000, estimates indicate an increase of approximately 14 housing units and a slight increase in the ratio of renters to owners. The number of vacant units has remained constant.

The housing stock in Pelion is predominantly characterized by newer homes. As illustrated in table 9.6, approximately 70% of all housing units were built after 1980. The estimated 14 units built after 2000 only make up 6.22% of the towns total housing stock.

TABLE 9.5: PELION HOUSING UNITS AND OCCUPANCY

	1990 Census	Pct Total	2000 Census	Pct Total	2008 Estimate	Pct Total
Total Housing Units	105	n/a	211	n/a	225	n/a
Owner Occupied	86	82.52%	166	78.56%	168	74.72%
Renter Occupied	11	10.11%	21	10.19%	32	14.38%
Vacant	8	7.37%	24	11.25%	25	10.91%

TABLE 9.6: PELION AGE OF HOUSING STOCK

	2000 Census	Pct Total
Estimate 2000-2008	14	6.22%
Built 1999-Mar 2000	27	12.00%
Built 1995-1998	54	24.00%
Built 1990-1994	26	11.56%
Built 1980-1989	37	16.44%
Built 1970-1979	13	5.78%
Built 1960-1969	25	11.11%
Built 1940-1959	19	8.44%
Built 1939 or earlier	8	3.56%

The Central Midlands 2008 Multi-Family Rental and Condominium Survey reports that the Pelion market area has 1 multi-family housing complex, Platt Spring Road Apts., containing a total of 16 units. The Lexington County Consolidated plan reports Pelion does not have any subsidized housing opportunities.

WATER AND SEWER INFRASTRUCTURE

For public water service, the town of Pelion historically utilized two wells with the capacity to yield approximately 60,000 gallons per day of water. The town has a water holding tank with a capacity of 75,000 gallons per day. The town currently provides service in partnership with the Lexington County Joint Municipal Water and Sewer Commission.

The town currently has no sewer service and residents are dependent on septic tanks to serve their waste water needs. A feasibility study for providing waste

water service to the town is currently being conducted by the Lexington County Joint Municipal Water and Sewer Commission with funding from the Lexington County CDBG program. The study is anticipated to provide short and long term options for town wide sewer service.

TRANSPORTATION INFRASTRUCTURE

The Town of Pelion is located at the intersection of US 178 and SC 302. These are both principal arterial roadways that connect the town to the larger regional transportation network. US 178 is a primarily 2 lane facility that has a sidewalk on one side as it enters and travels through town. SC 302 also a 2 lane facility that has a center turn lane in key locations to provide access to adjacent commercial properties. This road does not have sidewalk facilities alongside most of its duration through town. The town is not currently served by local or commuter transit service.

EMPLOYMENT AND EDUCATION

According to the 2000 Census, 263 or 66% of people in Pelion aged 16 and over were a part of the labor force. Of these people 91.4% were employed, 7.66% were unemployed, and 0.9% were in the Armed Services. Table 9.7 places the 2000 Census information in the context of 1990 Census figures and 2007 estimates. While the number of people in the labor forces increased between 1990 and 2000, the unemployment rate also increased. The 2008 estimates show a slight reversal of this trend with unemployment decreasing from 7.6% in 2000 to just under 5.3% in 2008. The unemployment estimates for 2008 are slightly higher for Pelion as compared to Lexington County as a whole which had approximately 4.8% of the population in the labor force unemployed. According to the 2000 census 54% of all workers were engaged in blue collar occupations while 45.6% were engaged in white collar occupations.

TABLE 9.7: PELION EMPLOYMENT CHARACTERISTICS

	1990 Census	Pct Total	2000 Census	Pct Total	2008 Estimate	Pct Total
Age 16 + Population	213	n/a	396	n/a	431	n/a
In Labor Force	143	67.15%	263	66.57%	289	67.06%
Employed	139	97.30%	241	91.46%	265	61.38%
Unemployed	2	1.08%	20	7.66%	23	5.31%
In Armed Forces	2	1.08%	2	0.89%	2	0.38%
Not In Labor Force	70	32.85%	132	33.43%	142	32.94%

Since 1990, educational levels of the population in Batesburg-Leesville have improved slightly, most notably with an increase in the number of people 25

and older with an associate's degree or higher. As illustrated in table 9.8 the number of people with less than a high school degree remained relatively constant with 58 people in 1990 and 63 in 2008.

TABLE 9.8: PELION EDUCATIONAL ATTAINMENT

	1990 Census	Pct Total	2000 Census	Pct Total	2008 Estimate	Pct Total
Age 25+ Population	175	n/a	332	n/a	360	n/a
Grade K - 8	30	17.12%	25	7.55%	18	5.09%
Grade 9 - 12	28	16.03%	65	19.62%	45	12.42%
High School Graduate	76	43.34%	140	42.26%	165	45.82%
Some College, No Degree	27	15.23%	60	18.14%	75	20.78%
Associates Degree	9	5.14%	17	5.18%	22	6.10%
Bachelor's Degree	4	2.00%	15	4.46%	24	6.77%
Graduate Degree	2	1.15%	3	0.93%	11	3.03%

NEEDS ANALYSIS

Based on discussions with town representatives, Pelion has a range of short, medium, and long term needs related to housing, infrastructure, community facilities, and community/special needs services.

- **Short term needs** include a housing rehabilitation project, a minor home repair program, public water improvements, sidewalk improvements, and crime prevention programs.
- **Medium term needs** include park and recreation facility improvements and pedestrian connectivity.
- **Long term needs** include public sewer improvements and accessibility improvements to community buildings.

The following table summarizes each of these projects and places them in the context of CDBG National Objectives, HUD Goals, and Lexington County Priorities and Strategies.

TABLE 9.9: PELION NEEDS ANALYSIS

Category	Project Description	Priority	CDBG National Objective	HUD Goals	Lexington Co. Priorities & Strategies
Housing					
Housing Rehabilitation Project	Two houses belonging to residents 65 and older are in need of repair. This rehabilitation project could be stand alone or part of the Minor Home Repair Program.	Short Term	LMI (Pop)	1	6.3, 6.4
Housing Fund/Minor Home Repair Program	Town wide program to provide funding for minor home repairs for eligible LMI and elderly residents.	Short Term	LMI (Pop)	1	6.3, 6.4
Infrastructure					
Public Water Extensions/ Improvements	Extension of sewer service to LMI areas immediately outside of town limits.	Short Term	LMI (Area)	2	2.1; 7.2
Public Sewer Extensions/ Improvements	Program to assist LMI residents connect to sewer service as it becomes available to town residents per feasibility study currently being conducted by Lexington Joint Municipal Water and Sewer Commission.	Long Term	LMI (Area)	2	2.2; 7.2
Sidewalks	Construction of sidewalks along 302 and 178.	Short Term	LMI (Area)	2	2.5
	(See Parks and Recreation).	Medium Term	LMI (Area)	2	1.6; 2.5
Community Facilities					
Parks and Recreation	Development of feeder pocket parks and/or improvements to sidewalks in LMI areas that provide pedestrian connectivity to existing Rails-to-trails Greenway.	Medium Term	LMI (Area)	2	1.6; 2.5
Accessibility Improvements	ADA compliance for various facilities including handicap accessibility for court room.	Long Term	LMI (Pop)	2	1.8
Community/Special Needs Services					
Crime Prevention Programs	Crime Watch/Crime Awareness programs in LMI areas to include placement of crime watch signs in neighborhoods.	Short Term	LMI (Area)	2	1.1; 4.6

CHAPTER 10 - PINE RIDGE



EXISTING CONDITIONS

OVERVIEW

The town of Pine Ridge is located in the southeastern portion of Lexington County at the intersection of two secondary roads, Fish Hatchery and Pine Ridge Drive. The town, which shares a boundary with South Congaree to the west and Cayce to the east, encompasses approximately 4.5 square miles of primarily residential areas. The town does not have a traditional central business district so that most commercial activity takes place outside of the town limits in the strip developments along SC 302 in South Congaree and US 321 leading south to Gaston.

DEMOGRAPHIC CHARACTERISTICS

Between 1990 and 2000 the population of Pine Ridge decreased by 60 people from a total population of 1620 in 1990 to 1560 in 2000. Since 2000 the town has regained the lost population increasing by 226 people from the 2000 Census figures. The 2008 population estimates for Pine Ridge represent approximately 0.7% of the total population of Lexington County for the same year.

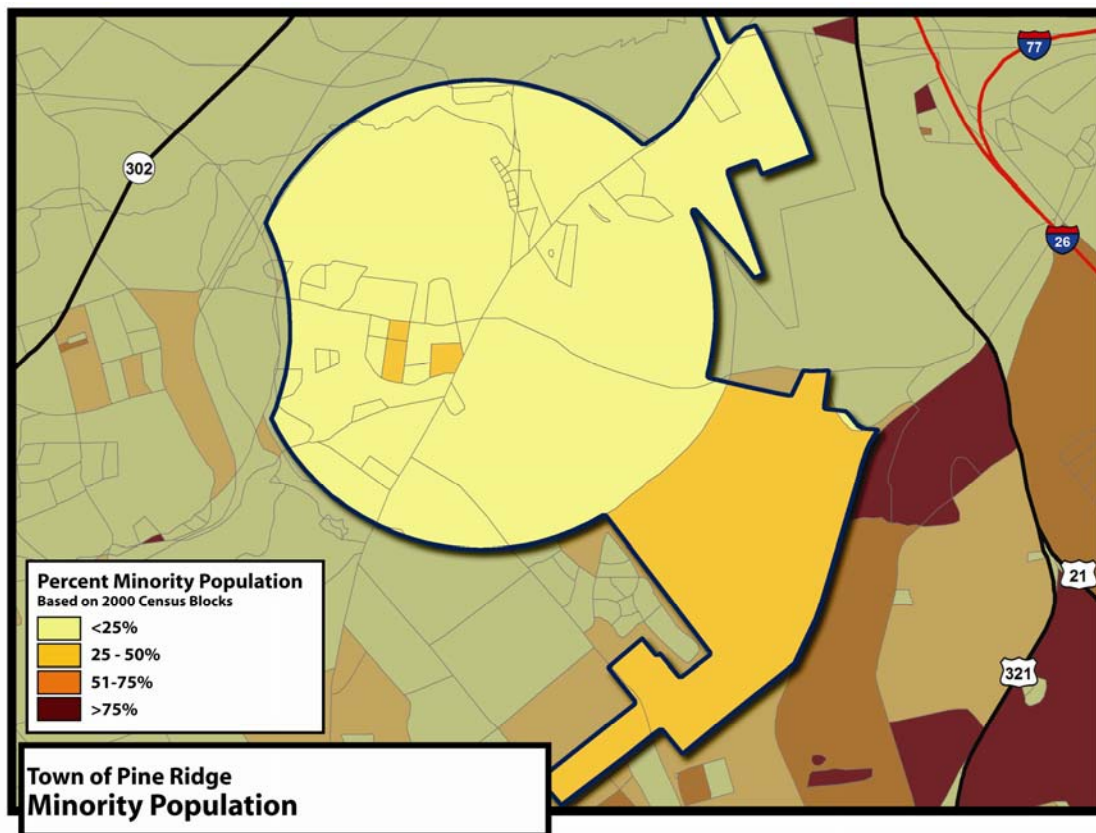
As illustrated in table 10.1, the racial and ethnic makeup of the town has changed considerably between 1990 and 2000 with a noticeable increase in the ratio of black to white residents. This overall trend has continued since 2000. The “other” racial categories saw also saw a slight increase over the 28 year period increasing their share of the town’s total population from 0.5% in 1990 to almost 1.8% in 2008. Figure 10.1 illustrates the distribution of minority resident concentrations within the town.

The Hispanic population in the town has steadily increased since the 1990 census from 0.6% of the total population to 3.11% in 2008. It is also important to note that the South Carolina Budget and Control Board recognize the possibility of a significant Hispanic population undercount in the 2000 Census. It should also be noted local knowledge of business development and employment patterns suggest that the local Hispanic population has grown significantly since 2000 in the town of Pine Ridge and surrounding areas, though no statistical data currently exists to provide evidence of this trend.

TABLE 10.1: PINE RIDGE POPULATION CHARACTERISTICS

	1990	Pct Total	2000	Pct Total	2008 Estimate	Pct Total
Total Population	1,620	n/a	1,560	n/a	1,786	n/a
White	1,581	97.58%	1,403	89.90%	1,557	87.15%
Black	30	1.86%	115	7.40%	176	9.83%
American Indian or Alaska Native	3	0.21%	5	0.33%	4	0.21%
Asian or Pacific Islander	4	0.24%	15	0.94%	17	0.96%
Other Race	2	0.11%	8	0.50%	11	0.63%
Hispanic Ethnicity	11	0.66%	25	1.63%	56	3.11%

FIGURE 10.1: PINE RIDGE MINORITY POPULATION



The age distribution of the population in Pine Ridge has changed significantly between 1990 and 2008. Table 10.2 shows the population by 11 different age

groups and aggregations for this data for three key age cohorts. Over this 28 year period the population of people under the age of 20 decreased while the population of people over the age of 65 increased by 91 with the majority of that change occurring since the year 2000. It is important to note that the largest percentage of the population is in the 20-64 range (63.62%), it is likely that the trend towards a predominantly aging population will continue as those currently in the 45-64 age range will move into the 65 and older cohort over the next 10-15 years.

TABLE 10.2: PINE RIDGE AGE CHARACTERISTICS

	1990 Census	Pct Total	2000 Census	Pct Total	2008 Estimate	Pct Total
0 to 4	121	7.46%	91	5.82%	103	5.79%
5 to 14	252	15.56%	229	14.68%	235	13.16%
15 to 19	162	9.98%	123	7.90%	131	7.35%
Under 20	535	33.00%	443	28.40%	469	26.30%
20 to 24	104	6.41%	77	4.91%	95	5.29%
25 to 34	279	17.22%	209	13.41%	205	11.50%
35 to 44	283	17.45%	259	16.62%	248	13.90%
45 to 54	223	13.79%	258	16.55%	300	16.78%
55 to 64	105	6.50%	185	11.87%	288	16.14%
20-64	994	61.36%	988	63.36%	1,136	63.62%
65 to 74	61	3.77%	84	5.41%	125	7.01%
75 to 84	27	1.67%	39	2.48%	48	2.71%
85+	2	0.12%	5	0.35%	7	0.37%
65 and Older	90	5.57%	128	8.24%	181	10.09%
Median Age:	32	n/a	37	n/a	40	n/a

INCOME AND POVERTY

According to 2008 estimates the current median household income in the Town of Pine Ridge is \$53,332, an increase of \$8,418 from the 2000 Census. Pine Ridge has the fifth highest median household income of the 14 municipalities and is approximately \$1,505 lower than that of Lexington County.

As indicated in table 10.3 the percentage of the total population of the town in the lower income brackets (under \$35,000 a year) has decreased over the 28 year period from approximately 47% to only 27% in 2008. The data also

illustrates a significant increase in those households making over \$75,000 a year from 6% to over 30% during the same time period.

TABLE 10.3: PINE RIDGE INCOME CHARACTERISTICS

	1990 Census	Pct Total	2000 Census	Pct Total	2008 Estimate	Pct Total
\$0 - \$15,000	72	13.45%	70	11.76%	71	10.22%
\$15,000 - \$24,999	76	14.24%	68	11.51%	69	10.00%
\$25,000 - \$34,999	102	18.96%	78	13.19%	50	7.25%
\$35,000 - \$49,999	152	28.33%	113	19.06%	131	18.98%
\$50,000 - \$74,999	101	18.84%	150	25.35%	156	22.58%
\$75,000 - \$99,999	28	5.14%	77	12.95%	104	15.10%
\$100,000 - \$149,999	3	0.57%	33	5.61%	92	13.33%
\$150,000+	1	0.22%	3	0.58%	18	2.54%

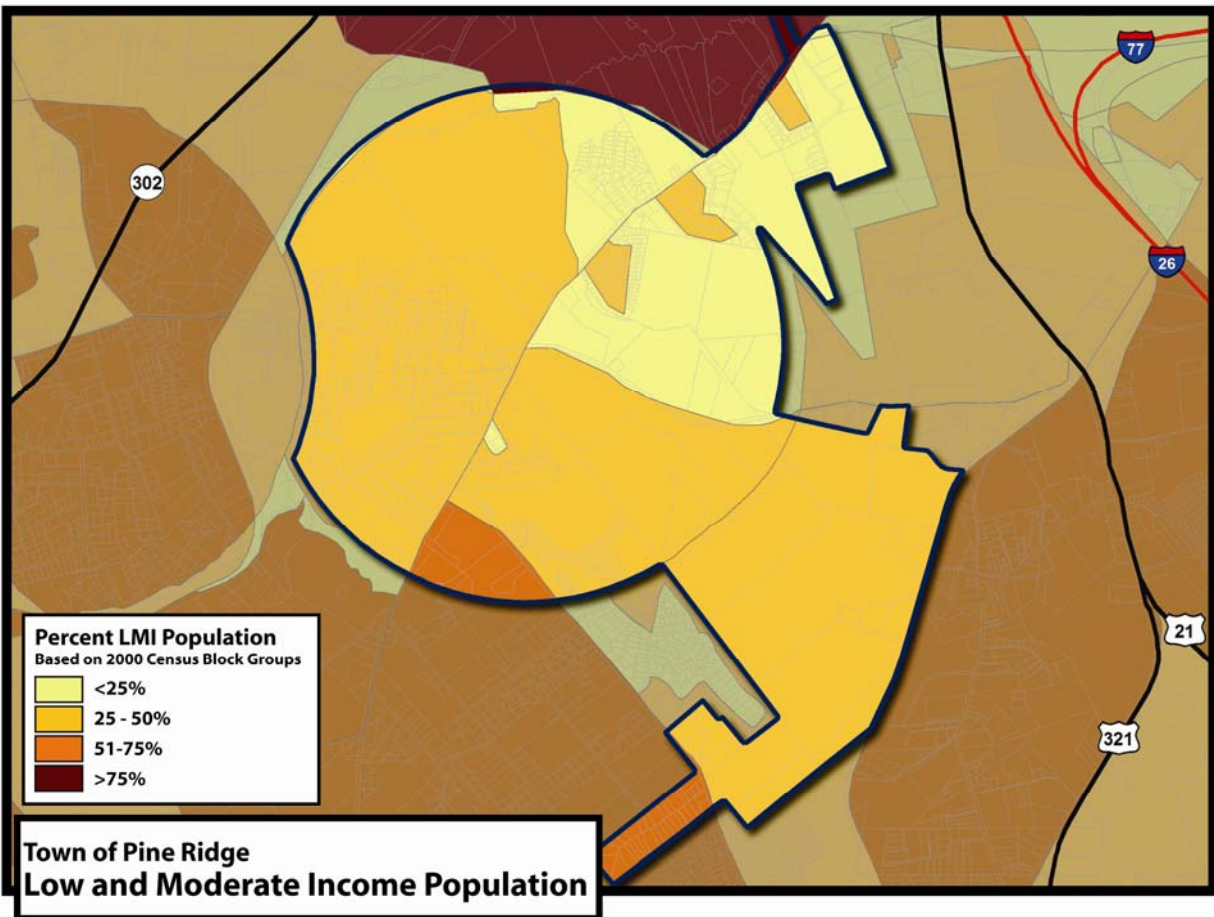
The 2000 Census reports that in 1999, 9.58% of the population of the town was below the poverty level. This number is slightly higher than all of Lexington County which had a total of 8.9% of the population below the poverty level. Batesburg-Leesville accounted for 4.7% of all persons below the poverty level within the County.

TABLE 10.4: PINE RIDGE POVERTY CHARACTERISTICS

	1990 Census	2000 Census	2008 Estimate
Average Hhld Income	\$38,865	\$48,997	\$51,291
Median Hhld Income	\$36,873	\$44,914	\$53,332
Per Capita Income	\$13,108	\$18,625	\$19,998
Population Under Poverty Level	n/a	150	n/a
% Population Under Poverty Level	n/a	9.58%	n/a

According to the 2008 Low and Moderate Income (LMI) estimates produced by the US Department of Housing and Urban Development, the entire town of Pine Ridge is 34% LMI. According to Figure 10.2, the majority of the town is 25-50% LMI. Some sections of the largely undeveloped areas to the east of Fish Hatchery Road have less than 25% LMI while a small area between Fish Hatchery and Bachman Road is 51-75% LMI.

FIGURE 10.2: PINE RIDGE LMI POPULATION



HOUSING

As illustrated in table 10.5, between 1990 and 2000 the total number of housing units and the ratio of renters to owners increased and the number of vacant units was relatively stable. Since 2000, estimates indicate an increase of approximately 100 housing units and a continued increase in the ratio of renters to owners. The number of vacant units has continued to remain constant.

The housing stock in Pine Ridge is predominantly characterized by both older and newer homes. As illustrated in table 10.6, approximately 48% of all housing units were built prior to 1980 while 53% were built after. The estimated 100 units built after 2000 only make up 13.85% of the towns total housing stock.

TABLE 10.5: PINE RIDGE HOUSING UNITS AND OCCUPANCY

	1990 Census	Pct Total	2000 Census	Pct Total	2008 Estimate	Pct Total
Total Housing Units	563	n/a	622	n/a	722	n/a
Owner Occupied	451	80.17%	488	78.52%	538	74.48%
Renter Occupied	84	14.91%	105	16.84%	153	21.24%
Vacant	28	4.92%	29	4.65%	31	4.28%

TABLE 10.6: PINE RIDGE AGE OF HOUSING STOCK

	2000 Census	Pct Total
Estimate 2000-2008	100	13.85%
Built 1999-Mar 2000	17	2.35%
Built 1995-1998	47	6.51%
Built 1990-1994	59	8.17%
Built 1980-1989	157	21.75%
Built 1970-1979	210	29.09%
Built 1960-1969	82	11.36%
Built 1940-1959	46	6.37%
Built 1939 or earlier	8	1.11%

The Central Midlands 2008 Multi-Family Rental and Condominium Survey reports that the Oak Grove/Springdale market area which includes the town of Pine Ridge has 12 multi-family housing complexes containing a total of approximately 1477 units. The Lexington County Consolidated plan reports that none of these units are considered to be assisted housing developments.

WATER AND SEWER INFRASTRUCTURE

Historically, the town of Pine Ridge received its water supply from individual wells located throughout town. In more recent years, South Congaree and Pine Ridge have contracted with the City of Cayce to provide public water service to limited areas along Pine Ridge Drive, Pine Street, Ramblin Road, Oak Street, and Main Street (Highway 302). Expansions of this agreement can potentially extend service to the entire municipality.

Within the town of Pine Ridge most wastewater is disposed of via private septic tanks. The City of Cayce and the Lexington County Joint Municipal Water and Sewer Commission, through cooperation with the Towns of Pine Ridge and South Congaree, is slowly making public sewer available to certain areas of the two municipalities.

TRANSPORTATION INFRASTRUCTURE

The Town of Pine Ridge is not directly served by any major roadways but is connected to the regional transportation network via smaller secondary roads. Fish Hatchery Road serves this purpose and is important to the community because it provides a direct connection to the US 321 interchange with I-26 and I-77. Fish Hatchery is a 2 lane road that does not have pedestrian facilities. The town has an unusually large number of unpaved roads within town limits. Virtually none of the roads in town have pedestrian facilities. The town is not currently served by local or commuter transit service.

EMPLOYMENT AND EDUCATION

According to the 2000 Census, 868 or 71.69% of people in Pine Ridge aged 16 and over were a part of the labor force. Of these people 97% were employed, 2.8% were unemployed, and 0.1% were in the Armed Services. Table 10.7 places the 2000 Census information in the context of 1990 Census figures and 2007 estimates. While the number of people in the labor forces increased between 1990 and 2000, the ratio of employed to unemployed workers also slightly decreased while the 2008 estimates show a continuation of these trends. The unemployment estimates for 2008 are slightly lower for Pine Ridge are considerably lower than Lexington County as a whole which had approximately 4.8% of the population in the labor force unemployed. According to the 2000 Census, 39.8% of all workers were engaged in blue collar occupations while 60.2% were engaged in white collar occupations.

TABLE 10.7: PINE RIDGE EMPLOYMENT CHARACTERISTICS

	1990 Census	Pct Total	2000 Census	Pct Total	2008 Estimate	Pct Total
Age 16 + Population	1206	n/a	1211	n/a	1419	n/a
In Labor Force	903	74.86%	868	71.69%	1023	72.09%
Employed	861	95.35%	843	97.03%	992	69.90%
Unemployed	33	3.68%	25	2.87%	30	2.14%
In Armed Forces	9	0.78%	1	0.10%	1	0.05%
Not In Labor Force	303	25.14%	343	28.31%	396	27.91%

Since 1990, educational levels of the population in Pine Ridge have improved. As illustrated in table 10.8, the most notable improvements are indicated by an increase in the number of people 25 and older with an associate's degree or higher and a decrease in the number of people without a high school degree. The number of people with a high school degree remained relatively constant between 1990 and 2000 and then showed a slight increase between 2000 and 2008.

TABLE 10.8: PINE RIDGE EDUCATIONAL ATTAINMENT

	1990 Census	Pct Total	2000 Census	Pct Total	2008 Estimate	Pct Total
Age 25+ Population	980	n/a	1040	n/a	1222	n/a
Grade K - 8	70	7.10%	35	3.38%	27	2.24%
Grade 9 - 12	135	13.82%	142	13.66%	110	8.98%
High School Graduate	363	36.99%	350	33.63%	441	36.08%
Some College, No Degree	178	18.18%	230	22.15%	283	23.20%
Associates Degree	94	9.59%	102	9.84%	119	9.73%
Bachelor's Degree	107	10.96%	121	11.64%	147	12.03%
Graduate Degree	34	3.45%	53	5.05%	95	7.75%

NEEDS ANALYSIS

Based on discussions with town representatives, Pine Ridge has a range of short, medium, and long term needs related to housing, infrastructure, community facilities, and community/special needs services.

- **Short term needs** include a minor home repair program, slum and blight removal, and a yard maintenance program for senior citizens, and a planning/feasibility study related to public water and sewer improvements.
- **Medium term needs** include repairs and accessibility improvements to sidewalks in LMI areas.
- **Long term needs** include accessibility improvements to park and recreation facilities, and implementation of projects recommended in the water and sewer planning/feasibility study.

The following table summarizes each of these projects and places them in the context of CDBG National Objectives, HUD Goals, and Lexington County Priorities and Strategies.

TABLE 10.9: PINE RIDGE NEEDS ANALYSIS

Category	Project Description	Priority	CDBG National Objective	HUD Goals	Lexington Co. Priorities & Strategies
Housing					
Housing Fund/Minor Home Repair Program	Town wide program to provide funding for minor home repairs for eligible LMI and elderly residents.	Short Term	LMI (Pop)	1	6.3, 6.4
Slum and Blight Removal/Demolition	Three structures in town need to be demolished. Town should be not have a problem getting permission from property owners to implement project.	Short Term	Blight	2	6
Infrastructure					
Public Water Extensions/ Improvements	(See Planning/Feasibility Studies)	Short Term	LMI (Area)	2	1.2; 2.1; 3
	Implementation of projects identified in the planning/feasibility study.	Long Term	LMI (Area)	2	1.2; 2.1
Public Sewer Extensions/ Improvements	(See Planning/Feasibility Studies)	Short Term	LMI (Area)	2	1.2; 2.2; 3
	Implementation of projects identified in the planning/feasibility study.	Long Term	LMI (Area)	2	1.2; 2.1
Sidewalks	Repairs and ADA accessibility improvements to existing sidewalks and construction of new sidewalks to provide adequate pedestrian accessibility in LMI areas.	Medium Term	LMI (Area, Pop)	2	1.8; 2.5
Accessibility Improvements	(See Sidewalks)	Medium Term	LMI (Area, Pop)	2	1.8; 2.5

Category	Project Description	Priority	CDBG National Objective	HUD Goals	Lexington Co. Priorities & Strategies
Community Facilities					
Parks and Recreation	(See Accessibility Improvements)	Long Term	LMI (Pop)	2	1.6; 1.8
Accessibility Improvements	Provide ADA accessibility by paving gravel walking trail at park located across the street from town hall at the base of the National Guard Armory.	Long Term	LMI (Pop)	2	1.6; 1.8
Community/Special Needs Services					
Senior Services	Yard maintenance program for elderly and disabled residents. Could be a part of the Minor Home Repair Program.	Short Term	LMI (Pop)	1,2	4.1; 6.3, 6.4
Planning/Feasibility Studies					
Infrastructure	Comprehensive assessment of water and sewer service needs of town with emphasis on providing adequate service to LMI residents including need for fire hydrants and upgrading of existing lines for fire flow capability (None of the subdivisions in town currently have this capability presenting a significant fire hazard to residents). Plan should also specifically focus on the feasibility of providing service to the Adkins Circle and Char road areas as well as other LMI neighborhoods on the west side of town.	Short Term	LMI (Area)	2	1.2; 2.1; 2.2; 3

CHAPTER 11 - SOUTH CONGAREE



EXISTING CONDITIONS**OVERVIEW**

The town of South Congaree is located in the southeastern portion of Lexington County at the intersection of SC 302 (Main Street) and Church Street. The town, which shares a boundary with the town of Pine Ridge, encompasses approximately 3.4 square miles of primarily residential areas. The town does not have a traditional central business district so that most commercial activity takes place in the shopping centers situated along SC 302.

DEMOGRAPHIC CHARACTERISTICS

Between 1990 and 2000 the population of South Congaree increased by only 23 people. Since 2000 the town has an additional 73 people. The 2008 population estimates for South Congaree represent approximately 0.9% of the total population of Lexington County for the same year.

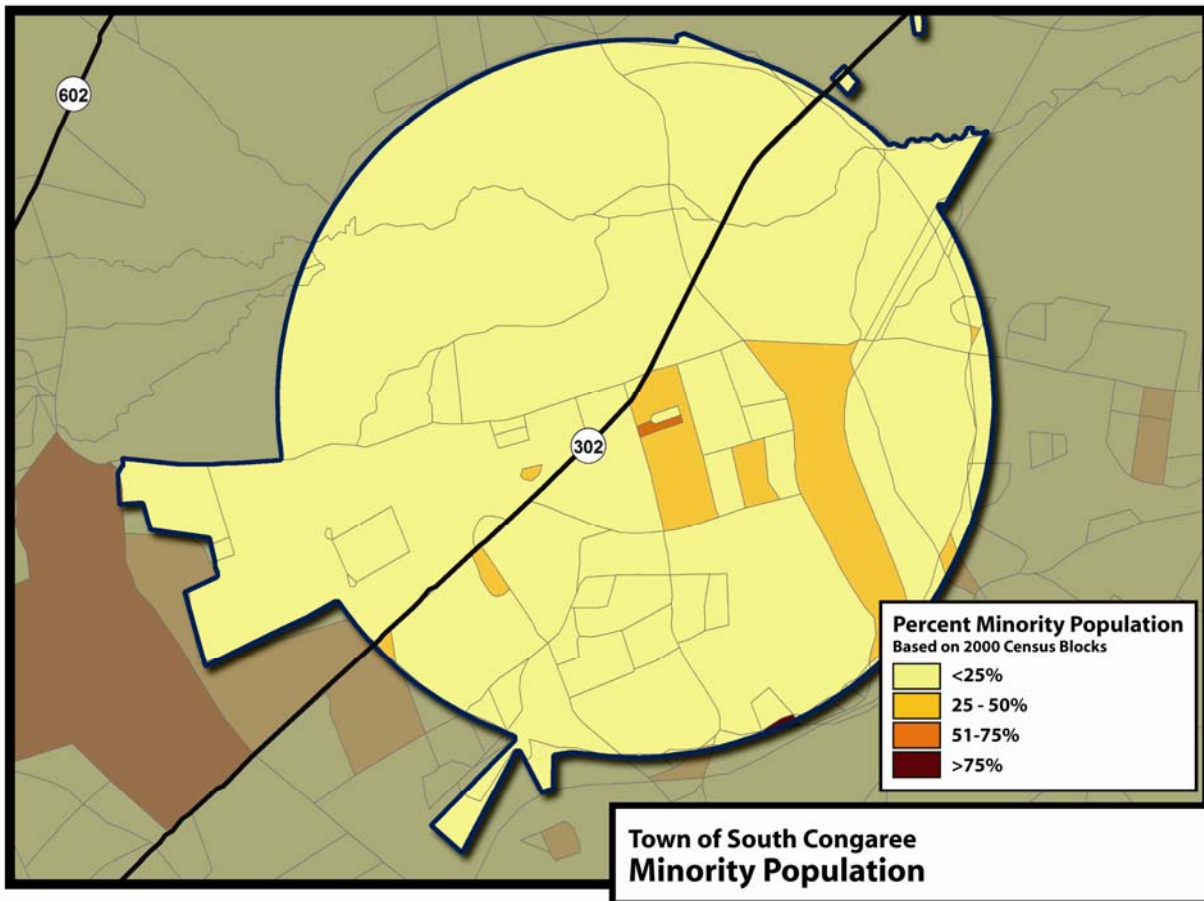
As illustrated in table 11.1, the racial and ethnic makeup of the town has changed considerably between 1990 and 2000 with a significant increase in the ratio of black to white residents. This overall trend has continued since 2000. The “other” racial categories also saw a slight increase over the 28 year period increasing their share of the town’s total population from 0.8% in 1990 to almost 2.47% in 2008. Figure 11.1 illustrates the distribution of minority resident concentrations within the town.

The Hispanic population in the town has steadily increased since the 1990 census from 0.8% of the total population to 2.5% in 2008. It is also important to note that the South Carolina Budget and Control Board recognize the possibility of a significant Hispanic population undercount in the 2000 Census. It should also be noted local knowledge of business development and employment patterns suggest that the local Hispanic population has grown significantly since 2000 in the town of South Congaree and surrounding areas, though no statistical data currently exists to provide evidence of this trend.

TABLE 11.1: SOUTH CONGAREE POPULATION CHARACTERISTICS

	1990	Pct Total	2000	Pct Total	2008 Estimate	Pct Total
Total Population	2,317	n/a	2,340	n/a	2,413	n/a
White	2,209	95.33%	2,038	87.11%	2,032	84.21%
Black	89	3.85%	219	9.36%	292	12.12%
American Indian or Alaska Native	4	0.17%	18	0.75%	11	0.47%
Asian or Pacific Islander	8	0.36%	34	1.43%	35	1.47%
Other Race	7	0.29%	10	0.42%	13	0.53%
Hispanic Ethnicity	19	0.81%	32	1.35%	62	2.58%

FIGURE 11.1: SOUTH CONGAREE MINORITY POPULATION



The age distribution of the population in South Congaree has remained relatively constant between 1990 and 2008. Table 11.2 shows the population by 11 different age groups and aggregations for this data for three key age cohorts. Over this 28 year period the population of people under the age of 20 remained the same while the population of people over the age of 65 increased by 126 with the majority of that change occurring since the year 2000. It is important to note that the largest percentage of the population is in the 20-64 range (61.26%), it is likely that the trend towards a predominantly aging population will continue as those currently in the 45-64 age range will move into the 65 and older cohort over the next 10-15 years.

TABLE 11.2: SOUTH CONGAREE AGE CHARACTERISTICS

	1990 Census	Pct Total	2000 Census	Pct Total	2008 Estimate	Pct Total
0 to 4	182	7.86%	161	6.87%	158	6.56%
5 to 14	307	13.24%	376	16.06%	341	14.14%
15 to 19	199	8.61%	158	6.76%	160	6.64%
Under 20	688	29.71%	695	29.69%	659	27.34%
20 to 24	218	9.42%	157	6.69%	174	7.23%
25 to 34	408	17.63%	330	14.08%	291	12.07%
35 to 44	373	16.08%	355	15.16%	305	12.65%
45 to 54	286	12.36%	333	14.22%	355	14.71%
55 to 64	194	8.38%	253	10.83%	352	14.60%
20-64	1,480	63.87%	1,427	60.99%	1,478	61.26%
65 to 74	103	4.44%	153	6.52%	199	8.25%
75 to 84	39	1.68%	55	2.34%	64	2.65%
85+	7	0.29%	11	0.46%	12	0.51%
65 and Older	149	6.41%	218	9.32%	275	11.41%
Median Age:	31	n/a	35	n/a	38	n/a

INCOME AND POVERTY

According to 2008 estimates the current median household income in the Town of South Congaree is \$44,811, an increase of \$8,136 from the 2000 Census. South Congaree has the seventh lowest median household income of the 14 municipalities and is approximately \$10,026 lower than that of Lexington County.

As indicated in table 11.3 the percentage of the total population of the town in the lower income brackets (under \$35,000 a year) has decreased over the 28 year period from approximately 60% to only 40% in 2008. The data also illustrates a significant increase in those households making over \$75,000 a year from 3.6% to over 20% during the same time period.

TABLE 11.3: SOUTH CONGAREE INCOME CHARACTERISTICS

	1990 Census	Pct Total	2000 Census	Pct Total	2008 Estimate	Pct Total
\$0 - \$15,000	171	20.37%	177	19.24%	136	14.18%
\$15,000 - \$24,999	148	17.67%	155	16.88%	140	14.62%
\$25,000 - \$34,999	182	21.73%	107	11.66%	111	11.61%
\$35,000 - \$49,999	185	22.12%	191	20.79%	153	15.90%
\$50,000 - \$74,999	119	14.19%	178	19.40%	229	23.89%
\$75,000 - \$99,999	22	2.67%	79	8.59%	94	9.76%
\$100,000 - \$149,999	5	0.61%	24	2.64%	75	7.78%
\$150,000+	3	0.35%	7	0.81%	22	2.27%

The 2000 Census reports that in 1999, 12.3% of the population of the town was below the poverty level. This number is higher than all of Lexington County which had a total of 8.9% of the population below the poverty level. Batesburg-Leesville accounted for 4.7% of all persons below the poverty level within the County.

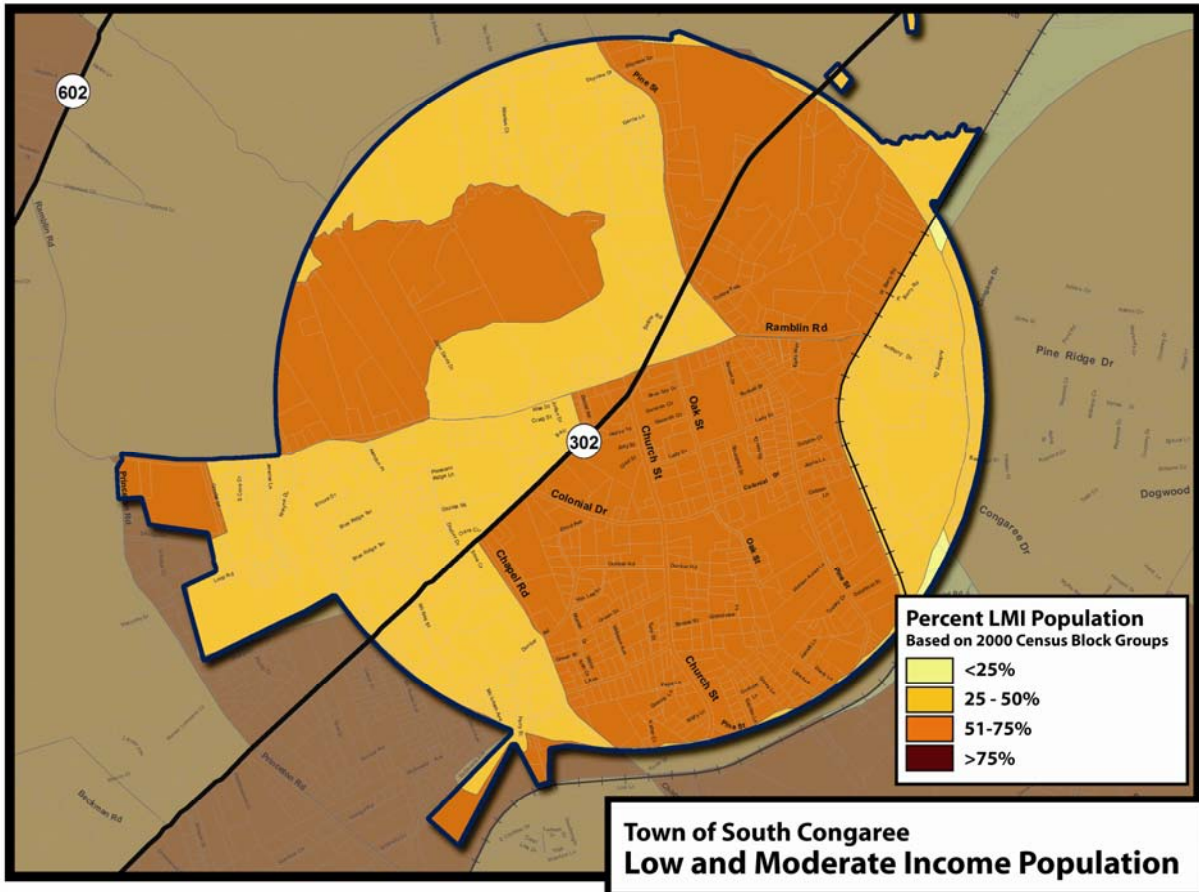
TABLE 11.4: SOUTH CONGAREE POVERTY CHARACTERISTICS

	1990 Census	2000 Census	2008 Estimate
Average Hhld Income	\$33,018	\$40,548	\$46,379
Median Hhld Income	\$29,997	\$36,675	\$44,811
Per Capita Income	\$11,898	\$15,942	\$18,402
Population Under Poverty Level	n/a	288	n/a
% Population Under Poverty Level	n/a	12.30%	n/a

According to the 2008 Low and Moderate Income (LMI) estimates produced by the US Department of Housing and Urban Development, the entire town of South Congaree is 50.81% LMI, just under the 51% or more threshold set by HUD. As illustrated in figure 11.2, the majority of the residential areas in

town, primarily those south of SC 302, fall within the 51-75% LMI category. The remainder of the town is 25-50% LMI and there are not extremely high concentrations (>75%) nor are there any areas with extremely low concentrations of LMI residents (<25%).

FIGURE 11.2: SOUTH CONGAREE LMI POPULATION



HOUSING

As illustrated in table 11.5, between 1990 and 2000 the total number of housing units and the ratio of renters to owners increased slightly and the number of vacant units increased at a much higher rate from 6 to 9.4%. Since 2000, estimates indicate an increase of approximately 41 housing units and a slight increase in the ratio of renters to owners. The number of vacant units has remained constant.

The housing stock in South Congaree is predominantly characterized by a healthy mix of older and newer homes. As illustrated in table 11.6, approximately 55% of all housing units were built prior to 1980 and 41% were

build after. The estimated 41 units built after 2000 make up 3.8% of the towns total housing stock.

TABLE 11.5: SOUTH CONGAREE HOUSING UNITS AND OCCUPANCY

	1990 Census	Pct Total	2000 Census	Pct Total	2008 Estimate	Pct Total
Total Housing Units	891	n/a	1,016	n/a	1,057	n/a
Owner Occupied	625	70.11%	655	64.46%	646	61.14%
Renter Occupied	212	23.82%	265	26.07%	314	29.73%
Vacant	54	6.06%	96	9.47%	97	9.13%

TABLE 11.6: SOUTH CONGAREE AGE OF HOUSING STOCK

	2000 Census	Pct Total
Built 1999-Mar 2000	4	0.50%
Built 1995-1998	63	6.20%
Built 1990-1994	72	7.09%
Built 1980-1989	255	25.10%
Built 1970-1979	250	24.61%
Built 1960-1969	197	19.39%
Built 1940-1959	121	11.91%
Built 1939 or earlier	10	0.98%

The Central Midlands 2008 Multi-Family Rental and Condominium Survey reports that the Oak Grove/Springdale market area which includes the town of South Congaree has 12 multi-family housing complexes containing a total of approximately 1477 units. The Lexington County Consolidated plan reports that none of these units are considered to be assisted housing developments.

WATER AND SEWER INFRASTRUCTURE

Carolina Water Service, a private water company, provides water service to certain areas of South Congaree but is limited in capacity. Individual wells also serve a large portion of the municipality and surrounding areas. Although groundwater is currently adequate through the existing aquifer, anticipated

future residential and commercial needs will likely overburden this supply. South Congaree and Pine Ridge have also contracted with the City of Cayce to provide public water service to limited areas along Pine Ridge Drive, Pine Street, Ramblin Road, Oak Street, and Main Street (Highway 302). Expansions of this agreement can potentially extend service to the entire municipality.

Within the South Congaree Town limits most wastewater is disposed of via septic tank and filter field, and this method of wastewater disposal is likely to remain dominant. The City of Cayce and the Lexington County Joint Municipal Water and Sewer Commission, through cooperation with the Towns of Pine Ridge and South Congaree, is slowly making public sewer available to certain areas of the two municipalities. South Congaree is also in the process of conducting a planning/feasibility study to look at the different alternatives for implementing town-wide public sewer service.

TRANSPORTATION INFRASTRUCTURE

Vehicular circulation in the Town of South Congaree is served by one state primary highway, S.C. 302, and three state secondary roads, S-32-168, S-32-103, and S-32-622. These roads are also known as, respectively, as Pine Street, Ramblin Road, and Chappel Road. S.C. 302 is a five lane facility that carries traffic on 2 lanes in each direction with a center turn lane to provide access to adjacent commercial areas. The three secondary roads are 2 lane facilities that provide an exception amount of local connectivity because of the grid like pattern. Both SC 302 and many of the local secondary roads have adequate sidewalk facilities. The town does not have access to local or regional transit service.

EMPLOYMENT AND EDUCATION

According to the 2000 Census, 1226 or 68.9% of people in South Congaree aged 16 and over were a part of the labor force. Of these people 94.5% were employed, 5.4% were unemployed, and 0.02% were in the Armed Services. Table 11.7 places the 2000 Census information in the context of 1990 Census figures and 2007 estimates. While the number of people in the labor forces remained relatively constant between 1990 and 2000, the ratio of employed to unemployed workers also slightly decreased while the 2008 estimates show a slight reversal of this trend. The unemployment estimates for 2008 are slightly lower for South Congaree are higher than Lexington County as a whole which had approximately 4.8% of the population in the labor force unemployed. According to the 2000 Census, 39.8% of all workers were engaged in blue collar occupations while 60.2% were engaged in white collar occupations.

TABLE 11.7: SOUTH CONGAREE EMPLOYMENT CHARACTERISTICS

	1990 Census	Pct Total	2000 Census	Pct Total	2008 Estimate	Pct Total
Age 16 + Population	1793	n/a	1777	n/a	1888	n/a
In Labor Force	1291	72.01%	1226	68.97%	1309	69.30%
Employed	1234	95.57%	1158	94.50%	1235	65.42%
Unemployed	49	3.80%	67	5.47%	73	3.87%
In Armed Forces	10	0.54%	0	0.02%	0	0.01%
Not In Labor Force	502	27.99%	551	31.03%	580	30.70%

Since 1990, educational levels of the population in South Congaree have improved. As illustrated in table 11.8, the most notable improvements are indicated by an increase in the number of people 25 and older with an associate's degree or higher and a decrease in the number of people without a high school degree. The number of people with a high school degree decreased slightly between 1990 and 2000 and then caught back up to the 1990 figure between 2000 and 2008.

TABLE 11.8: SOUTH CONGAREE EDUCATIONAL ATTAINMENT

	1990 Census	Pct Total	2000 Census	Pct Total	2008 Estimate	Pct Total
Age 25+ Population	1410	n/a	1489	n/a	1579	n/a
Grade K - 8	172	12.20%	83	5.61%	54	3.42%
Grade 9 - 12	260	18.44%	334	22.46%	225	14.25%
High School Graduate	606	42.99%	545	36.59%	632	40.01%
Some College, No Degree	193	13.71%	295	19.84%	348	22.03%
Associates Degree	96	6.80%	126	8.44%	141	8.91%
Bachelor's Degree	61	4.31%	60	4.01%	99	6.27%
Graduate Degree	21	1.52%	39	2.60%	81	5.11%

NEEDS ANALYSIS

Based on discussions with town representatives, South Congaree has a range of short, medium, and long term needs related to housing, infrastructure, community facilities, economic development, and community/special needs services.

- **Short term needs** include a minor home repair program, slum and blight removal, public water improvements, sidewalk and street lighting improvements, and accessibility improvements to sidewalks and playground equipment at the elementary school.
- **Medium term needs** include implementation of projects recommended in the recent sewer feasibility study, improvements to the library and a planning/feasibility study related to historic preservation and adaptive reuse.
- **Long term needs** include a road paving project, implementation of projects identified in the historic preservation/adaptive reuse planning/feasibility study.

The following table summarizes each of these projects and places them in the context of CDBG National Objectives, HUD Goals, and Lexington County Priorities and Strategies.

TABLE 11.9: SOUTH CONGAREE NEEDS ANALYSIS

Category	Project Description	Priority	CDBG National Objective	HUD Goals	Lexington Co. Priorities & Strategies
Housing					
Housing Fund/Minor Home Repair Program	Town wide program to provide funding for minor home repairs for eligible LMI and elderly residents.	Short Term	LMI (Pop)	1	6.3, 6.4
Slum and Blight Removal/Demolition	Demolition of vacant storage facility on Highway 302.	Short Term	Blight	1,2	6
Infrastructure					
Public Water Extensions/ Improvements	Waterline extension into unserved areas of town.	Short Term	LMI (Area)	2	2.1
Public Sewer Extensions/ Improvements	Implementation of projects identified in town-wide sewer feasibility study currently underway.	Medium Term	LMI (Area)	2	2.2
Road Improvements	Road paving project on Colonial Street. Could potentially be broken into multiple phases.	Long Term	LMI (Area)	2	2.3
Sidewalks	Construction/extension of sidewalks and placement of street lights where necessary along Rambling Road and Sunset Street leading to the elementary school and library.	Short Term	LMI (Area)	2	2.5
Accessibility Improvements	Handicap accessibility improvements to sidewalks along Pine Street and Main Street providing access to the Food Lion shopping center.	Short Term	LMI (Pop)	2	1.8

Category	Project Description	Priority	CDBG National Objective	HUD Goals	Lexington Co. Priorities & Strategies
Community Facilities					
Community Centers	Development of Community Center on town owned property behind town hall.	Long Term	LMI (Area)	2	1.3
Parks and Recreation	(See Planning/Feasibility Studies)	Medium Term	LMI (Area)	2	3.6
	Implementation of projects identified in planning/feasibility study.	Long Term	LMI (Area)	2	1.3, 1.6
Accessibility Improvements	Handicap accessibility for Elementary School playground. Project could be in partnership with the School District.	Short Term	LMI (Pop)	2	1.6, 1.8; 7.2
Economic Development					
Historic Preservation/Adaptive Reuse	(See Planning/Feasibility Studies)	Medium Term	LMI (Area)	2	1.3, 1.6; 3.6
	Implementation of projects identified in planning/feasibility study.	Long Term	LMI (Area)	2	1.3, 1.6
Community/Special Needs Services					
Community Programs/Events	Expansion and addition of facilities and services to town library. Project could be in partnership with Lexington County.	Medium Term	LMI (Area)	2	1.5; 7.2
Planning/Feasibility Studies					
Community Facilities	Preservation and potential adaptive re-use of historic house on Ramblin Rd for community purposes. Site could also potentially be use for the development of a town park.	Medium Term	LMI (Area)	2	1.3, 1.6; 3.6
Historic Preservation/Adaptive Reuse					

CHAPTER 12 - SPRINGDALE



EXISTING CONDITIONS**OVERVIEW**

Springdale is located in the east-central portion of Lexington County along SC 602. The town shares its eastern boundary with the Cities of Cayce and West Columbia. The town's western boundary is shared with large tracts of land owned by the Richland-Lexington Metropolitan Airport Commission, Midlands Technical College, and Lexington County School District 2. The town encompasses approximately 2.8 square miles of primarily residential areas. The town has two distinct business areas that are located along portions of Platt Springs Road and S. C. 302. Springdale continues to serve as an important bedroom community to the larger Columbia Metropolitan area.

DEMOGRAPHIC CHARACTERISTICS

Between 1990 and 2000 the population of Springdale increased by only 207 people. Since 2000, the town has seen a decrease in this number to a total population of 2,511 people. The 2008 estimates of Springdale represent 1% of the total population of Lexington County for the same year.

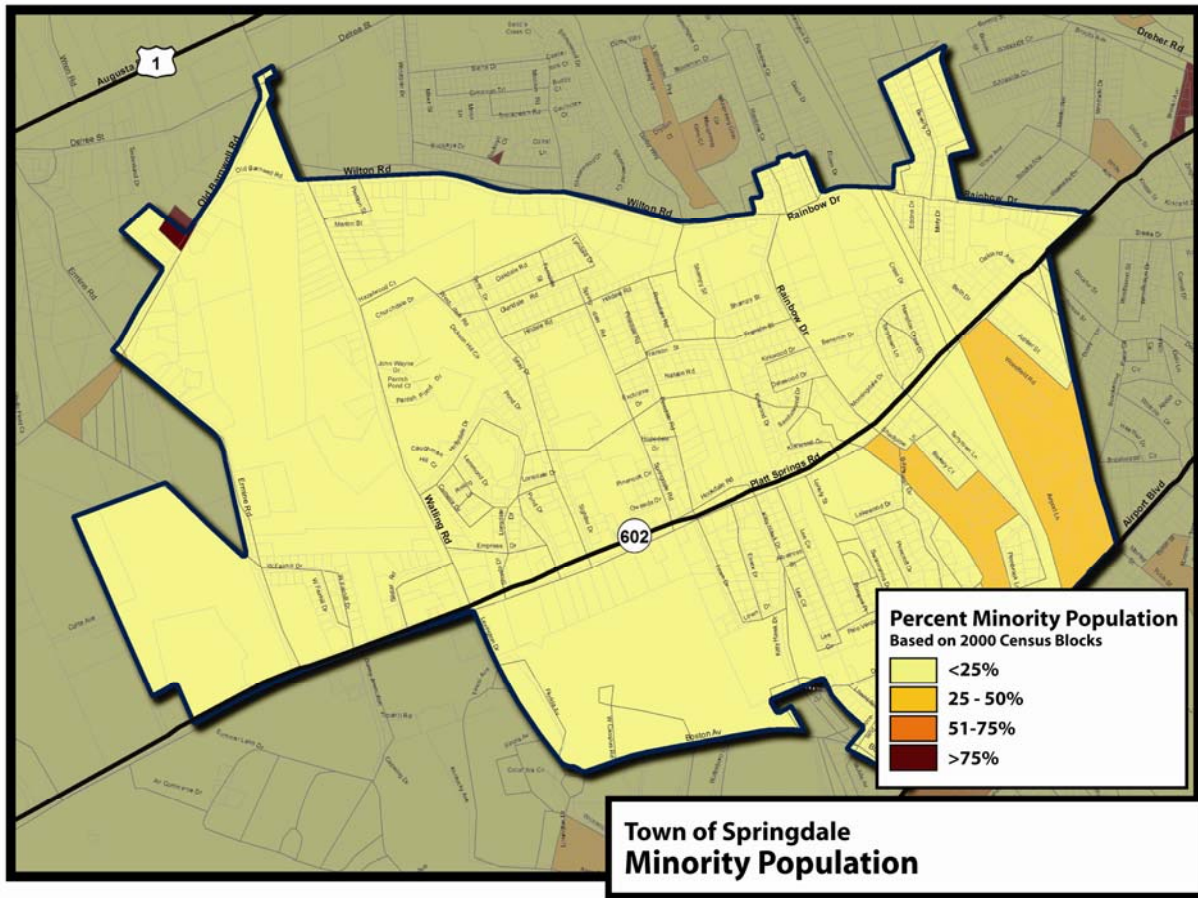
As illustrated in table 12.1, the racial and ethnic makeup of the town changed some with a noticeable decrease in the percent white population and a corresponding increase in the ratio of black to white residents. Since 2000, population estimates show a continuation of this trend as the ratio of minority to white residents continues to increase. Figure 12.1 illustrates the distribution of minority resident concentrations within the town.

The Hispanic population in the town has increased since the 1990 census from 1% of the total population to 19% in 2008, the highest percent Hispanic population of any municipality. It is important to note that the South Carolina Budget and Control Board recognize the possibility of a significant Hispanic population undercount in the 2000 Census. It should also be noted local knowledge of business development and employment patterns suggest that the local Hispanic population has grown since 2000 in the town of Springdale and surrounding areas, though no statistical data currently exists to provide evidence of this trend.

TABLE 12.1: SPRINGDALE POPULATION CHARACTERISTICS

	1990	Pct Total	2000	Pct Total	2008 Estimate	Pct Total
Total Population	2,658	n/a	2,865	n/a	2,511	n/a
White	1,972	74.20%	1,855	64.77%	1,554	61.88%
Black	677	25.46%	751	26.22%	728	28.99%
American Indian or Alaska Native	5	0.19%	6	0.21%	4	0.16%
Asian or Pacific Islander	0	0.00%	11	0.38%	10	0.40%
Other Race	4	0.15%	218	7.62%	194	7.74%
Hispanic Ethnicity	27	1.01%	268	9.36%	480	19.09%

FIGURE 12.1: SPRINGDALE MINORITY POPULATION



The age distribution of the population in Springdale has remained relatively constant between 1990 and 2008. Table 12.2 shows the population by 11 different age groups and aggregations for this data for three key age cohorts. Over this 28 year period the population of people under the age of 20 decreased by 115 while the population in people over the age of 65 increased slightly by 16 people. It is important to note that the largest percentage of the population is in the 20-64 range (59.38%). It is likely that the trend towards a predominantly aging population will continue as those currently in the 45-64 age range will move into the 65 and older cohort over the next 10-15 years.

TABLE 12.2: SPRINGDALE AGE CHARACTERISTICS

	1990 Census	Pct Total	2000 Census	Pct Total	2008 Estimate	Pct Total
0 to 4	219	8.23%	198	6.90%	160	6.36%
5 to 14	347	13.07%	427	14.92%	334	13.28%
15 to 19	197	7.40%	178	6.20%	154	6.12%
Under 20	763	28.70%	803	28.02%	648	25.76%
20 to 24	222	8.34%	224	7.80%	212	8.42%
25 to 34	400	15.06%	491	17.14%	386	15.38%
35 to 44	360	13.56%	402	14.04%	319	12.72%
45 to 54	289	10.89%	330	11.53%	297	11.84%
55 to 64	268	10.07%	251	8.74%	276	11.01%
20-64	1,539	57.91%	1,698	59.27%	1,491	59.38%
65 to 74	228	8.60%	207	7.21%	214	8.51%
75 to 84	110	4.13%	130	4.53%	120	4.77%
85+	18	0.68%	28	0.98%	39	1.55%
65 and Older	356	13.40%	364	12.71%	372	14.82%
Median Age:	34	n/a	33	n/a	35	n/a

INCOME AND POVERTY

According to 2008 estimates the current median household income in the Town of Springdale is \$36,385, an increase of \$6,243 from the 2000 Census. Springdale has the lowest median household income of the 14 municipalities and is approximately \$18,452 lower than that of Lexington County.

As indicated in table 12.3 the percentage of the total population of the town in the lower income brackets (under \$35,000 a year) has decreased over the 28 year period from approximately 82% to 47% in 2008. The data also illustrates a

significant increase in those households making over \$75,000 a year from 1.8% to 10% during the same time period.

TABLE 12.3: SPRINGDALE INCOME CHARACTERISTICS

	1990 Census	Pct Total	2000 Census	Pct Total	2008 Estimate	Pct Total
\$0 - \$15,000	446	44.55%	343	31.24%	209	20.86%
\$15,000 - \$24,999	202	20.18%	100	9.11%	139	13.87%
\$25,000 - \$34,999	175	17.49%	250	22.77%	125	12.48%
\$35,000 - \$49,999	118	11.79%	210	19.13%	238	23.76%
\$50,000 - \$74,999	37	3.69%	156	14.20%	189	18.86%
\$75,000 - \$99,999	18	1.80%	16	1.46%	66	6.59%
\$100,000 - \$149,999	0	0.00%	16	1.46%	24	2.40%
\$150,000+	0	0.00%	7	0.64%	12	1.20%

The 2000 Census reports that in 1999, 10.66% of the population of the town was below the poverty level. This number is higher than all of Lexington County which had a total of 8.9% of the population below the poverty level. Springdale accounted for 1.6% of all persons below the poverty level within the County.

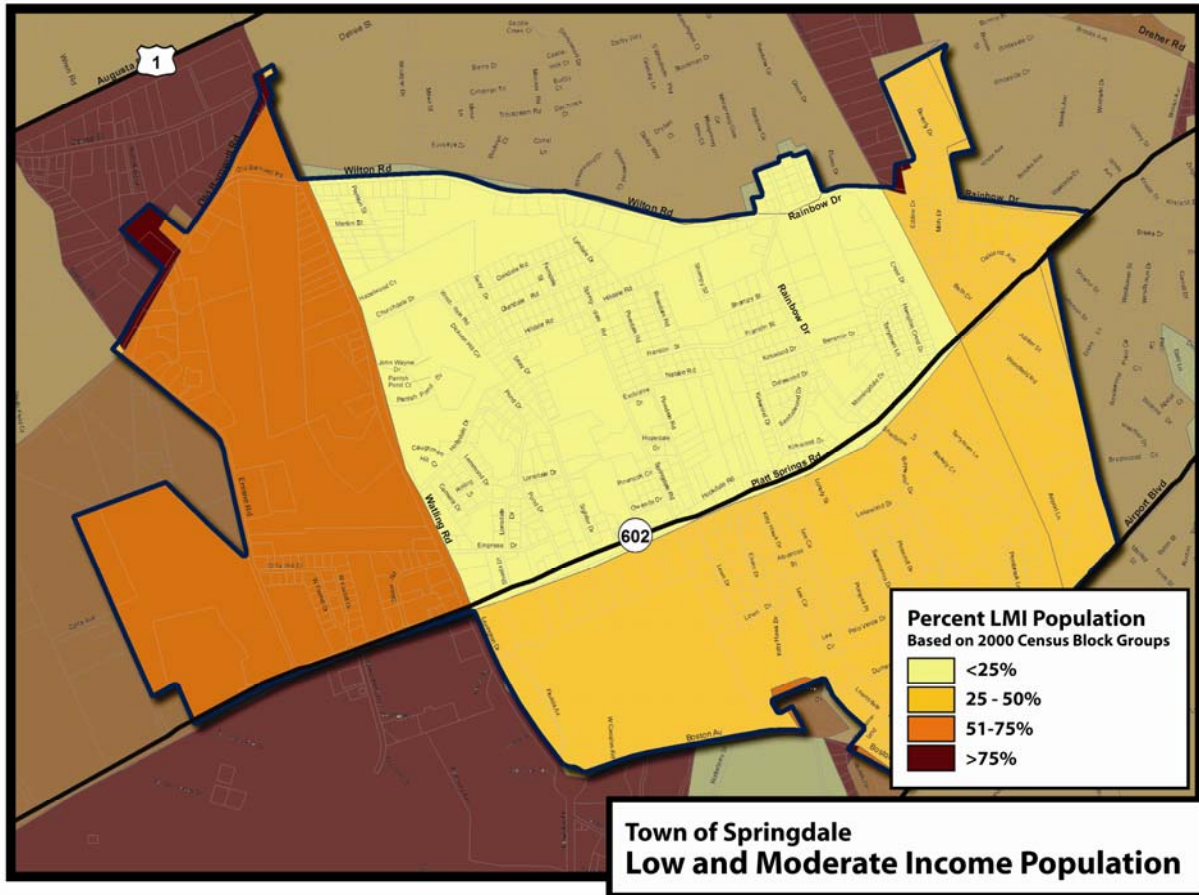
TABLE 12.4: SPRINGDALE POVERTY CHARACTERISTICS

	1990 Census	2000 Census	2008 Estimate
Average Hhld Income	\$20,659	\$32,460	\$38,744
Median Hhld Income	\$16,783	\$30,142	\$36,385
Per Capita Income	\$7,995	\$12,430	\$16,825
Population Under Poverty Level	n/a	305	n/a
% Population Under Poverty Level	n/a	10.66%	n/a

According to the 2008 Low and Moderate Income (LMI) estimates produced by the US Department of Housing and Urban Development, the entire town of Springdale 31.48% LMI. As illustrated in figure 12.2, the areas with the highest concentrations of LMI residents, which fall into the 51-75% category, are located to the west of Watling Road and to the north of Platt Springs Road. Everything to the south of Platt Springs Road, is 25-50% LMI, while the

majority of the residential areas to the east of Watling Road and to the north of Platt Springs is less than 25% LMI.

FIGURE 12.2: SPRINGDALE LMI POPULATION



HOUSING

As illustrated in table 12.5, between 1990 and 2000 the total number of housing units and the ratio of renters to owners increased slightly and the number of vacant units also increased slightly from 5 to 6.7%. Since 2000, estimates indicate a decrease of approximately 77 housing units and a significant increase in the ratio of renters to owners. The number of vacant units also increased from 6.7% to almost 9%.

The housing stock in Springdale is predominantly characterized by older homes. As illustrated in table 12.6, approximately 87% of all housing units were built prior to 1980.

TABLE 12.5: SPRINGDALE HOUSING UNITS AND OCCUPANCY

	1990 Census	Pct Total	2000 Census	Pct Total	2008 Estimate	Pct Total
Total Housing Units	1,053	n/a	1,176	n/a	1,099	n/a
Owner Occupied	617	58.63%	644	54.80%	555	50.46%
Renter Occupied	383	36.34%	453	38.49%	447	40.63%
Vacant	53	5.03%	79	6.71%	98	8.91%

TABLE 12.6: SPRINGDALE AGE OF HOUSING STOCK

	2000 Census	Pct Total
Estimate 2000-2008	0	0.00%
Built 1999-Mar 2000	19	1.73%
Built 1995-1998	77	7.01%
Built 1990-1994	70	6.37%
Built 1980-1989	173	15.74%
Built 1970-1979	333	30.30%
Built 1960-1969	353	32.12%
Built 1940-1959	235	21.38%
Built 1939 or earlier	32	2.91%

The Central Midlands 2008 Multi-Family Rental and Condominium Survey reports that the Oak Grove/Springdale market area which includes the town of South Congaree has 12 multi-family housing complexes containing a total of approximately 1477 units. The Lexington County Consolidated plan reports that none of these complexes are considered to be assisted housing developments.

WATER AND SEWER INFRASTRUCTURE

The Town of Springdale is presently well served by water lines from the City of West Columbia.

Adequate sewer service, however, continues to be an important issue for Springdale as it confronts continued growth pressures. Currently the town is

served by the City of Cayce, but there are some residential areas in town that are still not connected to the system.

TRANSPORTATION INFRASTRUCTURE

Springdale is fortunate to have two arterials and one interstate providing access to the town. Platt Springs Road and Highway 302 are major arteries in Lexington County providing access to the eastern portion of Lexington County and to downtown Columbia. Both also provide access to the Columbia Metropolitan Airport. Highway 302 has an interchange with I-26 which gives the town access to I-20 and I-77.

SC 302 provides for 2 lanes of traffic in each direction with a center turn lane throughout its duration providing access to commercial areas lining either side of the road. The highway also contains sidewalks going in both directions. Platt Springs Road has a similar cross section design, however, the center turn lane is limited to specific areas. The road does contain sidewalks going in both directions and has a designated bike lane. Aside from these two primary arterials, there are limited pedestrian facilities in most residential areas and there is limited and in some case no pedestrian access to the schools in the town. The Town of Springdale is served by Central Midlands Regional Transit Authority with a single fixed route.

EMPLOYMENT AND EDUCATION

According to the 2000 Census, 1571 or 70.99% of people in Springdale aged 16 and over were a part of the labor force. Of these people 96% were employed, 3.9% were unemployed, and 0.0% were in the Armed Services. Table 12.7 places the 2000 Census information in the context of 1990 Census figures and 2007 estimates. While the number of people in the labor forces increased between 1990 and 2000, the percent of unemployment workers actually decreased. Since 2000, the number of people in the workforce has decreased while the number of unemployed stayed relatively constant. The unemployment estimates for 2008 are slightly lower for Springdale than Lexington County as a whole which had approximately 4.8% of the population in the labor force unemployed. According to the 2000 Census, 68% of all workers were engaged in blue collar occupations while 31% were engaged in white collar occupations.

TABLE 12.7: SPRINGDALE EMPLOYMENT CHARACTERISTICS

	1990 Census	Pct Total	2000 Census	Pct Total	2008 Estimate	Pct Total
Age 16 + Population	2055	n/a	2213	n/a	1992	n/a
In Labor Force	1321	64.26%	1571	70.99%	1392	69.89%
Employed	1174	88.89%	1510	96.13%	1332	66.88%
Unemployed	115	8.69%	61	3.87%	60	3.00%
In Armed Forces	29	1.41%	0	0.00%	0	0.00%
Not In Labor Force	734	35.74%	642	29.01%	600	30.11%

Since 1990, educational levels of the population in Springdale have improved. As illustrated in table 11.8, the most notable improvements are indicated by an increase in the number of people 25 and older with an associate's degree or higher and a decrease in the number of people without a high school degree. The number of people with a high school degree increased slightly between 1990 and 2000 and then decreased between 2000 and 2008.

TABLE 12.8: SPRINGDALE EDUCATIONAL ATTAINMENT

	1990 Census	Pct Total	2000 Census	Pct Total	2008 Estimate	Pct Total
Age 25+ Population	1674	n/a	1839	n/a	1652	n/a
Grade K - 8	403	24.09%	265	14.44%	266	16.13%
Grade 9 - 12	619	36.97%	481	26.16%	402	24.35%
High School Graduate	478	28.55%	643	34.97%	590	35.71%
Some College, No Degree	81	4.83%	242	13.14%	211	12.75%
Associates Degree	24	1.43%	100	5.43%	101	6.11%
Bachelor's Degree	41	2.45%	56	3.04%	51	3.08%
Graduate Degree	28	1.67%	32	1.74%	31	1.87%

NEEDS ANALYSIS

Based on discussions with town representatives, Springdale has a range of short, medium, and long term needs related to housing, infrastructure, community facilities, economic development, and community/special needs services.

- **Short term needs** include a housing rehabilitation project, a minor home repair program, code enforcement, park and recreation facility improvements, and a planning/feasibility study related to commercial revitalization and job creation/retention.
- **Medium term needs** include sidewalk improvements, development of a youth work program, and a planning/feasibility study related to affordable housing.
- **Long term needs** include public sewer improvements, and implementation of projects recommended in the short and medium term planning/feasibility studies.

The following table summarizes each of these projects and places them in the context of CDBG National Objectives, HUD Goals, and Lexington County Priorities and Strategies.

TABLE 12.9: SPRINGDALE NEEDS ANALYSIS

Category	Project Description	Priority	CDBG National Objective	HUD Goals	Lexington Co. Priorities & Strategies
Housing					
Housing Fund/Minor Home Repair Program	Town wide program to provide funding for minor home repairs for eligible LMI and elderly residents.	Short Term	LMI (Pop)	1	6.3, 6.4
Code Enforcement	Provide assistance to eligible LMI residents for repairs needed to bring homes into compliance with municipal building codes.	Short Term	LMI (Pop); Blight	1	6.3, 6.4
Affordable Housing	(See Planning/Feasibility Studies)	Medium Term	LMI (Pop)	1	3; 6.1; 7.1
	Implementation of recommendations from Planning/Feasibility Study	Long Term	LMI (Pop)	1	6.1; 7.1
Infrastructure					
Public Sewer Extensions/ Improvements	Sewer line extension into LMI area. Project could include program for assistance with tap fees once service is available.	Long Term	LMI (Area)	2	2.2
Sidewalks	Construction of sidewalks along Kitty Hawk Drive and other areas providing connectivity to Airport High school, Vocational Rehab, and Will Lou Gray Opportunity School.	Medium Term	LMI (Area, Pop)	2	2.5
Community Facilities					
Parks and Recreation	Development of park in LMI area. Town currently has two parks but neither serve the LMI neighborhoods.	Short Term	LMI (Area)	2	1.6

Category	Project Description	Priority	CDBG National Objective	HUD Goals	Lexington Co. Priorities & Strategies
Economic Development					
Job Creation/Retention	(See Planning/Feasibility Study)	Short Term	LMI (Pop)	2,3	3.4; 5.1, 5.2
	Implementation of projects identified in planning/feasibility study.	Long Term	LMI (Pop)	2,3	5.1, 5.2
Workforce Training	(See Planning/Feasibility Study)	Short Term	LMI (Pop)	2,3	3.4; 5.1, 5.2
	Implementation of projects identified in planning/feasibility study.	Long Term	LMI (Pop)	2,3	5.1, 5.2
Commercial Revitalization	(See Planning/Feasibility Study)	Short Term	LMI (Pop)	2,3	3.4; 5.1, 5.2
	Implementation of projects identified in planning/feasibility study.	Long Term	LMI (Pop)	2,3	5.1, 5.2
Community/Special Needs Services					
Youth Services	Development of youth community service/work program in coordination with Will Lou Gray Opportunity School.	Medium Term	LMI (Pop)	2,3	5.1, 5.2
Planning/Feasibility Studies					
Housing	Comprehensive assessment of housing needs for LMI population within the town to include an action plan and strategies for increasing the availability of affordable housing opportunities.	Medium Term	LMI (Pop)	1	3; 6.1; 7.1
Economic Development	Planning study to assess alternatives for the redevelopment of a blighted shopping center and former industrial site to provide small business/ job opportunities for LMI population. Project can also address options for providing workforce training programs to coincide with business development opportunities.	Short Term	LMI (Pop)	2,3	3.4; 5.1, 5.2

CHAPTER 13 - SUMMIT



EXISTING CONDITIONS**OVERVIEW**

The town of Summit is located in the west-central portion of Lexington County between US 1 and Interstate 20, directly adjacent to the town of Gilbert. The town encompasses approximately 1.6 square miles of primarily low density residential areas. The town does not have any centrally defined commercial areas despite having a traditional rectangular, grid development pattern. The town is located along an active Norfolk Southern rail line connecting Batesburg-Leesville with downtown Columbia.

DEMOGRAPHIC CHARACTERISTICS

Between 1990 and 2000 the population of Summit increased by only 34 people. Since 2000, the town has seen very little additional residential growth. The 2008 estimates of Summit represent <1% of the total population of Lexington County for the same year.

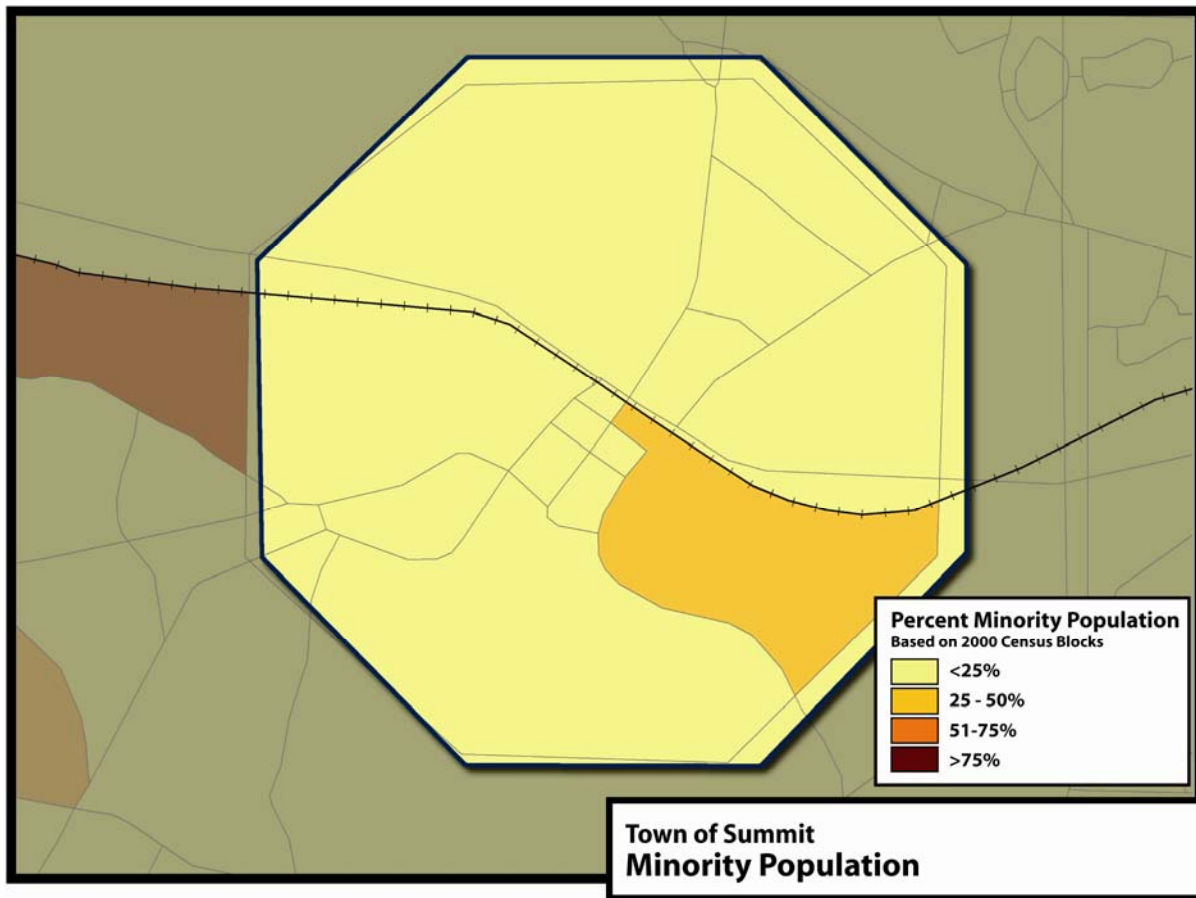
As illustrated in table 13.1, the racial and ethnic makeup of the town changed considerably between 1990 and 2000 with an substantial increase in the ration of black to white residents and a slight increase in the percentage of “other” populations. Since 2000 these trends have continued and as the ratio of minority to white residents increases. Figure 13.1 illustrates the distribution of minority resident concentrations within the town.

The Hispanic population in the town has increased since the 1990 census from 0.78% of the total population to 4.5% in 2008. It is important to note that the South Carolina Budget and Control Board recognize the possibility of a significant Hispanic population undercount in the 2000 Census. It should also be noted local knowledge of business development and employment patterns suggest that the local Hispanic population has grown since 2000 in the town of Summit and surrounding areas, though no statistical data currently exists to provide evidence of this trend.

TABLE 13.1: SUMMIT POPULATION CHARACTERISTICS

	1990	Pct Total	2000	Pct Total	2008 Estimate	Pct Total
Total Population	183	n/a	217	n/a	228	n/a
White	176	96.03%	194	89.47%	196	86.25%
Black	7	3.80%	15	7.10%	22	9.78%
American Indian or Alaska Native	0	0.11%	1	0.32%	0	0.22%
Asian or Pacific Islander	0	0.00%	0	0.14%	1	0.31%
Other Race	0	0.05%	4	2.06%	5	2.40%
Hispanic Ethnicity	1	0.33%	6	2.93%	13	5.54%

FIGURE 13.1: SUMMIT MINORITY POPULATION



The age distribution of the population in the town of Summit has remained relatively constant between 1990 and 2008. Table 13.2 shows the population by 11 different age groups and aggregations for this data for three key age cohorts. Over this 28 year period the population of people under the age of 20 and the population of people over the age of 65 did not dramatically change. It is important to note, however, that the largest percentage of the population is in the 20-64 range (60.54%), and it is likely that the trend towards a predominantly aging population will continue as those currently in the 45-64 age range will move into the 65 and older cohort over the next 10-15 years.

TABLE 13.2: SUMMIT AGE CHARACTERISTICS

	1990 Census	Pct Total	2000 Census	Pct Total	2008 Estimate	Pct Total
0 to 4	14	7.44%	18	8.24%	18	7.86%
5 to 14	30	16.35%	33	15.02%	31	13.71%
15 to 19	16	8.85%	17	7.69%	17	7.51%
Under 20	60	32.64%	68	30.95%	66	29.08%
20 to 24	14	7.60%	14	6.50%	16	7.16%
25 to 34	35	18.90%	34	15.48%	31	13.44%
35 to 44	29	15.64%	39	17.90%	35	15.19%
45 to 54	18	9.78%	29	13.55%	33	14.36%
55 to 64	12	6.57%	16	7.46%	24	10.39%
20-64	107	58.50%	132	60.90%	138	60.54%
65 to 74	11	6.08%	11	5.13%	15	6.77%
75 to 84	4	2.28%	6	2.75%	7	3.23%
85+	1	0.49%	1	0.27%	1	0.39%
65 and Older	16	8.86%	18	8.15%	24	10.39%
Median Age:	31	n/a	33	n/a	35	n/a

INCOME AND POVERTY

According to 2008 estimates the current median household income in the town of Summit is \$46,967, an increase of \$8,955 from the 2000 Census. Summit has the sixth highest median household income of the 14 municipalities and is approximately \$7,870 lower than that of Lexington County.

As indicated in table 13.3 the percentage of the total population of the town in the lower income brackets (under \$35,000 a year) has decreased over the 28

year period from approximately 64% to only 33% in 2008. The data also illustrates a significant increase in those households making over \$75,000 a year from 3% to over 28% during the same time period.

TABLE 13.3: SUMMIT INCOME CHARACTERISTICS

	1990 Census	Pct Total	2000 Census	Pct Total	2008 Estimate	Pct Total
\$0 - \$15,000	19	26.35%	11	11.91%	7	7.58%
\$15,000 - \$24,999	11	16.02%	12	13.72%	11	11.43%
\$25,000 - \$34,999	15	21.73%	16	17.45%	14	14.82%
\$35,000 - \$49,999	15	20.65%	16	17.69%	20	20.93%
\$50,000 - \$74,999	9	12.17%	21	23.35%	17	17.19%
\$75,000 - \$99,999	2	3.08%	11	11.67%	15	15.27%
\$100,000 - \$149,999	0	0.00%	2	2.41%	10	10.41%
\$150,000+	0	0.00%	2	1.81%	2	2.38%

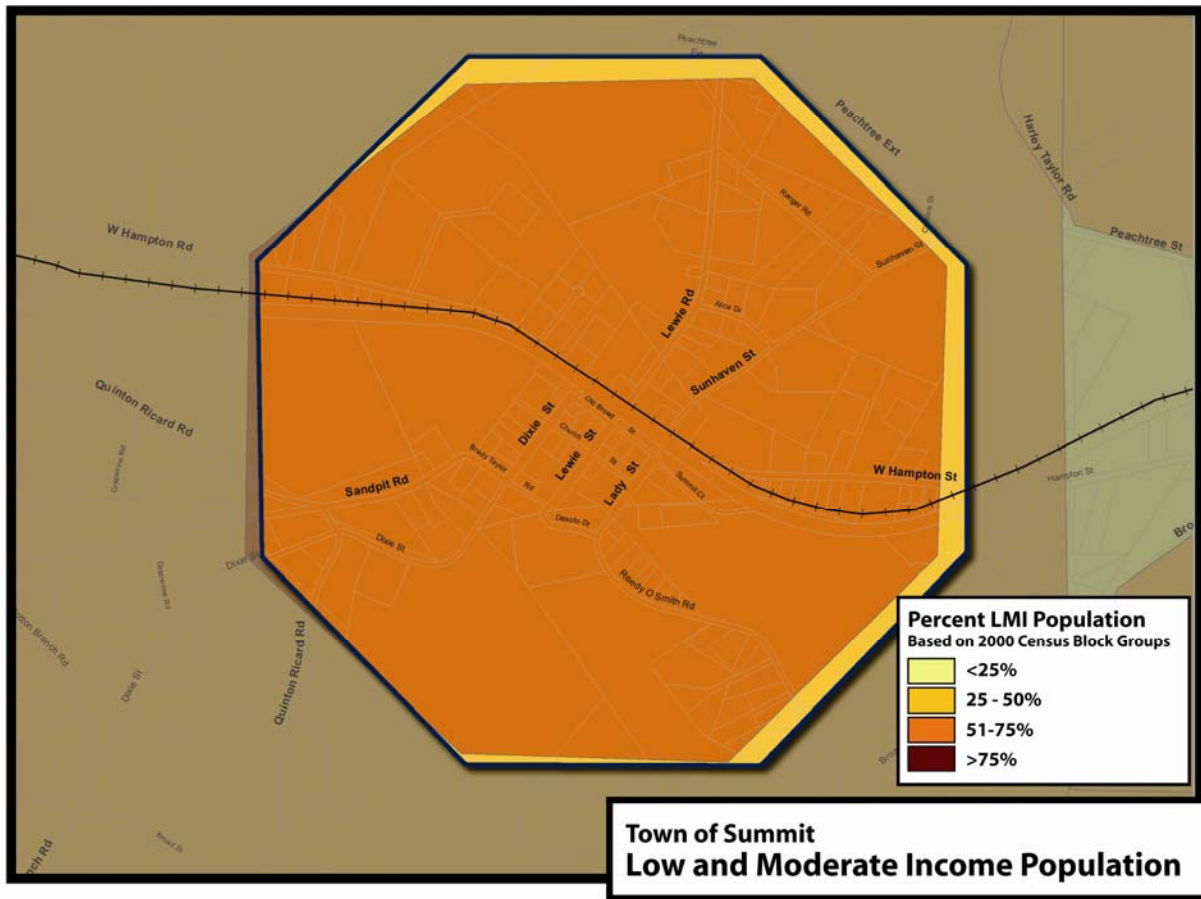
The 2000 Census reports that in 1999, 3.5% of the population of the town was below the poverty level. This number is lower than all of Lexington County which had a total of 8.9% of the population below the poverty level. The town of Summit accounted for <1% of all persons below the poverty level within the County.

TABLE 13.4: SUMMIT POVERTY CHARACTERISTICS

	1990 Census	2000 Census	2008 Estimate
Average Hhld Income	\$29,013	\$48,216	\$57,238
Median Hhld Income	\$27,848	\$38,012	\$46,967
Per Capita Income	\$10,228	\$20,217	\$22,086
Population Under Poverty Level	n/a	8	n/a
% Population Under Poverty Level	n/a	3.53%	n/a

According to the 2008 Low and Moderate Income (LMI) estimates produced by the US Department of Housing and Urban Development, the entire town of Summit 62.6% LMI. According to figure 13.2, the entire town falls within the 51-75% LMI category.

FIGURE 13.2: SUMMIT LMI POPULATION



HOUSING

As illustrated in table 13.5, between 1990 and 2000 the total number of housing units increased by only 19, while the ratio of renters to owners also increased and the number of vacant units stayed the same. Since 2000, estimates indicate an increase of approximately 6 housing units and a substantial increase in the ratio of renters to owners. The number of vacant units has continued to remain the same.

The housing stock in Summit is predominantly characterized by a healthy mixture of older and newer homes. As illustrated in table 13.6, approximately 53% of all housing units were built prior to 1980 and 49% were built after. The estimated 6 units built after 2000 only make up 5.77% of the towns total housing stock.

TABLE 13.5: SUMMIT HOUSING UNITS AND OCCUPANCY

	1990 Census	Pct Total	2000 Census	Pct Total	2008 Estimate	Pct Total
Total Housing Units	79	n/a	98	n/a	104	n/a
Owner Occupied	63	80.33%	75	76.61%	76	72.77%
Renter Occupied	8	9.56%	16	15.92%	21	20.19%
Vacant	8	10.11%	7	7.46%	7	7.05%

TABLE 13.6: SUMMIT AGE OF HOUSING STOCK

	2000 Census	Pct Total
Estimate 2000-2008	6	5.77%
Built 1999-Mar 2000	5	4.81%
Built 1995-1998	13	12.50%
Built 1990-1994	6	5.77%
Built 1980-1989	21	20.19%
Built 1970-1979	24	23.08%
Built 1960-1969	6	5.77%
Built 1940-1959	17	16.35%
Built 1939 or earlier	8	7.69%

The Central Midlands 2008 Multi-Family Rental and Condominium Survey reports that the Gilbert market area which includes the town of Summit has 1 multi-family housing complex containing a total of approximately 88 units. The Lexington County Consolidated plan reports there are no subsidized housing units within this market area.

WATER AND SEWER INFRASTRUCTURE

Water service in the town of Gilbert is provided by Gilbert Summit Rural Water District which was established by the General Assembly in the 1960s to provide water to the towns of Gilbert and Summit. By the late 1990s the system served the towns and some areas of unincorporated Lexington County adjacent to them. Its water supply is from 8 groundwater wells with storage capacity of 540,000 gallons from three tanks. The system averages 30,000 gallons per day pumpage.

The town of Batesburg-Leesville is considering a proposal to form a partnership with the Gilbert-Summit Rural Water District and the Saluda County Water and Sewer Authority. The goal is to create a consolidated effort to access and utilize Lake Murray as a primary water supply for the three jurisdictions. The creation of a 12" main extending along US 1 to Lewie Road to facilitate this endeavor is also listed as a top priority project in the 2007-2012 Comprehensive Economic Development Strategy (CEDs) for the Central Midlands Region. If successful, the effort will provide the necessary infrastructure to satisfy future water needs and facilitate growth and economic development in the region.

The town currently does not have sewer service. If a regional sewer connection were to be established in the future, it is likely that it would be provided through construction of an outfall line to the Town of Lexington which has existing lines to the North, Lexington Joint Municipal Water and Sewer Authority which has infrastructure to the east, or to the town of Batesburg-Leesville which has infrastructure in the ground to the West.

TRANSPORTATION INFRASTRUCTURE

Vehicular circulation in the Town of Summit is served by a small network of local roads. There are no primary arteries linking the town to the larger regional transportation network. The closest primary arterial roadways are US 1 approximately 2 miles to the north and I-20 to the south approximately 5.6 miles to the nearest interchange at Pond Branch Rd.

Hampton Street is the main road serving Summit. This road is a 2 lane road that does have a parallel walking path along one side as it enters town coming from Gilbert. Most of the residential neighborhoods are lacking pedestrian facilities. No transit service currently exists for the town of Gilbert, however, it is being considered as a part of a larger commuter network connecting Batesburg-Leesville to Columbia.

EMPLOYMENT AND EDUCATION

According to the 2000 Census, 117 or 71% of people in Summit aged 16 and over were a part of the labor force. Of these people 98% were employed, 0.94% were unemployed, and 0.5% were in the Armed Services. Table 13.7 places the 2000 Census information in the context of 1990 Census figures and 2007 estimates. While the number of people in the labor forces increased slightly between 1990 and 2000, the percent of unemployed workers significantly decreased. Since 2000, these numbers relatively constant. The unemployment estimates for 2008 are considerably lower than Lexington County as a whole which had approximately 4.8% of the population in the labor force unemployed. According to the 2000 Census, 55.3% of all workers were

engaged in blue collar occupations while 44.7% were engaged in white collar occupations.

TABLE 13.7: SUMMIT EMPLOYMENT CHARACTERISTICS

	1990 Census	Pct Total	2000 Census	Pct Total	2008 Estimate	Pct Total
Age 16 + Population	137	n/a	163	n/a	175	n/a
In Labor Force	104	75.69%	117	71.66%	126	72.17%
Employed	97	93.48%	115	98.55%	125	71.09%
Unemployed	6	6.14%	1	0.94%	1	0.85%
In Armed Forces	0	0.29%	1	0.51%	0	0.23%
Not In Labor Force	33	24.31%	46	28.34%	49	27.83%

Since 1990, educational levels of the population in the town of Summit have improved. As illustrated in table 11.8, the most notable improvements are indicated by an increase in the number of people 25 and older with an associate's degree or higher and a decrease in the number of people without a high school degree. The number of people with a high school degree increased slightly between 1990 and 2000 and then increased between 2000 and 2008.

TABLE 13.8: SUMMIT EDUCATIONAL ATTAINMENT

	1990 Census	Pct Total	2000 Census	Pct Total	2008 Estimate	Pct Total
Age 25+ Population	109	n/a	136	n/a	145	n/a
Grade K - 8	19	17.64%	17	12.30%	10	6.91%
Grade 9 - 12	20	18.09%	23	16.69%	16	10.95%
High School Graduate	45	40.73%	52	38.14%	61	42.23%
Some College, No Degree	14	12.55%	26	19.11%	31	21.70%
Associates Degree	2	1.45%	12	8.49%	13	8.90%
Bachelor's Degree	8	7.36%	4	3.15%	8	5.75%
Graduate Degree	2	2.18%	2	1.32%	5	3.56%

NEEDS ANALYSIS

Based on discussions with town representatives, the town of Summit has a range of short, medium, and long term needs related to housing, infrastructure, community facilities, economic development, and community/special needs services.

- **Short term needs** include a minor home repair program, public water improvements, park and recreation facility improvements, procurement of equipment for the fire department, and planning/feasibility studies related to sidewalk connectivity and historic preservation/adaptive reuse.
- **Medium term needs** include accessibility improvements to park and recreation facilities and assistance for senior service programs.
- **Long term needs** include implementation of projects recommended in the short and medium term planning/feasibility studies.

The following table summarizes each of these projects and places them in the context of CDBG National Objectives, HUD Goals, and Lexington County Priorities and Strategies.

TABLE 13.9: SUMMIT NEEDS ANALYSIS

Category	Project Description	Priority	CDBG National Objective	HUD Goals	Lexington Co. Priorities & Strategies
Housing					
Housing Fund/Minor Home Repair Program	Town wide program to provide funding for minor home repairs for eligible LMI and elderly residents.	Short Term	LMI (Pop)	1	6.3, 6.4
Infrastructure					
Public Water Extensions/ Improvements	Extension and upgrade of water lines to include fire hydrants and fire flow capability.	Short Term	LMI (Area)	2	1.1; 2.1
Sidewalks	(See Planning/Feasibility Studies)	Short Term	LMI (Area, Pop)	2	1.3, 1.6, 1.8; 2.5; 3.1; 7.2
	Implementation of projects identified in sidewalk planning/feasibility study.	Long Term	LMI (Area, Pop)	2	1.3, 1.6, 1.8; 2.5; 7.2
Community Facilities					
Community Centers	(See Planning/Feasibility Studies)	Short Term	LMI (Area)	2, 3	1.3, 1.8; 3.6; 4.1, 4.4, 4.11; 5.2
	Implementation of projects identified in historic preservation/adaptive re-use planning/feasibility study.	Long Term	LMI (Area)	2, 3	1.3, 1.8; 4.1, 4.4, 4.11; 5.2
Parks and Recreation	(See Accessibility Improvements).	Medium Term	LMI (Pop)	2	1.6, 1.8
	Extension of walking/recreational trail to provide connectivity to ball fields, senior center and library. Could be done in coordination with planning/feasibility study.	Short Term	LMI (Area, Pop)	2	1.6
Fire Stations and Equipment	Teaching equipment for the Fire Department.	Short Term	LMI (Area)	2	1.2
Accessibility Improvements	Handicap accessibility for park and recreation facilities.	Medium Term	LMI (Pop)	2	1.6, 1.8
	(See Planning/Feasibility Studies)	Short Term	LMI (Area, Pop)	2	1.3, 1.8; 3.6; 4.1, 4.4, 4.11; 5.2
	Implementation of projects identified in sidewalk and historic preservation/adaptive re-use planning/feasibility studies.	Long Term	LMI (Area, Pop)	2	1.3, 1.8; 4.1, 4.4, 4.11; 5.2

Category	Project Description	Priority	CDBG National Objective	HUD Goals	Lexington Co. Priorities & Strategies
Economic Development					
Historic Preservation/Adaptive Reuse	(See Planning/Feasibility Studies)	Short Term	LMI (Area, Pop)	2, 3	1.3, 1.8; 3.6; 4.1, 4.4, 4.11; 5.2
	Implementation of projects identified in historic preservation/adaptive re-use planning/feasibility study.	Long Term	LMI (Area, Pop)	2, 3	1.3, 1.8; 4.1, 4.4, 4.11; 5.2
Community/Special Needs Services					
Senior Services	Assistance to the Gilbert-Summit Senior Center and the local Meals on Wheels program.	Medium Term	LMI (Pop)	2	4.1
Community Programs/Events	(See Planning/Feasibility Studies)	Short Term	LMI (Area, Pop)	2, 3	1.3, 1.8; 3.6; 4.1, 4.4, 4.11; 5.2
	Implementation of projects identified in historic preservation/adaptive re-use planning/feasibility study.	Long Term	LMI (Area, Pop)	2, 3	1.3, 1.8; 4.1, 4.4, 4.11; 5.2
Planning/Feasibility Studies					
Infrastructure	Study to determine the feasibility of developing pedestrian connectivity between Gilbert and Summit to provide additional connectivity to commercial areas, ball fields, recreation and senior center.	Short Term	LMI (Area, Pop)	2	1.3, 1.6, 1.8; 2.5; 3.1; 7.2
Economic Development	Planning study to determine alternatives for the preservation and adaptive re-use of the historic school house. Study can address potential for use as a community center to include suggestions for community programs/events and handicap accessibility improvements.	Short Term	LMI (Area, Pop)	2, 3	1.3, 1.8; 3.6; 4.1, 4.4, 4.11; 5.2

CHAPTER 14 - SWANSEA



EXISTING CONDITIONS**OVERVIEW**

The town of Swansea is located in the southeastern portion of Lexington County along US 321 south of the town of Gaston. The town encompasses approximately 2.1 square miles and has a defined historic central business district between Church Street and Spring Street on the southwest quadrant of town. There is also some developed commercial areas along US 321 (Church Street) leading into town. These commercial areas are flanked on all sides by older residential areas. The town is also located along an old CSX rail line that leads from Columbia to points south.

DEMOGRAPHIC CHARACTERISTICS

Between 1990 and 2000 the population of Swansea increased by only 77 people. Since 2000, the town has seen some additional residential growth accounting for approximately 80 new residents. The 2008 estimates of Summit represent 0.2% of the total population of Lexington County for the same year.

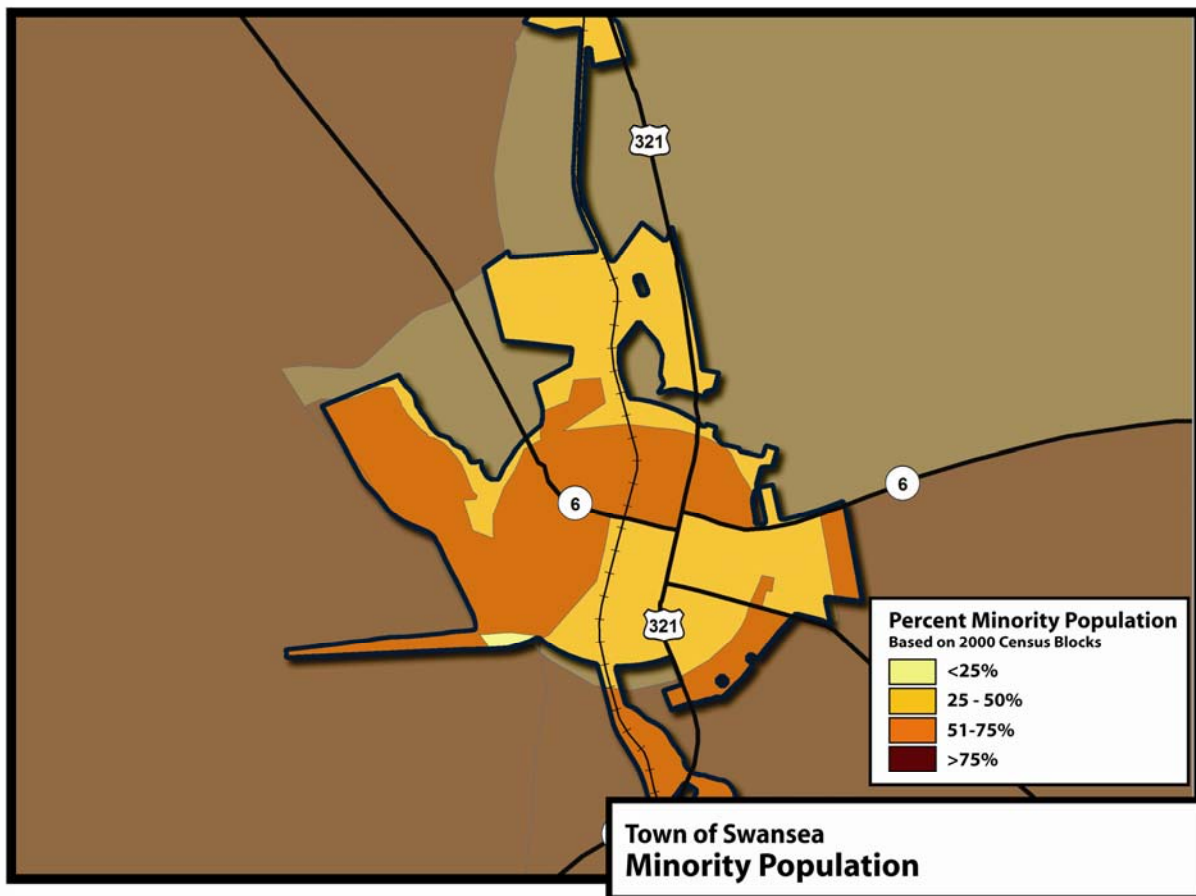
As illustrated in table 14.1, the racial and ethnic makeup of the town changed considerably between 1990 and 2000 remained relatively constant with little increase in the ratio of black to white residents and only a slight increase in the percentage of “other” populations. Since 2000 these trends have for the most part continued with a slight increase in the ratio of black to white residents and other minority populations. Figure 14.1 illustrates the distribution of minority resident concentrations within the town.

The Hispanic population in the town has increased since the 1990 census from 0.39% of the total population to 1.5% in 2008. It is important to note that the South Carolina Budget and Control Board recognize the possibility of a significant Hispanic population undercount in the 2000 Census. It should also be noted local knowledge of business development and employment patterns suggest that the local Hispanic population has grown since 2000 in the town of Swansea and surrounding areas, though no statistical data currently exists to provide evidence of this trend.

TABLE 14.1: SWANSEA POPULATION CHARACTERISTICS

	1990	Pct Total	2000	Pct Total	2008 Estimate	Pct Total
Total Population	380	n/a	457	n/a	537	n/a
White	279	73.47%	332	72.68%	376	69.93%
Black	99	25.96%	113	24.68%	146	27.17%
American Indian or Alaska Native	1	0.31%	2	0.54%	2	0.34%
Asian or Pacific Islander	1	0.21%	1	0.32%	2	0.40%
Other Race	0	0.04%	1	0.18%	1	0.22%
Hispanic Ethnicity	1	0.39%	2	0.51%	6	1.05%

FIGURE 14.1: SWANSEA MINORITY POPULATION



The age distribution of the population in the town of Swansea has remained relatively constant between 1990 and 2008. Table 14.2 shows the population by 11 different age groups and aggregations for this data for three key age cohorts. Over this 28 year period the population of people under the age of 20 and the population of people over the age of 65 has not dramatically change. It is important to note, however, that the largest percentage of the population is in the 20-64 range (57.19%), and it is likely that the trend towards a predominantly aging population will continue as those currently in the 45-64 age range will move into the 65 and older cohort over the next 10-15 years.

TABLE 14.2: SWANSEA AGE CHARACTERISTICS

	1990 Census	Pct Total	2000 Census	Pct Total	2008 Estimate	Pct Total
0 to 4	24	6.35%	34	7.53%	40	7.37%
5 to 14	59	15.63%	69	15.09%	72	13.38%
15 to 19	34	8.94%	35	7.56%	38	7.12%
Under 20	117	30.92%	138	30.18%	150	27.87%
20 to 24	27	6.98%	27	5.90%	34	6.38%
25 to 34	61	15.94%	66	14.34%	66	12.34%
35 to 44	56	14.66%	69	15.19%	68	12.72%
45 to 54	41	10.75%	56	12.19%	68	12.63%
55 to 64	40	10.62%	45	9.79%	70	13.12%
20-64	224	58.95%	262	57.41%	307	57.19%
65 to 74	26	6.89%	37	8.01%	53	9.95%
75 to 84	11	2.85%	17	3.78%	23	4.30%
85+	1	0.39%	3	0.61%	4	0.70%
65 and Older	38	10.13%	57	12.41%	81	14.95%
Median Age:	33	n/a	35	n/a	38	n/a

INCOME AND POVERTY

According to 2008 estimates the current median household income in the Town of Swansea is \$45,977, an increase of \$8,327 from the 2000 Census. Swansea has the seventh highest median household income of the 14 municipalities and is approximately \$8,860 lower than that of Lexington County.

As indicated in table 14.3 the percentage of the total population of the town in the lower income brackets (under \$35,000 a year) has decreased over the 28 year period from approximately 69% to only 40% in 2008. The data also illustrates a significant increase in those households making over \$75,000 a year from 1.6% to over 27.7% during the same time period.

TABLE 14.3: SWANSEA INCOME CHARACTERISTICS

	1990 Census	Pct Total	2000 Census	Pct Total	2008 Estimate	Pct Total
\$0 - \$15,000	43	30.66%	42	22.87%	40	18.33%
\$15,000 - \$24,999	30	21.24%	20	11.11%	25	11.42%
\$25,000 - \$34,999	25	17.68%	25	13.67%	24	10.91%
\$35,000 - \$49,999	25	17.98%	29	15.54%	29	12.99%
\$50,000 - \$74,999	16	11.64%	40	21.48%	41	18.64%
\$75,000 - \$99,999	2	1.27%	18	9.59%	32	14.63%
\$100,000 - \$149,999	0	0.25%	9	5.05%	22	10.09%
\$150,000+	0	0.13%	1	0.68%	7	2.99%

The 2000 Census reports that in 1999, 13.84% of the population of the town was below the poverty level. This number is higher than all of Lexington County which had a total of 8.9% of the population below the poverty level. Swansea accounted for 0.3% of all persons below the poverty level within the County.

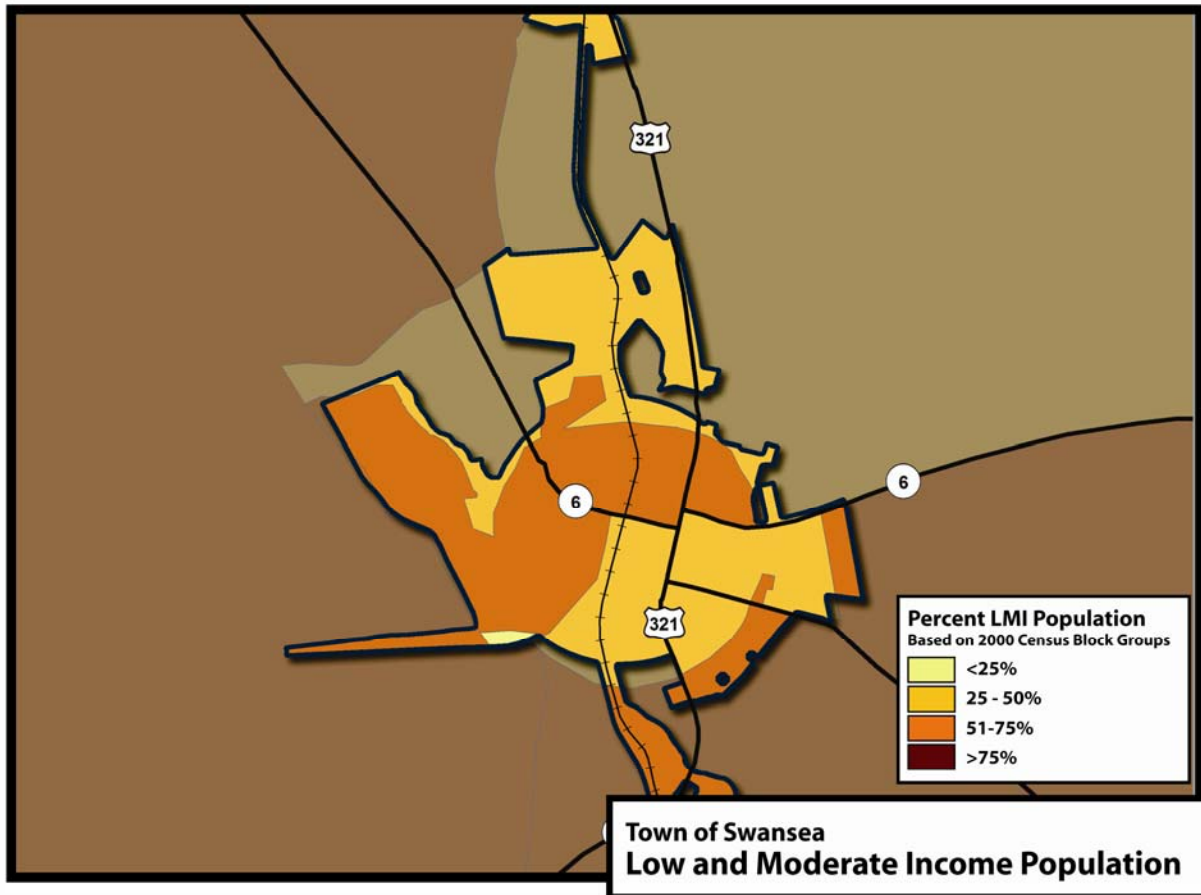
TABLE 14.4: SWANSEA POVERTY CHARACTERISTICS

	1990 Census	2000 Census	2008 Estimate
Average Hhld Income	\$27,787	\$43,367	\$46,301
Median Hhld Income	\$24,189	\$37,650	\$45,977
Per Capita Income	\$9,865	\$17,465	\$18,123
Population Under Poverty Level	n/a	63	n/a
% Population Under Poverty Level	n/a	13.84%	n/a

According to the 2008 Low and Moderate Income (LMI) estimates produced by the US Department of Housing and Urban Development, the entire town of Swansea is 49.9% LMI. As illustrated in figure 14.2, the town has several distinct areas containing 51-75% LMI residents. These include the areas north

of SC 6 and west of Spring Street, the areas south of Monroe Avenue, and the areas along Bud Rish Road on the east side of town. The remainder of the town falls within the 25-50% LMI category.

FIGURE 14.2: SWANSEA LMI POPULATION



HOUSING

As illustrated in table 13.5, between 1990 and 2000 the total number of housing units increased by 57 and the ratio of renters to owners remained relatively constant and the number of vacant units increased. Since 2000, estimates indicate an increase of approximately 40 housing units and an increase in the ratio of renters to owners. The number of vacant units has remained constant.

The housing stock in Swansea is predominantly characterized by older homes. As illustrated in table 14.6, approximately 71% of all housing units were built prior to 1980 and 47% were built after. The estimated 40 units built after 2000 only make up 15.94% of the towns total housing stock.

TABLE 14.5: SWANSEA HOUSING UNITS AND OCCUPANCY

	1990 Census	Pct Total	2000 Census	Pct Total	2008 Estimate	Pct Total
Total Housing Units	154	n/a	211	n/a	251	n/a
Owner Occupied	116	75.33%	148	70.33%	167	66.69%
Renter Occupied	24	15.64%	36	16.87%	52	20.93%
Vacant	14	9.03%	27	12.80%	31	12.39%

TABLE 14.6: SWANSEA AGE OF HOUSING STOCK

	2000 Census	Pct Total
Estimate 2000-2008	40	15.94%
Built 1999-Mar 2000	12	4.78%
Built 1995-1998	33	13.15%
Built 1990-1994	15	5.98%
Built 1980-1989	19	7.57%
Built 1970-1979	30	11.95%
Built 1960-1969	43	17.13%
Built 1940-1959	51	20.32%
Built 1939 or earlier	56	22.31%

The Central Midlands 2008 Multi-Family Rental and Condominium Survey reports that the Batesburg-Leesville market area has 2 multi-family housing complexes containing a total of approximately 52 units. The Lexington County Consolidated plan reports that two complexes in the town of Swansea are considered to be assisted housing developments. These subsidized housing developments include the Oak Hill Apartments and Williams Manor Apartments. These units are supported by USDA Rural Development and unknown funds to provide a total of 36 rental units to residents in need.

WATER AND SEWER INFRASTRUCTURE

The Lexington County Joint Municipal Water Commission wholesales water to Swansea that in turn resells water to its customers. The Joint Commission has installed a new water main to serve an elevated tank constructed in 2001 west of the intersection of U. S. 321 and Theodore Jumper Road north of Swansea. The Town of Swansea provides municipal water service for 654 customers in

and near the town. The Joint Commission is not planning to install new water mains south of its 250,000 elevated tank. Rather, Swansea will extend lines as needed and as justifiable in the Greater Swansea Planning Area. Swansea does maintain a 150,000 gallon elevated tank off Redmond Mill Road to maintain flow and water pressure for fire protection.

The Town of Swansea provides municipal sewer services for 375 customers inside and outside the town limits. In 1998-9 the Lexington County Joint Municipal Water and Sewer Commission constructed a 12-inch sewer force main from an abandoned sewage lagoon near Eighth Street at Bull Swamp Creek north along U. S. 321 to the City of Cayce system so waste water will be treated at its wastewater treatment plant on the Congaree River. Swansea collects wastewater through its own municipal system and then pays the Joint Commission a wholesale fee for the amount of wastewater that enters the Commission's system from the town. Swansea provides all sewer service to the community both incorporated and unincorporated and is the designated 208 water quality management agency for the town and immediate environs.

Swansea applied for and received CDBG funds to install collector lines and a pump station in 1999 to serve the Swansea Heights area. Now, the town has passed an ordinance stating that any out of town landowners who desire water and sewer service must annex to Swansea to be connected to their system. The Joint Commission has met known and anticipated demands for wastewater treatment and the town will extend lines to serve new homes and businesses in the future.

TRANSPORTATION INFRASTRUCTURE

The town of Swansea is primarily connected to the regional transportation system by US 321 and SC 6. US 321 is a 5 lane facility that cuts through the center of town running in a north-south direction. It is intersected with SC 6 which is a 2 lane facility that runs east to west. US 321 does not have sidewalks but sections of SC 6 do. Despite the traditional grid pattern of local streets and residential areas which characterizes the town, there is very limited pedestrian access. The town of Swansea is not currently served by local or commuter transit service.

EMPLOYMENT AND EDUCATION

According to the 2000 Census, 223 or 64% of people in Swansea aged 16 and over were a part of the labor force. Of these people 93.8% were employed, 6.15% were unemployed, and 0.0% were in the Armed Services. Table 14.7 places the 2000 Census information in the context of 1990 Census figures and 2007 estimates. While the number of people in the labor forces increased between 1990 and 2000, the percent of unemployment workers actually increased as well. Since 2000, the number of people in the workforce has

continued to increase while the number of unemployed has decreased. The unemployment estimates for 2008 are about the same for Swansea as they are for Lexington County as a whole which had approximately 4.8% of the population in the labor force unemployed. According to the 2000 Census, 53.8% of all workers were engaged in blue collar occupations while 46.2% were engaged in white collar occupations.

TABLE 14.7: SWANSEA EMPLOYMENT CHARACTERISTICS

	1990 Census	Pct Total	2000 Census	Pct Total	2008 Estimate	Pct Total
Age 16 + Population	289	n/a	344	n/a	417	n/a
In Labor Force	200	69.37%	223	64.61%	273	65.48%
Employed	191	95.16%	209	93.85%	255	61.29%
Unemployed	7	3.71%	14	6.15%	17	4.19%
In Armed Forces	2	0.73%	0	0.00%	0	0.00%
Not In Labor Force	88	30.63%	122	35.39%	144	34.52%

Since 1990, educational levels of the population in Swansea have improved. As illustrated in table 14.8, the most notable improvements are indicated by an increase in the number of people 25 and older with an associate's degree or higher and a decrease in the number of people without a high school degree. The number of people with a high school degree increased since 1990.

TABLE 14.8: SWANSEA EDUCATIONAL ATTAINMENT

	1990 Census	Pct Total	2000 Census	Pct Total	2008 Estimate	Pct Total
Age 25+ Population	236	n/a	292	n/a	353	n/a
Grade K - 8	45	19.07%	29	9.88%	20	5.59%
Grade 9 - 12	63	26.70%	55	18.99%	43	12.18%
High School Graduate	71	30.15%	122	41.79%	159	45.03%
Some College, No Degree	25	10.51%	41	13.97%	59	16.60%
Associates Degree	10	4.04%	16	5.50%	23	6.37%
Bachelor's Degree	14	5.78%	14	4.93%	25	7.15%
Graduate Degree	9	3.81%	12	4.01%	25	7.07%

NEEDS ANALYSIS

Based on discussions with town representatives, Swansea has a range of short, medium, and long term needs related to housing, infrastructure, community facilities, economic development, and community/special needs services.

- **Short term needs** include a minor home repair program, slum and blight removal, a road pavement project, and planning/feasibility studies related to public water and sewer improvements, and assessing senior service needs.
- **Medium term needs** include park and recreation facility improvements and a planning/feasibility study related to small business/enterprise development.
- **Long term needs** include park and recreation facility improvements, accessibility improvements, and implementation of projects recommended in the short and medium term planning/feasibility studies.

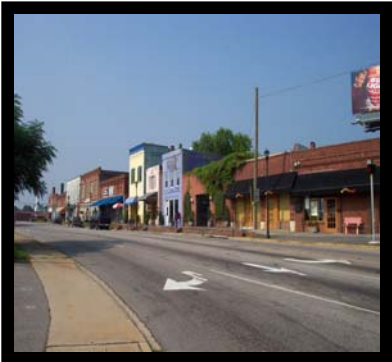
The following table summarizes each of these projects and places them in the context of CDBG National Objectives, HUD Goals, and Lexington County Priorities and Strategies.

TABLE 14.9: SWANSEA NEEDS ANALYSIS

Category	Project Description	Priority	CDBG National Objective	HUD Goals	Lexington Co. Priorities & Strategies
Housing					
Housing Fund/Minor Home Repair Program	Town wide program to provide funding for minor home repairs for eligible LMI and elderly residents.	Short Term	LMI (Pop)	1	6.3, 6.4
Slum and Blight Removal/Demolition	Several vacant properties in town need to be demolished.	Short Term	Blight	1,2	6
Infrastructure					
Public Water Extensions/ Improvements	(See Planning/Feasibility Studies).	Short Term	LMI (Area)	2	1.2; 2.1; 2.2; 3
	Implementation of projects identified in Planning/Feasibility Study.	Long Term	LMI (Area)	2	1.2; 2.1
Public Sewer Extensions/ Improvements	(See Planning/Feasibility Studies).	Short Term	LMI (Area)	2	1.2; 2.1; 2.2; 3
	Implementation of projects identified in Planning/Feasibility Study.	Long Term	LMI (Area)	2	1.2; 2.2
Road Improvements	Paving of dirt roads in the Alpine Community which is predominantly LMI.	Short Term	LMI (Area)	2	2.3
Community Facilities					
Senior Citizen Centers	(See Planning/Feasibility Studies).	Short Term	LMI (Pop)	2	3; 4.1
	Implementation of projects identified in planning/feasibility study.	Long Term	LMI (Pop)	2	4.1
Parks and Recreation	Improvements to existing park south of town to include possible expansions and construction of greenways and recreation trails.	Medium Term	LMI (Area)	2	1.6
	Acquisition of property for existing park on 2nd Avenue. Park is established, but is on private property. Future projects could include improvements to park facilities.	Long Term	LMI (Area)	2	1.6
Accessibility Improvements	Handicap accessibility to existing community buildings, including the old school gymnasium which can be used as a recreational facility. This project can be developed in partnership with the School District.	Long Term	LMI (Pop)	2	1.6, 1.8; 7.2

Category	Project Description	Priority	CDBG National Objective	HUD Goals	Lexington Co. Priorities & Strategies
Economic Development					
Job Creation/Retention	(See Planning/Feasibility Studies).	Medium Term	LMI (Pop)	3	5.1, 5.2
	Implementation of projects identified in Planning/Feasibility Study.	Long Term	LMI (Pop)	3	5.1, 5.2
Workforce Training	(See Planning/Feasibility Studies).	Medium Term	LMI (Pop)	3	5.1, 5.2
	Implementation of projects identified in Planning/Feasibility Study.	Long Term	LMI (Pop)	3	5.1, 5.2
Community/Special Needs Services					
Senior Services	(See Planning/Feasibility Studies).	Short Term	LMI (Pop)	2	3; 4.1
	Implementation of projects identified in planning/feasibility study.	Long Term	LMI (Pop)	2	4.1
Planning/Feasibility Studies					
Infrastructure	Water and Sewer feasibility study for extending service to LMI areas including the Happy Town area outside of the town limits, the Day Drive area, the Lewis Ras Road area north of town near the school, and the primarily Hispanic residential areas being developed on the North side of Swansea Road.	Short Term	LMI (Area)	2	1.2; 2.1; 2.2; 3
Community Facilities	Comprehensive assessment of Senior Service needs within town limits to include an assessment of existing facilities and recommendations for improvements. This study should also include recommendations for appropriate Senior service support programs.	Short Term	LMI (Pop)	2	3; 4.1
Economic Development	Comprehensive assessment of potential small business/economic development opportunities that will create jobs for LMI residents. Study should include recommendations for workforce training opportunities.	Medium Term	LMI (Pop)	3	5.1, 5.2

CHAPTER 15 - WEST-COLUMBIA



EXISTING CONDITIONS**OVERVIEW**

The City of West Columbia is located in the east-central portion of Lexington County at the intersections of US 1, US 378 and SC 12. The city shares a boundary with Cayce to the South, Springdale to the West, and the City of Columbia to the East, across the Congaree River. The city encompasses approximately 8 square miles, a large majority of which well developed into a mix of established residential areas and commercial districts. The town has two distinct central business districts which include the historic state street area and Triangle City. The city also has a number of built up commercial areas along the major transportation corridors of US 1 and US 378. West Columbia continues to serve as both a bedroom community and economic engine for the larger Columbia metropolitan area.

DEMOGRAPHIC CHARACTERISTICS

Between 1990 and 2000 the population of West Columbia increased by 533 people. Since 2000, the town has increased by an additional 265 people. The 2008 estimates of West Columbia represents 5.3% of the total population of Lexington County for the same year.

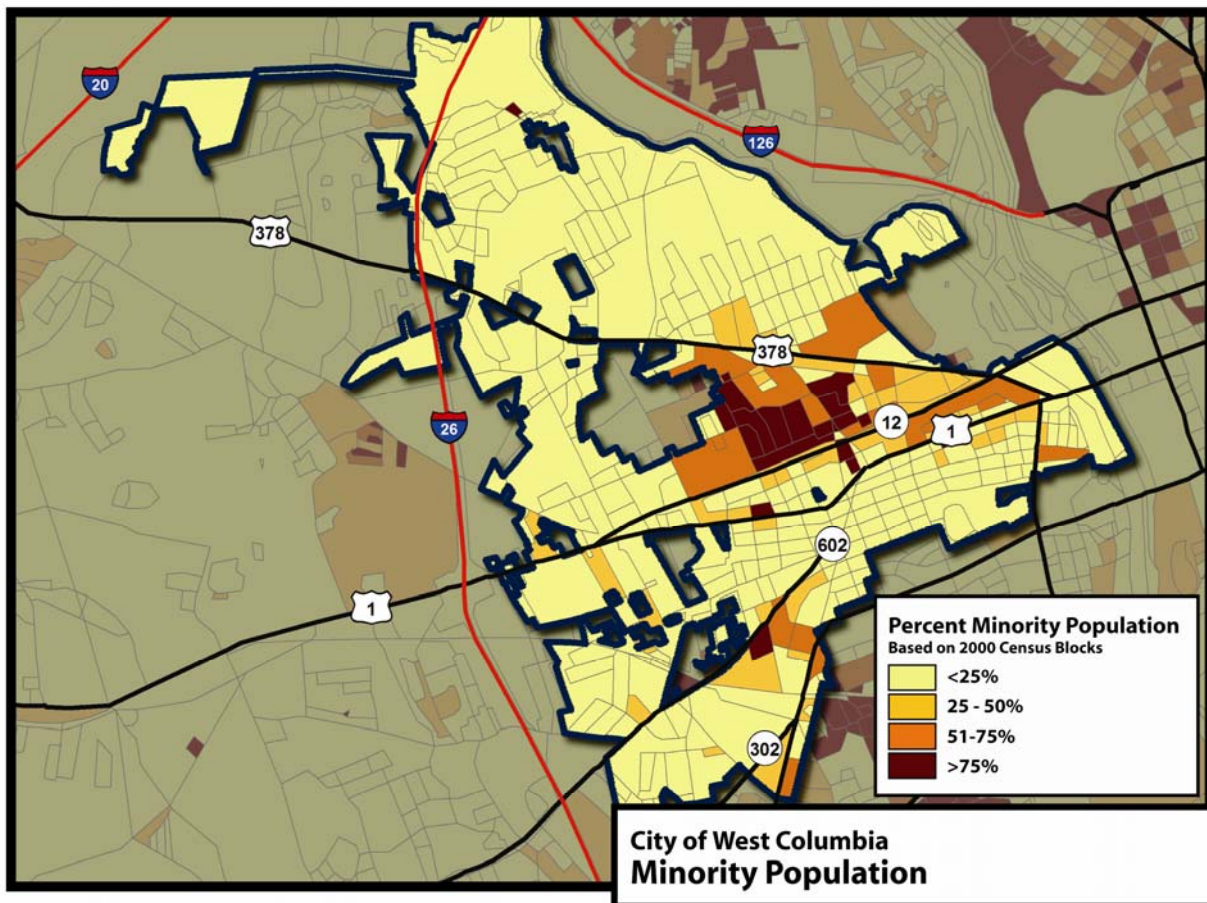
As illustrated in table 15.1, the racial and ethnic makeup of the town changed some with a noticeable decrease in the percent white population and a corresponding increase in the ratio of black to white residents. Since 2000, population estimates show a continuation of this trend as the ratio of minority to white residents continues increases. Figure 15.1 illustrates the distribution of minority resident concentrations within the town.

The Hispanic population in the town has increased since the 1990 census from 0.6% of the total population to 7.8% in 2008, the one of the highest percent Hispanic populations of any municipality. It is important to note that the South Carolina Budget and Control Board recognize the possibility of a significant Hispanic population undercount in the 2000 Census. It should also be noted local knowledge of business development and employment patterns suggest that the local Hispanic population has grown since 2000 in the town of West Columbia and surrounding areas, though no statistical data currently exists to provide evidence of this trend.

TABLE 15.1: WEST COLUMBIA POPULATION CHARACTERISTICS

	1990	Pct Total	2000	Pct Total	2008 Estimate	Pct Total
Total Population	12,359	n/a	12,892	n/a	13,157	n/a
White	10,411	84.24%	9,684	75.12%	9,534	72.47%
Black	1,820	14.73%	2,487	19.29%	2,906	22.09%
American Indian or Alaska Native	23	0.19%	38	0.29%	25	0.19%
Asian or Pacific Islander	78	0.63%	242	1.88%	207	1.58%
Other Race	26	0.21%	250	1.94%	267	2.03%
Hispanic Ethnicity	74	0.60%	566	4.39%	1,029	7.82%

FIGURE 15.1: WEST COLUMBIA MINORITY POPULATION



The age distribution of the population in West Columbia has changed some between 1990 and 2008. Table 15.2 shows the population by 11 different age

groups and aggregations for this data for three key age cohorts. Over this 28 year period the population of people under the age of 20 decreased slightly, while the population of people over the age of 65 increased slightly by 1063 people. It is important to note that the largest percentage of the population is in the 20-64 range (57.9%). It is likely that the trend towards a predominantly aging population will continue as those currently in the 45-64 age range will move into the 65 and older cohort over the next 10-15 years.

TABLE 15.2: WEST COLUMBIA AGE CHARACTERISTICS

	1990 Census	Pct Total	2000 Census	Pct Total	2008 Estimate	Pct Total
0 to 4	788	6.37%	728	5.65%	679	5.16%
5 to 14	1273	10.30%	1218	9.45%	1075	8.17%
15 to 19	700	5.66%	704	5.46%	684	5.20%
Under 20	2,761	22.33%	2,650	20.56%	2,438	18.53%
20 to 24	1067	8.63%	1216	9.43%	1357	10.32%
25 to 34	2139	17.30%	1948	15.11%	1622	12.33%
35 to 44	1702	13.77%	1779	13.80%	1454	11.05%
45 to 54	1306	10.57%	1563	12.12%	1610	12.24%
55 to 64	1352	10.94%	1149	8.91%	1575	11.97%
20-64	7,565	61.22%	7,655	59.38%	7,618	57.90%
65 to 74	1252	10.13%	1115	8.65%	1405	10.68%
75 to 84	617	4.99%	1011	7.84%	1144	8.69%
85+	164	1.33%	461	3.58%	547	4.16%
65 and Older	2033	16.45%	2587	20.07%	3096	23.53%
Median Age:	36	n/a	39	n/a	43	n/a

INCOME AND POVERTY

According to 2008 estimates the current median household income in the Town of West Columbia is \$39,249, an increase of \$7,017 from the 2000 Census. West Columbia has the third lowest median household income of the 14 municipalities and is approximately \$15,588 lower than that of Lexington County.

As indicated in table 15.3 the percentage of the total population of the town in the lower income brackets (under \$35,000 a year) has decreased over the 28 year period from approximately 68% to only 45% in 2008. The data also

illustrates a significant increase in those households making over \$75,000 a year from 4.6% to 19.8% during the same time period.

TABLE 15.3: WEST COLUMBIA INCOME CHARACTERISTICS

	1990 Census	Pct Total	2000 Census	Pct Total	2008 Estimate	Pct Total
\$0 - \$15,000	1,486	27.60%	1,279	21.66%	1,025	16.78%
\$15,000 - \$24,999	1,238	22.99%	1,011	17.12%	937	15.33%
\$25,000 - \$34,999	946	17.57%	892	15.10%	796	13.04%
\$35,000 - \$49,999	870	16.16%	1,089	18.43%	1,032	16.89%
\$50,000 - \$74,999	594	11.03%	895	15.15%	1,107	18.12%
\$75,000 - \$99,999	167	3.10%	453	7.67%	555	9.08%
\$100,000 - \$149,999	75	1.40%	212	3.59%	458	7.49%
\$150,000+	9	0.17%	76	1.28%	200	3.27%

The 2000 Census reports that in 1999, 16.85% of the population of the town was below the poverty level. This number is significantly higher than all of Lexington County which had a total of 8.9% of the population below the poverty level. West Columbia accounted for 0.9% of all persons below the poverty level within the County.

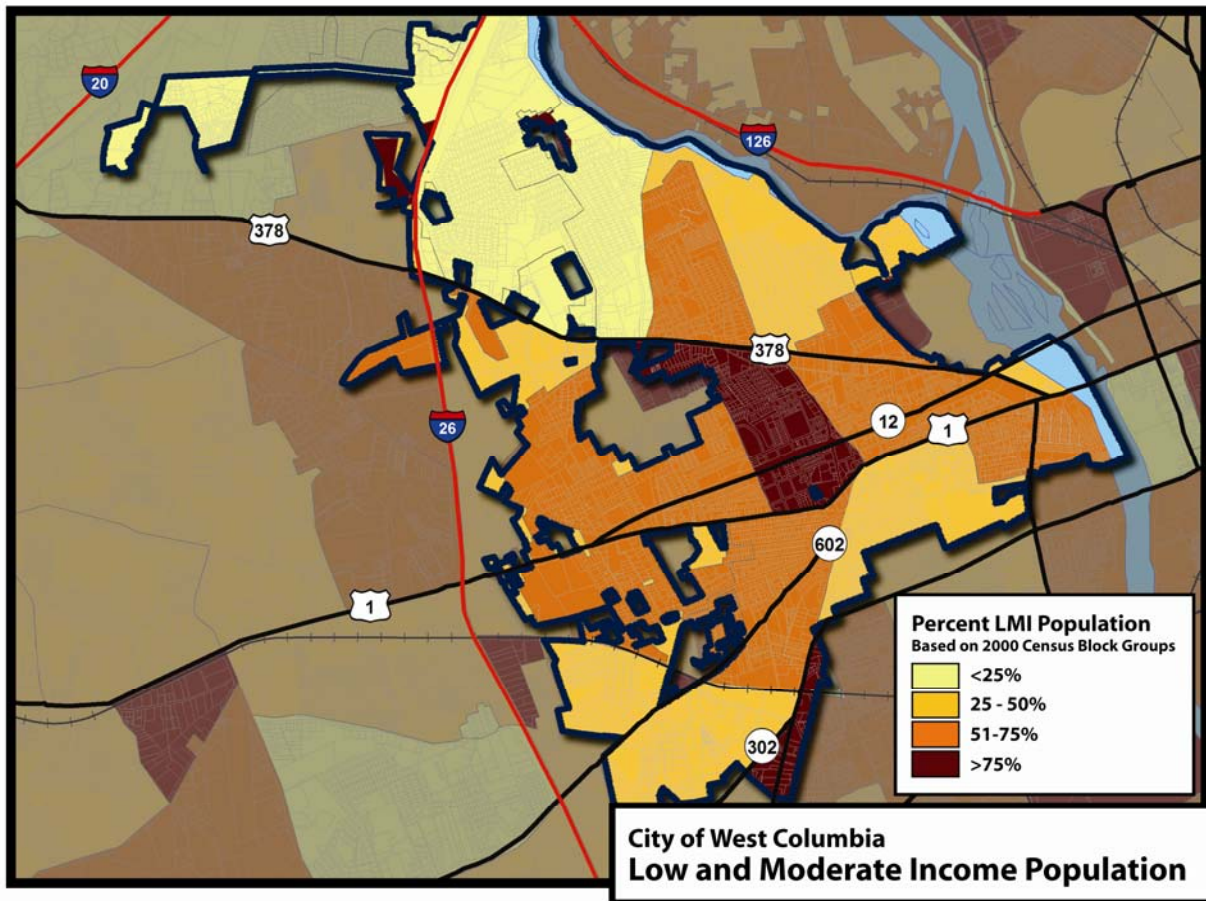
TABLE 15.4: WEST COLUMBIA POVERTY CHARACTERISTICS

	1990 Census	2000 Census	2008 Estimate
Average Hhld Income	\$29,890	\$39,878	\$43,443
Median Hhld Income	\$24,708	\$32,232	\$39,249
Per Capita Income	\$12,970	\$18,269	\$20,961
Population Under Poverty Level	n/a	2,172	n/a
% Population Under Poverty Level	n/a	16.85%	n/a

According to the 2008 Low and Moderate Income (LMI) estimates produced by the US Department of Housing and Urban Development, the entire City of West Columbia 52.69% LMI. As illustrated in figure 15.2, the area with the highest concentration LMI residents (>75%) is located in the center of the city boundary and is bounded by US 378 to the north, 12th street to the east, and Brown and Greenwood Streets to the West. The entire area is bisected by the Jarvis Clappman Expressway. The areas of town immediately adjacent to this

area are in the 51-75% LMI category with the neighborhoods to the south are in the 25-50% category, and the residential areas north of US 378 and east of I-26 have the lowest concentrations of LMI residents (<25%).

FIGURE 15.2: WEST COLUMBIA LMI POPULATION



HOUSING

As illustrated in table 15.5, between 1990 and 2000 the total number of housing units increased by 512 while the ratio of renters to owners increased and the number of vacant units stayed the same. Since 2000, estimates indicate an increase of approximately 199 additional housing units and a continued increase in the ratio of renters to owners. The number of vacant units remained constant.

The housing stock in West Columbia is predominantly characterized by older homes. As illustrated in table 15.6, approximately 79% of all housing units were built prior to 1980 and while 23% have been built since. The estimated 199 units built after 2000 make up only 3.1% of the towns total housing stock.

TABLE 15.5: WEST COLUMBIA HOUSING UNITS AND OCCUPANCY

	1990 Census	Pct Total	2000 Census	Pct Total	2008 Estimate	Pct Total
Total Housing Units	5,905	n/a	6,417	n/a	6,616	n/a
Owner Occupied	3,222	54.57%	3,204	49.93%	3,127	47.27%
Renter Occupied	2,163	36.62%	2,702	42.10%	2,983	45.08%
Vacant	520	8.81%	511	7.97%	506	7.64%

TABLE 15.6: WEST COLUMBIA AGE OF HOUSING STOCK

	2000 Census	Pct Total
Estimate 2000-2008	199	3.01%
Built 1999-Mar 2000	57	0.86%
Built 1995-1998	161	2.43%
Built 1990-1994	252	3.81%
Built 1980-1989	849	12.83%
Built 1970-1979	1,192	18.02%
Built 1960-1969	1,353	20.45%
Built 1940-1959	2,161	32.66%
Built 1939 or earlier	515	7.78%

The Central Midlands 2008 Multi-Family Rental and Condominium Survey reports that the West Columbia/Cayce market area has 33 multi-family housing complexes containing a total of approximately 3053 units. The Lexington County Consolidated plan reports that six of these units are considered to be assisted housing developments. These subsidized housing developments include the Lorrick Street Apartments, the Abbott Arms Apts, The Asbury Arms, the Gentle Pines Apts, Park Place West, and Westbridge Apts. These units are supported by a combination of Section 8, 202 and 221 funds to provide a total of 509 rental units to residents in need.

WATER AND SEWER INFRASTRUCTURE

The City of West Columbia is the major water provider in Lexington County. Besides providing water for city residents and businesses, West Columbia

provides water for the Town of Springdale, Town of Lexington, Lexington County Joint Municipal Water and Sewer Commission and several private utilities. West Columbia operates two water plants. The Sunset Blvd plant, with a capacity of 6 MGD draws raw water from the Lower Saluda River and distributes it through the area east of I-26. The Lake Murray plant, with a capacity of 13.5 MGD, draws water from Lake Murray and distributes it to the central and western portions of Lexington County.

West Columbia does not have its own wastewater treatment plant. The city's sewage collection lines transport effluent to the City of Columbia Metropolitan Sewage Treatment facility for tertiary treatment. The City of West Columbia has purchased equity in the treatment plant.

TRANSPORTATION INFRASTRUCTURE

The City of West Columbia is well served by an extensive network of Interstates, US Highways, SC Highways, and secondary local roads. The principal arterials serving the city include US 378, US 1, US 176, SC 12, SC 2 and SC 602. These roads interchange with I-26, I-77 via the 12th Street Extension and connect to downtown Columbia across the Gervais Street Bridge and Jarvis Clapman Blvd. US 378, US 1 and SC 602 are all 4 and 5 lane facilities that serve numerous commercial areas. Each of these also is well equipped with pedestrian facilities on both sides of the road and at major intersections. SC 602 even had a striped bike lane as it leads out of town. Many of the City's numerous neighborhoods are also well equipped with pedestrian facilities.

The City is well served with public transit service. The Central Midlands Regional Transit Authority runs several fixed routes along US 1, US 378 and along SC 602 providing transit service to the hospital, the airport and job opportunities in downtown Columbia.

EMPLOYMENT AND EDUCATION

According to the 2000 Census, 6,534 or 60.3% of people in West Columbia aged 16 and over were a part of the labor force. Of these people 94% were employed, 4.9% were unemployed, and 0.15% were in the Armed Services. Table 15.7 places the 2000 Census information in the context of 1990 Census figures and 2007 estimates. While the number of people in the labor force decreased between 1990 and 2000, the percent of unemployed workers actually increased. Since 2000, the number of people in the workforce has starting increasing again and the number of unemployed workers has slightly decreased. The unemployment estimates for 2008 are about the same for West Columbia as they are for Lexington County as a whole which had approximately 4.8% of the population in the labor force unemployed.

According to the 2000 Census, 40.3% of all workers were engaged in blue collar occupations while 59.8% were engaged in white collar occupations.

TABLE 15.7: WEST COLUMBIA EMPLOYMENT CHARACTERISTICS

	1990 Census	Pct Total	2000 Census	Pct Total	2008 Estimate	Pct Total
Age 16 + Population	10,191	n/a	10,836	n/a	11,307	n/a
In Labor Force	6,924	67.95%	6,534	60.29%	6,857	60.64%
Employed	6,643	95.94%	6,202	94.93%	6,503	57.52%
Unemployed	243	3.50%	322	4.93%	345	3.05%
In Armed Forces	35	0.34%	10	0.15%	9	0.08%
Not In Labor Force	3,266	32.05%	4,303	39.71%	4,450	39.36%

Since 1990, educational levels of the population in West Columbia have improved. As illustrated in table 15.8, the most notable improvements are indicated by an increase in the number of people 25 and older with an associate's degree or higher and a decrease in the number of people without a high school degree. The number of people with a high school degree has increased considerably between 1990 and 2008.

TABLE 15.8: WEST COLUMBIA EDUCATIONAL ATTAINMENT

	1990 Census	Pct Total	2000 Census	Pct Total	2008 Estimate	Pct Total
Age 25+ Population	8,531	n/a	9,026	n/a	9,356	n/a
Grade K - 8	843	9.88%	549	6.09%	373	3.98%
Grade 9 - 12	1,447	16.96%	1,231	13.63%	838	8.96%
High School Graduate	2,735	32.06%	2,857	31.66%	3,299	35.26%
Some College, No Degree	1,450	16.99%	1,708	18.92%	1,926	20.59%
Associates Degree	564	6.61%	601	6.66%	646	6.90%
Bachelor's Degree	1,001	11.74%	1,392	15.42%	1,438	15.37%
Graduate Degree	498	5.84%	571	6.33%	837	8.95%

NEEDS ANALYSIS

Based on discussions with town representatives, West Columbia has a range of short, medium, and long term needs related to housing, infrastructure, community facilities, and economic development.

- **Short term needs** include a housing rehabilitation project, waterline upgrades, sidewalk improvements, park and recreation facility improvements, and planning/feasibility studies related to stormwater/drainage issues, and economic development.
- **Medium term needs** include code enforcement, park development, creation of a fire sub-station, a follow up façade improvement project, and a planning/feasibility study related to historic preservation/adaptive reuse and commercial revitalization.
- **Long term needs** include implementation of projects recommended in the short and medium term planning/feasibility studies.

The following table summarizes each of these projects and places them in the context of CDBG National Objectives, HUD Goals, and Lexington County Priorities and Strategies.

TABLE 15.9: WEST COLUMBIA NEEDS ANALYSIS

Category	Project Description	Priority	CDBG National Objective	HUD Goals	Lexington Co. Priorities & Strategies
Housing					
Housing Rehabilitation Project	Housing stock improvement/upgrade project for mobile home parks in the city. This project will be designed to increase the quality of housing stock for LMI residents, increase affordable housing opportunities, and help to ensure residents are in compliance with building codes.	Short Term	Blight; LMI (Pop)	1	6.3
Code Enforcement	Development of a rental inspection/code enforcement program to assist landlords who do not have the resources to bring rental properties into compliance with the building code. This program is designed to ensure safe housing for LMI residents who are renting the property and to ensure that these properties do not become blighted or vacant because they cannot meet building code standards.	Medium Term	Blight; LMI (Pop)	1,2	6.3
	(See Housing Rehabilitation Project).	Short Term	LMI (Pop)	1	6.3
Affordable Housing	(See Housing Rehabilitation Project).	Short Term	LMI (Pop)	1	6.3
Infrastructure					
Public Water Extensions/ Improvements	Waterline upgrades to provide hydrants and fire flow capabilities in LMI areas.	Short Term	LMI (Area)	2	1.1; 2.1
Drainage Improvements	(See Planning/Feasibility Studies)	Short Term	LMI (Area)	2	2.4
	Implementation of projects identified in Planning/Feasibility study.	Long Term	LMI (Area)	2	2.4
Sidewalks	Sidewalk improvements in LMI areas to include Mill Village area, along Moffit Street to provide connectivity to the Three Rivers Greenway, and in other LMI areas as needed.	Short Term	LMI (Area)	2	2.5

Category	Project Description	Priority	CDBG National Objective	HUD Goals	Lexington Co. Priorities & Strategies
Community Facilities					
Parks and Recreation	Lighting and ADA Accessibility improvements to Caraway Park.	Short Term	LMI (Pop)	2	1.6, 1.8
	Development of a vest pocket park in LMI area to provide connectivity to the Three Rivers Greenway.	Medium Term	LMI (Area)	2	1.6
Fire Stations and Equipment	Need for fire sub-station in LMI areas.	Medium Term	LMI (Area)	2	1.1
Accessibility Improvements	(See Parks and Recreation).	Short Term	LMI (Pop, Area)	2	1.6, 1.8
Economic Development					
Job Creation/Retention	(See Planning/Feasibility Studies)	Short Term	LMI (Pop)	3	2; 3.4; 5.1, 5.2, 5.3
	Implementation of projects identified in Planning/Feasibility study.	Long Term	LMI (Pop)	3	2; 5.1, 5.2, 5.3
Workforce Training	(See Planning/Feasibility Studies)	Short Term	LMI (Pop)	3	2; 3.4; 5.1, 5.2, 5.3
	Implementation of projects identified in Planning/Feasibility study.	Long Term	LMI (Pop)	3	2; 5.1, 5.2, 5.3
Commercial Revitalization	Follow up phases for the Triangle City parking and façade improvement project to provide improvements to adjacent areas.	Medium Term	LMI (Area)	2,3	1; 2; 5
	(See Planning/Feasibility Studies)	Short Term	LMI (Pop, Area)	3	1; 3.4; 3.6; 4; 5
	Implementation of projects identified in Planning/Feasibility study.	Long Term	LMI (Pop, Area)	3	1; 4; 5
Historic Preservation/Adaptive Reuse	(See Planning/Feasibility Studies)	Medium Term	LMI (Pop, Area)	3	1; 3.4; 3.6; 4; 5
	Implementation of projects identified in Planning/Feasibility study.	Long Term	LMI (Pop, Area)	3	1; 4; 5

Category	Project Description	Priority	CDBG National Objective	HUD Goals	Lexington Co. Priorities & Strategies
Planning/Feasibility Studies					
Infrastructure	Comprehensive assessment of storm water/drainage issues in the LMI neighborhoods.	Short Term	LMI (Area)	2	2.4; 3
Economic Development	Planning/Feasibility Study to develop recommendations for potentially eligible CDBG projects that can support the development of a hotel along the Congaree River. The hotel project is anticipated to provide economic development, commercial revitalization, workforce training, and job creation opportunities for LMI residents. Potential projects include infrastructure improvements (i.e., water service, storm water/drainage, pedestrian connectivity), and job training and recruitment programs).	Short Term	LMI (Pop)	2,3	2; 3.4; 5.1, 5.2, 5.3
	Planning study to determine potential Historic Preservation/Adaptive Reuse projects for the Mill Village and State Street Commercial District to include recommendations for the preservation and adaptive re-use of the former city hall/town jail.	Medium Term	LMI (Pop, Area)	2,3	1; 3.4; 3.6; 4; 5