

# Executive Summary

## AP-05 Executive Summary - 24 CFR 91.200(c), 91.220(b)

### 1. Introduction

The County of Lexington has been a participant in the Community Development Block Grant (CDBG) Program since July 1, 2000. On July 1, 2008, the County became a Participating Jurisdiction (PJ) in the HOME Investment Partnerships (HOME) Program. On July 1, 2018 Lexington County became a participant in the Emergency Solutions Grant (ESG) Program. On March 27, 2020, President Trump signed the Coronavirus Aid, Relief, and Economic Security Act (CARES Act), Public Law 116-136 to respond to the growing effects of the historic public health crisis. The County was awarded a cumulative CDBG-CV funds in the amount of \$2,501,688 and \$1,746,250 of ESG-CV funds. These funds will be used for the public service, prevention of homes, rapid re-housing, buildings and improvements including public facilities to prevent, prepare for and respond to the Coronavirus. Additionally, on September 22, 2021, Lexington County was awarded \$2,619,353 for the HOME Investment Partnerships - America Rescue Plan (HOME-ARP) funds. These programs are sponsored by the United States Department of Housing and Urban Development (HUD) through an annual federal budget allocation. The HOME-ARP funds will be used to address the need for homelessness assistance and supportive services.

### 2. Summarize the objectives and outcomes identified in the Plan

This could be a restatement of items or a table listed elsewhere in the plan or a reference to another location. It may also contain any essential items from the housing and homeless needs assessment, the housing market analysis or the strategic plan.

In accordance with HUD guidelines, the Annual Action Plan is developed each year to identify specific activities that address priorities and goals established in the Five-Year Consolidated Plan.

In developing the Annual Action Plan, the County reviews its Consolidated Plan, seeks public input, and conducts both formal and informal needs assessments to determine whether the County's Consolidated Plan needs to address additional priorities through the County's CDBG and HOME Programs.

The Consolidated Plan outlines the following goals for the County's HUD Entitlement Grant Programs:

- Priority Goal 1: Owner occupied housing rehabilitation.
- Priority Goal 2: Provide and/or support adequate, safe, and affordable housing through Homebuyer Assistance Program.
- Priority Goal 3: Housing for Non-Homeless Special Population.

- Priority Goal 4: Public Facilities / Infrastructure Development.
- Priority Goal 5: Education / Promotion of Fair Housing practices.
- Priority Goal 6: Lead-Based Paint Reduction
- Priority Goal 7: Establish or support programs that provide needed public services and /or increase the level of service provided by existing programs.

### **3. Evaluation of past performance**

This is an evaluation of past performance that helped lead the grantee to choose its goals or projects.

As part of the consolidated planning process Lexington County staff members, as well as its municipal partners, service providers and stakeholders completed an extensive analysis of the County of Lexington’s existing CDBG, HOME and ESG services, programs and projects. To that end, and as the following Consolidated Plan will lay-out, the highest priority needs continue to be the development of new affordable housing units, the maintenance and rehabilitation of existing affordable housing units and providing adequate housing and public service opportunities for the County of Lexington’s homeless and vulnerable (non-homeless) populations. The County of Lexington will aggressively support its two highly successful owner-occupied housing rehabilitation programs throughout the incorporated and unincorporated communities of our County; these are the minor home repair and the comprehensive housing repair programs. Additionally, the County and its municipal partners will continue to proactively improve public facilities and public infrastructure in the underserved census tracts and block groups of the community, which will in turn help to foster safe and decent living environments for our residents.

### **4. Summary of Citizen Participation Process and consultation process**

Summary from citizen participation section of plan.

Summary from citizen participation section of plan.

Throughout the year, the County provides opportunities for citizen participation, which supports in the development of the Annual Action Plan. The following meetings were open to the public and included discussions of the County’s housing and community development needs and activities to be undertaken as described in the Annual Action Plan.

- 9/08/2022 Consolidated Annual Performance and Evaluation Report (CAPER) and Annual Needs Assessment Public Hearing
- 1/13/20223 Grant Programs Division Advisory Committee Meeting
- TBD Draft 2022 Annual Action Plan Public Notice
- 2/14/2023 Lexington County Council Administration Committee Meeting
- 2/28/2023 Lexington County Council Approval

- A public notice and notice of a public hearing for the draft 2023 Annual Action Plan to be published upon approval of County Council.

**5. Summary of public comments**

This could be a brief narrative summary or reference an attached document from the Citizen Participation section of the Con Plan.

N/A

**6. Summary of comments or views not accepted and the reasons for not accepting them**

N/A

**7. Summary**

The County of Lexington’s Office of Community Development Grants Program Division is the lead agency responsible for the preparation of the Consolidated Plan. As an Urban Entitlement County, the County of Lexington administers the Community Development Block Grant (CDBG) program, Home Improvement Partnership Program (HOME) and the Emergency Solutions Grant (ESG) program.

The County has Intergovernmental Agreements with the municipalities of Batesburg-Leesville, Chapin, Gaston, Gilbert, Irmo, Lexington, Pelion, Pine Ridge, South Congaree, Springdale, Summit, Swansea, as well as with the cities of Cayce and West Columbia. The County receives and administers CDBG, HOME and ESG funds on their behalf.

**PR-05 Lead & Responsible Agencies – 91.200(b)**

**1. Agency/entity responsible for preparing/administering the Consolidated Plan**

Describe the agency/entity responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source.

<b>Agency Role</b>	<b>Name</b>	<b>Department/Agency</b>
CDBG Administrator	LEXINGTON COUNTY	Community Development
HOME Program Coordinator	LEXINGTON COUNTY	Community Development
ESG Coordinator/Grant Assistant	LEXINGTON COUNTY	Community Development

**Table 1 – Responsible Agencies**

**Narrative (optional)**

Lexington County's Community Development Department administers the Community Development Block Grant (CDBG) Program, the HOME Investment Partnership Program and the Emergency Solutions Grant (ESG) Program for Lexington County and is the lead entity responsible for overseeing the county's Consolidated Plan. However, preparation and development of the plan require input from numerous individuals, municipalities, agencies and organizations throughout the county.

**Consolidated Plan Public Contact Information**

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## **AP-10 Consultation – 91.100, 91.200(b), 91.215(I)**

### **1. Introduction**

The County of Lexington is engaged in ongoing efforts to increase coordination among a complex network of public, private, and non-profit organizations that deliver housing and social services in our community. As the administrators of the County of Lexington's CDBG, HOME and ESG programs, the County's Office of Community Development, Grant Programs Division acts as a nucleus for community and economic development in the County. What's more, the Grant Programs Division maintains positive and pro-active relationships with many of the County's local governments, non-profit, faith-based and social service agencies

#### **Provide a concise summary of the jurisdiction's activities to enhance coordination between public and assisted housing providers and private and governmental health, mental health and service agencies (91.215(I))**

In addition to maintaining an open door policy and having ongoing daily communication with the area's many service providers, specific steps the County has taken to enhance coordination include: entering into intergovernmental agreements with its fourteen (14) municipalities to include the communities of Batesburg-Leesville, Chapin, Gaston, Gilbert, Irmo, Lexington, Pelion, Pine Ridge, South Congaree, Springdale, Summit, Swansea, as well as the cities of Cayce and West Columbia. The Office of Community Development maintains close relationships with the City of Columbia, which administers the Housing Opportunities for Persons with Aids (HOPWA) Program on behalf of the County, as well as other nearby communities. The County also works closely with the Central Midlands Council of Governments, the Cities of West Columbia and Cayce, Lexington Medical Center and CMRTA on transportation issues.

#### **Describe coordination with the Continuum of Care and efforts to address the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans, and unaccompanied youth) and persons at risk of homelessness.**

The County of Lexington's Office of Community Development is an active supporter of local Continuum of Care (CoC) services and is a strong supporter and member of the Midlands Area Consortium for the Homeless (MACH). Moreover, the County has provided general fund, CDBG and ESG resources to the Transitions homeless facility in the City of Columbia, where it is estimated that the facility provides housing transitional services and counseling to some 200 Lexington County residents annually. Additional funds were awarded to Homeless No More and MIRCI, to provide transitional housing for the homeless and clinical services for the homeless. Each year the County allocates hundreds of thousands of dollars through CDBG and HOME funds for the acquisition and rehabilitation and rental of affordable housing (in an effort to increase affordable rental housing units to help aid in the prevention of homelessness). The County is a supporter of United Way of the Midlands and One80 Place agencies supported by Lexington's community and an organizations that provides food stability

programs, rental and utility assistance to Lexington’s low-and-moderate income residents. Additionally, the County uses its resources to consistently provide infrastructure and public service(s) to support to Sistercare’s transitional shelter for battered women and their children as a strategy for combating homelessness in our community.

**Describe consultation with the Continuum(s) of Care that serves the jurisdiction's area in determining how to allocate ESG funds, develop performance standards for and evaluate outcomes of projects and activities assisted by ESG funds, and develop funding, policies and procedures for the operation and administration of HMIS**

United Way of the Midlands (UWM), serves as lead HUD agency for the Midlands Area Consortium for the Homeless (MACH) that is the HUD designated Homeless Continuum of Care (SC-502) for Lexington County. As a team, UWM/MACH are committed to ending homelessness in the Midlands. MACH member agencies and other partners provide the direct services, shelter and housing that assist our community’s homeless families, individuals, youth and veterans to stability. The complexity of the issue, diversity of the populations and shifting resources and priorities of the community and federal government make coordination key to community success. UWM/MACH works to ensure quality services, continuous planning, and coordination for efficiency and cost effectiveness and collaborate with Lexington County with these efforts. Lexington County participates in MACH meetings, the annual point-in-time count, and an annual consultation on ESG program certification including developing ESG performance measures.

UWM also serves as the MACH lead agency for the Homeless Management Information System (HMIS). HMIS data is used to collect and report on ESG program results. UWM will support Lexington County’s ESG implementation with reporting on agency HMIS data.

MACH collaborates with the other South Carolina CoCs and the South Carolina Office of Economic Opportunity (OEO) to establish statewide ESG performance measures, HMIS data collection standards, and standards for agency training and data quality. MACH considers agency capacity to administer funding and successful programs and collaboration with MACH key to community success in addressing homelessness and these factors are prioritized above individual funding categories within ESG.

MACH provides ESG certification based on the following factors:

Participation the Coordinated Entry System – including serving as a MACH Access Point (MAP)

Participation in HMIS (except providers serving domestic violence survivors)

**2. Describe Agencies, groups, organizations and others who participated in the process and describe the jurisdiction’s consultations with housing, social service agencies and other entities**

**Table 2 – Agencies, groups, organizations who participated**

1	<b>Agency/Group/Organization</b>	Town of Lexington
	<b>Agency/Group/Organization Type</b>	Other government - Local
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Homeless Needs - Chronically homeless Market Analysis Economic Development Anti-poverty Strategy Lead-based Paint Strategy
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The County maintains a close working relationship with the Town of Lexington. In addition to entering into an Intergovernmental Funding Agreement with the Town for CDBG, HOME and ESG funds, the County regularly meets with grant managers and administrative officials to gain input on how certain projects fit into the Town's overall housing and economic development goals, as well as to gain insight into overall area wide planning and strategy.
2	<b>Agency/Group/Organization</b>	City of West Columbia
	<b>Agency/Group/Organization Type</b>	Other government - Local
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Homelessness Strategy Market Analysis Economic Development Anti-poverty Strategy Lead-based Paint Strategy

	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The County maintains a close working relationship with the City of West Columbia. In addition to entering into an Intergovernmental Funding Agreement with the Town for CDBG, HOME and ESG funds, the County regularly meets with grant managers and administrative officials to gain input on how certain projects fit into the City's overall housing and economic development goals, as well as to gain insight into overall area wide planning and strategy.
3	<b>Agency/Group/Organization</b>	SISTERCARE
	<b>Agency/Group/Organization Type</b>	Services-Victims of Domestic Violence
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Homelessness Strategy Non-Homeless Special Needs Market Analysis Anti-poverty Strategy
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Lexington consulted with Sistercare, Inc., the community's premiere agency providing services to battered spouses and children to include long-term sheltering, counseling, and job training. The outcome of this consultation included the need for further assistance to Spanish speaking populations, a community which ranked domestic violence as among the highest public service priorities in the community.
4	<b>Agency/Group/Organization</b>	Irmo Chapin Recreation Commission
	<b>Agency/Group/Organization Type</b>	Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Education

	<b>What section of the Plan was addressed by Consultation?</b>	Non-Homeless Special Needs Market Analysis Economic Development
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The Irmo Chapin Recreation Commission was consulted as a way to assist the County of Lexington in assessing the needs of children, adults, the elderly and persons with disabilities in the community. The Irmo Chapin Recreation Commission is offering groundbreaking programming for adults, seniors, and youth with disabilities and the outcome of the consultation, included the County of Lexington working to implement and support programs for persons with autism and severe disabilities in our community.
5	<b>Agency/Group/Organization</b>	SANTEE-LYNCHES AFFORDABLE HOUSING & CDC
	<b>Agency/Group/Organization Type</b>	Services - Housing Service-Fair Housing
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Non-Homeless Special Needs Market Analysis Anti-poverty Strategy Lead-based Paint Strategy
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Lexington staff consulted with its local CHDO, Santee Lynches CDC in an effort to gain a better understanding of the County's housing needs assessment, non-homeless special needs, and market analysis to name a few. The outcome is that the staff gain a wider breadth of the overall housing needs of our low-and-moderate income residents living in our incorporated and unincorporated communities.

6	<b>Agency/Group/Organization</b>	CENTRAL SOUTH CAROLINA HABITAT FOR HUMANITY
	<b>Agency/Group/Organization Type</b>	Housing Services - Housing Services-Education Service-Fair Housing
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Market Analysis Economic Development Anti-poverty Strategy Lead-based Paint Strategy
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Lexington staff consulted with its local CHDO, Central Midlands Habitat for Humanity in an effort to gain a better understanding of the County's housing needs assessment, non-homeless special needs, and market analysis to name a few. The outcome is that the staff gain a wider breadth of the overall housing needs of our low-and-moderate income residents living in our incorporated and unincorporated communities.

**Identify any Agency Types not consulted and provide rationale for not consulting**

None

**Other local/regional/state/federal planning efforts considered when preparing the Plan**

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care	United Way of the Midlands	The goals of the annual action plan, as developed in coordination with the local Continuum of Care, will enhance and strengthen programs directly benefitting homeless and those at risk of becoming homeless.

**Table 3 – Other local / regional / federal planning efforts**

**Narrative (optional)**

**AP-12 Participation – 91.105, 91.200(c)**

**1. Summary of citizen participation process/Efforts made to broaden citizen participation  
Summarize citizen participation process and how it impacted goal-setting**

As the administrator(s) of the County of Lexington’s CDBG, HOME and ESG programs, the Office of Community Development acts as a hub for community, economic and social engagement for our community, a role and public trust that we take very seriously. To this end, our staff has worked diligently to maintain and foster open lines of communication between the County and our community’s many non-profit and social service agencies. Besides an open door policy, each year our grant staff participate in numerous outreach meetings and hosts housing roundtables and meetings for subrecipients, contractors, and citizens interested in learning more about our grant programs.

Due to the ongoing pandemic (COVID-19), HUD recognizes the efforts to contain COVID-19 require limiting in-person public gatherings to obtain citizen views. HUD has waived provisions at 24 CFR 91.105(e)(1) and 24 CFR 91.115 (b)(3)(i) to permit the following: As long as national or local health authorities recommend social distancing and limiting gatherings for health reasons, CDBG, ESG, HOME, HTF and HOPWA grantees, units of general local government receiving grant funds may hold virtual public hearings in lieu in-person public hearings to fulfill public hearing requirements.

**Citizen Participation Outreach**

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (if applicable)
1	Newspaper Ad	Non-targeted/broad community	Public Notice placed in the Chronicle.	No Comments Received	None	
2	Virtual Hearings	Non-targeted/broad community	0 citizens attended virtual public hearing	No Comments Received	None	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (if applicable)
3	Internet Outreach	Non-targeted/broad community	Draft 2022 Annual Action Plan was placed on Lexington County's website.	No Comments Received	None	

**Table 4 – Citizen Participation Outreach**

## Expected Resources

### AP-15 Expected Resources – 91.220(c)(1,2)

#### Introduction

#### Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	1,862,133	33,978	0	1,896,111	3,629,098	

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
HOME	public - federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	840,327	27,215	0	867,542	1,270,085	
ESG	public - federal	Conversion and rehab for transitional housing Financial Assistance Overnight shelter Rapid re-housing (rental assistance) Rental Assistance Services Transitional housing	159,160	0	0	159,160	312,522	

Table 5 - Expected Resources – Priority Table

**Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied**

In an effort to strengthen and increase the utilization of CDBG funds and to leverage additional funding, the County of Lexington requires that all CDBG sub-recipients provide a 10% cash match for the funding awarded. Match funds must be identified on the application and subrecipients

are required to provide documentation of their match funds in the monthly reporting and /or with reimbursement requests. All subrecipients are monitored annually by County staff and provided technical assistance where needed. Home funds will be used for administration, housing rehab, neighborhood revitalization, CHDO's and increase as well as support our community transitional housing. HOME funds are matched by sweat equity and CHDO rehab match. ESG funds will be used for Program Admin (7.5%), HMIS reporting, Street Outreach and Emergency Shelter. Subrecipients are required to match ESG funds 100%.

**If appropriate, describe publically owned land or property located within the jurisdiction that may be used to address the needs identified in the plan**

The County's Administration Building acts as the hub for administering the CDBG, HOME and ESG programs as well as a meeting place for public hearings and meetings to discuss plan goals.

**Discussion**

Community facilities and services are available to all County residents in the quest to meet the day-to-day needs of the Lexington community and to enhance quality the overall quality of life. Community Facilities are divided into several categories: general government facilities; educational facilities; libraries, and park and recreation facilities. The Central Midlands Regional Transit Authority is a provider of fixed route bus service and demand-responsive Para-transit service for the more urbanized communities of Lexington. The CMRTA offers fares and monthly passes at a discount to college students, senior citizens, and customers with physical and mental disabilities. Service animals are permitted to accompany individuals with disabilities on all vehicles.

## Annual Goals and Objectives

### AP-20 Annual Goals and Objectives

#### Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Owner Occupied Housing Rehabilitation	2020	2024	Affordable Housing Non-Homeless Special Needs		Lead-Based Paint Hazard Reduction Substandard Owner Occupied Housing	CDBG: \$0.00 HOME: \$445,862	Rental units rehabilitated: 2 Household Housing Unit Homeowner Housing Rehabilitated: 5 Household Housing Unit
2	Homebuyer Assistance Program	2020	2024	Affordable Housing		Homebuyer Assistance Program	HOME: \$10,000	Homeowner Housing Added: 2 Household Housing Unit
3	Housing for Non-Homeless Special Population	2020	2024	Affordable Housing	The County of Lexington has not designated specific priority areas	Housing for Non-Homeless Special Population Substandard Owner Occupied Housing	HOME: \$119,771	Rental units rehabilitated: 1 Household Housing Unit Homeowner Housing Added: 2 Household Housing Unit

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
4	Public Facilities/Infrastructure Development	2020	2024	Non-Housing Community Development	Geographic Priority Area	Public Facilities and Infrastructure Development	CDBG: \$1,216,821	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 25000 Persons Assisted
5	Public Services	2020	2024	Non-Homeless Special Needs	The Count of Lexington has not designated specific priority areas	Public Services	CDBG: \$284,000	Public service activities other than Low/Moderate Income Housing Benefit: 3500 Persons Assisted
6	Action on Homeless	2020	2024	Homeless	The Count of Lexington has not designated specific priority areas		ESG: \$159,160	Homeless Person Overnight Shelter: 350 Persons Assisted Overnight/Emergency Shelter/Transitional Housing Beds added: 200 Beds Homelessness Prevention: 200 Persons Assisted
7	Administration	2020	2024	Administration			CDBG: \$356,722 HOME: \$64,694	

Table 6 – Goals Summary

## Goal Descriptions

1	<b>Goal Name</b>	Owner Occupied Housing Rehabilitation
	<b>Goal Description</b>	
2	<b>Goal Name</b>	Homebuyer Assistance Program
	<b>Goal Description</b>	
3	<b>Goal Name</b>	Housing for Non-Homeless Special Population
	<b>Goal Description</b>	
4	<b>Goal Name</b>	Public Facilities/Infrastructure Development
	<b>Goal Description</b>	
5	<b>Goal Name</b>	Public Services
	<b>Goal Description</b>	
6	<b>Goal Name</b>	Action on Homeless
	<b>Goal Description</b>	
7	<b>Goal Name</b>	Administration
	<b>Goal Description</b>	

# Projects

## AP-35 Projects – 91.220(d)

### Introduction

This program will support the planning and development of adequate public facilities and improvements, including but not limited to, streets, sidewalks, water, sewer, parks, playgrounds, and facilities for persons with special needs such as the homeless.

MIT- Lexington County continues with disaster recovery efforts resulting from the 2015 floods through the CDBG-MIT program. The Buyout and Infrastructure program continue in our on-going effort to provide safe and secure homes for our residents and to implement improvements to public infrastructure and facilities that will reduce impacts of future storms on public safety and property damage. All information regarding the program can be found here: <http://www.lex-co.sc.gov/departments/DeptAH/communitydevelopment/Pages/CDBG-MIT.aspx>

CDBG-CV, HOME-ARP and ESG-CV - The County will continue to assist the residents of Lexington County to prevent, prepare for and respond to the coronavirus through public service, public facility and homeless prevention.

### Projects

#	Project Name
1	Infrastructure and Public Facilities
2	Public Services
3	Affordable Housing and Neighborhood Revitalization
4	CDBG Program Administration
5	Community Housing Development Organization (CHDO)
6	Comprehensive Housing Rehabilitation Program
7	Affordable Housing/Acquisition
8	Homeowner Assistance Program
9	HOME - ARP
10	HOME Program Administration
11	HESG22- Lexington County
12	HOME Project Delivery

Table 7 - Project Information

**Describe the reasons for allocation priorities and any obstacles to addressing underserved**

## **needs**

During the needs assessment process the Grants Program Division was able to identify a myriad of infrastructure needs in Lexington County low-and-moderate income areas. The needs ranged from water and sewer lines to sidewalks and streets and public facilities, to include community and youth centers, job training programs ADA compliant bathrooms and diabetic food pantries.

**AP-38 Project Summary**  
**Project Summary Information**

<b>1</b>	<b>Project Name</b>	Infrastructure and Public Facilities
	<b>Target Area</b>	
	<b>Goals Supported</b>	Public Facilities/Infrastructure Development
	<b>Needs Addressed</b>	Public Facilities and Infrastructure Development
	<b>Funding</b>	CDBG: \$1,216,821
	<b>Description</b>	This program will support the planning and development of adequate public facilities and improvements, including but not limited to, streets, sidewalks, water, sewer, parks, playgrounds, and facilities for LMI persons and persons with special needs such as the homeless.
	<b>Target Date</b>	6/30/2025
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Approximately 13,463 persons and approximately 5467 households will be assisted from these proposed activities.
	<b>Location Description</b>	
	<b>Planned Activities</b>	Town of Batesburg/Leesville - \$307,821 Joint Municipal Water and Sewer Commission - \$387,450 Lexington Fires Service - \$326,899 Lexington School District One - \$194,651
<b>2</b>	<b>Project Name</b>	Public Services
	<b>Target Area</b>	
	<b>Goals Supported</b>	Public Services
	<b>Needs Addressed</b>	Public Services
	<b>Funding</b>	CDBG: \$266,000
	<b>Description</b>	The primary objective of the CDBG Program is to develop sustainable communities for persons of low- and moderate-income (LMI), thereby improving the housing, quality of life, and economic conditions of the Lexington community. HUD defines LMI as household income that is less than 80% of area median income.
	<b>Target Date</b>	6/30/2024

	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Public Services should benefit approximately 3,954 LMI persons. Approximately 450 Homeless Persons assisted with overnight shelter.
	<b>Location Description</b>	
	<b>Planned Activities</b>	Boys and Girls Club of America - \$58,000 ICRC Palmetto Enrichment Project - \$18,616 ICRC Afternoon Adventures - \$77,000 ICRC Athletic Scholarship Program - \$22,000 Midlands Housing Alliance/Transitions - \$70,384 Palmetto Place Children and Youth Services - \$20,000
<b>3</b>	<b>Project Name</b>	Affordable Housing and Neighborhood Revitalization
	<b>Target Area</b>	
	<b>Goals Supported</b>	Owner Occupied Housing Rehabilitation
	<b>Needs Addressed</b>	Substandard Owner Occupied Housing Lead-Based Paint Hazard Reduction
	<b>Funding</b>	CDBG: \$0
	<b>Description</b>	Minor Home Repair program is an on-going program that assists LMI homeowners with minor repairs to their homes.
	<b>Target Date</b>	6/30/0024
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Approximately 2 homeowners will be assisted with rehabilitation to their homes. No funds were allocated for Affordable Housing due to excess of unused funds.
	<b>Location Description</b>	
	<b>Planned Activities</b>	Minor housing rehabilitation for approximately 2 households.
<b>4</b>	<b>Project Name</b>	CDBG Program Administration
	<b>Target Area</b>	
	<b>Goals Supported</b>	Administration
	<b>Needs Addressed</b>	Education/Promotion of Fair Housing Practices

	<b>Funding</b>	CDBG: \$356,722
	<b>Description</b>	Planning and Administration
	<b>Target Date</b>	
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	
	<b>Location Description</b>	
	<b>Planned Activities</b>	Funds will be used for the administration of the CDBG Program.
<b>5</b>	<b>Project Name</b>	Community Housing Development Organization (CHDO)
	<b>Target Area</b>	
	<b>Goals Supported</b>	Housing for Non-Homeless Special Population
	<b>Needs Addressed</b>	Housing for Non-Homeless Special Population
	<b>Funding</b>	HOME: \$200,000
	<b>Description</b>	At least 15% of the County's HOME funds will be set aside for organizations which are designated by the County of Lexington as Community Housing Development Organizations (CHDO). Funding allocated for CHDO's may be used for eligible development activities that promote affordable housing activities that are owned, developed or sponsored by CHDOs. HUD has established criteria to certify CHDO's to assist the Community Development Department in accomplishing the goals and objects of the HOME Program.
	<b>Target Date</b>	6/30/2024
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Acquisition and/or rehab of 2 homes for rental to LMI Lexington County residents using CHDO reserves.
	<b>Location Description</b>	All properties are located in Lexington County.
	<b>Planned Activities</b>	
<b>6</b>	<b>Project Name</b>	Comprehensive Housing Rehabilitation Program
	<b>Target Area</b>	
	<b>Goals Supported</b>	Owner Occupied Housing Rehabilitation

	<b>Needs Addressed</b>	Substandard Owner Occupied Housing
	<b>Funding</b>	HOME: \$445,862
	<b>Description</b>	The Comprehensive Housing Rehabilitation Program assists low-and moderate income families, disabled, elderly and veteran homeowners with qualifying repairs to their primary residence. Funds will be used to assist approximately 5 homeowners with significant repairs to their homes. Maximum repair amounts for each home typically shall not exceed \$30,000 with limited assistance above \$30,000 in certain circumstances.
	<b>Target Date</b>	6/30/2024
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	
	<b>Location Description</b>	
	<b>Planned Activities</b>	Comprehensive Housing Rehabilitation will be provided to approximately 5 Lexington County homeowners to have repairs completed on their homes and home brought up to code compliance.
<b>7</b>	<b>Project Name</b>	Affordable Housing/Acquisition
	<b>Target Area</b>	
	<b>Goals Supported</b>	Housing for Non-Homeless Special Population
	<b>Needs Addressed</b>	Lead-Based Paint Hazard Reduction Housing for Non-Homeless Special Population
	<b>Funding</b>	HOME: \$119,771
	<b>Description</b>	This activity will continue an existing County program to acquire and rehabilitate affordable housing for either homeownership or rental activities. Funds may be used for non-profit developers, for-profit developers, and in conjunction with the Community Housing Development Organization (CHDO). Also funds will be used for the promotion of Fair Housing.
	<b>Target Date</b>	6/30/2024

	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Approximately 2 families will benefit from this activity.
	<b>Location Description</b>	
	<b>Planned Activities</b>	This activity will continue an existing County program to acquire and/or rehabilitate affordable housing for either homeowner's or rental activities. Funds may be used for non-profit developers, for-profit developers, in conjunction with our CHDO's or for Lexington County homeowner residents.
<b>8</b>	<b>Project Name</b>	Homeowner Assistance Program
	<b>Target Area</b>	
	<b>Goals Supported</b>	Homebuyer Assistance Program
	<b>Needs Addressed</b>	Homebuyer Assistance Program
	<b>Funding</b>	HOME: \$10,000
	<b>Description</b>	The Homeownership Assistance Program will provide down-payment assistance and/or closing costs assistance to low-moderate low income LMI first time homebuyers. The amount of assistance provided will not exceed \$5,000 per single family dwelling unit. Recapture provisions will be enacted through deferred forgivable loans Funds will assist approximately 2 first time homebuyers.
	<b>Target Date</b>	6/30/2024
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Approximately 2 Lexington County individuals will be provided with Down Payment and/or closing cost assistance.
	<b>Location Description</b>	Lexington County
	<b>Planned Activities</b>	Assist approximately 2 first time homebuyers with down payment and/or closing costs assistance.
<b>9</b>	<b>Project Name</b>	HOME Program Administration
	<b>Target Area</b>	
	<b>Goals Supported</b>	Administration
	<b>Needs Addressed</b>	

	<b>Funding</b>	HOME: \$64,694
	<b>Description</b>	Administration
	<b>Target Date</b>	
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	
	<b>Location Description</b>	
	<b>Planned Activities</b>	Funds used to administer the HOME Program.
<b>10</b>	<b>Project Name</b>	HESG22- Lexington County
	<b>Target Area</b>	
	<b>Goals Supported</b>	Action on Homeless
	<b>Needs Addressed</b>	Action on Homeless
	<b>Funding</b>	ESG: \$159,160
	<b>Description</b>	The Homeless Emergency Assistance and Rapid Transition to Housing Act of 2009 (HEARTH Act) amended the McKinney-Vento Homeless Assistance Act, revising the Emergency Shelter Grants Program in significant ways and renaming it the Emergency Solutions Grants (ESG) program. This grant provides funding to agencies that respond to the immediate need of at-risk and homeless populations. The County of Lexington became a participating jurisdiction of the Emergency solutions Grant (ESG) Program on July 1, 2018.
	<b>Target Date</b>	6/30/2024
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Estimate 450 will be assisted with overnight shelter and homelessness prevention.
	<b>Location Description</b>	

	<b>Planned Activities</b>	United Way of the Midlands -\$25,500 - HMIS Reporting Sistercare, Inc. - \$81,637 Transitions - \$22,023 One 80 Place - \$30,000
<b>11</b>	<b>Project Name</b>	HOME Project Delivery
	<b>Target Area</b>	
	<b>Goals Supported</b>	Owner Occupied Housing Rehabilitation Homebuyer Assistance Program
	<b>Needs Addressed</b>	Substandard Owner Occupied Housing Homebuyer Assistance Program Lead-Based Paint Hazard Reduction
	<b>Funding</b>	CDBG: \$18,000
	<b>Description</b>	CDBG funding is used to pay the project delivery costs associated with implementing the HOME Program. The total amount of funds includes our projected program income for 2024.
	<b>Target Date</b>	
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Approximately 5 LMI households will benefit from this activity.
	<b>Location Description</b>	
	<b>Planned Activities</b>	Housing Inspections, Lead Base Paint Inspections, Attorney fees

## AP-50 Geographic Distribution – 91.220(f)

### Description of the geographic areas of the entitlement (including areas of low-income and minority concentration) where assistance will be directed

Target Area Percentage of Funds

Batesburg/Leesville 38%

Lexington County 56%

Unincorporated Lexington County CDBG 6%

Unincorporated Lexington County HOME Investment Partnerships 87%

### Geographic Distribution

Target Area	Percentage of Funds
Geographic Priority Area	
The County of Lexington has not designated specific priority areas	

Table 8 - Geographic Distribution

### Rationale for the priorities for allocating investments geographically

Grant Programs Division staff is confident in the geographic distribution of CDBG and HOME funds. The allocations were reviewed and analyzed by the County of Lexington's Grant Advisory Committee and projects were ranked according to need and followed a rigorous application process. Moreover, the County holds intergovernmental agreements with all fourteen (14) municipalities in the County and ensures that each of the communities has access to CDBG and HOME funds once a project has been deemed eligible. Moreover, food bank programs, job training, as well as the County's housing program are available to low-and-moderate income residents Countywide, regardless of where one lives.

### Discussion

As part of this Consolidated Planning effort, Grant Programs Division staff has taken extensive measures to ensure that the County is addressing infrastructure and public facilities, public services, and housing programs countywide in order to address the needs of our community's low-and-moderate income residents. Additionally, the County operates several programs to include its CDBG and HOME funded owner-occupied housing rehabilitation programs public services, and DPA programs that are open to all

low-and-moderate income persons in the County with there being no geographic segregation. The County of Lexington has several pockets of poverty. ESG program addresses our homeless prevention and emergency shelter.

# Affordable Housing

## AP-55 Affordable Housing – 91.220(g)

### Introduction

During Program Year 2023, the County of Lexington along with its municipal partners and its non-profit and for profit housing developers will work diligently through the use of CDBG, HOME and ESG funds toward the development and preservation of affordable housing, homeless prevention and emergency shelter. We will accomplish this through these four broad categories:

- 1) Owner occupied housing repair programs (minor home and comprehensive housing repair program)
- 2) Our ongoing support of homeless prevention services and operations
- 3) The support of organizations such as Habitat for Humanity and our certified CHDO’s
- 4) The County of Lexington’s DPA (Down Payment Assistance Program)

<b>One Year Goals for the Number of Households to be Supported</b>	
Homeless	2
Non-Homeless	9
Special-Needs	0
Total	11

**Table 9 - One Year Goals for Affordable Housing by Support Requirement**

<b>One Year Goals for the Number of Households Supported Through</b>	
Rental Assistance	2
The Production of New Units	2
Rehab of Existing Units	5
Acquisition of Existing Units	2
Total	11

**Table 10 - One Year Goals for Affordable Housing by Support Type**

### Discussion

Lexington County will be focusing with the HOME program on adding affordable housing for Lexington County residents as well as expanding our outreach through the HOME Program to help with Homelessness. With the allocation of ESG funds for PY 2023 Lexington County will be able to assist further with homeless issues throughout the County. Street outreach, emergency shelter, homeless prevention and rapid re-housing are eligible components of this program and will serve the community

well.

## **AP-60 Public Housing – 91.220(h)**

### **Introduction**

The County of Lexington works with the Cayce Housing Authority and the State Department of Housing and Finance; the Cayce Housing and the SC Housing and Finance offers Section 8 Housing Choice Vouchers and does not have any public housing units. The CHA has a small number of public housing units as well as Section 8 Housing Choice Vouchers. The County has recently engaged the Cayce Housing Authority in an effort to collaborate in expanding the availability of public housing for the community.

### **Actions planned during the next year to address the needs to public housing**

Continue to collaborate with Cayce Housing Authority for expanding the availability of public housing throughout Lexington County.

### **Actions to encourage public housing residents to become more involved in management and participate in homeownership**

The County continues to encourage local support service providers to expand existing Consumer Credit Counseling and First Time Home-Buyer programs with funding assistance where possible. Additionally, through the use of CDBG and HOME funds the County of Lexington's Grant Programs Division will continue working with community groups to seek additional resources to build consumer credit education counseling and awareness among low income and minority residents to include local faith-based organizations, higher education institutions, libraries, and other forums for fair housing. All of the County's first time homebuyers must attend a HUD approved homebuyer class before awarded any funds.

### **If the PHA is designated as troubled, describe the manner in which financial assistance will be provided or other assistance**

Not Applicable

### **Discussion**

Not Applicable

## **AP-65 Homeless and Other Special Needs Activities – 91.220(i)**

### **Introduction**

The County of Lexington is focusing on planning efforts that create various ways to address the issues of homelessness and chronic homelessness. It is difficult to accurately measure the number of persons at risk of becoming homeless. Moreover, it is impossible to gauge at any one time the number of people who are threatened with eviction, unemployment, foreclosure, or termination of utilities. Families and individuals are at-risk of becoming homeless when they no longer have any cushion against the perils of life. Most commonly, a family is at-risk when it lives paycheck-to-paycheck without any savings for sudden emergencies. The County's elderly and families are the face of the homeless in Lexington. Experts in the field suggest that if the County can somehow assist entities that addressing issues of mental illness, invest in job training, and work development programs, then our community would begin addressing issues of chronic homelessness. The County's CDBG program supports Lexington School District #1 with a meal delivery program that teaches adults with disabilities food prep and cooking lessons by rehabbing the facility.

Lexington County was awarded \$2,619,353 in HOME American Rescue Plan (HOME-ARP). These funds will be used for the construction of a non-congregate shelter within Lexington County.

### **Describe the jurisdictions one-year goals and actions for reducing and ending homelessness including**

#### **Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs**

Service providers in the County of Lexington will work collaboratively to provide a wide range of expertise in housing, social, and supportive services within each component of the continuum. A strategy to address homelessness in the CoC is to strengthen and enhance these existing assets. In regards to goals for eliminating chronic homelessness, The County of Lexington works closely with other municipalities, community leaders, and other stakeholders to accomplish this goal. Christ Central Ministries currently operates shelters for women and children, families, and veterans facing homelessness. Lexington County will work closely with Homeless No More to help reduce and end homelessness. What's more, the faith-based organization has purchased property and intends to open additional shelters for young (teenage) males, families and others within the next five years. As part of the strategic planning initiative, these organizations will include goals set out by the Federal Government's inter-agency Strategic Plan to End Homelessness called Opening Doors. These goals include: 1) Finish the job of ending chronic homelessness in 5 years; 2) Prevent and end homelessness among Veterans in 5 years; 3) Prevent and end homelessness for families, youth, and children in 10

years; 4) Set a path to ending all types of homelessness.

### **Addressing the emergency shelter and transitional housing needs of homeless persons**

The County of Lexington, our non-profit organizations and municipal partners will continue to dedicate funding and support the operations of expansion of existing emergency shelters throughout the county. Funding provided to local shelters to expand service and create new programs to address multiple persons and housing needs. Lexington County's HOME Investment Partnerships Program (HOME) will focus more directly in our planned activities to provide transitional and permanent housing to individuals experience homelessness. Lexington County is currently working to expand the resources to provide emergency shelters for homeless families with children.

### **Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again**

Each year the County of Lexington without a doubt, through the support of its subrecipients, is both directly and indirectly assisting individuals from becoming homeless once they are discharged from publicly funded institutions through our support of the job training programs with Goodwill and the Fatherhood Initiative, our collaborations with the Cayce Housing Authority, or support of training and counseling services for Sistercare, Inc, a local non-profit which advocates on behalf of battered spouses and their children, Homeless No More, a local non-profit which advocates for homeless families with children and provides emergency shelter and finally through our support of food stability programs which are CDGB through Brookland Foundation Food Bank and Harvest Hope Food Bank. Moreover, working with the Central Midlands Council of Governments, area non-profits, as well as its fourteen (14) municipalities, Lexington County has targeted significant CDBG, HOME and ESG resources within the low-income areas described in this Plan. Each year the County works to leverage these resources, which in turn acts as catalyst to spur additional public and private investment in our Low and Moderate Income areas and serves to increase the quantity and quality of affordable housing, as well as help low-to-moderate income residents acquire the skills necessary to improve their employment opportunities.

Lexington County was awarded \$2,619, 353 in HOME Investment Partnerships-American Rescue Plan (HOME-ARP) funds. At this time, this program is in the planning stages but is focusing on non-congregate and affordable housing within Lexington County.

### **Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: being discharged from publicly funded institutions and systems of care (such as health care facilities, mental health facilities,**

**foster care and other youth facilities, and corrections programs and institutions); or, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs.**

Additionally, each year the County works with the Central Midlands Council of Governments, area non-profits, as well as its fourteen (14) municipalities to target significant CDBG and HOME resources within the low-income areas described in this Plan. Each year the County works to leverage these resources, which in turn acts as catalyst to spur additional public and private investment in our Low and Moderate Income areas and serves to increase the quantity and quality of affordable housing, as well as help low-to-moderate income residents acquire the skills necessary to improve their employment opportunities. For example, during Program Year 2023 the County is not only providing funding for the Midlands Housing Alliance/Transitions Facility, but we are using CDBG resources for job training, as well as to provide resources to persons with disabilities and battered women and their children. Lexington County is also working with its partners Brookland Foundation Food Bank and Harvest Hope Food bank to address food instability among our children and elderly residents.

## **Discussion**

As part of the strategic planning initiative, various organizations, along with Lexington County, will lcalled Opening Doors. These goals include: 1) Finish the job of ending chronic homelessness in 5 years; 2) Prevent and end homelessness among Veterans in 5 years; 3) Prevent and end homelessness for families, youth, and children in 10 years; 4) Set a path to ending all types of homelessness.

## **AP-75 Barriers to affordable housing – 91.220(j)**

### **Introduction:**

The most recent Analysis of Impediments to Fair Housing identifies six areas of concern. The barriers to addressing housing needs, such as demand for both renter and owner-occupied housing units (based on the current inventory of rental units), fair market rent for these units, the current waiting lists for public housing, and the income levels of those experiencing housing problems clearly show a need for affordable rental units. Additionally, the disproportionate level of low wages as compared to high cost of available rental units is another barrier for LMI individuals.

### **Actions it planned to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment**

The County of Lexington's Grant Programs Division through its housing acquisition and rehabilitation programs through CDBG and HOME has addressed some of the issues of affordability by increasing the availability of affordable single family homes in the County's rental inventory through its partnerships with community CHDO's and developers. Additionally, the County is working with Habitat for Humanity, the faith based community and the Cayce Housing Authority in an effort to identify strategies for collaborative funding opportunities through the use of CDBG, HOME, tax credits, etc.

### **Discussion:**

The County has collaborated with the Urban League of Greater Columbia, the Community Relations Council, as well as the Central Midlands Council of Governments, and USDA-Rural to perform comprehensive outreach and education activities throughout the County of Lexington. The Grant Programs Division will continue to aggressively seek partners that will encourage the development of strategies for affordable housing in the County of Lexington. Over the next three years the County of Lexington anticipates expending approximately \$37,500 on fair housing programs and services.

Lexington County intends to create quarterly outreach meetings at local libraries to educate residents on Fair Housing and the rules, regulations and rights. County staff has returned to public meetings to educate on Fair Housing. The County continues to collaborate with other local government entities with various Fair Housing outreach programs/events as well as providing brochures, pamphlets, and social media outreach such as City TV, YouTube, Twitter and Facebook.

## **AP-85 Other Actions – 91.220(k)**

### **Introduction:**

The County continues to encourage local support service providers to expand existing Consumer Credit Counseling and First Time Home-Buyer programs with funding assistance where possible. Additionally, through the use of CDBG and HOME funds the County of Lexington's Grant Programs Division will continue working with community groups to seek additional resources to build consumer credit education counseling and awareness among low income and minority residents to include local faith-based organizations, higher education institutions, libraries, and other forums for fair housing

### **Actions planned to address obstacles to meeting underserved needs**

Grant Programs Division staff intend to engage the non-profit, faith based, state service providers and social agencies in an effort to further identify the resources available to address the housing, child care, mental health services, and economic disparities that exist in the County. Through the Consolidated Plan consultation process, County staff have been able to identify organizations that are providing services in the community. It is important that the County serve as a catalyst to promote collaboration amongst the various organizations. To this end, in 2023 the Grant Programs Division staff intends to host a service provider meeting that will engage these organizations in an effort to better serve our low-and-moderate income populations

### **Actions planned to foster and maintain affordable housing**

The County continues to support local groups, such as Habitat for Humanity, the Cayce Housing Authority, local developers and non-profit community housing organizations, as well as USDA-Rural, who work to provide affordable homes and seek viable financing options for low to moderate-low income homebuyers. County staff also works with local lenders to identify changes or patterns in lending practices, especially those that impact low-income, minorities, Section 3 residents, and other special populations. The County continuously enters into an agreements with the Cayce Housing Authority, Habitat for Humanity as well as local CHDO's to increase the availability of housing for low-and-moderate income families, as well as seniors that are severely housing cost burdened.

### **Actions planned to reduce lead-based paint hazards**

The County currently contracts with a lead based paint specialist and will continue to support programs available through DHEC and continue to be diligent in following our lead hazard control program to eliminate lead hazards in housing when a unit undergoes rehabilitation through the CDBG and HOME

## Programs

### **Actions planned to reduce the number of poverty-level families**

The County of Lexington has targeted significant CDBG, HOME, and HOME-ARP resources toward the public service, infrastructure, and housing programs designed to address issues and improve the lives of the county's low-and-moderate income populations of the County. The work of the County in conjunction with our numerous partners will act as a catalyst to invite additional public and private investment of capital and services, to increase the quantity and quality of affordable housing, and to help low to moderate income residents acquire needed information, knowledge, and skills to improve their employment opportunities.

### **Actions planned to develop institutional structure**

Lexington County's Grant Programs Division staff intends to host a service provider meeting that will engage these organizations in an effort to better serve our low-and-moderate income populations.

### **Actions planned to enhance coordination between public and private housing and social service agencies**

The County has entered into an agreements with the Cayce Housing Authority, Habitat for Humanity, Homeless No More, as well as local CHDOs to increase the availability of housing for low-and-moderate income families, as well as seniors that are severely housing cost burdened.

### **Discussion:**

The County continues to support local groups, such as Habitat for Humanity, the Cayce Housing Authority, Homeless No More, MIRCI, local developers and non-profit community housing organizations, as well as USDA-Rural, who work to provide affordable homes and seek viable financing options for low to moderate-low income homebuyers.

## Program Specific Requirements

### AP-90 Program Specific Requirements – 91.220(I)(1,2,4)

#### Introduction:

Projects planned with all CDBG funds expected to be available during the year are identified in the Projects Table. The following identifies program income that is available for use that is included in projects to be carried out. All Program Income received is automatically reprogrammed to open activities.

#### Community Development Block Grant Program (CDBG)

##### Reference 24 CFR 91.220(I)(1)

Projects planned with all CDBG funds expected to be available during the year are identified in the Projects Table. The following identifies program income that is available for use that is included in projects to be carried out.

1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed	0
2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan.	0
3. The amount of surplus funds from urban renewal settlements	0
4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan	0
5. The amount of income from float-funded activities	0
<b>Total Program Income:</b>	<b>0</b>

#### Other CDBG Requirements

1. The amount of urgent need activities	0
2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income. Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan.	90.00%

#### HOME Investment Partnership Program (HOME)

##### Reference 24 CFR 91.220(I)(2)

1. A description of other forms of investment being used beyond those identified in Section 92.205 is

as follows:

Not Applicable

2. A description of the guidelines that will be used for resale or recapture of HOME funds when used for homebuyer activities as required in 92.254, is as follows:

The County of Lexington has adopted the recapture provisions for HOME funds. This is a mechanism to recapture all or a portion of the direct HOME subsidy if the HOME recipient decides to sell the house within the affordability period at whatever price the market will bear. Recaptures funds may be used for any HOME-eligible activity. Recaptured funds are deposited in the local HOME account and is treated like Program Income, which includes recording in IDIS as Program Income

3. A description of the guidelines for resale or recapture that ensures the affordability of units acquired with HOME funds? See 24 CFR 92.254(a)(4) are as follows:

The County of Lexington does not currently participate in resale activities with HOME Funds and Affordability requirements are imposed by deed restrictions, covenants running with the land. Home assisted rental units must meet the affordability for a specific period, which depends upon the type of activity or level of HOME funding. Specifically, the sale of the property during the affordability period triggers repayment of the direct HOME subsidy, which limits the amount to be recaptured to the net proceeds available from the sale minus loan repayment and closing costs.

4. Plans for using HOME funds to refinance existing debt secured by multifamily housing that is rehabilitated with HOME funds along with a description of the refinancing guidelines required that will be used under 24 CFR 92.206(b), are as follows:

Not applicable to our program as we currently do not do multifamily housing.

### **Emergency Solutions Grant (ESG) Reference 91.220(l)(4)**

1. Include written standards for providing ESG assistance (may include as attachment)
  - Must be private nonprofit organizations.
  - Agencies must submit 501(c)3 status documentation.
  - Agency's project request for HESG funds must be endorsed by the local Continuum of Care to make sure the agency's project is in line with the CoC's priorities and standards.
  - Agencies must provide a service that HUD prioritizes (Rapid Re-Housing, Street/Community

outreach, Shelter Operations).

- Any agency receiving HESG funds is obligated to maintain both client services activity records and performance outcome measures utilizing HMIS. Domestic violence, AIDS and legal service providers must use a comparable database that collects client-level data over time and generates unduplicated aggregate reports
2. If the Continuum of Care has established centralized or coordinated assessment system that meets HUD requirements, describe that centralized or coordinated assessment system.

United Way of the Midlands (UWM), serves as lead HUD agency for the Midlands Area Consortium for the Homeless (MACH) which is the HUD designated Homeless Continuum of Care (SC-502) for Lexington County. UWM also serves as the MACH lead agency for the Homeless Management Information System (HMIS). HMIS data is used to collect and report on ESG program results. UWM will support Lexington County's ESG implementation with reporting on agency HMIS data.

MACH collaborates with the other South Carolina CoCs and the South Carolina Office of Economic Opportunity (OEO) to establish state wide ESG performance measures, HMIS data collection standards, and standards for agency training and data quality. MACH considers agency capacity to administer funding and successful programs and collaboration with MACH key to community success in addressing homelessness and these factors are prioritized above individual funding categories within ESG.

- MACH provides ESG certification based on the following factors:
  - Participation the Coordinated Entry System – including serving as a MACH Access Point (MAP)
  - Participation in HMIS (except providers serving domestic violence survivors)
  - Participation and membership with MACH
3. Identify the process for making sub-awards and describe how the ESG allocation available to private nonprofit organizations (including community and faith-based organizations).

The County posted a NOFA for agencies to apply for ESG eligible activities. Applications are reviewed and scored by Community Development staff for discussion and funding recommendations. After the required comment period and a Public Hearing, funding recommendations are presented to County Council for approval. For ESG funding, Lexington County must consult with the local Continuum of Care (CoC) in determining how to allocate these funds.

4. If the jurisdiction is unable to meet the homeless participation requirement in 24 CFR 576.405(a), the jurisdiction must specify its plan for reaching out to and consulting with homeless or formerly homeless individuals in considering policies and funding decisions regarding facilities and services funded under ESG.

A homeless and/or formerly homeless individual participates in the United Way of the Midlands

governing body. Lexington County consults UWM when prioritizing policy and funding decisions related to the ESG program.

5. Describe performance standards for evaluating ESG.

Lexington County has established Policy and Procedures for the ESG Program and will adhere to the strict monitoring guidelines for the CDBG program.

