

Lexington County
South Carolina

2008 / 2009

**Consolidated Annual Performance
and Evaluation Report**



PROGRAM YEAR 2008

JULY 1, 2008 – JUNE 30, 2009

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Introduction

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

The County's CDBG and HOME programs are housed as the Grant Programs Division 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 Grant Programs Division during Program Year 2008, July 1, 2008 through June 30, 2009. The new projects for Program Year 2008 were identified in the County's Annual Action Plan submitted to HUD in May 2008. The following is a list of all new projects that were approved for Program Year 2008 CDBG funds:

- Gibson Road Sidewalk
- State Street Streetscape Phase III
- Leica Lane Affordable Housing
- Cayce Senior Center Study
- Alexander Road Sidewalk Phase II
- Sistercare Pick-Up Truck and Trailer
- Lexington Economic Advancement Project
- Triangle City Façade Improvements
- Pine Street Paving
- Main Street Property Clearance
- South Congaree Sewer Study
- Pelion Area Sewer Study
- Women's Community Residence Van
- Lexington Needs Analysis

The following is a list of all new projects that were approved for Program Year 2008 HOME funds:

- Homeownership Assistance Program
- Home Rehabilitation Program
- New Home Construction Project
- Community Housing Development Organization Project
- Housing Counseling & Education Program

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

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

Consolidated Annual Performance and Evaluation Report (CAPER) Summary

July 1, 2008 – June 30, 2009

The United States Department of Housing and Urban Development (HUD) requires consolidated planning and reporting of all communities as a condition of receiving federal grants for housing and community development including CDBG and HOME. At the end of each fiscal year, CDBG and HOME recipient communities 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 fourth 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 2008 Action Plan. The Community Development Department is pleased to report effective performance on meeting project objectives in Program Year 2008. The Community Development Grant Programs Division continues its efforts to be effective stewards of federal funds in the service of its residents.

CDBG PROGRAM ACCOMPLISHMENTS AND HIGHLIGHTS

CDBG TOTAL EXPENDITURES: \$740,282.60

PROJECTS COMPLETED

- **Lloydwoods Sewer (\$95,000.00)** - This project connected the Lloydwoods subdivision to the City of Cayce's public sewer system.
- **State Street Streetscape Phase II (\$127,725.40)** - This phase of the project included replacing substandard sidewalks/curb/gutter, installing landscaping and lighting, and upgrading substandard water main along State Street from Lexington Avenue to Poplar Street.
- **SisterCare Pick-Up and Trailer (\$14,937.29)** - This project provided funds to purchase a pick-up truck and trailer to transport clients and their possessions to safe housing.
- **Women's Community Residence Van (\$19,500.00)** - This project purchased an 8-passenger mini-van to assist the Lexington-Richland Alcohol and Drug Abuse Council (LRADAC) in providing transportation assistance to their Women's Community Residence.

CDBG PROJECTS NEARING COMPLETION

- Triangle City Parking Improvements
- Pelion Area Sewer Study
- Lexington County Needs Analysis
- Main Street Property Clearance
- Pine Street Paving
- Cayce Senior Center Study
- South Congaree Sewer Study
- Lexington Economic Advancement Project

HOME PROGRAM ACCOMPLISHMENTS AND HIGHLIGHTS

No HOME Project funds were expended in FY 2008-2009. The program was developed and applications were accepted beginning April 2009. Within the program year, thirty-nine (39) Homeownership Assistance and nine (9) Home Rehabilitation applications were received. Two (2) organizations were designated as Community Housing Development Organizations (CHDOs) for Lexington County.

Available Funds, Expenditures and Amendments

SOURCES OF FUNDS

The United States Department of Housing and Urban Development (HUD) awarded Lexington County the following funds for the 2008 Program Year:

Community Development Block Grant (CDBG)	\$1,418,127
HOME Investment Partnerships (HOME)	\$750,000
American Dream Down Payment Initiative (ADDI)	\$5,090

These awards were made as formula grants under the regulations of HUD's Community Planning Department. The funding was allocated through the County's Annual Action Plan for 2008 and the County's annual budgetary process. The total amount of CDBG funds available during the 2008 Program Year was \$1,711,736.

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 funds with other revenue sources.

The 2008 Program leveraged funds in the following new projects:

- State Street Streetscape Phase III: \$206,249
 - Funds received from the South Carolina Department of Transportation.
- Alexander Road Sidewalk Phase II: \$36,760
 - Funds received from the South Carolina Department of Transportation.
- Lexington Economic Advancement Project: \$76,506
 - Midlands Workforce Development Board contributing from other grants.
- Triangle City Façade Improvements: \$22,000
 - City of West Columbia is contributing \$22,000 in City funds.
- Leica Lane Affordable Housing: \$710,000
 - Habitat for Humanity is contributing \$710,000 from private sources

LEVERAGING OF FUNDS

Exhibit I is a summary of the \$1,664,752 leveraged to date for Program Year 2008 projects.

EXHIBIT I

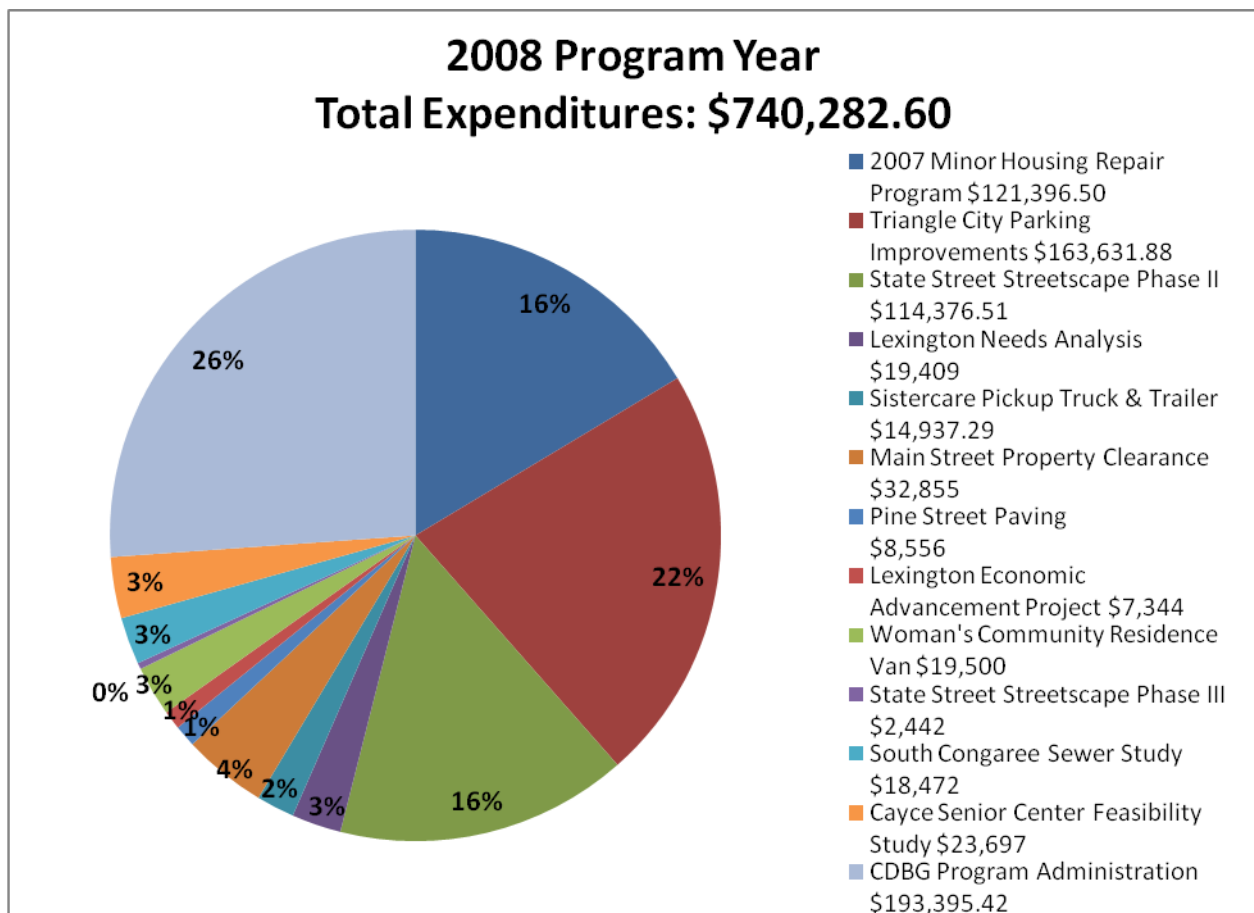
Project	CDBG	Leveraged Funds	Total Investment
State Street Streetscape Phase III	\$206,249	<ul style="list-style-type: none"> • \$206,249 - South Carolina Department of Transportation 	\$412,498
Alexander Road Sidewalk Phase II	\$40,000	<ul style="list-style-type: none"> • \$36,760 - South Carolina Department of Transportation 	\$76,760
Lexington Economic Advancement Project	\$11,988	<ul style="list-style-type: none"> • \$76,506 - other grant funds received by Midlands Workforce Development Board 	\$88,494
Triangle City Façade Improvements	\$220,000	<ul style="list-style-type: none"> • \$22,000 - City of West Columbia 	\$242,000
Leica Lane Affordable Housing	\$135,000	<ul style="list-style-type: none"> • \$710,000 - Funds received by Habitat for Humanity from other sources 	\$845,000
Total Investment in 2008 Leveraged CDBG Projects:			\$1,664,752

SUMMARY OF EXPENDITURES

During the 2008 Program Year, a total of \$740,282.60 in CDBG funds were expended on activities identified in the 2008 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 2008 program year, all funds other than planning and administration were expended on activities benefiting over 70 percent LMI persons and households.

Expenditures were made during the Program Year for various activities including parking improvements, streetscaping, a needs analysis, demolition and clearance, street paving, sewer study, and home repairs. Exhibit III is a summary of the expenditures for the 2008 Program Year.

EXHIBIT II

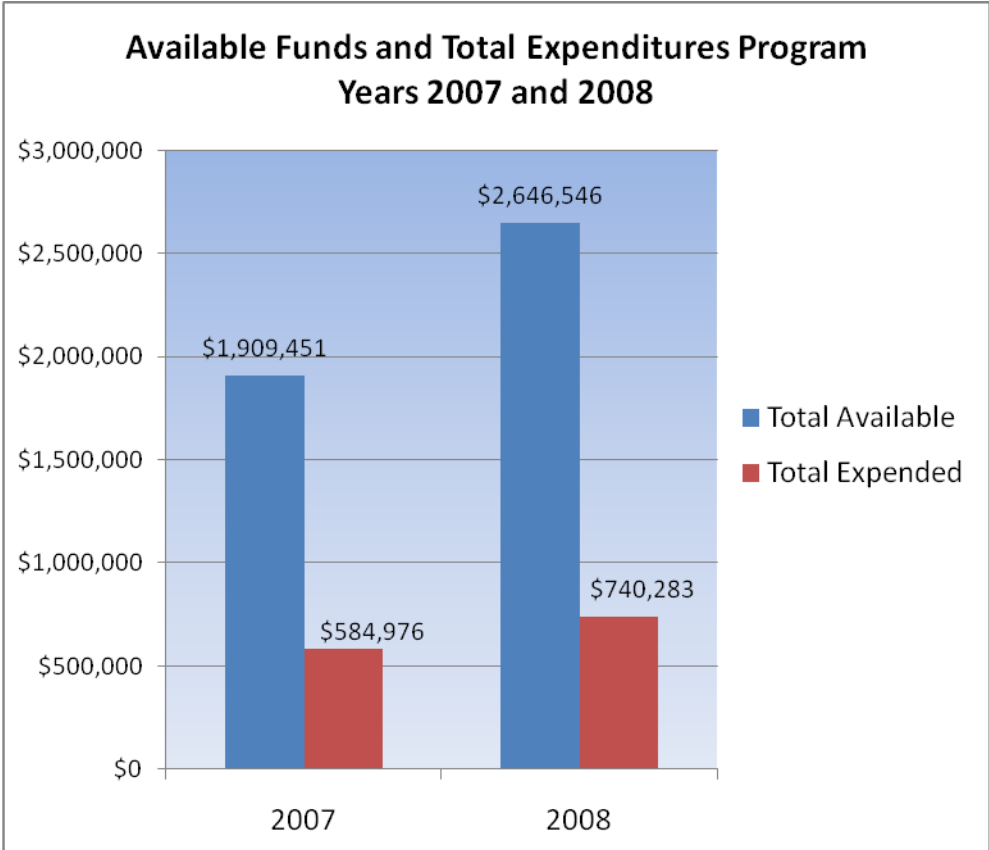


As stated above, no HOME Project funds were expended in FY 2008-2009. During the Program Year, a total of \$70,264 in HOME funds was expended for administration costs.

TIMELINESS OF EXPENDITURES

Ensuring timely expenditures of available CDBG funds is a priority. The Grant Programs staff constantly monitors expenditures and funds available. As shown in Exhibit IV, the County spent approximately 30% 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
39	2007 Minor Housing Repair Program	\$197,020	\$121,396.50	\$143,015.50	\$54,004.50
40	Triangle City Parking Improvements	\$203,250	\$163,631.88	\$163,631.88	\$39,621.12
41	State Street Streetscaping Phase II	\$130,476	\$114,376.51	\$127,725.40	Complete
45	State Street Streetscape Phase III	\$206,249	\$2,442	\$2,442	\$203,807
46	Pine Street Paving	\$140,000	\$8,556	\$8,556	\$131,444
48	Cayce Senior Center Feasibility Study	\$50,000	\$23,967	\$23,967	\$26,033
50	South Congaree Sewer Study	\$44,000	\$18,472	\$18,472	\$25,528
51	Lexington Needs Analysis	\$30,000	\$19,409	\$19,409	\$10,591
52	Sistercare Pickup Truck & Trailer	\$27,000	\$14,937.29	\$14,937.29	Complete
53	Woman's Community Residence Van	\$19,500	\$19,500	\$19,500	Complete
54	Lexington Economic Advancement Project	\$11,988	\$7,344	\$7,344	\$4,644
56	Main Street Property Clearance	\$58,000	\$12,555	\$32,855	\$25,145
58	CDBG Program Administration	\$237,776	\$193,395.42	\$193,395.42	Complete

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, fire services equipment and minor home repairs. 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 2008

7/08/08

Technical Assistance Meeting
HUD Field Representative

7/16/08

Technical Assistance Meeting
SC ACORN

7/24/08

Meeting
Happytown and Double Branch Community

7/25/08

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

7/29/08

Technical Assistance Meeting
Horry County CDBG Administrator

7/31/08

Technical Assistance Meeting
The Avail Group

AUGUST 2008

8/8/08

Meeting
Grant Programs Advisory Committee
Representative from Lexington Medical Center

8/12/08

Meeting
Grant Programs Advisory Committee
Representative from Department of Social Services

8/15/08

Monthly Meeting
Midlands Area Consortium for the Homeless

8/20/08

Meeting
Grant Programs Advisory Committee
Representative from Community

TECHNICAL ASSISTANCE, EDUCATION AND OUTREACH ACTIVITIES

8/21/08

Meeting
Grant Programs Advisory Committee
Representative from SC Legal Services

8/26/08

Meeting
Grant Programs Advisory Committee
Representative from Minority Affairs

8/28/08

Grant Programs Division Public Hearing
Consolidated Annual Performance and Evaluation Report (CAPER)

SEPTEMBER 2008

9/6/08 – 9/10/08

NACCED Annual Conference and Training
Atlanta, GA

9/15/08

Lexington County CDBG & HOME Programs
Application Workshop

9/17/08 - 9/18/08

Energy Efficient Housing Training
HUD Columbia Field Office

9/19/08

Monthly Meeting
Midlands Area Consortium for the Homeless

9/23/09

SHPO Section 106 Training

Meeting

Facing Facts Study
United Way of the Midlands

9/25/09

City of West Columbia
Triangle City Parking Improvements Project Monitoring

CHDO Meeting

Carolina Community Development Corporation

TECHNICAL ASSISTANCE, EDUCATION AND OUTREACH ACTIVITIES

9/29/08

Fall Meeting
South Carolina Community Development Association

9/30/08

State CDBG Implementation Workshop

OCTOBER 2008

10/1/08

State CDBG Implementation Workshop

Technical Assistance Meeting
Harvest Hope Food Bank

10/6/08

Technical Assistance Meeting
Babcock Center

10/7/08

Meeting
MACH Homeless Count

10/8/08

Technical Assistance
Town of Batesburg-Leesville

10/9/08

Technical Assistance Meeting
Sistercare

Technical Assistance Meeting
Habitat for Humanity

10/10/08

Technical Assistance Meeting
Joint Municipal Water & Sewer Commission

10/13/08

Arch Site Training
SC Archives and History

Midlands Technical College
Business Writing Training

10/14/08

Technical Assistance
Spartanburg County Community Development Department

TECHNICAL ASSISTANCE, EDUCATION AND OUTREACH ACTIVITIES

10/15/08

Midlands Technical College
Business Writing Training

10/16/08

Technical Assistance Meeting
HUD Field Representative

10/17/08

Monthly Meeting
Midlands Area Consortium for the Homeless

10/20/08

Midlands Technical College
Business Writing Training

10/22/08

Technical Assistance Meeting
City of West Columbia

10/27/08

Midlands Technical College
Business Writing Training

10/29/08

Technical Assistance Meeting
Greenville Redevelopment Authority

Midlands Technical College
Business Writing Training

10/30/09

Technical Assistance Meeting
International Alliance Ministries

10/31/08

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

NOVEMBER 2008

11/5/08

NSP Planning Forum
SC Housing Finance and Development Authority

TECHNICAL ASSISTANCE, EDUCATION AND OUTREACH ACTIVITIES

11/9/08 – 11/12/08

NCDCA CDBG Basics Training
Murfreesboro, TN

11/19/08

Meeting to Discuss NSP Application
Carolina Community Development Corporation

DECEMBER 2008

12/2/08-12/3/08

Construction Management Training
HUD Columbia Field Office

12/4/08

2009 CDBG Application Presentations

12/8/08

City of Cayce
State Street Streetscape Phase II Project Monitoring

JANUARY 2009

1/7/09

Technical Assistance Meeting
Town of Springdale Needs Analysis

1/14/09-1/15/09

Basic HOME Program Training
HUD Columbia Field Office

1/15/09

Technical Assistance Meeting
Midlands Workforce Development Board

1/16/09

Quarterly Meeting
Midlands Area Consortium for the Homeless

1/28/09-1/29/09

SC State Housing Finance and Development Authority
Palmetto Affordable Housing Forum

1/30/09

Technical Assistance Meeting
Columbia Assistance Providers

TECHNICAL ASSISTANCE, EDUCATION AND OUTREACH ACTIVITIES

FEBRUARY 2009

2/9/09 – 2/12/09

HUD Environmental Training
HUD Regional Office Atlanta, GA

2/17/09

Technical Assistance Meeting
Habitat for Humanity

2/25/09-2/26/09

Basic IDIS Training
HUD Field Representative

MARCH 2009

3/3/09

Sistercare
Truck and Trailer Purchase Project Monitoring

3/5/09

LRADAC
Van Purchase Project Monitoring

3/16/09

Technical Assistance Meeting
CDBG Recovery Funds
Lexington County Municipalities

3/17-3/20/09

Track A Housing Counseling Training
HUD Columbia Field Office

3/19/09

Technical Assistance Meeting
Lexington County School District One

APRIL 2009

4/6/09

Technical Assistance Meeting
Columbia Housing Authority

4/15/09

Grant Programs Division Public Hearing
2009 Annual Action Plan

TECHNICAL ASSISTANCE, EDUCATION AND OUTREACH ACTIVITIES

4/17/09

Quarterly Meeting
Midlands Area Consortium for the Homeless

4/21-4/24/09

Track B Housing Counseling Training
HUD Columbia Field Office

4/22/09

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

4/27-4/29-09

HOME Program Monitoring Training
Training and Development Associates
Raleigh, NC

MAY 2009

5/4/09

Technical Assistance Meeting
Habitat for Humanity

5/6/09 – 5/8/09

Annual Meeting
South Carolina Community Development Association
Myrtle Beach, SC

5/13/09

Homeless Prevention and Rapid Re-Housing Program Public Hearing
Amendment to the Consolidated Plan 2008 Action Plan

5/15/09

Technical Assistance Meeting
CDBG-Recovery Program
Lexington County Public Works Department

5/19-5/20/09

CHDO Workshop
HUD Columbia Local Field Office

5/28/09 – 5/29/09

HUD Environmental Monitoring

TECHNICAL ASSISTANCE, EDUCATION AND OUTREACH ACTIVITIES

June 2009

6/03/09

Technical Assistance
Town of Gilbert

6/5/09

Technical Assistance Meeting
Meeting with Potential CHDO Applicant

Technical Assistance Meeting
HUD Field Representative

6/16/09 – 6/17/09

HUD Homelessness Prevention and Rapid Re-housing Program Training
Atlanta, GA

6/18/09

Energy Efficient Housing Conference
Charleston, SC

6/23/09 – 6/24/09

HOME Program Training
Effective Written Agreements
Atlanta, GA

6/24/09

Technical Assistance Meeting
Homeowner Rehabilitation Applicant

6/25/09

HOME Program Training
Resale and Recapture Requirements
Atlanta, GA

Technical Assistance Meeting
Habitat for Humanity

6/29/09

Technical Assistance Meeting
CDBG-Recovery Program
Lexington County Public Works Department

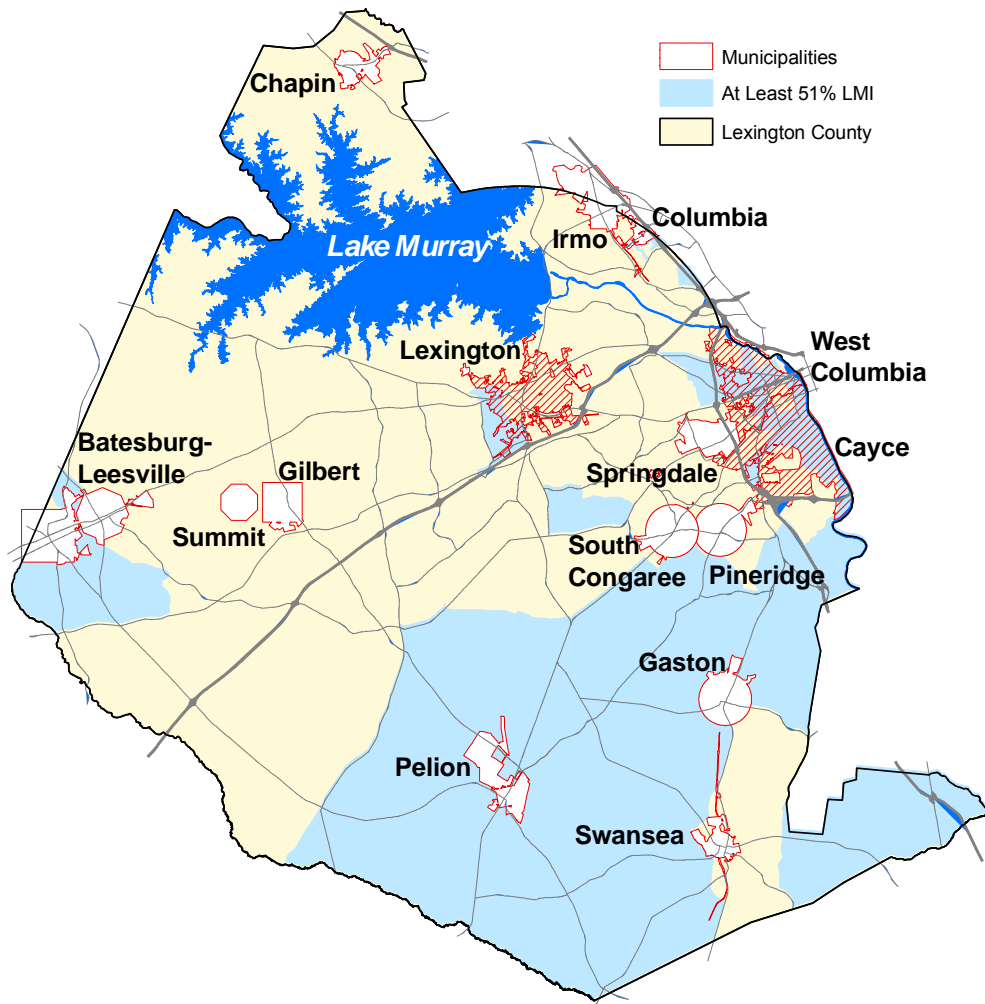
6/30/09

Facing Facts Community Briefing
United Way of the Midlands

GEOGRAPHIC DISTRIBUTION

For the 2008 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, West Columbia, Batesburg-Leesville, Chapin, Gaston, Gilbert, Irmo, Lexington, Pelion, Pine Ridge, South Congaree, Springdale, Summit, and Swansea.

During the program year, the County focused its CDBG funds on infrastructure, public facilities, neighborhood revitalization and public services. The 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.



CDBG COMPLETED PROJECTS

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

Lloydwoods Sewer

State Street Streetscape Phase II

Sistercare Pick-Up and Trailer

Women's Community Residence Van



Lloydwoods Sewer

HUD Activity Number: 30

Funded: 2005

Total Expenditures: \$95,000



COMPLETED - June 2009

This project consisted of the installation of approximately 1,830 linear ft of 8" gravity sewer line, 6 manholes, 2,168 linear ft of 6" force main and 270 gpm pump station that tied the Lloydwoods subdivision into the City's of Cayce sewer system. This replaced the wastewater treatment plant that served the Lloydwoods subdivision that had a history of poor quality effluent discharges and poor operation practices. The funds were drawn and construction was completed by May 2007. There was a delay in closing the project because weather conditions prevented the lagoon system from drying to allow SCDHEC approve the onsite inspection.

State Street Streetscape Phase II

HUD Activity Number: 41

Funded: 2007

Total Expenditures: \$127,725.40



COMPLETED - June 2009

This project is part of a larger streetscaping effort for State Street begun in 2001. This phase of the project included replacing substandard sidewalks/curb/gutter, installing landscaping and lighting, and upgrading substandard water main along State Street from Lexington Avenue to Poplar Street.

Sistercare Pick-Up and Trailer

HUD Activity Number: 52

Funded: 2008

Total Expenditures: \$14,937.29



COMPLETED - April 2009

This project provided funds to a domestic violence agency serving Lexington County battered women and their children. The funds were used to purchase a pick-up truck and trailer to transport clients and their possessions to safe housing.

Women's Community Residence Van

HUD Activity Number: 53

Funded: 2008

Total Expenditures: \$19,500



COMPLETED - June 2009

This project provided funds to purchase an 8-passenger mini-van to assist the Lexington-Richland Alcohol and Drug Abuse Council (LRADAC) in providing transportation assistance to the Women's Community Residence. The Women's Community Residence is a shelter for women in recovery from substance abuse, to assist them in developing essential life skills, utilizing community resources, and receiving supportive therapy. The vehicle will provide additional help to allow these women to travel to work, job interviews, and support groups.

CDBG CONTINUED PROJECTS

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

Minor Home Repair

Triangle City Parking Improvements

Boiling Springs Water Main Extension

Gibson Road Sidewalk

State Street Streetscaping Phase III

Pine Street Paving

Cayce Senior Center Study

Alexander Road Sidewalk Phase II

Pelion Area Sewer Study

South Congaree Sewer Study

Lexington County Needs Analysis

Lexington Economic Advancement Project

Triangle City Façade Improvements

Main Street Property Clearance

Leica Lane Affordable Housing



**MINOR HOME REPAIR
COUNTY OF LEXINGTON**

HUD Activity Number: 39

Description

This project is to assist low-and-moderate income homeowners with minor repairs to their home. The plan for this year is to assist approximately twenty-seven homeowners. The total amount of assistance per household will not exceed \$7,500.



Eligibility Citation:	570.202	Funding:	
National Objective:	570.208(a)(2) Limited Clientele Activities	CDBG 2007:	\$150,000
HUD Matrix Code:	14A – Rehab; Single-Unit Residential	Prior CDBG:	\$47,020
Location:	LMI households in unincorporated Lexington County	Total:	\$197,020
Priority Need:	Provide and support adequate, safe and affordable housing.		
Objective:	Suitable Living Environment Decent Housing		
Outcome(s):	Availability/Accessibility Affordability Sustainability		
Outcome Units:	Benefit no longer substandard: 27 housing units		
Beneficiaries:	This project will serve low and moderate homeowners and their dependants of the unincorporated areas of the County.		Completion Date:
Accomplishments to Date:	25 homes complete		By or before July 1, 2010
Current Status:	7 in process		
Administered by:	Lexington County Grant Programs Division staff		

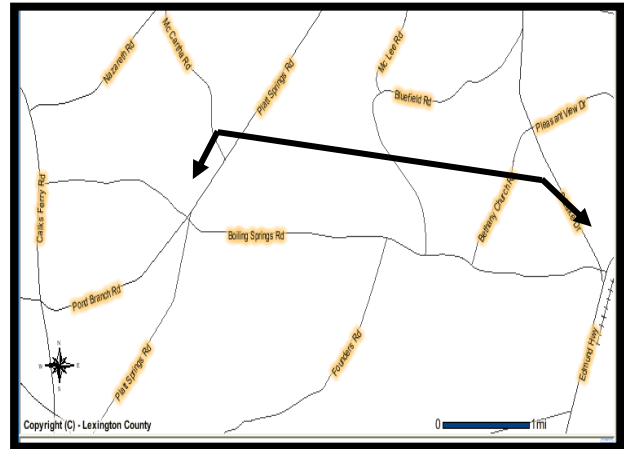
BOILING SPRINGS WATER MAIN EXTENSION

COUNTY OF LEXINGTON

HUD Activity Number: 43

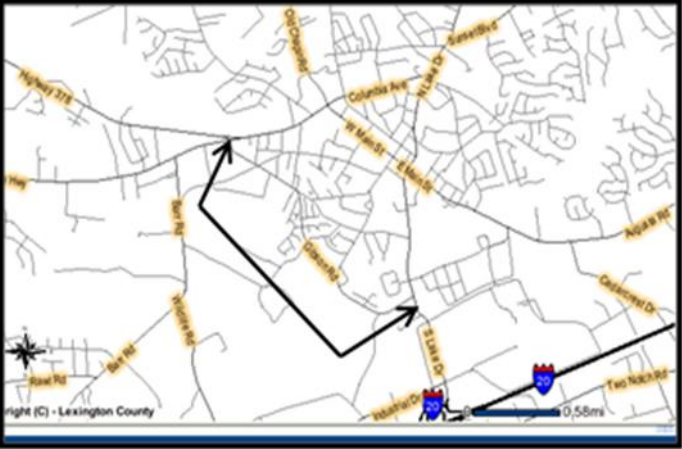
Description

This project will provide public water service to residents along Boiling Springs Road from Pond Branch Road to Highway 6, a low and moderate income area of the County. The project will include the extension of approximately 27,000 linear feet of twelve inch water main and one booster pump station. The main will be capable of delivering 1,000 GPM of water to the Commission's Highway 6 elevated tank.



Eligibility Citation:	570.201 (c)	Funding:
National Objective:	570.208 (a) (1) Low Mod Area	CDBG 2007: \$400,000
HUD Matrix Code:	03J – Water/Sewer Improvements	Total: \$400,000
Location:	Boiling Springs Road between Pond Branch Road and Highway 6	Expenditures to Date: \$0
Priority Need:	Ensure adequate and safe infrastructure to meet basic needs of residents.	
Objective:	Suitable living environment	
Outcome(s):	Availability/Accessibility Sustainability	
Outcome Units:	Infrastructure: New access for 3,545 people	
Beneficiaries:	This project will serve Census Tract 020902, Block Group 2. The total population of this area is 3,545. The total low and moderate income population is 1,910 or 54%. This project will provide a public water source to areas currently served by private wells.	Completion Date: By or before April 30, 2010
Accomplishments to Date:	ERR is complete	
Current Status:	The State Revolving Loan Fund documents were signed August 24, 2009. The project bid has been awarded and the preconstruction meeting was held September 10, 2009.	
Administered by:	Central Midlands Council of Governments	

**GIBSON ROAD SIDEWALK
TOWN OF LEXINGTON
HUD Activity Number: 44**

Description		
CDBG funds will construct a sidewalk in the Town of Lexington along the eastbound lane of Gibson Road from Augusta Highway (US 1) at Ben Satcher Ford to South Lake Drive (Highway 6). The sidewalk will provide LMI households with adequate and dependable facilities where none are currently present.		
Eligibility Citation:	570.201 (c)	Funding: CDBG 2008: \$395,000 Total: \$395,000
National Objective:	570.208 (a) (1) Low Mod Area	
HUD Matrix Code:	03L- Sidewalks	Expenditures to Date: \$0
Location:	Gibson Road between US 1 and South Lake Drive	
Priority Need:	Ensure adequate and safe infrastructure to meet basic needs of residents.	
Objective:	Suitable Living Environment	
Outcome(s):	Availability/Accessibility Sustainability	
Outcome Units:	Infrastructure: New access for 1,373 people	
Beneficiaries:	This project will serve Census Tract 021013, Block Group 2. The total population of this area is 1,373 with 61.59% LMI.	Completion Date: By or before June 30, 2010
Accomplishments to Date:	Project awarded to the Town of Lexington	
Current Status:	Engineer working on project design to submit to the Army Corp of Engineers before the ERR can be completed.	
Administered by:	Central Midlands Council of Governments	

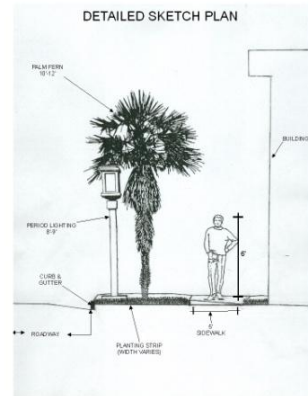
STATE STREET STREETSCLAPING PHASE III

CITY OF CAYCE

HUD Activity Number: 45

Description

This project in the City of Cayce is part of a larger streetscaping effort for State Street, which began in 2001. This phase of the project will include replacing substandard sidewalks/ curb/gutter, installing landscaping and lighting, and upgrading the substandard water main along State Street from Poplar Street to Michaelmas Avenue.



Eligibility Citation:	570.201 (c)	Funding: CDBG 2008: \$206,249 Total: \$206,249 Expenditures to Date: \$2,442
National Objective:	570.208 (a) (1) Low Mod Area	
HUD Matrix Code:	03K – Street Improvements	
Location:	State Street from Poplar Street to Michaelmas Avenue in the City of Cayce.	
Priority Need:	Ensure adequate and safe infrastructure to meet basic needs of residents.	
Objective:	Suitable Living Environment	
Outcome(s):	Availability/Accessibility Sustainability	
Outcome Units:	Infrastructure: New access for 579 people	
Beneficiaries:	This project will serve Census Tract 020201, Block Groups 1. The total population of this area is 579 with 57.9% LMI.	Completion Date:
		By or before June 30, 2010
Accomplishments to Date:	ERR complete	
Current Status:	Need SCDOT for approval to release leveraged funds; developing bid specifications	
Administered by:	Central Midlands Council of Governments	

PINE STREET PAVING	
TOWN OF SOUTH CONGAREE	
HUD Activity Number: 46	
Description	
<p>CDBG funds will pave a dirt road, Pine Street, located in the Town of South Congaree. The surrounding streets in this area have been paved for several years. The project will provide a safe, dependable road surface in this area and improve conditions for emergency vehicles, buses and other traffic.</p>	
Eligibility Citation:	570.201 (c)
National Objective:	570.208 (a) (1) Low Mod Area
HUD Matrix Code:	03K – Street Improvements
Location:	Pine Street in the Town of South Congaree
Priority Need:	Ensure adequate and safe infrastructure to meet basic needs of residents.
Objective:	Suitable Living Environment
Outcome(s):	Availability/Accessibility Sustainability
Outcome Units	Infrastructure: New access for 1,319 people
Beneficiaries:	This project will serve Census Tract 020703, Block Group 1. The total population of this area is 1,319 with 56.12% LMI.
Completion Date:	By or before June 30, 2010
Accomplishments to Date:	ERR complete
Current Status:	Project out to bid; pre-bid meeting held
Administered by:	Central Midlands Council of Governments
Funding:	CDBG 2008: \$140,000
	Total: \$140,000
Expenditures to Date:	\$8,556

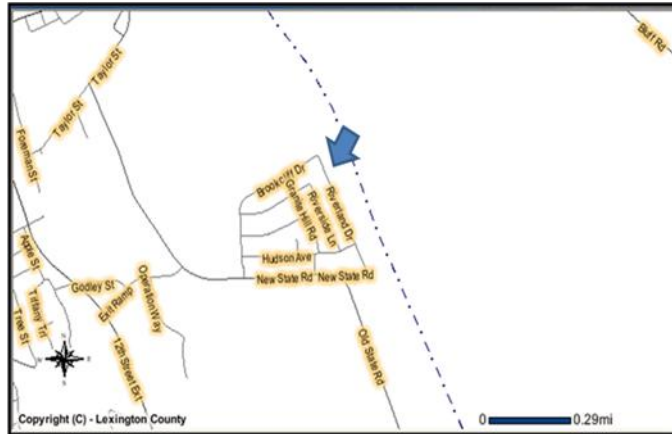
CAYCE SENIOR CENTER FEASIBILITY

CITY OF CAYCE

HUD Activity Number: 48

Description

CDBG funds will be used to conduct a feasibility study for construction of a senior center in the Riverland Park neighborhood in the City of Cayce. The study will include required HUD environmental review, soil samples and testing, architectural drawings and specifications, and other preliminary activities.



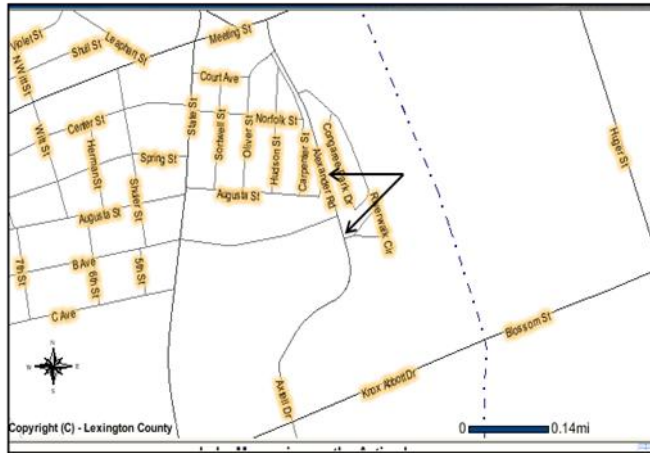
Eligibility Citation:	570.205	Funding:	
National Objective:	N/A (not required for Planning)	CDBG 2008:	\$50,000
HUD Matrix Code:	20 – Planning	Total:	\$50,000
Location:	Brookcliff and Riverland Drive – City of Cayce	Expenditures to Date:	\$23,967
Priority Need:	Develop and produce plans and studies that will assist in identifying and evaluating community needs and establish detailed strategies for implementation.		
Objective:	Suitable Living Environment		
Outcome(s):	Availability/Accessibility		
Outcome Units:	Feasibility study		
Beneficiaries:	N/A (not required for Planning)	Completion Date:	By or before June 30, 2010
Accomplishments to Date:	The feasibility study is complete. The study included a HUD environmental review, soil samples and testing, architectural drawings and specifications, and other preliminary activities for the construction of a senior center.		
Current Status:	Following-up on monitoring concern; final invoices are in process		
Administered by:	Central Midlands Council of Governments		

**ALEXANDER ROAD SIDWALK PHASE II
CITY OF WEST COLUMBIA**

HUD Activity Number: 47

Description

CDBG funds will construct a crosswalk and continue a sidewalk along Alexander Road in West Columbia. The City has received grant funds from SCDOT to construct a sidewalk along a portion of the east side of Alexander Street beginning at the Riverwalk Park and Amphitheater near Meeting Street. The CDBG funds will be used to build a crosswalk and continue the sidewalk on the opposite side of the street.



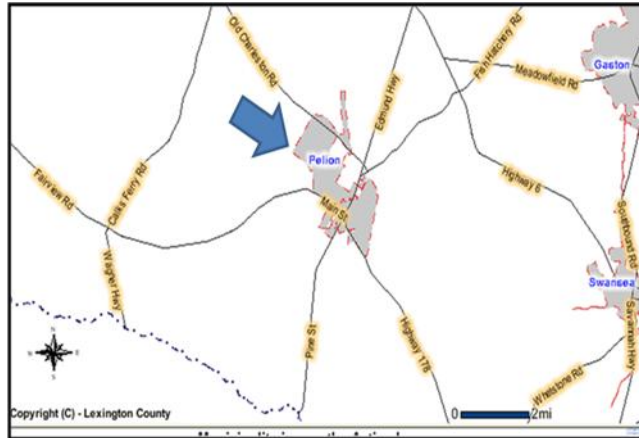
Eligibility Citation:	570.201 (c)	Funding: CDBG 2008: \$40,000 Total: \$40,000
National Objective:	570.208 (a) (1) Low Mod Area	
HUD Matrix Code:	03L – Sidewalks	
Location:	Alexander Road in the City of West Columbia	Expenditures to Date: \$0
Priority Need:	Ensure adequate and safe infrastructure to meet basic needs of residents.	
Objective:	Suitable Living Environment	
Outcome(s):	Availability/Accessibility Sustainability	
Outcome Units:	Infrastructure: New access for 1,913 people	
Beneficiaries:	This project will serve Census Tract 020300, Block Group 1. The total population of this area is 1,913 with 74.73% LMI.	Completion Date:
Accomplishments to Date:		By or before June 30, 2010
Current Status:	Sent letter to SCDOT to request to culvert open ditch. SCDOT has widened and repaved the road which may have eliminated space for the sidewalk. Waiting for SCDOT to confirm if there will be sufficient right-of-way to construct the sidewalk.	
Administered by:	City of West Columbia	

**PELION AREA SEWER STUDY
JOINT WATER SEWER COMMISSION**

HUD Activity Number: 49

Description

CDBG funds will be used to conduct a thorough and comprehensive study of extending public sewer service to the Town of Pelion. The Town is currently utilizing septic tank systems for sewer needs. This study, to be conducted by an external engineering firm well experienced with public sewer issues, will provide the Commission with both short and long-term options for providing sewer service for the area.



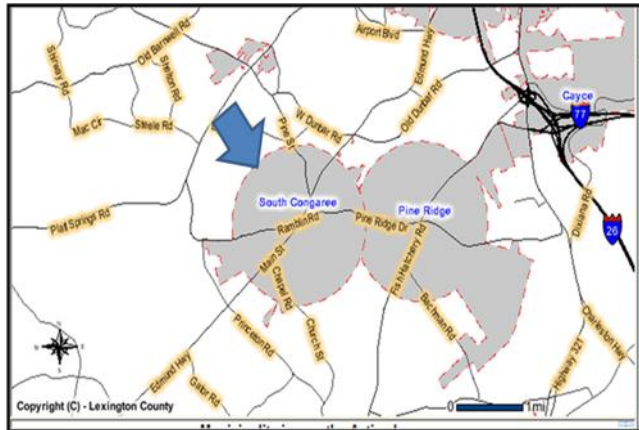
Eligibility Citation:	570.205	Funding: CDBG 2008: \$37,754 Prior CDBG Funds: \$37,246 Total: \$75,000 Expenditures to Date: \$0
National Objective:	N/A (not required for Planning)	
HUD Matrix Code:	20 – Planning	
Location:	Town of Pelion	
Priority Need:	Develop and produce plans and studies that will assist in identifying and evaluating community needs and establish detailed strategies for implementation.	
Objective:	Suitable Living Environment	
Outcome(s):	Availability/Accessibility	
Outcome Units:	1 sewer study	
Beneficiaries:	N/A (not required for Planning)	Completion Date: By or before June 30, 2010
Accomplishments to Date:	Study complete	
Current Status:	Invoice being finalized.	
Administered by:	Joint Water Sewer Commission	

SOUTH CONGAREE SEWER STUDY TOWN OF SOUTH CONGAREE

HUD Activity Number: 50

Description

CDBG funds will be used to conduct a thorough and comprehensive study of extending public sewer service to the Town of South Congaree. The Town is currently utilizing septic tank systems for sewer needs. The study will include an assessment of the Town's need for sewer service, potential solutions, and potential costs.



Eligibility Citation:	570.205	Funding:	
National Objective:	N/A (not required for Planning)	CDBG 2008:	\$44,000
HUD Matrix Code:	20 – Planning	Total:	\$44,000
Location:	Town of South Congaree	Expenditures to Date:	\$18,472
Priority Need:	Develop and produce plans and studies that will assist in identifying and evaluating community needs and establish detailed strategies for implementation.		
Objective:	Suitable Living Environment		
Outcome(s):	Availability/Accessibility		
Outcome Units:	1 sewer study		
Beneficiaries:	N/A (not required for Planning)	Completion Date:	By or before June 30, 2010
Accomplishments to Date:	Project awarded to the Town of South Congaree		
Current Status:	Engineer is finalizing the sewer study		
Administered by:	Central Midlands Council of Governments		

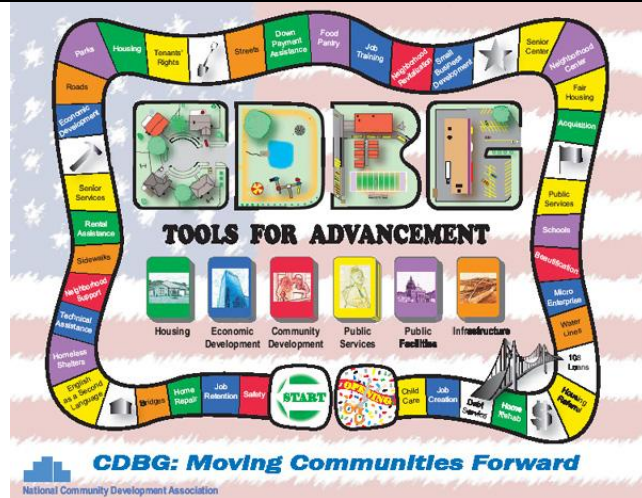
LEXINGTON COUNTY NEEDS ANALYSIS

CENTRAL MIDLANDS COUNCIL OF GOVERNMENTS

HUD Activity Number: 51

Description

CDBG funds will be used to conduct a comprehensive analysis of Lexington County needs that can be addressed through the County's Community Development Block Grant (CDBG) Program. The study will include the identification and prioritization of specific CDBG-eligible projects for each of the thirteen participating municipalities in the County's CDBG Program and unincorporated areas.



Eligibility Citation:	570.205	Funding: CDBG 2008: \$30,000 Total: \$30,000
National Objective:	N/A (not required for Planning)	
HUD Matrix Code:	20 – Planning	
Location:	Lexington County and Participating Local Governments	Expenditures to Date: \$19,409
Priority Need:	Develop and produce plans and studies that will assist in identifying and evaluating community needs and establish detailed strategies for implementation.	
Objective:	Suitable Living Environment	
Outcome(s):	Availability/Accessibility	
Outcome Units:	1 planning study	
Beneficiaries:	N/A (not required for Planning)	Completion Date: By or before June 30, 2010
Accomplishments to Date:	Study complete	
Current Status:	COG is finalizing invoice.	
Administered by:	Central Midlands Council of Governments	

**LEXINGTON ECONOMIC ADVANCEMENT PROJECT
MIDLANDS WORKFORCE DEVELOPMENT BOARD**

HUD Activity Number: 54

Description

CDBG funds will be used to administer skill assessment tests and training, named WorkKeys, to 333 LMI persons in Lexington County. The tests will be administered at the Lexington County Public Library branched in Swansea, Pelion, and Gilbert.



Eligibility Citation:	570.201(e)	Funding:	
National Objective:	570.208(a)(2) Limited Clientele	CDBG 2008:	\$11,988
HUD Matrix Code:	05H – Employment Training	Total:	\$11,988
Location:	Swansea, Pelion, and Gilbert areas of Lexington County	Expenditures to Date:	\$7,344
Priority Need:	Establish or support programs that provide needed public services and/or increase the level of service provided by existing programs.		
Objective:	Creating Economic Opportunities		
Outcome(s):	Availability/Accessibility		
Outcome Units:	333 LMI persons assessed		
Beneficiaries:	This project will benefit LMI persons determined through income verification.		Completion Date:
Accomplishments to Date:	219 WorkKeys assessments conducted to date		By or before June 30, 2010
Current Status:	Continuing to conduct assessments		
Administered by:	Central Midlands Council of Governments – Workforce Development Board		

TRIANGLE CITY FAÇADE IMPROVEMENTS

CITY OF WEST COLUMBIA

HUD Activity Number: 55

Description

CDBG will provide funds for façade improvements to West Columbia businesses located along a 2-block area along the east side of 12th Street, from B Avenue to D Avenue. There are currently 19 businesses within the project area. This grant will be used for façade improvements to include painting, new awnings, walkway and signage lighting, and more uniform signage.



Eligibility Citation:	570.202	Funding:	
National Objective:	570.208 (a) (1) Low Mod Area	CDBG 2008:	\$220,000
HUD Matrix Code:	14E – Rehab; Pub./Pri.-Owned Comm. Indus.	Total:	\$220,000
Location:	Triangle City area of West Columbia	Expenditures to Date:	\$0
Priority Need:	Support and provide assistance to nonprofit and for-profit entities that create, increase or retain employment opportunities for LMI residents.		
Objective:	Creating Economic Opportunities		
Outcome(s):	Availability/Accessibility		
Outcome Units:	Provide Economic Opportunity through Improved Accessibility		
Beneficiaries:	This project will serve the City of West Columbia which is 52.69% LMI.		Completion Date:
			By or before June 30, 2010
Accomplishments to Date:	Façade design is complete		
Current Status:	Finalizing business owners approval of design		
Administered by:	City of West Columbia		

MAIN STREET PROPERTY CLEARANCE

TOWN OF GILBERT

HUD Activity Number: 56

Description

CDBG funds will be used to demolish two dilapidated buildings on Main Street in Gilbert. These buildings are severely deteriorated and are a blight on the downtown area. The demolition will be approached in two phases. Phase I will include an evaluation of structural conditions, environmental issues, cost estimates, bid specifications, and community input on re-use of the space. Phase II will include the demolition and clearance of the two buildings.



Eligibility Citation:	570.201(d)	Funding:	
National Objective:	570.208 (b)(2) Slum/blight on a spot basis	CDBG 2008:	\$58,000
HUD Matrix Code:	04 – Clearance and Demolition	Total:	\$58,000
Location:	Main Street in Gilbert	Expenditures to Date:	\$12,555
Priority Need:	Ensure adequate and safe infrastructure to meet basic needs of residents.		
Objective:	Suitable Living Environment		
Outcome(s):	Availability/Accessibility Sustainability		
Outcome Units:	2 buildings demolished and cleared.		
Beneficiaries:	This project will benefit the Town of Gilbert, population 500		Completion Date:
Accomplishments to Date:	Demolition and clearance of two dilapidated buildings on Main Street are complete		By or before June 30, 2010
Current Status:	Waiting on the Town of Gilbert to submit the final request for payment		
Administered by:	Central Midlands Council of Governments		

**LEICA LANE AFFORDABLE HOUSING
HABITAT FOR HUMANITY**

HUD Activity Number: 57

Description

CDBG funds will purchase fifteen (15) lots on Leica Lane in the Bellemeade subdivision near West Columbia. These lots will be used to build fifteen (15) single-family houses that will be sold to low-income households in need of affordable housing. Habitat has previously built seven (7) houses in the project area, all of which are now occupied by homeowners. Since this project is HOME Program eligible, the additional non-federal funding (excluding the funding from the State Housing Finance and Development Authority) will be used toward match requirements for the County's HOME Program, for a match of \$538,000.



Eligibility Citation:	570.201(a)	Funding: CDBG 2008: \$135,000 Total: \$135,000 Expenditures to Date: \$0
National Objective:	570.208(a)(3) Housing Activities	
HUD Matrix Code:	01 – Acquisition of Real Property	
Location:	Leica Lane in Lexington County	
Priority Need:	Provide and/or support adequate, safe and affordable housing.	
Objective:	Decent Housing	
Outcome(s):	Availability	
Outcome Units:	15 houses built for LMI households	
Beneficiaries:	This project will benefit LMI households determined through income verification.	Completion Date: By or before June 30, 2010
Accomplishments to Date:	Project awarded to Habitat for Humanity	
Current Status:	Survey of lots must be complete and submitted to the Army Corps of Engineers before completing the environmental assessment.	
Administered by:	Central Midlands Council of Governments	

Affirmatively Furthering Fair Housing

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

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

In accordance with applicable statutes and the regulations governing the CDBG and HOME programs, the County conducted an 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
 - **Through the County's Minor Home Repair Program 32 low and moderate income households have been assisted with minor repairs to their homes to provide and support adequate, safe and affordable housing.**
 - **In Program Year 2008, the County created a Home Rehabilitation Program through the HOME Program. The County's HOME Program provides funding for comprehensive housing rehabilitation for low and moderate income households.**
 - **Through the HOME Program, a Community Housing Development Organization (CHDO) will build affordable houses throughout the County.**

- 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.
 - **Low and moderate income elderly residents have received assistance through the County's Minor Home Repair Program.**
 - **Through the Home Rehabilitation Program elderly residents will receive deferred forgivable loans for comprehensive housing rehabilitation.**
- 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.
 - **In Program Year 2008, the County created a Homeownership Program through the HOME Program. The County's HOME Program provides low-and moderate income first time homebuyers with up to \$5,000 in downpayment and/or closing cost assistance.**
 - **In Program Year 2008, two Grant Programs Division staff became certified housing counselors.**
- 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.
 - **In Program Year 2008, the County awarded CDBG funds to the Midlands Workforce Development Board to administer the WorkKeys skill assessment tests and training to 333 low and moderate income persons in Lexington County. The WorkKeys assessments will assist persons to obtain higher paying skilled jobs which can advance their housing choice.**
- Issue 8: There is a lack of formal coordination among public and private housing and service providers.
 - **Staff has developed partnerships with the Columbia Housing Authority, realtors and banks.**

ACCOMPLISHMENTS DURING THE PROGRAM YEAR

Fair Housing Resolution

- On April 10, 2009, Lexington County Council adopted a resolution designating April as Fair Housing Month.

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

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 2008
July 1, 2008 – June 30, 2009**

JULY 2008

7/18/08

Monthly Meeting
Midlands Area Consortium for the Homeless
Value of Staff Time and Expenses: \$100

7/25/08

Quarterly Meeting
Regional Community Development Departments
City of Columbia, Columbia Housing Authority, Lexington County, Richland County, United Way
Value of Staff Time and Expenses: \$500

7/31/08

Technical Assistance Meeting
Potential CHDO
The Avail Group
Value of Staff Time and Expenses: \$100

AUGUST 2008

8/15/08

Monthly Meeting
Midlands Area Consortium for the Homeless
Value of Staff Time and Expenses: \$100

8/28/08

Grant Programs Division Public Hearing
Consolidated Annual Performance and Evaluation Report (CAPER)
Value of Staff Time and Expenses: \$900

SEPTEMBER 2008

9/6/08 – 9/10/08

NACCED Annual Conference and Training
Atlanta, GA
Value of Staff Time and Expenses: \$3,300

9/15/08

Lexington County CDBG & HOME Programs
Application Workshop
Value of Staff Time and Expenses: \$2,500

9/19/08

Monthly Meeting
Midlands Area Consortium for the Homeless
Value of Staff Time and Expenses: \$100

**Affirmatively Furthering Fair Housing Activities
Program Year 2008
July 1, 2008 – June 30, 2009**

9/23/09

Meeting
Facing Facts Study
United Way of the Midlands
Value of Staff Time and Expenses: \$100

9/25/09

CHDO Meeting
Carolina Community Development Corporation
Value of Staff Time and Expenses: \$100

9/29/08

Fall Meeting
South Carolina Community Development Association
Value of Staff Time and Expenses: \$350

9/30/08

Meeting
Housing Program
Greater Columbia Community Relations Council
Value of Staff Time and Expenses: \$150

OCTOBER 2008

10/9/08

Technical Assistance Meeting
Habitat for Humanity
Value of Staff Time and Expenses: \$300

10/17/08

Monthly Meeting
Midlands Area Consortium for the Homeless
Value of Staff Time and Expenses: \$100

NOVEMBER 2008

11/5/08

NSP Planning Forum
SC Housing Finance and Development Authority
Value of Staff Time and Expenses: \$600

11/19/08

Meeting to Discuss NSP Application
Carolina Community Development Corporation
Value of Staff Time and Expenses: \$200

**Affirmatively Furthering Fair Housing Activities
Program Year 2008
July 1, 2008 – June 30, 2009**

11/20/08

Meeting
Housing Program
Greater Columbia Community Relations Council
Value of Staff Time and Expenses: \$150

11/21/08

Monthly Meeting
Midlands Area Consortium for the Homeless
Value of Staff Time and Expenses: \$100

DECEMBER 2008

12/2/08-12/3/08

Construction Management Training
HUD Columbia Field Office
Value of Staff Time and Expenses: \$300

12/4/08

2009 CDBG Application Presentations
Value of Staff Time and Expenses: \$2,000

JANUARY 2009

1/14/09-1/15/09

Basic HOME Program Training
HUD Columbia Field Office
Value of Staff Time and Expenses: \$2,000

1/16/09

Monthly Meeting
Midlands Area Consortium for the Homeless
Value of Staff Time and Expenses: \$100

1/28/09-1/29/09

SC State Housing Finance and Development Authority
Palmetto Affordable Housing Forum
Value of Staff Time and Expenses: \$2,000

1/30/09

CHDO Meeting
Columbia Assistance Providers
Value of Staff Time and Expenses: \$400

**Affirmatively Furthering Fair Housing Activities
Program Year 2008
July 1, 2008 – June 30, 2009**

FEBRUARY 2009

2/17/08

Technical Assistance Meeting
Habitat for Humanity
Value of Staff Time and Expenses: \$300

MARCH 2009

3/17-3/20/09

Track A Housing Counseling Training
HUD Columbia Field Office
Value of Staff Time and Expenses: \$1,300

3/30/09

Fair Housing Meeting
Columbia Conference Center
Value of Staff Time and Expenses: \$100

APRIL 2009

4/17/09

Monthly Meeting
Midlands Area Consortium for the Homeless
Value of Staff Time and Expenses: \$100

4/22/09

Quarterly Meeting
Regional Community Development Departments
City of Columbia, Columbia Housing Authority, Lexington County, Richland County, United Way
Value of Staff Time and Expenses: \$500

4/21-4/24/09

Track B Housing Counseling Training
HUD Columbia Field Office
Value of Staff Time and Expenses: \$1,300

MAY 2009

5/19-5/20/09

CHDO Workshop
HUD Columbia Local Field Office
Value of Staff Time and Expenses: \$800

June 2009

6/5/09

Technical Assistance
Meeting with Potential CHDO Applicant
Value of Staff Time and Expenses: \$100

**Affirmatively Furthering Fair Housing Activities
Program Year 2008
July 1, 2008 – June 30, 2009**

6/18/09

Richland County Housing Fair

Value of Staff Time and Expenses: \$100

6/30/09

Facing Facts Community Briefing

United Way of the Midlands

Value of Staff Time and Expenses: \$300

Affordable Housing Activities

For Program Year 2008, Lexington County received HOME Investment Partnership Program funds to specifically address affordable housing needs.

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

- 14,762 Inspections / Re-Inspections Performed
- 1,522 Residential Building Permits Issued
- 889 New Single Family Dwellings

Development Services

- Subdivision Plat Approvals:
 - 55 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

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

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

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

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

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

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 and HOME Investment Partnership programs. Staff routinely attends meetings and events sponsored by these groups to continue to be aware of needs and issues of the elderly.

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

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

Continuum of Care

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

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

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

The Midlands Area Consortium for the Homeless (MACH) is the primary example of the Continuum of Care concept in the Lexington County area. The MACH, formed in July 1994, provides a linkage for the coordination of services to the homeless in 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.

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.

During the 2008 Program Year, and as part of the 2009 Annual Action Plan process, Lexington County continued to receive requests and inquiries regarding possible CDBG and HOME 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 Grant Programs Division staff conducts on-going desk monitoring of its activities and subrecipients. This monitoring includes review of reimbursement requests and monthly reports. The Grant Programs Division 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.

2008 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 2008, the Grant Programs Division staff monitored four subrecipients. In addition to identifying compliance issues, the on-site monitoring enhances the staff's relationship with subrecipients and also identifies potential training needs.

EVALUATE AND REDUCE LEAD BASED PAINT HAZARDS

It is estimated that 8.3% of the housing 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.

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

OUTREACH TO MINORITY AND WOMEN-OWNED BUSINESSES

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

HUD 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, most applicable activities addressed the National Objective of benefit to low and-moderate income persons and one activity addressed the elimination of slums or blight.

HOME Investment Partnerships (HOME) Program

The primary objective of the HOME Investment Partnerships (HOME) Program is to create affordable housing for LMI households. HOME provides formula grants to states and localities that communities use—often in partnership with local nonprofit groups—to fund a wide range of activities that build, buy, and/or rehabilitate affordable housing for rent or homeownership or provide direct rental assistance to low-income people.

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 in the CDBG or HOME Programs during the program year that displaced or relocated any residents.

PROGRAM INCOME

There was no program income generated by any of the CDBG or HOME activities during the program year. Within the CDBG program, there were no revolving loan programs, float funded activities, sale of property, loan repayments, lump sum draw down payments, or other activity that would generate income. Although the HOME Program offers a HOME rehabilitation loan, there were no loans completed within the 2008-2009 program year.

Self-Evaluation

The CDBG and HOME programs have 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, and install sidewalks.

The County's overall annual performance for July 1, 2008 through June 30, 2009 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 fifteen projects that were continued are expected to be complete in Program Year 2009. The County successfully met HUD's annual test for timeliness of expenditures and projects are proceeding on schedule and within established budgets. The HOME Program designated two (2) Community Housing Development Organizations (CHDO) through a Request for Qualifications process. These organizations will be eligible for the annual CHDO-set aside.

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 and HOME programs are 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:

Lloydwoods Sewer

HUD Activity Number: 30

Total Expenditures: \$95,000

Matrix Code: 03J Water/Sewer Improvements

Objective: Create Suitable Living Environments

Outcome: Availability / Accessibility

2008 Accomplishment Data:

Proposed Type: 01 People (General)

Proposed Units: 2,454

Actual Type: 01 People (General)

Actual Units: 2,454

Total Benefiting for Program Year: 2,454

Now Have Access to this Type of Public Facility or Infrastructure Improvement: 2,454

State Street Streetscaping Phase II

HUD Activity Number: 41

Total Expenditures: \$127,725.40

Matrix Code: 03 Public Facilities and Improvements (General)

Objective: Create Suitable Living Environments

Outcome: Availability / Accessibility

2008 Accomplishment Data:

Proposed Type: 11 Public Facilities

Proposed Units: 1,112

Actual Type: 11 Public Facilities

Actual Units: 1,112

Total Benefiting for Program Year: 1,112

Now Have New Access to this Type of Public Facility: 1,112

Sistercare Pick-Up and Trailer

HUD Activity Number: 52

Total Expenditures: \$14,937.29

Matrix Code: 05G Battered and Abused Spouses

Objective: Create Suitable Living Environments

Outcome: Availability / Accessibility

2008 Accomplishment Data:

Proposed Type: 01 People (General)

Proposed Units: 250

Actual Type: 01 People (General)

Actual Units: 490

Total Benefiting for Program Year: 490

Now Have New Access to this Public Service: 490

Women's Community Residence Van

HUD Activity Number: 53

Total Expenditures: \$19,500

Matrix Code: 05 Public Services (General)

Objective: Create Economic Opportunities

Outcome: Availability/Accessibility

2008 Accomplishment Data:

Proposed Type: 01 People (General)

Proposed Units: 24

Actual Type: 01 People (General)

Actual Units: 62

Total Benefiting for Program Year: 62

Now Have New Access to this Public Service: 62

Citizen Participation

A notice of availability for public review of the Consolidated Annual Performance and Evaluation Report (CAPER) was published on August 13, 2009 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 will be held August 26, 2009, at 1:00 p.m. to receive comments on the CAPER. The 15-day public comment period will begin August 13, 2009 and end August 28, 2009.

Five staff persons attended 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 County of Lexington Community Development Department announces the availability of the draft CAPER for public review covering the period July 1, 2008 – June 30, 2009. The CAPER is an annual report and evaluation of Lexington County's Community Development Block Grant and Home Investment Partnerships programs.

Public review and comment on the draft CAPER is invited. Copies may be obtained by calling the Lexington County Community Development Department at (803) 785-8121 or by e-mailing rdean@lex-co.com. Written comments will be accepted through August 28, 2009 and should be addressed to Rhonda Dean, Lexington County Community Development Department, 212 South Lake Drive, Suite 401, Lexington, SC 29072.

Housing and Community Development Needs

A public hearing to solicit comments on the draft CAPER and housing and community development needs is scheduled for Wednesday, August 26 at 1:00 p.m. The hearing will be held in Council Chambers on the 2nd floor of the County Administration Building located 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 13, 2009

**Program Year 2008
Federal Reports**

- **CDBG Program Financial Summary Report**
- **HOME Program Match Report**
- **HOME Program Annual Performance Report**

IDIS

U.S. DEPARTMENT OF HOUSING AND URBAN
DEVELOPMENT
OFFICE OF COMMUNITY PLANNING AND DEVELOPMENT
PR 26 - CDBG Financial Summary Report

DATE: 1/29/2010
TIME: 10:14:03 am
PAGE: 1/3

Total number of rows: 54

Total number of columns: 1

Report Filter:

{Source Type} (ID) <> "DY","MY","UY","HY","SY" or "ES"

Grantee LEXINGTON COUNTY , SC
Program Year 2008

PART I: SUMMARY OF CDBG RESOURCES

01 UNEXPENDED CDBG FUNDS AT END OF PREVIOUS PROGRAM YEAR	1,228,418.79
02 ENTITLEMENT GRANT	1,418,127.00
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)	2,646,545.79

PART II: SUMMARY OF CDBG EXPENDITURES

09 DISBURSEMENTS OTHER THAN SECTION 108 REPAYMENTS AND PLANNING/ADMINISTRATION	485,039.18
10 ADJUSTMENT TO COMPUTE TOTAL AMOUNT SUBJECT TO LOW/MOD BENEFIT	0.00
11 AMOUNT SUBJECT TO LOW/MOD BENEFIT (LINE 09 + LINE 10)	485,039.18
12 DISBURSED IN IDIS FOR PLANNING/ADMINISTRATION	268,999.40
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)	754,038.58
16 UNEXPENDED BALANCE (LINE 08 - LINE 15)	1,892,507.21

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	452,184.18
20 ADJUSTMENT TO COMPUTE TOTAL LOW/MOD CREDIT	0.00
21 TOTAL LOW/MOD CREDIT (SUM, LINES 17-20)	452,184.18
22 PERCENT LOW/MOD CREDIT (LINE 21/LINE 11)	93.23%

LOW/MOD BENEFIT FOR MULTI-YEAR CERTIFICATIONS

23 PROGRAM YEARS(PY) COVERED IN CERTIFICATION	PY: 2008 PY: 2009 PY: 2010
24 CUMULATIVE NET EXPENDITURES SUBJECT TO LOW/MOD BENEFIT CALCULATION	485,039.18
25 CUMULATIVE EXPENDITURES BENEFITING LOW/MOD PERSONS	485,039.18
26 PERCENT BENEFIT TO LOW/MOD PERSONS (LINE 25/LINE 24)	100.00%

PART IV: PUBLIC SERVICE (PS) CAP CALCULATIONS

27 DISBURSED IN IDIS FOR PUBLIC SERVICES	41,781.29
28 PS UNLIQUIDATED OBLIGATIONS AT END OF CURRENT PROGRAM YEAR	4,644.00
29 PS UNLIQUIDATED OBLIGATIONS AT END OF PREVIOUS PROGRAM YEAR	0.00

IDIS

U.S. DEPARTMENT OF HOUSING AND URBAN
DEVELOPMENT
OFFICE OF COMMUNITY PLANNING AND DEVELOPMENT
PR 26 - CDBG Financial Summary Report

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30 ADJUSTMENT TO COMPUTE TOTAL PS OBLIGATIONS	0.00
31 TOTAL PS OBLIGATIONS (LINE 27 + LINE 28 - LINE 29 + LINE 30)	46,425.29
32 ENTITLEMENT GRANT	1,418,127.00
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)	1,418,127.00
36 PERCENT FUNDS OBLIGATED FOR PS ACTIVITIES (LINE 31/LINE 35)	3.27%
PART V: PLANNING AND ADMINISTRATION (PA) CAP	
37 DISBURSED IN IDIS FOR PLANNING/ADMINISTRATION	268,999.40
38 PA UNLIQUIDATED OBLIGATIONS AT END OF CURRENT PROGRAM YEAR	137,152.00
39 PA UNLIQUIDATED OBLIGATIONS AT END OF PREVIOUS PROGRAM YEAR	13,755.98
40 ADJUSTMENT TO COMPUTE TOTAL PA OBLIGATIONS	0.00
41 TOTAL PA OBLIGATIONS (LINE 37 + LINE 38 - LINE 39 +LINE 40)	392,395.42
42 ENTITLEMENT GRANT	1,418,127.00
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)	1,418,127.00
46 PERCENT FUNDS OBLIGATED FOR PA ACTIVITIES (LINE 41/LINE 45)	27.67%

HOME Match Report

Match Contributions for
Federal Fiscal Year (yyyy)

Part I Participant Identification

1. Participant No. (assigned by HUD)		2. Name of the Participating Jurisdiction		3. Name of Contact (person completing this report)	
5. Street Address of the Participating Jurisdiction				4. Contact's Phone Number (include area code)	
6. City	7. State	8. Zip Code			

Part II Fiscal Year Summary

1. Excess match from prior Federal fiscal year	\$	
2. Match contributed during current Federal fiscal year (see Part III.9.)	\$	
3. Total match available for current Federal fiscal year (line 1 + line 2)		\$
4. Match liability for current Federal fiscal year		\$
5. Excess match carried over to next Federal fiscal year (line 3 minus line 4)		\$

Part III Match Contribution for the Federal Fiscal Year

1. Project No. or Other ID	2. Date of Contribution (mm/dd/yyyy)	3. Cash (non-Federal sources)	4. Foregone Taxes, Fees, Charges	5. Appraised Land / Real Property	6. Required Infrastructure	7. Site Preparation, Construction Materials, Donated labor	8. Bond Financing	9. Total Match

Public reporting burden for this collection of information is estimated to average 45 minutes per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. This agency may not conduct or sponsor, and a person is not required to respond to, a collection of information unless that collection displays a valid OMB control number.

The HOME statute imposes a significant number of data collection and reporting requirements. This includes information on assisted properties, on the owners or tenants of the properties, and on other programmatic areas. The information will be used: 1) to assist HOME participants in managing their programs; 2) to track performance of participants in meeting fund commitment and expenditure deadlines; 3) to permit HUD to determine whether each participant meets the HOME statutory income targeting and affordability requirements; and 4) to permit HUD to determine compliance with other statutory and regulatory program requirements. This data collection is authorized under Title II of the Cranston-Gonzalez National Affordable Housing Act or related authorities. Access to Federal grant funds is contingent on the reporting of certain project-specific data elements. Records of information collected will be maintained by the recipients of the assistance. Information on activities and expenditures of grant funds is public information and is generally available for disclosure. Recipients are responsible for ensuring confidentiality when public disclosure is not required.

Instructions for the HOME Match Report

Applicability:

The HOME Match Report is part of the HOME APR and must be filled out by every participating jurisdiction that incurred a match liability. Match liability occurs when FY 1993 funds (or subsequent year funds) are drawn down from the U.S. Treasury for HOME projects. A Participating Jurisdiction (PJ) may start counting match contributions as of the beginning of Federal Fiscal Year 1993 (October 1, 1992). A jurisdiction not required to submit this report, either because it did not incur any match or because it had a full match reduction, may submit a HOME Match Report if it wishes. The match would count as excess match that is carried over to subsequent years. The match reported on this form must have been contributed during the reporting period (between October 1 and September 30).

Timing:

This form is to be submitted as part of the HOME APR on or before December 31. The original is sent to the HUD Field Office. One copy is sent to the

Office of Affordable Housing Programs, CGHF
Room 7176, HUD, 451 7th Street, S.W.
Washington, D.C. 20410.

The participating jurisdiction also keeps a copy.

Instructions for Part II:

1. **Excess match from prior Federal fiscal year:** Excess match carried over from prior Federal fiscal year.
2. **Match contributed during current Federal fiscal year:** The total amount of match contributions for all projects listed under Part III in column 9 for the Federal fiscal year.

3. **Total match available for current Federal fiscal year:** The sum of excess match carried over from the prior Federal fiscal year (Part II, line 1) and the total match contribution for the current Federal fiscal year (Part II, line 2). This sum is the total match available for the Federal fiscal year.

4. **Match liability for current Federal fiscal year:** The amount of match liability is available from HUD and is provided periodically to PJs. The match must be provided in the current year. The amount of match that must be provided is based on the amount of HOME funds drawn from the U.S. Treasury for HOME projects. The amount of match required equals 25% of the amount drawn down for HOME projects during the Federal fiscal year. Excess match may be carried over and used to meet match liability for subsequent years (see Part II line 5). Funds drawn down for administrative costs, CHDO operating expenses, and CHDO capacity building do not have to be matched. Funds drawn down for CHDO seed money and/or technical assistance loans do not have to be matched if the project does not go forward. A jurisdiction is allowed to get a partial reduction (50%) of match if it meets one of two statutory distress criteria, indicating "fiscal distress," or else a full reduction (100%) of match if it meets both criteria, indicating "severe fiscal distress." The two criteria are poverty rate (must be equal to or greater than 125% of the average national family poverty rate to qualify for a reduction) and per capita income (must be less than 75% of the national average per capita income to qualify for a reduction). In addition, a jurisdiction can get a full reduction if it is declared a disaster area under the Robert T. Stafford Disaster Relief and Emergency Act.

5. **Excess match carried over to next Federal fiscal year:** The total match available for the current Federal fiscal year (Part II, line 3) minus the match liability for the current Federal fiscal year (Part II, line 4). Excess match may be carried over and applied to future HOME project match liability.

Instructions for Part III:

1. **Project No. or Other ID:** "Project number" is assigned by the C/MI System when the PJ makes a project setup call. These projects involve at least some Treasury funds. If the HOME project does not involve Treasury funds, it must be identified with "other ID" as follows: the fiscal year (last two digits only), followed by a number (starting from "01" for the first non-Treasury-funded project of the fiscal year), and then at least one of the following abbreviations: "SF" for project using shortfall funds, "PI" for projects using program income, and "NON" for non-HOME-assisted affordable housing. Example: 93.01.SF, 93.02.PI, 93.03.NON, etc.

Shortfall funds are non-HOME funds used to make up the difference between the participation threshold and the amount of HOME funds allocated to the PJ; the participation threshold requirement applies only in the PJ's first year of eligibility. [§92.102]

Program income (also called "repayment income") is any return on the investment of HOME funds. This income must be deposited in the jurisdiction's HOME account to be used for HOME projects. [§92.503(b)]

Non-HOME-assisted affordable housing is investment in housing not assisted by HOME funds that would qualify as “affordable housing” under the HOME Program definitions. “NON” funds must be contributed to a specific project; it is not sufficient to make a contribution to an entity engaged in developing affordable housing. [§92.219(b)]

2. **Date of Contribution:** Enter the date of contribution. Multiple entries may be made on a single line as long as the contributions were made during the current fiscal year. In such cases, if the contributions were made at different dates during the year, enter the date of the last contribution.
3. **Cash:** Cash contributions from non-Federal resources. This means the funds are contributed permanently to the HOME Program regardless of the form of investment the jurisdiction provides to a project. Therefore all repayment, interest, or other return on investment of the contribution must be deposited in the PJ’s HOME account to be used for HOME projects. The PJ, non-Federal public entities (State/local governments), private entities, and individuals can make contributions. The grant equivalent of a below-market interest rate loan to the project is eligible when the loan is not repayable to the PJ’s HOME account. [§92.220(a)(1)] In addition, a cash contribution can count as match if it is used for eligible costs defined under §92.206 (except administrative costs and CHDO operating expenses) or under §92.209, or for the following non-eligible costs: the value of non-Federal funds used to remove and relocate ECHO units to accommodate eligible tenants, a project reserve account for replacements, a project reserve account for unanticipated increases in operating costs, operating subsidies, or costs relating to the portion of a mixed-income or mixed-use project not related to the affordable housing units. [§92.219(c)]
4. **Foregone Taxes, Fees, Charges:** Taxes, fees, and charges that are normally and customarily charged but have been waived, foregone, or deferred in a manner that achieves affordability of the HOME-assisted housing. This includes State tax credits for low-income housing development. The amount of real estate taxes may be based on the

post-improvement property value. For those taxes, fees, or charges given for future years, the value is the present discounted cash value. [§92.220(a)(2)]

5. **Appraised Land/Real Property:** The appraised value, before the HOME assistance is provided and minus any debt burden, lien, or other encumbrance, of land or other real property, not acquired with Federal resources. The appraisal must be made by an independent, certified appraiser. [§92.220(a)(3)]
6. **Required Infrastructure:** The cost of investment, not made with Federal resources, in on-site and off-site infrastructure directly required for HOME-assisted affordable housing. The infrastructure must have been completed no earlier than 12 months before HOME funds were committed. [§92.220(a)(4)]
7. **Site preparation, Construction materials, Donated labor:** The reasonable value of any site-preparation and construction materials, not acquired with Federal resources, and any donated or voluntary labor (see §92.354(b)) in connection with the site-preparation for, or construction or rehabilitation of, affordable housing. The value of site-preparation and construction materials is determined in accordance with the PJ’s cost estimate procedures. The value of donated or voluntary labor is determined by a single rate (“labor rate”) to be published annually in the Notice Of Funding Availability (NOFA) for the HOME Program. [§92.220(6)]
8. **Bond Financing:** Multifamily and single-family project bond financing must be validly issued by a State or local government (or an agency, instrumentality, or political subdivision thereof). 50% of a loan from bond proceeds made to a multifamily affordable housing project owner can count as match. 25% of a loan from bond proceeds made to a single-family affordable housing project owner can count as match. Loans from all bond proceeds, including excess bond match from prior years, may not exceed 25% of a PJ’s total annual match contribution. [§92.220(a)(5)] The amount in excess of the 25% cap for bonds may carry over, and the excess will count as part of the statutory limit of up to 25% per year. Requirements regarding

bond financing as an eligible source of match will be available upon publication of the implementing regulation early in FY 1994.

9. **Total Match:** Total of items 3 through 8. This is the total match contribution for each project identified in item 1.

Ineligible forms of match include:

1. Contributions made with or derived from Federal resources e.g. CDBG funds [§92.220(b)(1)]
2. Interest rate subsidy attributable to the Federal tax-exemption on financing or the value attributable to Federal tax credits [§92.220(b)(2)]
3. Contributions from builders, contractors or investors, including owner equity, involved with HOME-assisted projects. [§92.220(b)(3)]
4. Sweat equity [§92.220(b)(4)]
5. Contributions from applicants/recipients of HOME assistance [§92.220(b)(5)]
6. Fees/charges that are associated with the HOME Program only, rather than normally and customarily charged on all transactions or projects [§92.220(a)(2)]
7. Administrative costs

Annual Performance Report HOME Program

U.S. Department of Housing
and Urban Development
Office of Community Planning
and Development

OMB Approval No. 2506-0171
(exp. 8/31/2009)

Public reporting burden for this collection of information is estimated to average 2.5 hours per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. This agency may not conduct or sponsor, and a person is not required to respond to, a collection of information unless that collection displays a valid OMB control number.

The HOME statute imposes a significant number of data collection and reporting requirements. This includes information on assisted properties, on the owners or tenants of the properties, and on other programmatic areas. The information will be used: 1) to assist HOME participants in managing their programs; 2) to track performance of participants in meeting fund commitment and expenditure deadlines; 3) to permit HUD to determine whether each participant meets the HOME statutory income targeting and affordability requirements; and 4) to permit HUD to determine compliance with other statutory and regulatory program requirements. This data collection is authorized under Title II of the Cranston-Gonzalez National Affordable Housing Act or related authorities. Access to Federal grant funds is contingent on the reporting of certain project-specific data elements. Records of information collected will be maintained by the recipients of the assistance. Information on activities and expenditures of grant funds is public information and is generally available for disclosure. Recipients are responsible for ensuring confidentiality when public disclosure is not required.

This form is intended to collect numeric data to be aggregated nationally as a complement to data collected through the Cash and Management Information (C/M) System. Participants should enter the reporting period in the first block. The reporting period is October 1 to September 30. Instructions are included for each section if further explanation is needed.

Submit this form on or before December 31. Send one copy to the appropriate HUD Field Office and one copy to: HOME Program, Rm 7176, 451 7th Street, S.W., Washington D.C. 20410	This report is for period (mm/dd/yyyy) Starting 10/01/2008	Ending 9/30/2009	Date Submitted (mm/dd/yyyy) 09/30/2009
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Part I Participant Identification

1. Participant Number M-08-UC-45-0213	2. Participant Name County of Lexington		
3. Name of Person completing this report Ayesha Driggers, HOME Program Administrator	4. Phone Number (Include Area Code) 803-785-8121		
5. Address 212 South Lake Drive, Suite 401	6. City Lexington	7. State SC	8. Zip Code 29072

Part II Program Income

Enter the following program income amounts for the reporting period: in block 1, enter the balance on hand at the beginning; in block 2, enter the amount generated; in block 3, enter the amount expended; and in block 4, enter the amount for Tenant-Based rental Assistance.

1. Balance on hand at Beginning of Reporting Period 0	2. Amount received during Reporting Period 0	3. Total amount expended during Reporting Period 0	4. Amount expended for Tenant-Based Rental Assistance 0	5. Balance on hand at end of Reporting Period (1 + 2 - 3) = 5 0
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Part III Minority Business Enterprises (MBE) and Women Business Enterprises (WBE)

In the table below, indicate the number and dollar value of contracts for HOME projects completed during the reporting period.

	a. Total	Minority Business Enterprises (MBE)			f. White Non-Hispanic
		b. Alaskan Native or American Indian	c. Asian or Pacific Islander	d. Black Non-Hispanic	
A. Contracts					
1. Number	1				1
2. Dollar Amount	\$23,700				\$23,700
B. Sub-Contracts					
1. Number					
2. Dollar Amount					
	a. Total	b. Women Business Enterprises (WBE)	c. Male		
C. Contracts					
1. Number	1		1		
2. Dollar Amount	\$23,700				
D. Sub-Contracts					
1. Number					
2. Dollar Amounts					

Part IV Minority Owners of Rental Property

In the table below, indicate the number of HOME assisted rental property owners and the total dollar amount of HOME funds in these rental properties assisted during the reporting period.

	a. Total	Minority Property Owners				f. White Non-Hispanic
		b. Alaskan Native or American Indian	c. Asian or Pacific Islander	d. Black Non-Hispanic	e. Hispanic	
1. Number	0					
2. Dollar Amount	0					

Part V Relocation and Real Property Acquisition

Indicate the number of persons displaced, the cost of relocation payments, the number of parcels acquired, and the cost of acquisition. The data provided should reflect only displacements and acquisitions occurring during the reporting period.

	a. Number	b. Cost	Minority Business Enterprises (MBE)			f. White Non-Hispanic
Households Displaced	a. Total		b. Alaskan Native or American Indian	c. Asian or Pacific Islander	d. Black Non-Hispanic	e. Hispanic
1. Parcels Acquired	0	0				
2. Businesses Displaced	0	0				
3. Nonprofit Organizations Displaced	0	0				
4. Households Temporarily Relocated, not Displaced	0	0				
5. Households Displaced - Number	0					
6. Households Displaced - Cost	0					