

**Lexington County
South Carolina**

2007 / 2008

**Consolidated Annual Performance
and Evaluation Report**



PROGRAM YEAR 2007

JULY 1, 2007 – JUNE 30, 2008

Staff

RONALD T. SCOTT

Community Development Director

RHONDA DEAN

Community Development Administrator

AYESHA DRIGGERS

HOME Program Administrator

JASON BOOZER

Community Development Technician

TARA YATES

Community Development Assistant

Lexington County

Community Development Block Grant Program

212 South Lake Drive, Suite 401

Lexington, South Carolina 29072

Telephone: (803) 785-8121

Fax: (803) 785-8188

www.lex-co.com

Lexington County, South Carolina

2007/2008 Consolidated Annual Performance and Evaluation Report

Table of Contents

TAB

INTRODUCTION AND SUMMARY

AVAILABLE FUNDS, EXPENDITURES AND AMENDMENTS 1

- SOURCES OF FUNDS
- LEVERAGING OF FUNDS
- SUMMARY OF EXPENDITURES
- TIMELINESS OF EXPENDITURES
- PROJECT EXPENDITURES
- AMENDMENTS TO PLAN DURING YEAR

ASSESSMENT OF 5-YEAR GOALS AND OBJECTIVES 2

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

AFFIRMATIVELY FURTHERING FAIR HOUSING 3

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

AFFORDABLE HOUSING ACTIVITIES 4

CONTINUUM OF CARE 5

OTHER ACTIONS 6

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

HUD / CDBG PROGRAM REQUIREMENTS 7

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

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

Introduction

Lexington County, South Carolina, has been a participant in the Community Development Block Grant (CDBG) Program since July 1, 2000. As of July 1, 2008 the County is a new Participating Jurisdiction (PJ) in the HOME Investment Partnerships Program (HOME). These programs are funded by the United States Department of Housing and Urban Development (HUD) through an annual formula allocation. CDBG project activities are targeted to provide decent housing, a suitable living environment, and to expand economic opportunities for low- and moderate-income (LMI) persons. The primary objective of the HOME Program is to create affordable housing for LMI households. The County has completed its third year of activities for the Consolidated Plan for Program Years 2005-2009.

The County's CDBG and HOME programs are housed within the Community Development Department. The Community Development Department also coordinates the permitting and development functions for the current and future residential, commercial, and industrial interests of Lexington County. These activities are accomplished by several divisions in cooperation with other County departments and outside agencies.

This report reflects the activities and expenditures for Lexington County's CDBG Program during Program Year 2007, July 1, 2007 through June 30, 2008. The new projects for Program Year 2007 were identified in the County's Annual Action Plan submitted to HUD in May 2007. The following is a list of all new projects that were approved for Program Year 2007 CDBG funds:

- Boiling Springs Water Main Extension
- Triangle City Parking Improvements
- State Street Streetscape Phase II
- Sistercare Van Purchase

In addition to these, several projects were carried over from previous years, these included the following:

- Double Branch Neighborhood Water
- Lexington County Homeless Count
- Law Enforcement Center at Pelion
- Lloydwoods Sewer
- Minor Housing Repair Program

Consolidated Annual Performance and Evaluation Report (CAPER) Summary

July 1, 2007 – June 30, 2008

The United States Department of Housing and Urban Development (HUD) requires consolidated planning and reporting of all communities as a condition of receiving federal grants for housing and community development including the Community Development Block Grant (CDBG). At the end of each fiscal year, CDBG recipient communities across the Country report to their citizens and elected officials how they have utilized their grant funds to improve the community and the lives of the people who live in it. The Consolidated Annual Performance and Evaluation Report (CAPER) is the HUD-prescribed vehicle for providing that information.

Lexington County has successfully completed the third year of the County's Five-Year Consolidated Plan. Activities undertaken during this period reflect the goals and objectives as stated in the County's Five-Year Consolidated Plan for 2005 to 2009 and the 2007 Action Plan. The Community Development Department is pleased to report effective performance on meeting project objectives in Program Year 2007. The Community Development Department continues its efforts to be effective stewards of federal funds in the service of its residents.

ACCOMPLISHMENTS AND HIGHLIGHTS

TOTAL EXPENDITURES: \$584,976

PROJECTS COMPLETED

- **Law Enforcement Center at Pelion (\$1,098,359)** - This project provided funds for an environmental assessment, architectural design, land purchase and construction for a law enforcement substation.
- **Lexington County Homeless Count (\$1,637)** – This project provided the Midlands Area Consortium for the Homeless funds to conduct a homeless count in Lexington County.
- **Highway 6 Fire Station (\$619,944)** - This fire station provided coverage to a large rural area of the County that was currently more than five miles from any fire safety facility.
- **Double Branch Neighborhood Water (\$42,501)** - This project provided public water access to a predominately low-and-moderate-income neighborhood area, as well as install three fire hydrants.
- **Sistercare, Van Purchase (\$22,339)** - This project provided funds to be used to purchase a multi-passenger van to transport clients for a domestic violence agency serving Lexington County battered women and their children.

PROJECTS NEARING COMPLETION

- ◆ Lloydwoods Sewer
- ◆ Triangle City Parking Improvements
- ◆ State Street Streetscaping Phase II
- ◆ 2006 Minor Home Repair

Available Funds, Expenditures and Amendments

SOURCES OF FUNDS

The United States Department of Housing and Urban Development (HUD) awarded Lexington County \$1,276,387 for the 2007 Program Year. This award was made as a formula grant under the regulations of HUD's Community Development Block Grant Program (CDBG). The funding was allocated through the County's Annual Action Plan for 2007 and the County's annual budgetary process. The total amount of CDBG funds available during the 2007 Program Year was \$1,276,387. There were no carryover funds from the previous program year.

LEVERAGING OF FUNDS

Lexington County is very conscious of the value of partnering with other entities to leverage resources and support for various community development projects. The County makes every reasonable effort to extend its CDBG funds with other revenue sources.

The 2007 Program leveraged funds in the following new projects:

- Boiling Springs Water Main Extension: \$1,350,000
 - Engineering, acquisition, project oversight and cost overruns funded by the Joint Water and Sewer Commission Revenue Bonds.
- Minor Home Repair Program: \$10,000 (In-kind Estimate)
 - Home inspections provided by the Lexington County Building Inspection staff.
- Triangle City Parking Improvements: \$372,500
 - The City of West Columbia is contributing \$72,500 of City funds and \$290,000 of South Carolina Department of Transportation Enhancement Grant funds.
- Sistercare: \$239,224
 - Other funds received to support the operation of their Lexington County domestic violence shelters.
- State Street Streetscape Phase II: \$14,497
 - Funds received from the South Carolina Department of Transportation.

LEVERAGING OF FUNDS

Exhibit I is a summary of the \$1,986,221 leveraged to date for Program Year 2007 projects.

EXHIBIT I

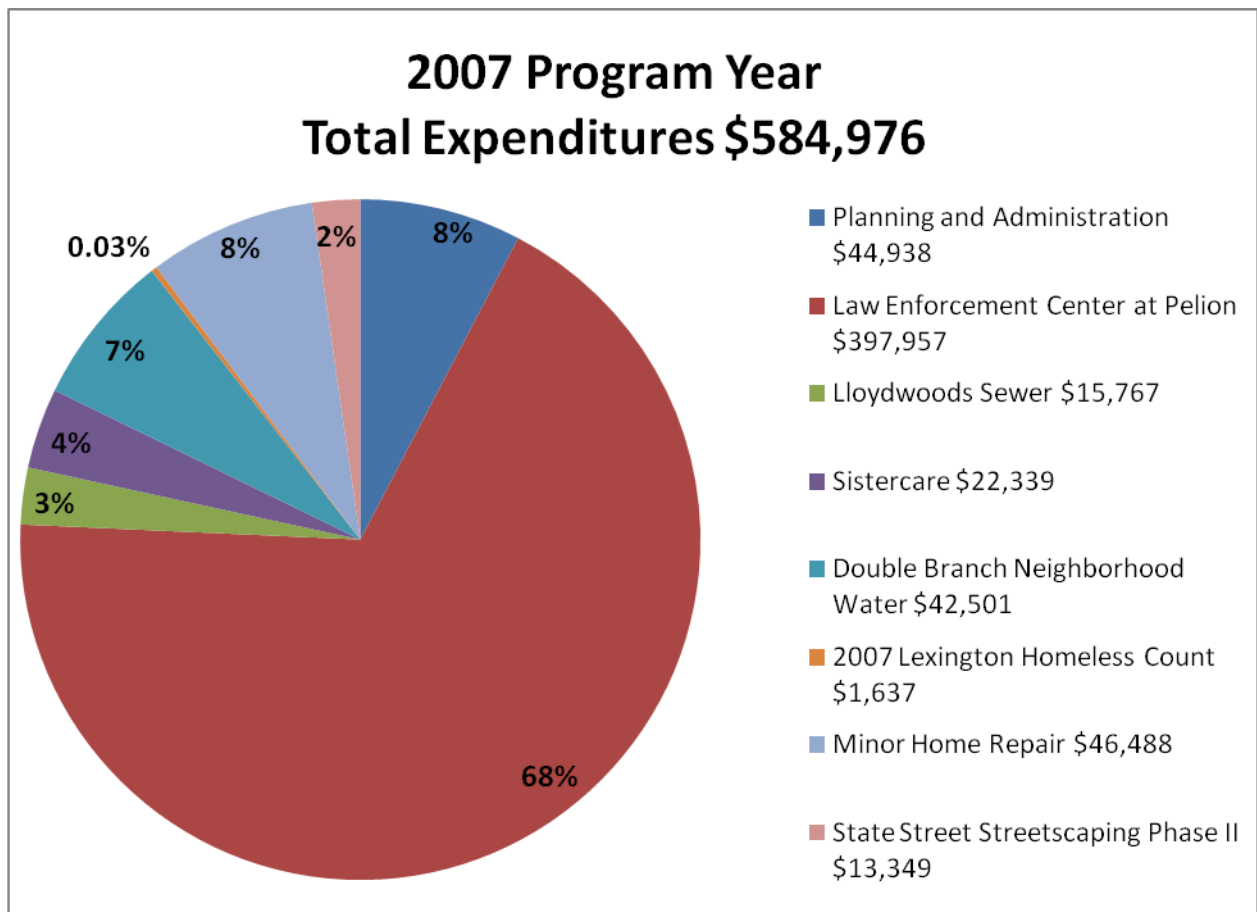
Project	CDBG	Leveraged Funds	Total Investment
Boiling Springs Road Water	\$400,000	<ul style="list-style-type: none"> • \$1,350,000 -- Joint Water and Sewer Commission Revenue Bonds 	\$1,350,000
Minor Home Repair Program	\$150,000	<ul style="list-style-type: none"> • \$10,000 -- Lexington County Building Inspections staff (In-Kind) 	\$10,000
Triangle City Parking Improvements	\$203,250	<ul style="list-style-type: none"> • \$372,500 – City of West Columbia funds and South Carolina Department of Transportation grant funds 	\$372,500
Sistercare	\$26,736	<ul style="list-style-type: none"> • \$239,224 -- Other funds received by Sistercare 	\$239,224
State Street Streetscaping Phase II	\$130,476	<ul style="list-style-type: none"> • \$14,497 – Funds received from the South Carolina Department of Transportation 	\$14,497
Total Investment in 2007 CDBG Projects: \$2,896,683			

SUMMARY OF EXPENDITURES

During the 2007 Program Year, a total of \$584,976 in CDBG funds was expended on activities identified in the 2007 Action Plan and in previous Action Plans. HUD requires that a minimum of 70 percent of CDBG expenditures (not including planning and administration) benefit LMI persons or households over a one to three-year reporting period. During the 2007 program year, all funds (100%) other than planning and administration were expended on activities benefiting LMI persons and households.

Expenditures were made during the Program Year for various activities including sewer improvements, homeless count, home repairs, a vehicle for a domestic violence shelter, a police substation, and streetscaping. Exhibit III is a summary of the expenditures for the 2007 Program Year.

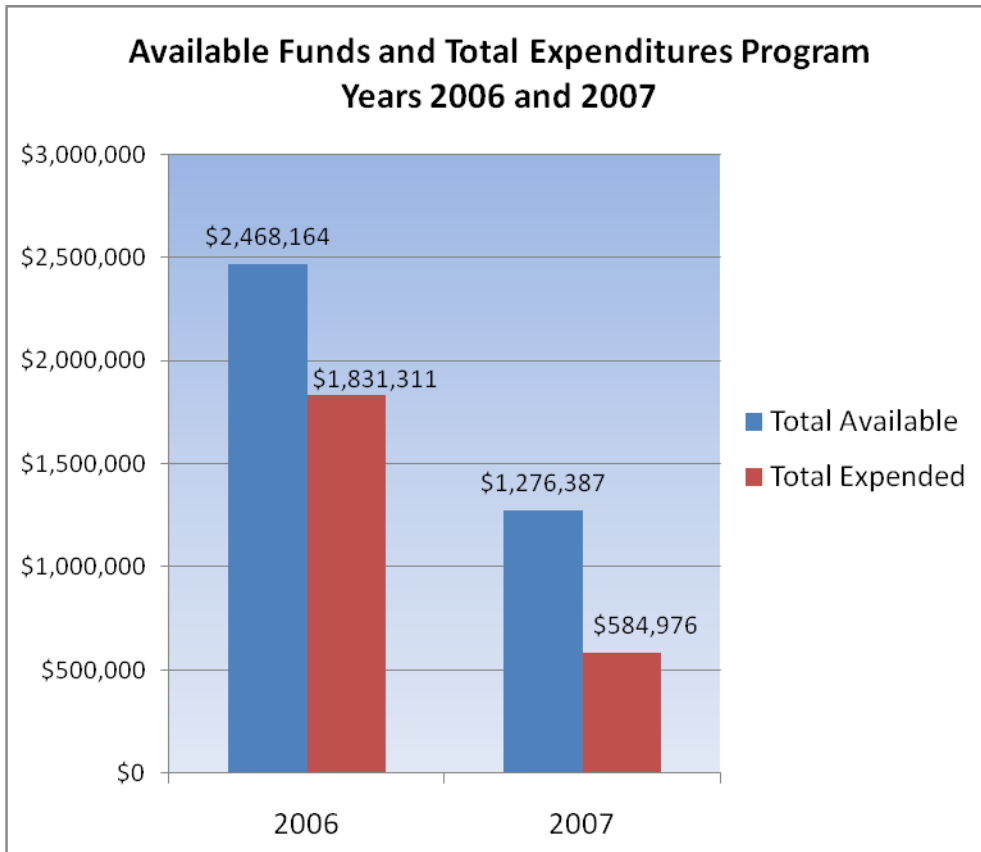
EXHIBIT II



TIMELINESS OF EXPENDITURES

Ensuring timely expenditures of available CDBG funds is a priority. The CDBG program staff constantly monitors expenditures and funds available. As shown in Exhibit IV, the County spent approximately 46% of its total available funds during the program year.

EXHIBIT III



PROJECT EXPENDITURES

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

EXHIBIT IV

Activity No.	Project	Budgeted	Expended in Program Year	Expended to Date	Carry Forward Amount
29	Law Enforcement Center at Pelion	\$1,098,359	\$397,957	\$1,098,359	Complete
30	Lloydwoods Sewer	\$95,000	\$15,767	\$95,000	Complete
33	Sistercare	\$26,736	\$22,339	\$22,339	Complete
35	Double Branch Neighborhood Water	\$87,275	\$42,501	\$42,501	Complete
37	2007 Lexington County Homeless Count (Expended from Planning and Administration)	\$2,500	\$1,637	\$1,637	Complete
38	2006 Minor Home Repair Program	\$100,000	\$38,712	\$52,980	\$47,020
39	2007 Minor Home Repair Program	\$150,000	\$7,776	\$7,776	\$142,224
41	State Street Streetscaping Phase II	\$130,476	\$13,349	\$13,349	\$117,127

Assessment of Progress Toward 5-Year Goals

SUMMARY OF ACTIVITIES AND ACCOMPLISHMENTS

The priorities identified in Lexington County's Consolidated Plan for Program Years 2005 - 2009 are:

- Ensure adequate and dependable public facilities are available to provide for basic and essential needs and services.
- Ensure adequate and safe infrastructure to meet basic needs of residents.
- Develop and produce plans and studies that will assist in identifying and evaluating community needs and establish detailed strategies for implementation.
- Establish or support programs that provide needed public services and/or increase the level of service provided by existing programs.
- Support and provide assistance to nonprofit and for-profit entities that create, increase or retain employment opportunities for LMI residents.
- Provide and/or support adequate, safe and affordable housing.
- Provide mechanisms and forums for collaboration, coordination, and community capacity building.
- Support programs that provide housing and services for homeless populations.

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

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

TECHNICAL ASSISTANCE, EDUCATION AND OUTREACH ACTIVITIES

JULY 2007

7/18/07 – 7/19/07

HUD
Construction Management Workshop

7/20/07

Midlands Area Consortium for the Homeless
Monthly meeting

7/23/07 – 7/26/07

HUD
Environmental Review Training

7/30/07

Senator Lindsay Graham
Federal Funding Summit

AUGUST 2007

8/17/07

Midlands Area Consortium for the Homeless
Monthly meeting

8/30/07

Lexington County CDBG Program
Public Hearings: 2008 Needs Assessment & 2006 Performance Report

SEPTEMBER 2007

9/7/07

Lexington County CDBG Program
2007 Application Workshop

9/19/07

CDBG Technical Assistance Meeting
Town of Lexington

9/21/07

Midlands Area Consortium for the Homeless
Monthly Meeting

TECHNICAL ASSISTANCE, EDUCATION AND OUTREACH ACTIVITIES

OCTOBER 2007

10/1/07

South Carolina Community Development Association
Fall Meeting

10/8/07

CDBG Technical Assistance Meeting
Town of South Congaree

10/15/07

CDBG Technical Assistance Meeting
Town of Gilbert

10/19/07

Midlands Area Consortium for the Homeless
Monthly Meeting

Lexington County Sheriff's Department
Gang Awareness Training

10/25/07

Midlands Technical College
Business Writing Training

10/26/07

City of Columbia, Columbia Housing Authority, Richland County, United Way
Quarterly Regional Community Development Departments Meeting

NOVEMBER 2007

11/1/07

Midlands Technical College
Business Writing Training

11/6/07 – 11/7/07

HUD Training
Strengthening Subgrantee Partnerships

11/8/07

Midlands Technical College
Business Writing Training

TECHNICAL ASSISTANCE, EDUCATION AND OUTREACH ACTIVITIES

11/15/07

South Carolina Association of Counties
Affordable Housing Discussion

Midlands Technical College
Business Writing Training

11/20/07

HUD
Technical Assistance Meeting

DECEMBER 2007

12/6/07

Lexington County CDBG Program
2008 Funding Request Presentations

12/7/07

City of Cayce
Ribbon-Cutting for Cayce Riverwalk

12/7/07

Midlands Area Consortium for the Homeless
Monthly Meeting

12/10/07 – 12/11/07

HUD
Fair Housing Workshop and Training

12/11/07

Midlands Workforce Development Board
Awards Luncheon

12/12/07 – 12/14/07

Training and Development Associates
CHDO Development Workshop

JANUARY 2008

1/3/08

Sistercare – Van Purchase
Technical Assistance Meeting and Compliance Monitoring

TECHNICAL ASSISTANCE, EDUCATION AND OUTREACH ACTIVITIES

1/9/08

City of Cayce – Lloydwoods Sewer
Technical Assistance Meeting and Compliance Monitoring

1/18/08

Regional Community Development Agencies
Quarterly Meeting

1/22/08 – 1/25/08

National Community Development Association
2008 Winter Conference

1/29/08

CDBG Advisory Committee Meeting
Minor Home Repair Appeal – James Sullivan

1/30/08 – 1/31/08

SC State Housing Finance and Development Authority
2008 Affordable Housing Forum

FEBRUARY 2008

2/7/08

Joint Water and Sewer Authority – Boiling Springs Water Main Extension
Technical Assistance Meeting – Acquisition of Pump Station Site

2/15/08

Midlands Area Consortium for the Homeless
Monthly Meeting

2/25/08

CDBG Advisory Committee
Meeting to Discuss HOME Program

MARCH 2008

3/5/08

Habitat for Humanity
Technical Assistance Meeting

3/13/08

Town of Lexington
Meeting regarding proposed park

3/28/08

Midlands Area Consortium for the Homeless
Monthly Meeting

3/31/08

Midlands Technical College
Introduction to Microsoft Project

APRIL 2008

4/7/08

Procurement Department
Technical Assistance Meeting

4/18/08

Midlands Area Consortium for the Homeless
Monthly Meeting

4/18/08

MHR Program
Homeowner- Contractor Agreement Signing

4/25/08

Regional Community Development Agencies
Quarterly Meeting

MAY 2008

5/5/08

Woman's Club of Cayce
Potential Project Eligibility Meeting

5/16/08

Midlands Area Consortium for the Homeless
Monthly Meeting

5/20/08

United Way of the Midlands
Facing Facts Meeting

June 2008

6/17/08

United Way
Facing Facts Meeting

6/20/08

Midlands Area Consortium for the Homeless
Monthly Meeting

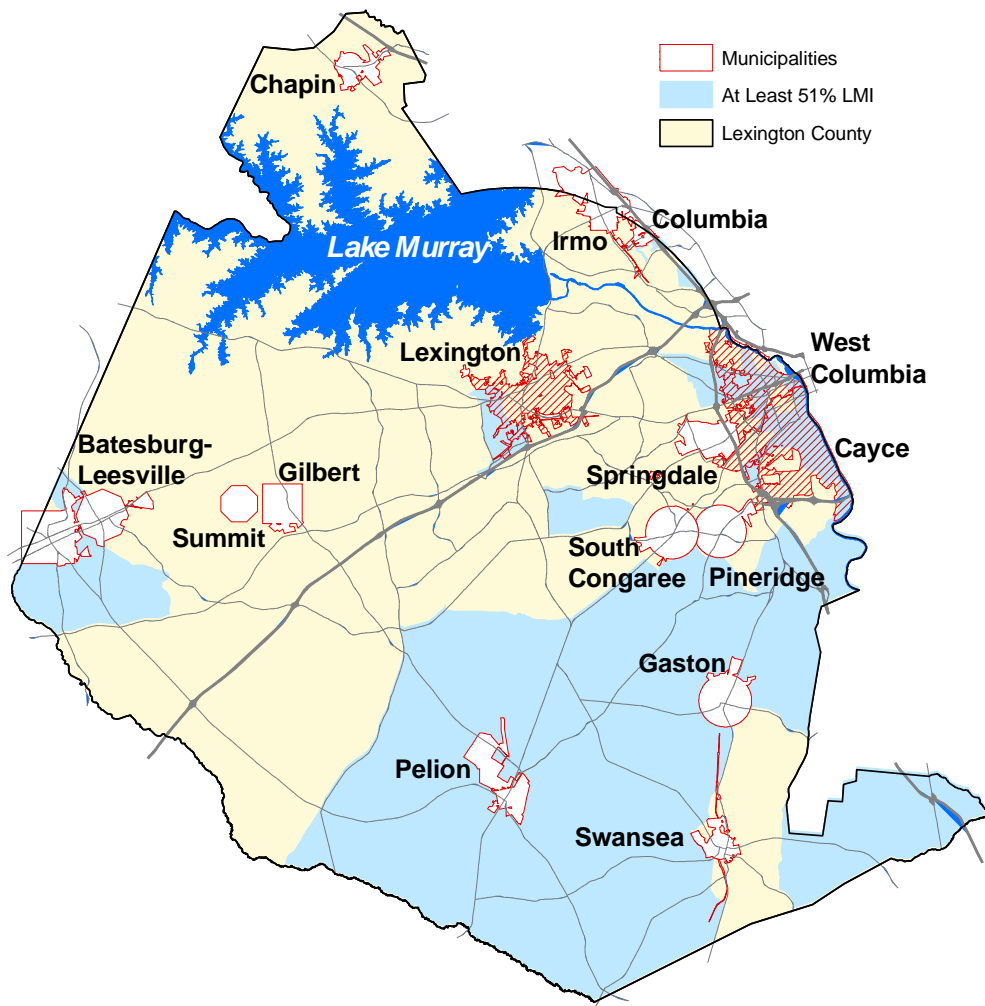
6/30/08

United Way
Facing Facts Meeting

GEOGRAPHIC DISTRIBUTION

For the 2007 Program Year, Lexington County's CDBG program provided funds for projects primarily benefiting low and moderate income residents of unincorporated Lexington County and the participating cities of Cayce and West Columbia. Other towns and cities (Batesburg-Leesville, Chapin, Gaston, Gilbert, Irmo, Lexington, Pelion, Pine Ridge, South Congaree, Springdale, Summit, and Swansea) were eligible to receive funds from the State of South Carolina CDBG program.

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



COMPLETED PROJECTS

The following projects were completed during the program year and are described on the following pages:

Highway 6 Fire Station

Law Enforcement Center at Pelion

Double Branch Neighborhood Water

Lexington County Homeless Count

Sistercare Van Purchase



Highway 6 Fire Station

HUD Activity Number: 22

Funded: 2004, 2005, 2006

Total Expenditures: \$619,944



COMPLETED - August 2007

This project constructed a fire station that covers a large rural area of the County that was more than five miles away from any fire safety facility. The fire station will serve approximately 78.5 square miles of LMI block groups. This will reduce insurance rates and decrease response times.

Law Enforcement Center

HUD Activity Number: 29

Funded: 2005, 2006 and 2007

Total Expenditures: \$1,021,145



COMPLETED - April 2008

A Sheriff's Department substation was constructed in the Pelion area of the County. The project included construction of a 6,327 square foot building to serve approximately 5,487 persons of which 3,236 are low to moderate income (LMI). The substation will provide a large LMI area with greater law enforcement coverage and improve the quality of life for the residents.

Double Branch Neighborhood Water

HUD Activity Number: 35

Funded: 2006

Total Expenditures: \$42,501



COMPLETED - November 2007

The project provided public water access for residents in the Double Branch Neighborhood. The project constructed approximately 870 linear feet of 4" PVC water main and the installation of three fire hydrants.

Lexington County Homeless Count

HUD Activity Number: 37

Funded: 2007

Total Expenditures: \$1,637



COMPLETED - January 2008

This project provided the Midlands Area Consortium for the Homeless with funds to conduct a count of the homeless in Lexington County.

Sistercare Van Purchase

HUD Activity Number: 42

Funded: 2007

Total Expenditures: \$22,339



COMPLETED - November 2007

This project provided funds to a domestic violence agency serving Lexington County battered women and their children. The funds were used to purchase a multi-passenger van to transport clients.

CONTINUED PROJECTS

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

Lloydwoods Sewer

Minor Home Repair Program

Triangle City Parking Improvements

State Street Streetscaping Phase II

Boiling Springs Water Main Extension




LLOYDWOODS SEWER HUD Activity Number: 30

<p>Description: This project is being carried out by the City of Cayce. The project includes the construction of a pump station and force main to connect the Lloydwoods subdivision to the City of Cayce's sewer system. The project will eliminate the need for the existing wastewater treatment plant that has a history of poor quality, effluent discharges and poor operation practices.</p>																	
<table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%; border-right: 1px solid black; padding: 5px;"> <table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 20%;">Eligibility Citation:</td> <td>570.201 (c)</td> </tr> <tr> <td>National Objective:</td> <td>570.208 (a) (1) Low Mod Area</td> </tr> <tr> <td>HUD Matrix Code:</td> <td>03 - Public Facilities and Improvements</td> </tr> <tr> <td>Location:</td> <td>Census Tract 20702.2</td> </tr> </table> </td> <td style="width: 50%; padding: 5px;"> <table style="width: 100%; border-collapse: collapse;"> <tr> <td colspan="2">Funding:</td> </tr> <tr> <td style="text-align: right;">CDBG 2005:</td> <td style="text-align: right;">\$95,000</td> </tr> <tr> <td style="text-align: right;">Expenditures to Date:</td> <td style="text-align: right;">\$95,000</td> </tr> </table> </td> </tr> </table>	<table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 20%;">Eligibility Citation:</td> <td>570.201 (c)</td> </tr> <tr> <td>National Objective:</td> <td>570.208 (a) (1) Low Mod Area</td> </tr> <tr> <td>HUD Matrix Code:</td> <td>03 - Public Facilities and Improvements</td> </tr> <tr> <td>Location:</td> <td>Census Tract 20702.2</td> </tr> </table>	Eligibility Citation:	570.201 (c)	National Objective:	570.208 (a) (1) Low Mod Area	HUD Matrix Code:	03 - Public Facilities and Improvements	Location:	Census Tract 20702.2	<table style="width: 100%; border-collapse: collapse;"> <tr> <td colspan="2">Funding:</td> </tr> <tr> <td style="text-align: right;">CDBG 2005:</td> <td style="text-align: right;">\$95,000</td> </tr> <tr> <td style="text-align: right;">Expenditures to Date:</td> <td style="text-align: right;">\$95,000</td> </tr> </table>	Funding:		CDBG 2005:	\$95,000	Expenditures to Date:	\$95,000	
<table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 20%;">Eligibility Citation:</td> <td>570.201 (c)</td> </tr> <tr> <td>National Objective:</td> <td>570.208 (a) (1) Low Mod Area</td> </tr> <tr> <td>HUD Matrix Code:</td> <td>03 - Public Facilities and Improvements</td> </tr> <tr> <td>Location:</td> <td>Census Tract 20702.2</td> </tr> </table>	Eligibility Citation:	570.201 (c)	National Objective:	570.208 (a) (1) Low Mod Area	HUD Matrix Code:	03 - Public Facilities and Improvements	Location:	Census Tract 20702.2	<table style="width: 100%; border-collapse: collapse;"> <tr> <td colspan="2">Funding:</td> </tr> <tr> <td style="text-align: right;">CDBG 2005:</td> <td style="text-align: right;">\$95,000</td> </tr> <tr> <td style="text-align: right;">Expenditures to Date:</td> <td style="text-align: right;">\$95,000</td> </tr> </table>	Funding:		CDBG 2005:	\$95,000	Expenditures to Date:	\$95,000		
Eligibility Citation:	570.201 (c)																
National Objective:	570.208 (a) (1) Low Mod Area																
HUD Matrix Code:	03 - Public Facilities and Improvements																
Location:	Census Tract 20702.2																
Funding:																	
CDBG 2005:	\$95,000																
Expenditures to Date:	\$95,000																
<p>Priority Need: Ensure adequate and safe infrastructure to meet basic needs of residents.</p>																	
<p>Objective: Create suitable living environments</p>																	
<p>Outcome(s): Availability/Accessibility</p>																	
<p>Outcome Units: Infrastructure: New access for 2,404 people</p>																	
<p>Beneficiaries: There are approximately 324 homes in this subdivision that will benefit from the project.</p>	<p>Estimated Completion Date: December 2008</p>																
<p>Accomplishments to Date:</p> <ol style="list-style-type: none"> 1. Engineering and design – Completed 2. Bidding and contracting – Completed 3. Construction – Complete 																	
<p>Current Status: Project construction is complete, but there is a delay in closing the lagoon due to weather conditions.</p>																	
<p>Administered by: City of Cayce – Planning Department</p>																	

MINOR HOME REPAIR PROGRAM

HUD Activity Number: 38,39

<p>Description: This project is to assist low-and-moderate income homeowners with minor repairs to their home. The plan for the 2006 program year was to assist approximately twenty homeowners. The total amount of assistance per household is approximately \$5,000.</p>			
<p>Eligibility Citation: 570.202 National Objective: 570.208(a)(3) HUD Matrix Code: Low Mod Housing Activities 14A – Rehab; Single-Unit Residential Location: LMI households in unincorporated Lexington County</p>	<p>Funding: CDBG 2006-2007: \$250,000 Expenditures to Date: \$46,488</p>		
Priority Need: Provide and support adequate, safe and affordable housing.			
Objective: Provide decent affordable housing			
Outcome (s): Sustainability			
Outcome Units: Benefit no longer substandard: 20 housing units			
Beneficiaries To Date:			
Race	Hisp	Income Level	Estimated Completion Date:
W:8	1	50-80%: 5	July 2009
B: 7		30-50%: 8	
Accomplishments to Date:			
<ol style="list-style-type: none"> 1. Development of policies and procedures – Completed 2. Processed applications – Completed 3. Conducted inspections – Completed 4. Repaired houses – 13 complete to date 			
Current Status:			
<ol style="list-style-type: none"> 1. Thirteen (13) houses completed 2. Five (5) houses under repair 3. Five (5) houses nearing bid completion 4. Six (6) applications being processed 			
Administered by: Lexington County			

TRIANGLE CITY PARKING IMPROVEMENTS

HUD Activity Number: 40

<p>Description: This project is part of a larger streetscape effort for the Triangle City area of West Columbia. This phase of the project will include resurfacing two existing parking lots on 12th Street. The parking lots will have new asphalt, concrete bumpers, parking striping and signage and handicapped designation signs. Drainage improvements will also be made and old signs and sign posts removed.</p>	
<p>Eligibility Citation: 570.203(a)</p> <p>National Objective: 570.208 (a) (1) Low Mod Area</p> <p>HUD Matrix Code: 17D – Other Commercial/Industrial Improvements</p> <p>Location: 12th Street between B and D Avenues in the City of West Columbia</p>	<p>Funding:</p> <p>CDBG 2007: \$203,250</p> <p>Expenditures to Date: \$0</p>
<p>Priority Need: Support and provide assistance to nonprofit and for-profit entities that create, increase or retain employment opportunities for LMI persons.</p>	
<p>Objective: Economic Opportunities</p>	
<p>Outcome(s): Availability/Accessibility Sustainability</p>	
<p>Outcome Units: Improved access for 6,805 people</p>	
<p>Beneficiaries: This project will serve the City of West Columbia. The population of the City is 13,249 of which 6,805 or 52.9% are low and moderate income.</p>	<p>Estimated Completion Date: July 2009</p>
<p>Accomplishments to Date:</p> <ol style="list-style-type: none"> 1. Bidding and Contracting – Completed 2. Engineering and Design – Completed 3. Construction – In Progress 	
<p>Current Status: Construction is underway</p>	
<p>Administered by: Central Midlands Council of Governments</p>	

STATE STREET STREETSCAPING PHASE II

HUD Activity Number: 41

<p>Description: This project is part of a larger streetscape effort for State Street that began in 2001. This phase of the project will include replacing substandard sidewalks, curb and gutter, installing landscaping and lighting, and upgrading substandard water main along State Street from Lexington Avenue to Poplar Street.</p>	 <p style="text-align: center;">DETAILED SKETCH PLAN</p>
<p>Eligibility Citation: 570.201 (c)</p> <p>National Objective: 570.208 (a) (1) Low Mod Area</p> <p>HUD Matrix Code: 03 – Public Facilities and Improvements (General)</p> <p>Location: State Street from Lexington Avenue to Poplar Street in the City of Cayce</p>	<p>Funding:</p> <p style="text-align: right;">CDBG 2006: \$130,497</p> <p style="text-align: right;">Expenditures to Date: \$13,349</p>
<p>Priority Need: Ensure adequate and safe infrastructure to meet basic needs of residents.</p>	
<p>Objective: Suitable living environments</p>	
<p>Outcome(s): Availability/Accessibility Sustainability</p>	
<p>Outcome Units: Public Facility: Improved access for 1,110 people</p>	
<p>Beneficiaries: This project will benefit 1,110 residents of which 644 or 57.9% are low and moderate income.</p>	<p>Estimated Completion Date: June 2009</p>
<p>Accomplishments to Date:</p> <ol style="list-style-type: none"> 1. Bidding and Contracting – Completed 2. Engineering and Design – Completed 3. Construction – In Progress 	
<p>Current Status: Construction is underway</p>	
<p>Administered by: Central Midlands Council of Governments</p>	

Affirmatively Furthering Fair Housing

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

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

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

The Analysis of Impediments identified multiple, often interrelated, areas of need. These impediment issues emerged from an extensive review of policies and practices in the public and private sectors, interviews with key service providers, and an examination of socio-economic data. The eight (8) identified impediment issues and accomplishments made during the during the program year to address them are as follows:

IMPEDIMENT ISSUES

- ❑ Issue 1: Affordable housing supply is inadequate to meet demand
- ❑ Issue 2: Manufactured housing provides a seemingly affordable housing option for many County residents, but associated costs can pose additional, unforeseen economic hardship on such residents.
- ❑ Issue 3: Low-income elderly residents are in special need of affordable housing.
- ❑ Issue 4: Public transportation is geographically limited, leaving most residents of the County without service.
- ❑ Issue 5: Low-income and minority residents are experiencing a greater number of loan denials.
- ❑ Issue 6: There is a notable lack of emergency shelter and transitional housing options for special populations in the County.

- Issue 7: The growth of minimum wage jobs in the area helps reduce unemployment, but does little to advance housing choice among the County's working poor.
- Issue 8: There is a lack of formal coordination among public and private housing and service providers.

ACCOMPLISHMENTS DURING THE PROGRAM YEAR

Fair Housing Resolution

- On April 8, 2008, Lexington County Council adopted a resolution designating April as Fair Housing Month.

Fair housing awareness is an ongoing effort of the County CDBG staff and is funded through the CDBG Administration account. The CDBG Program continues to maintain a fair housing information center within the CDBG offices. This library of information includes the following:

Lexington County Fair Housing Library

Title	Source
Fair Housing, Equal Opportunity for All	HUD
Borrowing Basics, What you don't know can hurt you	Fannie Mae
100 Q & A About Buying a New Home	HUD
Knowing and Understanding Your Credit	Fannie Mae
Homebuyers Vocabulary	HUD
Fair Housing is the Law in SC	SC Human Affairs Commission
Notice on Predatory Lending Law in SC	State of SC
Guide to Single Family Home Mortgage Insurance	HUD
Rehab a home with HUD's 203(k)	HUD
Firewise Communities	State of SC
Empowerment Center Brochure	City of West Columbia
Basic Services Handbook	Cooperative Ministry
Pink & Blue Family Resource Directory	Family Services Center

**Affirmatively Furthering Fair Housing Activities
Program Year 2007
July 1, 2007 – June 30, 2008**

JULY 2007

7/18/07 – 7/19/07

HUD

Construction Management Workshop

Value of Staff Time and Expenses: \$500

7/20/07

Midlands Area Consortium for the Homeless

Monthly meeting

Value of Staff Time and Expenses: \$100

AUGUST 2007

8/17/07

Midlands Area Consortium for the Homeless

Monthly meeting

Value of Staff Time and Expenses: \$100

8/30/07

Lexington County CDBG Program

Public Hearings: 2008 Needs Assessment & 2006 Performance Report

Value of Staff Time and Expenses: \$600

SEPTEMBER 2007

9/7/07

Lexington County CDBG Program

2007 Application Workshop

Value of Staff Time and Expenses: \$2,000

9/21/07

Midlands Area Consortium for the Homeless

Monthly Meeting

Value of Staff Time and Expenses: \$100

OCTOBER 2007

10/1/07

South Carolina Community Development Association

Fall Meeting

Value of Staff Time and Expenses: \$350

10/8/07

CDBG Technical Assistance Meeting

Town of South Congaree

Value of Staff Time and Expenses: \$200

10/15/07

CDBG Technical Assistance Meeting
Town of Gilbert

Value of Staff Time and Expenses: \$200

10/19/07

Midlands Area Consortium for the Homeless
Monthly Meeting

Value of Staff Time and Expenses: \$100

10/26/07

City of Columbia, Columbia Housing Authority, Richland County, United Way
Quarterly Regional Community Development Departments Meeting

Value of Staff Time and Expenses: \$500

NOVEMBER 2007

11/6/07 – 11/7/07

HUD Training
Strengthening Subgrantee Partnerships

Value of Staff Time and Expenses: \$3,000

11/15/07

SC Association of Counties
Affordable Housing Discussion

Value of Staff Time and Expenses: \$300

11/20/07

HUD
Technical Assistance Meeting

Value of Staff Time and Expenses: \$100

DECEMBER 2007

12/6/07

Lexington County CDBG Program
2008 Funding Request Presentations

Value of Staff Time and Expenses: \$1,000

12/7/07

Midlands Area Consortium for the Homeless
Monthly Meeting

Value of Staff Time and Expenses: \$100

12/10/07 – 12/11/07

HUD
Fair Housing Workshop and Training

Value of Staff Time and Expenses: \$100

12/12/07 – 12/14/07

Training and Development Associates

CHDO Development Workshop

Value of Staff Time and Expenses: \$1,000

JANUARY 2008**1/18/08**

City of Columbia, Columbia Housing Authority, Richland County, United Way

Quarterly Regional Community Development Departments Meeting

Value of Staff Time and Expenses: \$500

1/22/08 – 1/25/08

National Community Development Association

2008 Winter Conference

Value of Staff Time and Expenses: \$6,500

1/29/08

CDBG Advisory Committee Meeting

Minor Home Repair Appeal – James Sullivan

Value of Staff Time and Expenses: \$1,500

1/30/08 – 1/31/08

SC State Housing Finance and Development Authority

2008 Affordable Housing Forum

Value of Staff Time and Expenses: \$2,000

FEBRUARY 2008**2/15/08**

Midlands Area Consortium for the Homeless

Monthly Meeting

Value of Staff Time and Expenses: \$100

2/25/08

CDBG Advisory Committee

Meeting /Presentation to Discuss HOME Program

Value of Staff Time and Expenses: \$500

MARCH 2008**3/5/08**

Habitat for Humanity

Technical Assistance Meeting

Value of Staff Time and Expenses: \$500

3/28/08

Midlands Area Consortium for the Homeless

Monthly Meeting

Value of Staff Time and Expenses: \$100

3/31/08

Midlands Technical College

Introduction to Microsoft Project

Value of Staff Time and Expenses: \$750

APRIL 2008

4/18/08

Midlands Area Consortium for the Homeless

Monthly Meeting

Value of Staff Time and Expenses: \$100

4/25/08

City of Columbia, Columbia Housing Authority, Richland County, United Way

Quarterly Regional Community Development Departments Meeting

Value of Staff Time and Expenses: \$500

MAY 2008

5/16/08

Midlands Area Consortium for the Homeless

Monthly Meeting

Value of Staff Time and Expenses: \$50

5/20/08

United Way of the Midlands

Facing Facts Meeting

Value of Staff Time and Expenses: \$100

June 2008

6/17/08

United Way

Facing Facts Meeting

Value of Staff Time and Expenses: \$100

6/20/08

Midlands Area Consortium for the Homeless

Monthly Meeting

Value of Staff Time and Expenses: \$50

6/30/08

United Way

Facing Facts Meeting

Value of Staff Time and Expenses: \$100

Affordable Housing Activities

For Program Year 2007, Lexington County government did not receive any funds to specifically address affordable housing needs. Therefore, the County's affordable housing activities were mainly the result of projects implemented by other agencies including the South Carolina State Housing Finance and Development Authority (SHFDA), the United States Department of Agriculture's Rural Housing programs, and other agencies. Unfortunately, these agencies do not provide any information to the County on their affordable housing activities in the County and reports on their actions are not readily available.

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

Building Inspections

- 21,104 Inspections / Re-Inspections Performed
- 2,418 Residential Building Permits Issued
- 1,638 New Single Family Dwellings

Development Services

- Subdivision Plat Approvals:
 - 63 Final Plats

HUD's Low Income Housing Tax Credit database shows the following affordable housing unit developments currently available in Lexington County:

HUD ID Number	Development	Address	Total Units	Total Low Income Units
SCA 1987011	Sweetbriar Apartments	200 Libby Drive	48	48
SCA 1988019	1904-06-08 Lorick Street	1904 Lorick Street	3	3
SCA 1988069	Town & Country Apartments	501 Roberts Street	46	46
SCA 1989001	2921 & 2931 Taylor Road	2921 Taylor Road	2	2
SCA 1989023	Westfield Gardens Apartments	345 Community Drive	24	24
SCA 1990009	Gentle Pines Apartments	566 N. Brown Street	150	150
SCA 1990014	Middle Street Apartments	1522 Middle Street	3	3
SCA 1991016	Westbridge Apartments	100 B Avenue	112	112
SCA 1992035	Scarlette Oaks	200 Old Chapin Road	40	40
SCA 1993015	River Oaks Apartments	5324 Bush River Road	100	100
SCA 1996004	Chimney Ridge Apts. Phase II	300 Palmetto Park Blvd.	48	48
SCA 1997003	Creek View Apartments	521 Willis Street	60	60

SCA 1998005	Columbiana Ridge Apts. Ph. II	401 Columbiana Drive	36	28
SCA 1999007	Elm Creek Apartments	295 N. Lawrence Avenue	40	40
SCA 2004009	Fern Hall Crossing	600 Fern Hall Drive	48	48

Potential funding sources for affordable housing and partnerships for affordable housing are actively pursued by the County's CDBG staff through activities that include reviewing available grant opportunities and gathering information on the efforts of housing providers who are assisting residents of Lexington County.

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

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

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

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

Lexington County continues to be actively involved in the efforts of the Central Midlands Regional Transit Authority (CMRTA). The CMRTA was established in October 2002 with the goals of providing safe, dependable, accessible and affordable public transportation throughout the Midlands area including Lexington County. Since 2002, the CMRTA has provided

transportation for more than 2 million passengers, expanded route services and introduced 43 new ADA accessible buses that offer a safer and more comfortable mode of transportation. Participation in the CMRTA provides the County with the opportunity to address the transportation needs of County residents and participate in regional long-range planning activities.

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

The CDBG Program actively encourages and supports the efforts of non-profit organizations and other groups serving special needs populations. Ongoing discussion, collaboration and participation in meetings with these groups contribute to assisting the County's special needs populations in a variety of ways including improved population counts.

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

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

Lexington County supports the efforts of Midlands Technical College and expansion of its programs to the rural, underserved areas of the County. Expanded educational opportunities result in a more educated workforce, higher-paying jobs, and greater housing options for residents of the County.

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

Continuum of Care

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

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

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

The Midlands Area Consortium for the Homeless (MACH) is the primary example of the Continuum of Care concept in the Lexington County area. The MACH, formed in July 1994, provides a linkage for the coordination of services to the homeless in Lexington County and throughout the Midlands region. The MACH is a collective advocate for homeless persons. Membership includes over 80 private, public, nonprofit, federal, state, city, and county agencies. These agencies collectively and individually provide shelter, housing, and other forms of assistance to the homeless and indigent population. Lexington County CDBG staff participates in all MACH meetings to maintain current information about homeless issues in the midlands area.

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

A subcommittee of the MACH, HIV/AIDS Assisted Housing (formerly known as AIDS Housing of Metro Columbia) seeks to address the housing needs of persons living with HIV/AIDS. In addition to its other efforts, this group is in charge of overseeing the Columbia EMSA HIV/AIDS Housing Plan. Lexington County CDBG staff participates in the meetings of this organization.

Other Actions

OBSTACLES TO MEETING UNDERSERVED NEEDS

Lexington County has many housing and community development needs as outlined in the County's 2005 – 2009 Consolidated Plan. The County is one of the largest in the State in population and growth rates but receives the lowest amount of CDBG funds allocated to urban counties in the State and is the only urban county not receiving HOME funds directly from HUD. These limited resources result in a limited ability to fund identified needs.

During the 2007 Program Year, and as part of the 2008 Annual Action Plan process, Lexington County continued to receive requests and inquiries regarding possible CDBG funding assistance. The requests typically concern a variety of needs including assistance with home renovation, water and sewer line improvements, and road paving. To the extent possible based on their priority, these needs are addressed either in the County's Annual Action Plans, or through referral information to other resources.

GAPS IN INSTITUTIONAL STRUCTURE

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

Federal

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

State

- South Carolina Department of Commerce
- South Carolina State Housing Finance and Development Authority
- Office of the Governor – Office of Economic Opportunity
- S.C. Department of Health and Environmental Control – HOPWA Program

County

- Lexington County Department of Community Development
- Lexington County Department of Economic Development
- Lexington County Recreation and Aging Commission
- Irmo-Chapin Recreation Commission
- Lexington County Department of Social Services

Non-Profits

- Domestic Abuse Center
- Rape Crisis Network
- Aiken/Barnwell/Lexington Community Action Commission
- American Red Cross – Central South Carolina Chapter
- Babcock Center
- Lexington Interfaith Community Services
- Columbia Urban League
- SisterCare

- Habitat For Humanity
- Lexington Children's Center
- Lexington/Richland Alcohol and Drug Abuse Commission

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

PUBLIC HOUSING AND RESIDENT INITIATIVES

There is no Public Housing Authority for residents living in the unincorporated areas of the County. The Cayce Housing Authority assists 40 households in four different housing communities in the City of Cayce and is the only public housing authority in Lexington County. The Section 8 Housing Voucher Program administered by the South Carolina State Housing Finance and Development Authority is the primary mechanism for public rental assistance for most County residents. In recent years the emphasis of the Section 8 program has shifted from project-based housing assistance, where housing units are subsidized, to tenant-based assistance, where tenants are given funds to subsidize the housing of their choice within program guidelines for cost and other associated standards. In 2005, 1,149 families in Lexington County were assisted by funds from project and tenant-based rental assistance totaling \$5,177,693.

MONITORING

The Lexington County CDBG staff conducts on-going desk monitoring of its activities and subrecipients. This monitoring includes review of reimbursement requests and monthly reports. CDBG staff also conducts on-site monitoring of all subrecipients at least once during the project. The on-site monitoring uses checklists to evaluate the compliance of the projects/activities with all aspects of the CDBG program.

The following steps summarize monitoring policies and procedures:

- Review and analyze project budgets, national objectives, activity eligibility and other application details to determine potential projects.
- Prepare thorough and comprehensive subrecipient agreement providing details of the project and requirements.
- Evaluate environmental impact of project and implement required procedures.
- Review ongoing written status reports and other communications to monitor for adherence to timelines and compliance requirements.
- Visit project site before, during and after construction
- Monitor all subrecipient projects at least once during the project to determine compliance with all applicable laws, regulations and policies.
- Review and approve payment requests.
- Prepare and coordinate monthly reports on project status, expenditures to date, and timeliness.
- Prepare monthly report of CDBG draws detailing funds drawn on each active project and overall progress made to meet HUD timeliness requirements.
- Analyze HUD IDIS reports monthly to reconcile balances and timeliness amounts.

2007 Monitoring

Through the desk monitoring, the County has been able to ensure all regulations and procedures are being followed. The reimbursement review found some subrecipients incorrectly reporting information and these were returned and corrected prior to approval. This type of monitoring has resulted in better documentation, accurate reporting, and an increased awareness of compliance issues. In program year 2007, the CDBG staff monitored two subrecipients. In addition to identifying compliance issues, the on-site monitoring enhances the CDBG staff's relationship with subrecipients and also identifies potential training needs.

EVALUATE AND REDUCE LEAD BASED PAINT HAZARDS

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

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

OUTREACH TO MINORITY AND WOMEN-OWNED BUSINESSES

The Lexington County CDBG Program strives to make bid opportunities available to all eligible businesses, to include those owned by minorities and women. Advertisement efforts are regional and statewide in nature and reflect the global and technological arena most businesses operate in today. They include the South Carolina Business Opportunity Report, the County's Internet website, and postings in the lobby of the County Administration building.

HUD / CDBG Program Requirements

NATIONAL OBJECTIVES AND ELIGIBLE ACTIVITIES

Each activity funded by the County's CDBG program addresses at least one of HUD's National Objectives. The three National Objectives are:

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

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

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

During the program year, all applicable activities (100%) addressed the National Objective of benefit to low and-moderate income persons.

DISPLACEMENT / RELOCATION

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

There were no activities undertaken during the program year that displaced or relocated any residents.

PROGRAM INCOME

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

Self-Evaluation

The CDBG program has helped Lexington County and its subrecipients address housing and redevelopment problems. The program funds have been used to repair homes, construct water and sewer improvements, assist domestic violence shelters, construct public safety facilities, improve code enforcement and helped count the homeless.

The County's overall annual performance for July 1, 2007 through June 30, 2008 shows that we've made great advances in achieving our established goals as stated in the in the approved Action Plan. Five projects were completed this year and the five projects that were continued are expected to be complete in Program Year 2008. The County successfully met HUD's annual test for timeliness of expenditures and projects are proceeding on schedule and within established budgets.

PERFORMANCE MEASUREMENT

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

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

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

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

- 1. Improving Availability or Accessibility:** This outcome category applies to activities that make services, infrastructure, public services, housing, or shelter available or accessible to low- and moderate-income persons, including those with disabilities. In this

category, accessibility not only refers to physical barriers, but also to making the affordable basics of daily living available and accessible (i.e., increased access to various services, housing units, or facilities) to low- and moderate-income persons. Where a service or facility did not exist, the assistance provided results in “new” access to that service or facility. Where a service or facility was limited in size or capacity, and the assistance expanded the existing service or facility, the result would be improved access.

- 2. Improving Affordability:** This outcome category applies to activities that provide affordability in a variety of ways in the lives of low- and moderate-income people. It can include creating or maintaining affordable housing, basic infrastructure hookups, or services such as transportation or daycare.
- 3. Improving Sustainability:** This outcome applies to projects where the activity or activities are aimed at improving communities or neighborhoods, helping to make them livable or viable by providing benefit to persons of low- and moderate-income or by removing or eliminating slums or blighted areas, through multiple activities or services that sustain communities or neighborhoods.

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

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

The following is a table of the projects completed during the Program Year and their associated performance information entered into IDIS as required by HUD:

Double Branch Neighborhood Water

HUD Activity Number: 35

Total Expenditures: \$42,501

Matrix Code: 03J Water/Sewer Improvements

Objective: Create Suitable Living Environments

Outcome: Availability / Accessibility

2007 Accomplishment Data:

Proposed Type: 01 People (General)

Proposed Units: 104

Actual Type: 01 People (General)

Actual Units: 104

Total Benefiting for Program Year: 104

Now Have Access to this Type of Public Facility or Infrastructure Improvement: 104

Law Enforcement Center at Pelion

HUD Activity Number: 29

Total Expenditures: \$1,098,359

Matrix Code: 03E Neighborhood Facilities

Objective: Create Suitable Living Environments

Outcome: Availability / Accessibility

2007 Accomplishment Data:

Proposed Type: 11 Public Facilities

Proposed Units: 5,487

Actual Type: 11 Public Facilities

Actual Units: 5,487

Total Benefiting for Program Year: 5,487

Now Have New Access to this Type of Public Facility: 5,487

2007 Lexington County Homeless Count

HUD Activity Number: 37

Total Expenditures: \$1,637

Matrix Code: 20 Planning

Objective: N/A

Outcome: N/A

2007 Accomplishment Data:

Proposed Type: N/A

Proposed Units: N/A

Actual Type: N/A

Actual Units: N/A

Total Benefiting for Program Year: N/A

Sharpe's Hill Fire Station**HUD Activity Number: 22**

Total Expenditures: \$619,944

Matrix Code: 03O Fire Station/Equipment

Objective: Create Suitable Living Environments

Outcome: Availability/Accessibility

2007 Accomplishment Data:

Proposed Type: 11 Public Facilities

Proposed Units: 11,991

Actual Type: 11 Public Facilities

Actual Units: 11,991

Total Benefiting for Program Year: 11,991

Now Have Access to this Type of Public Facility: 11,991

Sistercare**HUD Activity Number: 42**

Total Expenditures: \$22,339

Matrix Code: 05G Battered and Abused Spouses

Objective: Create Suitable Living Environment

Outcome: Availability/Accessibility

2007 Accomplishment Data:

Proposed Type: 11 Public Facilities

Proposed Units: 200

Actual Type: 11 Public Facilities

Actual Units: 200

Total Benefiting for Program Year: 200

Now Have Access to this Service or Benefit: 200

Citizen Participation

A notice of availability for public review of the Consolidated Annual Performance and Evaluation Report (CAPER) was published on August 14, 2008 in *The State* newspaper. This notice was published in the "Neighbors" section in all Lexington County zones for better visibility and coverage.

A public hearing was held August 28, 2008, at 1:00 p.m. to receive comments on the CAPER. The 15-day public comment period began August 15 and ended August 29, 2008.

Five staff persons attending the public hearing. There were no comments received.

NOTICE OF AVAILABILITY AND PUBLIC HEARING
Lexington County
Community Development Block Grant Program

Consolidated Annual Performance and Evaluation Report (CAPER)

The Lexington County Community Development Block Grant Program announces the availability of the draft CAPER for public review covering the period July 1, 2007 – June 30, 2008. The CAPER is an annual report and evaluation of Lexington County's Community Development Block Grant program.

Public review and comment on the draft CAPER is invited. Copies may be obtained by calling the Lexington County Community Development Block Grant Program at (803) 785-8121 or by e-mailing rdean@lex-co.com. Written comments will be accepted through August 29, 2008 and should be sent to Rhonda Dean, Lexington County Community Development Block Grant Program, 212 South Lake Drive, Suite 401, Lexington, SC 29072.

Housing and Community Development Needs

A public hearing to solicit comments on the draft CAPER is scheduled for Thursday, August 28 at 1:00 PM. The hearing will be held in Council Chambers on the 2nd floor of the County Administration Building at 212 South Lake Drive in Lexington.

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

Date of Notice: August 14, 2008

CDBG Financial Summary for Program Year 2007

IDIS C04PR26

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
OFFICE OF COMMUNITY PLANNING AND DEVELOPMENT
INTEGRATED DISBURSEMENT AND INFORMATION SYSTEM
CDBG FINANCIAL SUMMARY FOR PROGRAM YEAR 2007
07-01-2007 TO 06-30-2008
LEXINGTON COUNTY, SC

PART I: SUMMARY OF CDBG RESOURCES

01	UNEXPENDED CDBG FUNDS AT END OF PREVIOUS PROGRAM YEAR	636,853.68
02	ENTITLEMENT GRANT	1,276,387.00
03	SURPLUS URBAN RENEWAL	0.00
04	SECTION 108 GUARANTEED LOAN FUNDS	0.00
05	CURRENT YEAR PROGRAM INCOME	0.00
06	RETURNS	0.00
07	ADJUSTMENT TO COMPUTE TOTAL AVAILABLE	0.00
08	TOTAL AVAILABLE (SUM, LINES 01-07)	1,913,240.68

PART II: SUMMARY OF CDBG EXPENDITURES

09	DISBURSEMENTS OTHER THAN SECTION 108 REPAYMENTS AND PLANNING/ADMINISTRATION	552,245.18
10	ADJUSTMENT TO COMPUTE TOTAL AMOUNT SUBJECT TO LOW/MOD BENEFIT	0.00
11	AMOUNT SUBJECT TO LOW/MOD BENEFIT (LINE 09 + LINE 10)	552,245.18
12	DISBURSED IN IDIS FOR PLANNING/ADMINISTRATION	46,574.77
13	DISBURSED IN IDIS FOR SECTION 108 REPAYMENTS	0.00
14	ADJUSTMENT TO COMPUTE TOTAL EXPENDITURES	0.00
15	TOTAL EXPENDITURES (SUM, LINES 11-14)	598,819.95
16	UNEXPENDED BALANCE (LINE 08 - LINE 15)	1,314,420.73

PART III: LOWMOD BENEFIT THIS REPORTING PERIOD

17	EXPENDED FOR LOW/MOD HOUSING IN SPECIAL AREAS	0.00
18	EXPENDED FOR LOW/MOD MULTI-UNIT HOUSING	0.00
19	DISBURSED FOR OTHER LOW/MOD ACTIVITIES	552,245.18
20	ADJUSTMENT TO COMPUTE TOTAL LOW/MOD CREDIT	0.00
21	TOTAL LOW/MOD CREDIT (SUM, LINES 17-20)	552,245.18
22	PERCENT LOW/MOD CREDIT (LINE 21/LINE 11)	100.00%

LOW/MOD BENEFIT FOR MULTI-YEAR CERTIFICATIONS

23	PROGRAM YEARS (PY) COVERED IN CERTIFICATION	PY2007	PY2008	PY2009
24	CUMULATIVE NET EXPENDITURES SUBJECT TO LOW/MOD BENEFIT CALCULATION		552,245.18	
25	CUMULATIVE EXPENDITURES BENEFITING LOW/MOD PERSONS		552,245.18	
26	PERCENT BENEFIT TO LOW/MOD PERSONS (LINE 25/LINE 24)		100.00%	

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
OFFICE OF COMMUNITY PLANNING AND DEVELOPMENT
INTEGRATED DISBURSEMENT AND INFORMATION SYSTEM
CDBG FINANCIAL SUMMARY FOR PROGRAM YEAR 2007
07-01-2007 TO 06-30-2008
LEXINGTON COUNTY, SC

PART IV: PUBLIC SERVICE (PS) CAP CALCULATIONS

27	DISBURSED IN IDIS FOR PUBLIC SERVICES	22,339.00
28	PS UNLIQUIDATED OBLIGATIONS AT END OF CURRENT PROGRAM YEAR	20,832.97
29	PS UNLIQUIDATED OBLIGATIONS AT END OF PREVIOUS PROGRAM YEAR	20,832.97
30	ADJUSTMENT TO COMPUTE TOTAL PS OBLIGATIONS	0.00
31	TOTAL PS OBLIGATIONS (LINE 27 + LINE 28 - LINE 29 + LINE 30)	22,339.00
32	ENTITLEMENT GRANT	1,276,387.00
33	PRIOR YEAR PROGRAM INCOME	0.00
34	ADJUSTMENT TO COMPUTE TOTAL SUBJECT TO PS CAP	0.00
35	TOTAL SUBJECT TO PS CAP (SUM, LINES 32-34)	1,276,387.00
36	PERCENT FUNDS OBLIGATED FOR PS ACTIVITIES (LINE 31/LINE 35)	1.75%

PART V: PLANNING AND ADMINISTRATION (PA) CAP

37	DISBURSED IN IDIS FOR PLANNING/ADMINISTRATION	46,574.77
38	PA UNLIQUIDATED OBLIGATIONS AT END OF CURRENT PROGRAM YEAR	218,367.78
39	PA UNLIQUIDATED OBLIGATIONS AT END OF PREVIOUS PROGRAM YEAR	218,367.78
40	ADJUSTMENT TO COMPUTE TOTAL PA OBLIGATIONS	0.00
41	TOTAL PA OBLIGATIONS (LINE 37 + LINE 38 - LINE 39 +LINE 40)	46,574.77
42	ENTITLEMENT GRANT	1,276,387.00
43	CURRENT YEAR PROGRAM INCOME	0.00
44	ADJUSTMENT TO COMPUTE TOTAL SUBJECT TO PA CAP	0.00
45	TOTAL SUBJECT TO PA CAP (SUM, LINES 42-44)	1,276,387.00
46	PERCENT FUNDS OBLIGATED FOR PA ACTIVITIES (LINE 41/LINE 45)	3.65%

IDIS - C04PR26

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
OFFICE OF COMMUNITY PLANNING AND DEVELOPMENT
INTEGRATED DISBURSEMENT AND INFORMATION SYSTEM
CDBG FINANCIAL SUMMARY FOR PROGRAM YEAR 2007
07-01-2007 TO 06-30-2008
LEXINGTON COUNTY, SC

DATE: 01-05-09
TIME: 13:05
PAGE: 3

LINE 17 DETAIL: ACTIVITIES TO CONSIDER IN DETERMINING THE AMOUNT TO ENTER ON LINE 17

NONE FOUND

IDIS - C04PR26

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
OFFICE OF COMMUNITY PLANNING AND DEVELOPMENT
INTEGRATED DISBURSEMENT AND INFORMATION SYSTEM
CDBG FINANCIAL SUMMARY FOR PROGRAM YEAR 2007
07-01-2007 TO 06-30-2008
LEXINGTON COUNTY, SC

DATE: 01-05-09
TIME: 13:05
PAGE: 4

LINE 18 DETAIL: ACTIVITIES TO CONSIDER IN DETERMINING THE AMOUNT TO ENTER ON LINE 18

NONE FOUND

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
 OFFICE OF COMMUNITY PLANNING AND DEVELOPMENT
 INTEGRATED DISBURSEMENT AND INFORMATION SYSTEM
 CDBG FINANCIAL SUMMARY FOR PROGRAM YEAR 2007
 07-01-2007 TO 06-30-2008
 LEXINGTON COUNTY, SC

LINE 19 DETAIL: ACTIVITIES INCLUDED IN THE COMPUTATION OF LINE 19

PGM YEAR	PROJ ID	IDIS ACT ID	ACTIVITY NAME	MATRIX CODE	NTL OBJ	DRAWN AMOUNT
2005	0002	29	LAW ENFORCEMENT CENTER AT PELION	03	LMA	58,896.00
2005	0002	29	LAW ENFORCEMENT CENTER AT PELION	03	LMA	1,022.58
2005	0002	29	LAW ENFORCEMENT CENTER AT PELION	03	LMA	2,678.71
2005	0002	29	LAW ENFORCEMENT CENTER AT PELION	03	LMA	102,223.80
2005	0002	29	LAW ENFORCEMENT CENTER AT PELION	03	LMA	51,369.30
2005	0002	29	LAW ENFORCEMENT CENTER AT PELION	03	LMA	180,101.56
2005	0002	29	LAW ENFORCEMENT CENTER AT PELION	03	LMA	350.00
2005	0002	29	LAW ENFORCEMENT CENTER AT PELION	03	LMA	1,316.10
2005	0003	30	LLOYDWOODS SEWER	03J	LMA	15,767.24
2006	0005	38	2006 MINOR HOME REPAIR PROGRAM	14A	LMH	21,482.00
2006	0005	38	2006 MINOR HOME REPAIR PROGRAM	14A	LMH	8,855.00
2006	0005	38	2006 MINOR HOME REPAIR PROGRAM	14A	LMH	125.00
2006	0005	38	2006 MINOR HOME REPAIR PROGRAM	14A	LMH	8,250.00
2006	0006	35	DOUBLE BRANCH NEIGHBORHOOD WATER	03J	LMA	42,501.00
2007	0001	39	2007 MINOR HOME REPAIR PROGRAM	14A	LMH	375.00
2007	0001	39	2007 MINOR HOME REPAIR PROGRAM	14A	LMH	750.00
2007	0001	39	2007 MINOR HOME REPAIR PROGRAM	14A	LMH	750.00
2007	0001	39	2007 MINOR HOME REPAIR PROGRAM	14A	LMH	13,843.00
2007	0001	39	2007 MINOR HOME REPAIR PROGRAM	14A	LMH	5,901.00
2007	0003	41	STATE STREET STREETSCAPING PHASE II	03	LMA	13,348.89
2007	0004	42	SISTERCARE	05G	LMC	22,339.00
TOTAL:						552,245.18