

2014



**Consolidated Annual Performance
and Evaluation Report**



*The County of Lexington, South Carolina
Program Year 2014 Consolidated Annual Performance and Evaluation Report*

Program Year 2014
July 1, 2014 – June 30, 2015
County of Lexington

Members of County Council

Johnny W. Jeffcoat (Chairman)
M. Todd Cullum (Vice Chairman)

Kent Collins
Ned Tolar

Paul Brigham, Jr.
Debra B. Summers

Bobby C. Keisler
Phillip Yarborough

James E. Kinard, Jr.

Administrator

Joe G. Mergo, III

Community Development Staff

Director

Charles A. Garren

Stephany Snowden
Title VI Grant Manager

Rita V. Squires
CDBG Program Administrator

Sandy Fox
HOME Program Administrator

Fran Mullaney
Grant Assistant

Neosha Jones
Grant Analyst

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

Table of Contents	<u>TAB</u>
INTRODUCTION	1
Introduction/Consolidated Plan Assessment	
CAPER Summary	
CDBG PY 2014 Accomplishments	
HOME PY 2014 Accomplishments	
SUMMARY OF RESOURCES AND DISTRIBUTION OF FUNDS	2
Sources of Funds	
Leveraging of Funds	
HOME Match Requirements	
Summary of Expenditures	
Timeliness of Expenditures	
Project Expenditures	
ASSESSMENT OF 5-Year GOALS AND OBJECTIVES	3
Summary of Activities and Accomplishments	
Technical Assistance, Education, and Outreach Activities	
Geographic Distribution	
Grant Programs Completed, Closed, and Continued Projects	
AFFIRMATIVELY FURTHERING FAIR HOUSING	
Impediment Issues	4
Obstacles In Meeting Undeserved Needs	
Foster & Maintain Affordable Housing	
Leveraging Resources	
Citizen Participation	
Monitoring	
Anti-Poverty Strategy	
Self Evaluation	
Supportive Housing for Non-Homeless Person With Special Needs	
CONTINUUM OF CARE	5
OTHER ACTIONS	6
Housing/Building Inspection Compliance	
Public Housing Strategies	
Housing Opportunities for Persons with Aids (HOPWA)	
Evaluate and Reduce Lead Based Paint Hazards	
Outreach to Minority & Women Owned Businesses	
Emergency Shelter Grants (ESG)	
Neighborhood Revitalization Strategy Area (NRSA)	
Displacement and Relocation Activity	
HUD Program Requirements	
Program Income	
HOME Recapture Provisions	
CITIZEN PARTICIPATION	7
Notice of Availability and Public Hearing	
FEDERAL REPORTS	8

Introduction

The County of Lexington, South Carolina, has been a participant in the Community Development Block Grant (CDBG) Program since July 1, 2000 and a Participating Jurisdiction (PJ) in the HOME Investment Partnerships (HOME) Program 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 entitlement. The County of Lexington has completed its fourth year of activities for the 2010-2014 Consolidated Plan

Assessment of Activities Undertaken to Address Consolidated Plan Objectives and Priorities as Identified in the County of Lexington's Program Year 2014 Annual Action Plan.

The County of Lexington received a total of \$1,929,107 in federal funds for the 2014-2015 fiscal years from the following federal programs: Community Development Block Grant \$1,430,489, and Home Investment Partnerships \$498,618.

This report reflects the activities and expenditures for the County's Grant Programs Division from July 1, 2014 through June 30, 2015. The projects for Program Year 2014 were identified in the County's 2014 Annual Action Plan, which was submitted and approved by HUD in May 2014.

The following is a list of approved CDBG and HOME projects for PY 2014, as well as a brief summary as to how the approved activity (activities) address a Priority Need as identified in the County's 2010-2014 Consolidated Plan:

Priority Need 1: Ensure adequate and dependable public facilities are available to provide for basic and essential needs and services.

Priority Need 1 was met during PY 2014 through the use of CDBG funds to improve the accessibility of the Babcock Center's Three Fountains Work Center for persons with disabilities, as well as the roof replacement of the Brookland Lakeview Empowerment Center and construction of a new sidewalk in the LMI community of the Town of Lexington and ADA improvements to the police department in the Town of Gaston.

Below is a list of Infrastructure and Public Facility Projects that the County initiated during the 2014 PY:

Infrastructure and Public Facilities

- Babcock Center, Inc. – Three Fountains Work Center Improvements
- Brookland Lakeview Empowerment Center –Senior Center Roof Replacement
- Sistercare, Inc. – Shelter Facility Improvements
- Town of Lexington – Duffie Street Sidewalk Upgrade
- Town of Gaston – ADA Upgrades to Police Department

Priority Need 2: Ensure adequate and safe infrastructure to meet basic needs of residents. The County's emphasis on the provisions of infrastructure – such as water and sewer, roads, and sidewalks – demonstrates the County's ongoing commitment to create a desirable living environment countywide. Additionally, Priority Need 2 was met through the following Infrastructure and Public Facilities projects:

Infrastructure and Public Facilities

- Babcock Center, Inc. – Three Fountains Work Center Improvements
- Brookland Lakeview Empowerment Center – Senior Center Roof Replacement
- Sistercare, Inc. – Shelter Facility Improvements
- Town of Lexington – Duffie Street Sidewalk Upgrade
- Town of Gaston – ADA Upgrades to Police Department

Priority Need 3: Establish or support programs that provide needed public services And/or increase the level of service provided by existing programs. During PY 14 the County of Lexington met **Priority Need 3** through its support of after school programming for the Boys and Girls Club of the Midlands, the support of Harvest Hope feeding programs, as well as its operational support of the Transitions homeless facility. Below is a list of public service activities that were initiated during PY 2014:

Public Service

- Boys & Girls Club of the Midlands – BE GREAT Academy Scholarship Program
- Harvest Hope – Food Bank Mobile Food Pantry
- Midlands Housing Alliance, Inc./Transitions – Homeless Shelter Operational Support
- Irmo Chapin Recreation Commission – Afternoon Adventures
- Irmo Chapin Recreation Commission – ADA Vehicle Purchase
- Lexington School District One- Pelion Youth Summer Arts Program

Priority Need 4: Support and provide assistance to nonprofit and for-profit entities that create, increase or retain employment opportunities for LMI persons. The County of Lexington understands that a healthy economy fosters greater income potential for County residents and results in a more successful environment for business and industry. In essence the County is addressing **Priority Need 4** through its administration of infrastructure and public facilities projects, as well as housing rehabilitation programs, and through our support of public service projects. Specifically during PY14, this priority has been achieved through the CDBG support of the Transitions Homeless facility which seeks to stabilize and address issues of homelessness. As well as our support of the Irmo Chapin Recreation Commissions this provides afternoon care for profoundly disabled children. The CDBG funding of this program (Afternoon Adventures) enhances the employment opportunities for the families of children with disabilities.

Priority Need 5: Provide and/or support adequate, safe and affordable housing. During PY 2014 the County addressed **Priority Need 5** through its CDBG and HOME funded Minor and Comprehensive Housing Rehabilitation Programs, Down Payment Assistance, and CHDO projects. Following is list of PY 2014 safe and affordable housing projects which addresses **Priority Need 5:**

CDBG Housing Projects (PY 2014)

- County of Lexington – Minor Home Repair Program
- County of Lexington – Acquisition and Affordable Housing Program

HOME Affordable Housing Projects (PY 2014)

Housing Rehabilitation

- County of Lexington – Comprehensive Housing Rehabilitation Program
 - Dove Drive, Lexington
 - Glenn Road, West Columbia
 - Charleston Highway, Cayce
 - Naomi Circle, Gilbert
 - Hampton Terrace, Leesville
 - Charlotte Street, Cayce
 - Benton Circle, Cayce
 - Pine Street, Cayce
 - Rainbow Circle, West Columbia
 - Pitney Road, Columbia

Decent Housing

- County of Lexington – Down Payment Assistance Program
 - Ruby Mae Lane, Gaston
 - Cape Jasmine Way, Lexington
 - Trellis Court, Lexington
 - Cochin Court, Lexington
 - Stanley Court, Lexington
 - Chippenham Circle, Columbia
 - Bowers Drive, Leesville
 - Dawson's Park Drive, Lexington
 - Bonhomme Circle, Lexington
 - Riglaw Circle, Lexington
 - Oakpointe Drive, Lexington
- County of Lexington – Community Housing Development Organization (CHDO)
 - 100 Wynsum Trail, Lexington
 - 120 Waverly Point Drive, Lexington
 - 145 Wynsum Trail, Lexington
 - 131 Tyler's Trail, Lexington
 - 162 Toucan Way, Lexington
 - 2000 Water Oak 3C, Lexington
 - 2000 Water Oak 7C, Lexington
 - 2000 Water Oak 12C, Lexington

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. HOME is designed to expand the supply of decent, safe, sanitary, and affordable housing for low-and very low-income beneficiaries. HOME promotes the development of partnerships as part of an effective delivery system to promote and create affordable housing for the citizens of Lexington County.

The County's CDBG and HOME programs are housed in the Grant Programs Division within the Community Development Department. The department also coordinates residential, commercial, and industrial permitting and development review for the County of Lexington.

Priority Need 6: Provide mechanisms and forums for collaboration, coordination, and capacity building. The office of Community Development employs a variety of methods to encourage participation from residents, community stakeholders, and potential community partners. During PY 2014 **Priority Need 6** was met through the County of Lexington's Five Year Consolidated Planning Process, as well as the compilation of the County's Analysis of Impediments to Fair Housing Choice document, and the creation the County's Annual Action Plan. Each of these documents required numerous public input meetings and public hearings, as well the consultation and outreach to a number of governmental, and not profit organizations. During the PY 2014 the County of Lexington made significant strides in enhancing the opportunities for our citizens, service providers, and municipal leaders to enhance capacity building county-wide. For a list of meetings please see the section detailing fair housing and related activities.

CAPER Summary

July 1, 2014 - June 30, 2015

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

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

CDBG PY 2014 Accomplishments

CDBG PROGRAM ACCOMPLISHMENTS AND HIGHLIGHTS

Projects and Total Expenditures for PY 2014: \$1,354,808.27

- **Acquisition, Rehabilitation, and Affordable Housing** – In partnership with the County’s HOME Investment Partnerships Program, CDBG funding was provided for the acquisition of eight properties for an affordable housing project that was funded by the County’s HOME Program. In addition, this activity will continue the existing County of Lexington program to acquire and rehabilitate affordable housing for either homeownership or rental activities. Funds will be used in conjunction with the Community Housing Development Organization (CHDO) allocation made available through the HOME Investment Partnerships (HOME) Program.
- **Babcock Three Fountains Improvements:** This is an activity that was carried over from the previous year. CDBG funds were used to provide the material and installation for the fencing of the Three Fountains Work Activity Center property which supports people with intellectual and related disabilities. The fencing will allow the Babcock Center to provide a more secure and safe environment for the residents they support.
- **Boys & Girls Clubs of the Midlands BE GREAT Academy Afterschool Program**– During the 2014 Program Year, 5 low- and moderate-income youth attended the BE Great Academy 2014-2015 After school Program. The BE GREAT Academy offered a variety of youth development programs in core areas that included education and career development, character and leadership development, sports, fitness and recreation, health and life skills, and the arts.
- **City of Cayce State Street Sewer Line Replacement:** This activity was carried over from the previous year. CDBG Funds were used for the replace of approximately 805 LF of substandard concrete sewer pipe. The replacement resulted in an improved sewer line, service, and safety for low- and moderate-income residents in this target area. This upgrade will reduce sewage backup into residents’ homes decreasing the complaints from city residents.
- **County of Lexington Minor Home Repair (IDIS #303and #370)** – The County of Lexington Grant Programs staff administered an in-house rehabilitation program to assist low- and moderate-income homeowners with minor repairs to their homes to make their homes suitable for living and/or handicapped accessible.
- **Harvest Hope Backpack Child Feeding Program** – CDBG funds were used to expand the Backpack Child Feeding Program to six schools in Lexington County and to extend this program into the summer months. This will allow the program to provide food to 1,800 families over the lean summer months.

- **HOME Program Project Delivery Costs (IDIS #307 and # 369)** – CDBG funds were used for project delivery costs for the County’s HOME Investment Partnerships Programs - Homeownership Assistance and Home Rehabilitation. The project delivery costs included property inspections and the preparation of work specifications.
- **Irmo Chapin Recreation Commission Afternoon Adventures-** CDBG funds were used to provide a new resource for Chapin families with children with disabilities, as no such program currently exists in the area. Afternoon Adventures offers these families affordable afterschool care that can accommodate each child's special needs in a safe and nurturing environment.
- **Irmo Chapin Recreation Commission ADA Vehicle-** CDBG funds Purchase of a 27 passenger bus that will be Jacob’s Law (56-5-195, SC Code of Laws) compliant. The bus will assist the ICRC in transporting individuals with disabilities both in our Senior Services Program and Therapeutic Recreation Program and could potentially provide an additional 1,200 units of service per year.
- **Lexington School District One Pelion Summer Arts Program** – CDBG funds to be used for a four-week/four-day summer arts program that will serve 100 low-and moderate-income students in grades 1-5 in Pelion. The program will enhance the arts in Pelion by exposing students to various art forms such as dance, music, theatre, and visual arts.
- **Midlands Housing Alliance, Inc. / Transitions(IDIS #341 and #360)** – CDBG funds were used to enhance the lives of adult men and women who are currently homeless by providing essential supplies and services while assisting them in rebuilding their lives and reentering the community. Supplies included hygiene products, linens, kitchen equipment, and bus tickets.
- **Sistercare, Inc. Shelter Improvements** – CDBG funds were used to renovate and expand a damaged room, add a fire escape stair addition to meet fire safety codes, and enclose a porch/roof system with screening to provide some measure of security from abusers or other dangerous intruders at the Lexington County I Shelter.
- **Town of Lexington Caractor Park Facility Upgrade:** This was an activity that was carried over from a previous program year. CDBG funds were used to upgrade Willie B. Caractor Park by installing a restroom facility. The restroom will be an ADA-compliant, prefabricated, and a vandal-resistance structure.

HOME 2014 PY Accomplishments

HOME PROGRAM ACCOMPLISHMENTS AND HIGHLIGHTS

Projects and Total Expenditures for PY 2014: \$458,583

- **Comprehensive Housing Rehabilitation (CHR) Program** – Eleven (11) low- and moderate-income households were assisted with major repairs to owner-occupied units up to \$25,000 per home.
- **Community Housing Development Organizations (CHDOs)** – In Program Year 2014 an agreement was executed between the County of Lexington and Community Assistance Provider (CAP) to provide them with a deferred forgivable loan in the amount of \$80,000 towards the purchase, rehabilitation, and rental of one affordable housing unit to a low- and moderate-income household. Another agreement was executed between the County of Lexington and Santee Lynches Affordable Housing CDC. This agreement with Santee Lynches was also in the form of a deferred forgivable loan in the amount of \$304,900 towards the purchase, rehabilitation, and rental of four affordable housing units to low-and moderate-income households. The agreements between CAP and Santee Lynches were executed to assist the County in moving forward with its plan to provide safe, decent, and affordable housing for low-and-moderate income residents. The County's partnership with CAP and Santee Lynches was designed to strengthen areas located in a community well positioned to serve modest income families due to its proximity to natural and cultural amenities.

Summary of Resources and Distribution of Funds

SOURCES OF FUNDS

The United States Department of Housing and Urban Development (HUD) awarded the County of Lexington the following funds for the 2014 Program Year:

Community Development Block Grant (CDBG) Program	\$1,430,489
HOME Investment Partnerships (HOME) Program	\$498,618

These awards were made as formula grants under the regulations of HUD's Office of Community Planning and Development. The funding was allocated following the approval of the County's 2014 Annual Action Plan and the County's annual budgetary process.

HOME MATCH REQUIREMENTS

Match requirements for the County's HOME Program were met through the following non-federal funding sources from July 1, 2014 through June 30, 2015:

EXHIBIT I

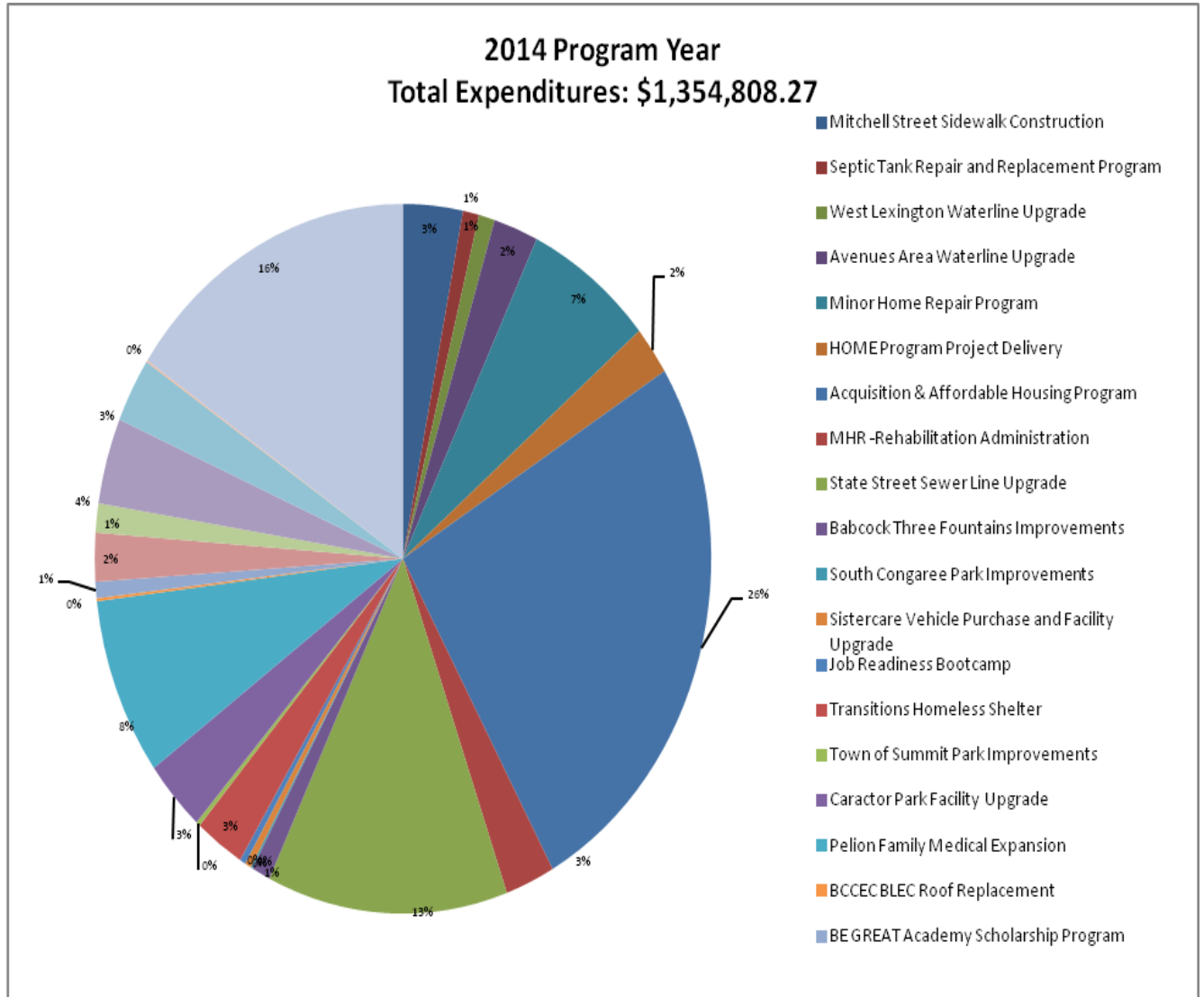
Project	Match Received
County of Lexington - Cash	\$36,250
Habitat for Humanity – Affordable Housing and Rehabilitation Projects	\$270,411.49
Santee Lynches	\$53,410.19

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

SUMMARY OF EXPENDITURES

CDBG Program - During the 2014 Program Year, a total of \$1,354,808.27 was expended on CDBG activities and administration costs identified in the 2014 Annual Action Plan and in previous Action Plans. HUD requires that a minimum of 70 percent of CDBG expenditures (not including planning and administration) benefit LMI persons or households over a one to three-year reporting period. During the 2014 Program Year, all funds other than planning and administration were expended on activities benefiting over 70 percent LMI persons and households.

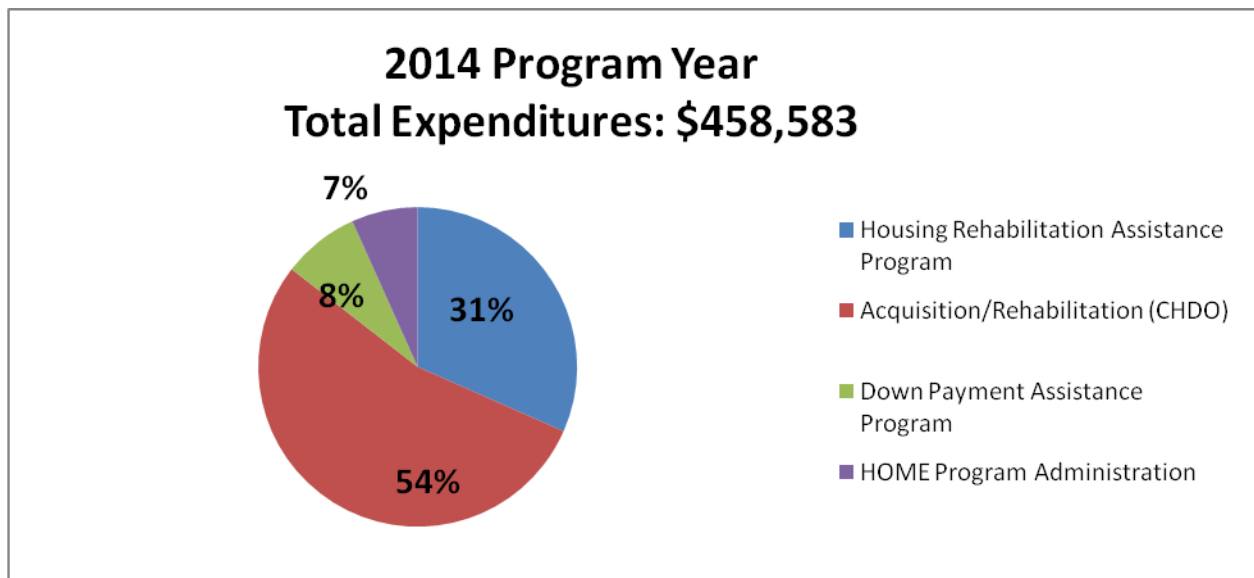
EXHIBIT II



During Program Year 2014 expenditures were made for various activities including public facility improvements, demolition and clearance, housing rehabilitation, sidewalks, sewer line replacements, property acquisition, and afterschool youth programs.

HOME Program - During the 2014 Program Year, a total of \$458,583 in HOME funds were expended for administration and project activities identified in the 2013 and 2012 Annual Action Plans. Some expenditures on activities made during the Program Year were for Down Payment Assistance and Comprehensive Housing Rehabilitation. 100% of all funds expended on activities benefited low- to moderate-income households.

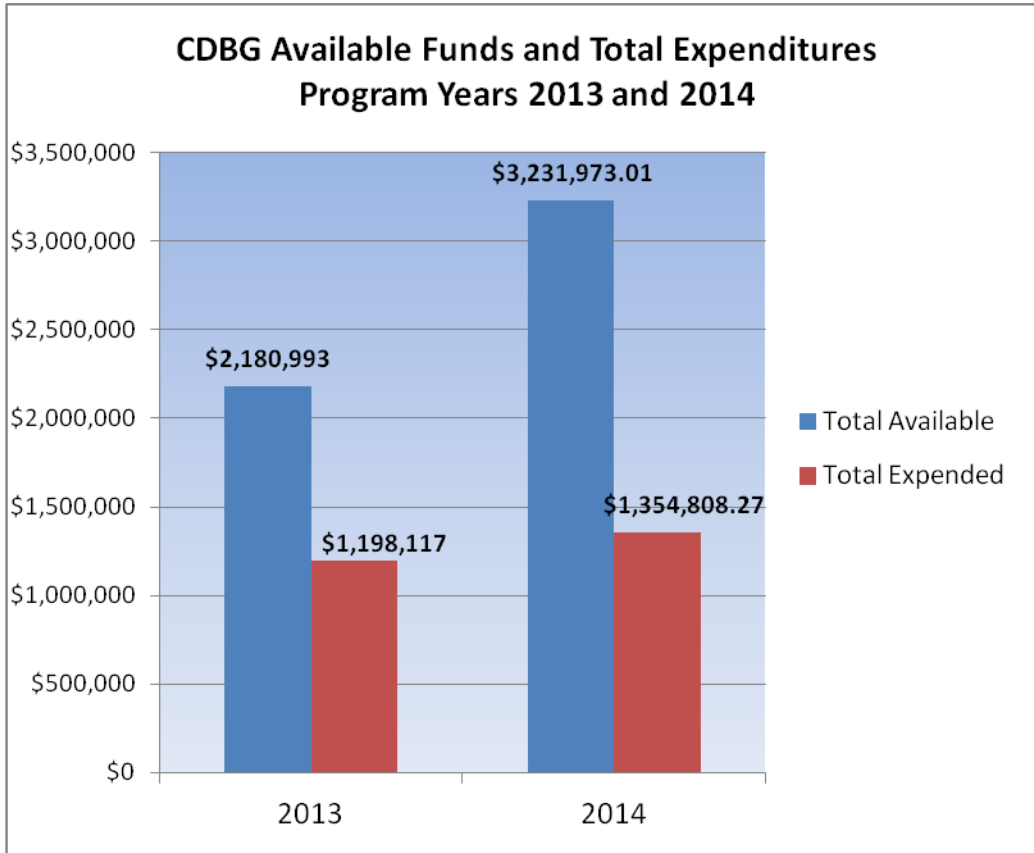
EXHIBIT III



TIMELINESS AND COMMITMENT OF EXPENDITURES

As of May 2015, the County of Lexington met its CDBG timeliness and HOME commitment requirements for Program Year 2014.

EXHIBIT IV



CDBG PROJECT EXPENDITURES

The County's Program Year 2014 CDBG expenditures as shown below:

IDIS #	Project	Budgeted	Expended in Program Year	Expended as of 6/30/2015	Carry Forward
241	Mitchell Street Sidewalk Construction	\$307,509	\$42,373.52	\$287,464.62	Closed
244	Septic Tank Repair and Replacement	\$103,000	\$11,400	\$94,523.20	Closed
293	West Lexington Water Line Upgrade	\$210,000	\$11,416.98	\$14,155.98	\$195,844.02
294	Avenues Area Waterline Upgrade	\$171,083	\$31,531.39	\$171,082.95	Completed
301	Platt Springs Road Blight Removal	\$65,200	\$1,005.00	\$40,830.00	Closed
303	Minor Home Repair Program	\$450,000	\$76,619.5	\$342,528.09	Closed
307	HOME Project Delivery	\$45,000	\$11,258.87	\$45,000	Closed
325	CDBG Program Administration	\$278,350	\$33,980.36	\$217,930.49	Closed
326	Fair Housing Education	\$12,070	\$960.00	\$8,450.00	Closed

327	Acquisition/Rehabilitation/Affordable Housing	\$445,000	\$258,790	\$262,450	\$182,550
328	Minor Home Repair Program	\$142,000	\$4,135	\$42,555	\$137,865
329	MHR Rehabilitation Administration	\$39,495	\$6,679.90	\$34,424.12	Closed
330	State Street Sewer Line Replacement	\$173,381	\$170,798.68	\$173,176.68	Completed
335	Babcock Three Fountains Improvements	\$14,787	\$13,397.76	\$13,397.76	Closed
336	South Congaree Park Improvements	\$7,245	\$1,250	\$1,250	\$5,995
337	Sistercare Van Purchase	\$25,000	\$4,595.25	\$23,849.25	Closed
340	Job Readiness Bootcamp	\$5,000	\$4,180.56	\$4,180.56	Closed
341	Transitions	\$22,500	\$5,274.84	\$22,498.21	Closed
343	Town of Summit Park Improvements	\$46,029	\$2,901	\$2,901	\$43,128
344	Caractor Park Facility Upgrade	\$44,888	\$44,563	\$44,563	Completed
349	Pelion Family Medical Facility Expansion	\$113,000	\$110,000	\$112,325	Completed
354	CDBG Program Administration	\$286,097	\$176,897.60	\$176,897.60	Closed
357	BCCEC BLEC Senior Center Roof Replacement	\$110,000	\$1,873	\$1,873	\$108,127
358	BE GREAT Academy Scholarship Program	\$10,000	\$10,000	\$10,000	Completed
359	Summer Backpack Program-Harvest Hope	\$30,000	\$30,000	\$30,000	Completed
360	Midlands Housing Alliance-Transitions	\$30,000	\$30,000	\$30,000	Completed
363	ICRC Afternoon Adventures	\$18,000	\$18,000	\$18,000	Completed
364	ICRC ADA Vehicle	\$53,000	\$53,000	\$53,000	Completed
365	LCSD1-Pelion Youth Summer Arts Program	\$40,000	\$39,898.77	\$39,898.77	Completed
369	HOME Project Delivery Costs	\$20,805	\$18,926.13	\$18,926.13	\$1,878.87
370	Minor Home Repair Program	\$172,180.90	\$10,847	\$10,847	\$161,333.90
382	MHR Rehabilitation Administration	\$39,006	\$28,496.16	\$28,496.16	\$10,509.84
385	121 Fallsbury	\$109,000	\$90,763	\$90,763	\$18,237

EXHIBIT VI

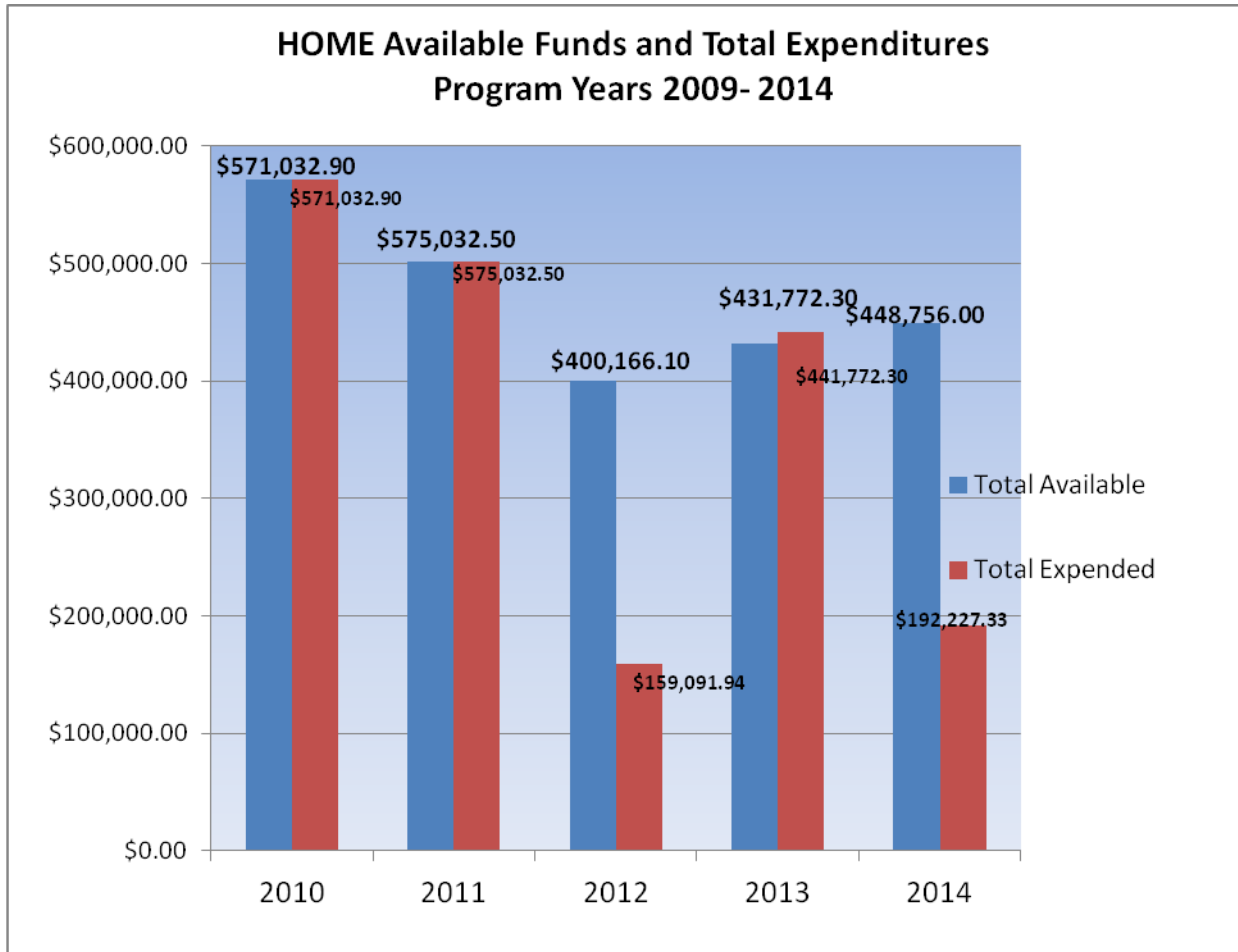
HOME COMMITMENT REQUIREMENTS

*The County of Lexington, South Carolina
Program Year 2014 Consolidated Annual Performance and Evaluation Report*

Program Year	Amount Authorized for Activities	Amount Committed to Activities	Percent Committed
2010	\$571,032.90	\$571,032.90	100%
2011	\$502,029.00	\$502,029.00	100%
2012	\$400,166.10	\$400,166.00	100%
2013	\$431,772.30	\$431,772.00	100%
2014	\$448,756.00	\$192,227.33	42.8%

As shown in Exhibit VI, the County spent approximately 57.2% of its total available HOME funds during the 2014 program year.

EXHIBIT VI



HOME Investment Partnerships Program Expenditures

The County's Program Year 2014 HOME expenditures as shown below:

IDIS Project No.	<u>2014 Project</u>	Budgeted	Expended in Program Year	Expended as of 6/30/2014	Carry Forward Amount
1	HOME Program Administration	\$49,861.80	\$48,053.55	\$48,053.55	\$1,808.25
2	Comprehensive Housing Rehabilitation	\$178,871	\$146,204.50	\$146,204.50	\$32,666.50
3	Homeownership/Down Payment Assistance	(Carry Over) \$50,000	\$56,500	\$56,000	\$0
10	Acquisition/Rehabilitation/ Affordable Housing (CHDO)	**\$426,773	\$384,900	\$384,900	\$41,873

****\$155,000 was carried over from Program Year 2013 and added to Program Year 2014.**

Assessment of Progress Toward 5 – Year Goals

SUMMARY OF ACTIVITIES AND ACCOMPLISHMENTS

The priorities identified in Lexington County’s Consolidated Plan for Program Years 2010 - 2014 are:

- **Priority Need 1:** Ensure adequate and dependable public facilities are available to provide for basic and essential needs and services.
- **Priority Need 2:** Ensure adequate and safe infrastructure to meet basic needs of residents.
- **Priority Need 3:** Establish or support programs that provide needed public services and/or increase the level of service provided by existing programs.
- **Priority Need 4:** Support and provide assistance to nonprofit and for-profit entities that create, increase or retain employment opportunities for LMI persons.
- **Priority Need 5:** Provide and/or support adequate, safe and affordable housing.
- **Priority Need 6:** Provide mechanisms and forums for collaboration, coordination, and capacity building.

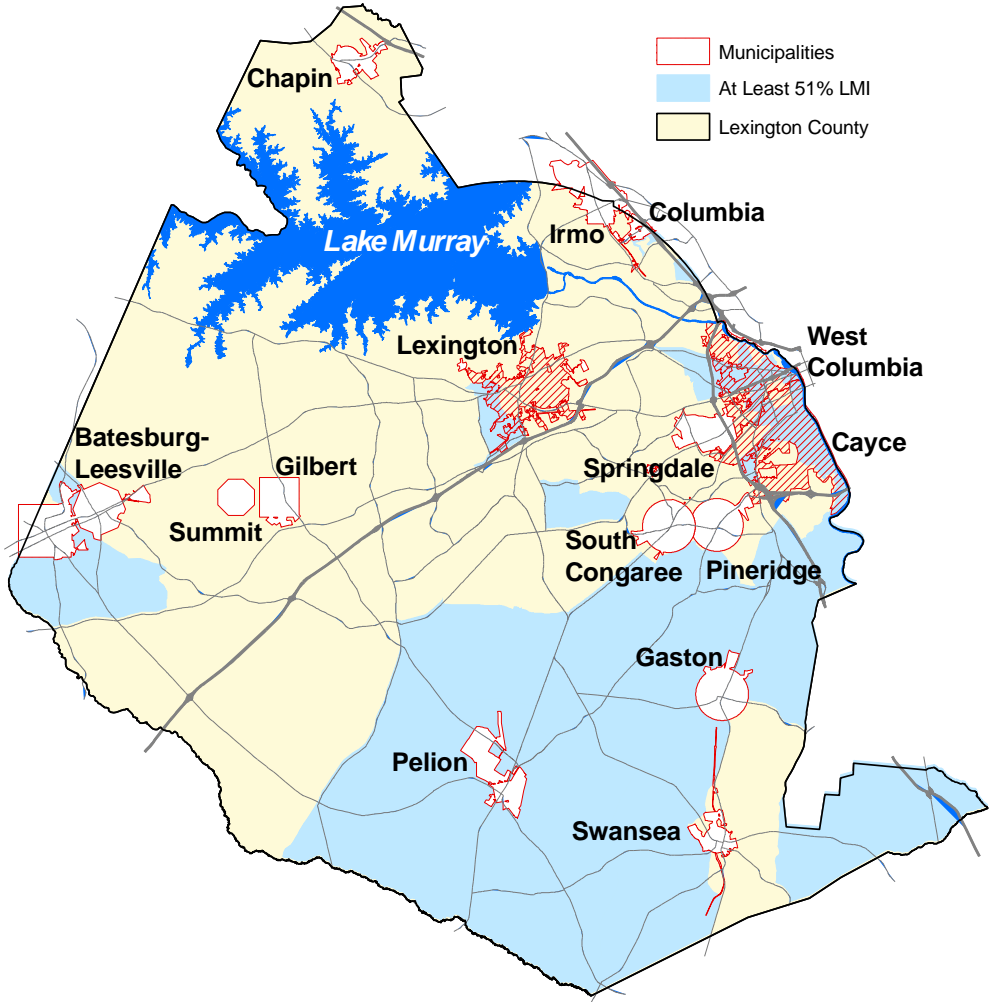
A variety of projects have been implemented since the program’s inception that addresses these priorities. Projects have included infrastructure such as water, sewer, and road improvements, neighborhood initiatives addressing public health and safety including storm water drainage systems, fair housing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

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

Geographic Distribution

For the 2014 Program Year, the County of Lexington's Office of Community Development provided funds for projects primarily benefiting low- and moderate-income residents of unincorporated Lexington County, as well as the fourteen participating Entitlement municipalities of the County of Lexington.

During the program year, the County focused its CDBG funds on infrastructure, public facilities, neighborhood revitalization, and a myriad of public service activities. The County focused its HOME funds on affordable housing projects. The map below details the County of Lexington's predominant LMI Block Groups. The map indicates that the County's LMI areas are mostly in the rural southern portion of the County, thus supporting the concentrations of LMI supports the County's continued focus on the needs of our rural areas.





CDBG COMPLETED PROJECTS


The following list of projects have expended their awarded funding and completed the scope of work during the 2014 program year. Their associated performance is described on the following pages:


- **Avenues Area Waterline Upgrade**
- **BE GREAT Academy**
- **Caractor Park Facility Upgrade**
- **Harvest Hope Summer Backpack Program**
- **ICRC ADA Vehicle**
- **ICRC Afternoon Adventures**
- **LCSD1 Pelion Youth Summer Arts Program**
- **Pelion Family Medical Facility Expansion**
- **Midlands Housing Alliance Transitions (IDIS #360)**
- **State Street Sewer Line Replacement**
- **Acquisition / Affordable Housing**


Avenues Area Waterline Upgrade		HUD Activity Number: 294
CDBG funds will be used to upgrade 2,580 LF of metal water main lines in the residential area known as the “The Avenues”. The current galvanized and cast iron lines cause brown water and reduce the water supply. The project will result in improved water quality, safety, and fire protection for the residents in the target area.		
Total Expenditures: \$171,082.95	Matrix Code: 03J – Water /Sewer Improvements	
Objective: Suitable Living Environment		
Outcome: Sustainability		
Accomplishment Data:		
Proposed Accomplishment: 105 LMI residents		
Actual Outcome: This activity met its scope of work and benefited 105 LMI residents within Lexington County.		


BE GREAT Academy Afterschool Scholarship Program		HUD Activity Number: 358
<p>CDBG funds were used to provide the Boys & Girls Clubs of the Midlands with operational support for low- and moderate-income children to attend their BE GREAT Academy Afterschool Program. This program offered a variety of youth development programs in core areas including education and career development, character and leadership development, sports, fitness and recreation, health and life skills, and the arts.</p>		
Total Expenditures: \$10,000	Matrix Code: 05D – Youth Services	
Objective: Suitable Living Environment		
Outcome: Sustainability		
Accomplishment Data:		
Proposed Accomplishment: 10 LMI youth		
Actual Outcome: This activity met its scope of work and benefited 5 LMI youth within Lexington County.		


Caractor Park Facility Upgrade		HUD Activity Number: 344
<p>CDBG funds will be used to upgrade Willie B. Caractor Park by installing a restroom facility. The restroom will be an ADA-compliant, prefabricated, and a vandal-resistance structure. The total amount of CDBG funds being awarded is \$44,888.</p>		
Total Expenditures: \$10,000	Matrix Code: 03F – Parks /Recreation Facilities	
Objective: Suitable Living Environment		
Outcome: Improve Availability/Accessibility		
Accomplishment Data:		
Proposed Accomplishment: This project will benefit 1,811 people with 51% LMI residents		
Actual Outcome: This activity met its scope of work and benefited 1,811 LMI residents within Lexington County.		


Harvest Hope Summer Backpack Program		HUD Activity Number: 359
<p>Funds will be used to expand the Backpack Child Feeding Program to six schools in Lexington County and to extend this program into the summer months. This will allow the program to provide food to 1,800 families over the lean summer months.</p>		
Total Expenditures: \$30,000	Matrix Code: 05 – Public Service	
Objective: Suitable Living Environment		
Outcome: Availability / Accessibility		
Accomplishment Data:		
Proposed Accomplishment: Approximately 2,040 LMI youth		
Actual Outcome: This activity met its scope of work and benefited 3,240 LMI persons within Lexington County.		


Irmo Chapin Recreation Commission ADA Vehicle		HUD Activity Number: 363
<p>CDBG funds used to purchase a 27 passenger bus that will be Jacob's Law (56-5-195, SC Code of Laws) compliant. The bus will assist the ICRC in transporting individuals with disabilities both in our Senior Services Program and Therapeutic Recreation Program and could potentially provide an additional 1,200 units of service per year.</p>		
Total Expenditures: \$53,000	Matrix Code: 05B – Handicapped Services	
Objective: Suitable Living Environment		
Outcome: Availability / Accessibility		
Proposed Accomplishment: Approximately 21 LMC persons		
Actual Outcome: This activity met its scope of work and benefited 63 LMC persons within Lexington County.		

Irmo Chapin Recreation Commission Afternoon Adventures		HUD Activity Number: 364
<p>Funding will provide a new resource for Chapin families with children with disabilities, as no such program currently exists in the area. Afternoon Adventures offers these families affordable afterschool care that can accommodate each child's special needs in a safe and nurturing environment.</p>		
Total Expenditures: \$18,000	Matrix Code: 05B – Handicapped Services	
Objective: Suitable Living Environment		
Outcome: Availability / Accessibility		
Accomplishment Data:		
Proposed Accomplishment: Approximately 30 LMC persons		
Actual Outcome: This activity met its scope of work and benefited 42 LMC persons within Lexington County.		

LCSD 1 Pelion Youth Summer Arts Program		HUD Activity Number: 365
<p>The proposed project is a four-week/four-day summer arts program that will serve 100 low-and moderate-income students in grades 1-5 in Pelion. The program will enhance the arts in Pelion by exposing students to various art forms such as dance, music, theatre, and visual arts.</p>		
Total Expenditures: \$39,898.77	Matrix Code: 05L–Child Care Services	
Objective: Suitable Living Environment		
Outcome: Availability / Sustainability		
Accomplishment Data:		
Proposed Accomplishment: This project will benefit 100+ LMI residents.		
Actual Outcome: This activity met its scope of work and benefited 106 youth with 100% being LMI residents of Lexington County.		

Pelion Family Medical Expansion	HUD Activity Number: 349
CDBG funds will be used for the expansion of the Pelion Family Medical Center by approximately 1,200 square feet for four exam rooms, two offices, nurses' station, and storage space.	
Total Expenditures: \$112,325	Matrix Code: 03P-Health Facilities
Objective: Suitable Living Environment	
Outcome: Improve Availability / Accessibility	
Accomplishment Data:	
Proposed Accomplishment: This project will benefit 1,000+ people with 100% being LMI residents.	
Actual Outcome: This activity met its scope of work and benefited 106 youth with 100% being LMI residents of Lexington County.	


State Street Sewer Line Replacement	HUD Activity Number: 330
This project will include the replacement of approximately 805 LF of substandard concrete sewer pipe. The replacement will result in an improved sewer line, service, and safety for low- and moderate-income residents in this target area. This upgrade will reduce sewage backup into residents' homes decreasing the complaints from city residents. It will also create or maintain jobs for engineers, contractors, and laborers. .	
Total Expenditures: \$173,176.68	Matrix Code: 03J-Water/Sewer Improvements
Objective: Suitable Living Environment	
Outcome: Sustainability	
Accomplishment Data:	
Proposed Accomplishment: This project will benefit 187 people with 55% being LMI residents.	
Actual Outcome: This activity met its scope of work and benefited 187 persons with 55% being LMI residents of Lexington County.	

Midlands Housing Alliance / Transitions		HUD Activity Number: 360
<p>Midlands Housing Alliance, Inc. (MHA) aims to enhance the lives of adult men and women who are currently homeless by providing essential supplies and services while assisting individuals in rebuilding their lives and reentering the community in a productive manner. Such supplies include hygiene products, linens, kitchen equipment, and bus tickets. Funding will also be used to supplement the cost of an intake coordinator.</p>		
Total Expenditures: \$30,000	Matrix Code: 03T – Operating Costs of Homeless/AIDS Patients Programs	
Objective: Suitable Living Environment		
Outcome: Availability / Accessibility		
Accomplishment Data:		
Proposed Accomplishment: 150 Lexington residents		
Actual Outcome: This activity met its scope of work and benefited 150 LMI residents within Lexington County.		


CDBG CLOSED PROJECTS

The following are projects that were completed and closed in IDIS during the 2014 Program Year. They are described on the following pages:

- **Fair Housing Education**
- **HOME Project Delivery (IDIS #307)**
- **Job Readiness Bootcamp**
- **Minor Home Repair Program (IDIS #303)**
- **Mitchell Street Sidewalk Construction**
- **Septic Tank Repair and Replacement**
- **Sistercare Van Purchase**
- **Transitions (IDIS #341)**

Fair Housing Education		HUD Activity Number :326	
Description			
<p>This project will focus on developing community outreach efforts to address fair housing education. Additionally, activities will address recommendations identified in the Analysis of Impediments to Fair Housing Choice. Some activities will be undertaken by Community Development staff with some outsourcing to qualified non-profit organizations.</p>			
Eligibility Citation:	Subject to Administrative CAP	Funding: CDBG 2013	\$12,070
National Objective:	Subject to Administrative CAP		
HUD Matrix Code:	21D- Fair Housing	Total Expenditures:	\$8,450
Location:	Lexington County		
Priority Need:	Provide education on fair housing.		
Objective:	Create Suitable Living Environment		
Outcome:	Availability / Accessibility		
Beneficiaries:		Completion Date:	
The project will benefit LMI persons within Lexington County.		September 24, 2014	
Accomplishments to Date:	Fair housing education for Analysis of Impediments		


HOME Project Delivery HUD Activity Number 307

Description		
CDBG funds were used for activity delivery costs of the HOME Program. Costs included property inspections fees for the Homeownership Assistance, Homeownership Loan, and Home Rehabilitation programs as well as preparation of work specifications.		
Eligibility Citation:	570.206(g)	Funding: CDBG 2012 \$45,000 Total Expenditures: \$45,000
National Objective:	570.208(a)(3) Housing Activities	
HUD Matrix Code:	14J-Housing Services	
Location:	Lexington County	
Priority Need:	Provide and /or support adequate, safe and affordable housing.	
Objective:	Create Suitable Living Environment	
Outcome:	Affordability	
Beneficiaries:		Completion Date:
The project will benefit approximately 18 LMI persons within Lexington County.		November 25, 2014
Accomplishments to Date:	This activity met its scope of work and benefited 43 LMI households	

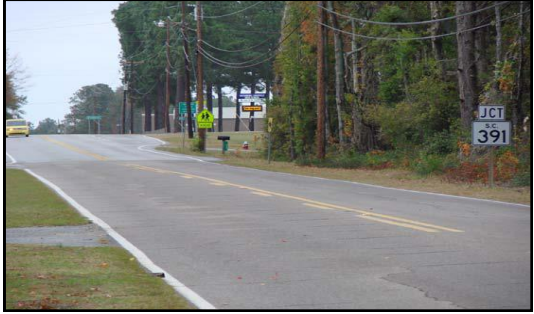
Job Readiness Boot Camp HUD Activity Number: 340

Description		
CDBG funds were used for activity delivery costs of the HOME Program. Costs included property inspections fees for the Homeownership Assistance, Homeownership Loan, and Home Rehabilitation programs as well as preparation of work specifications.		
Eligibility Citation:	570.206(e)	Funding: CDBG 2013 \$5,000 Total Expenditures: \$4,180.56
National Objective:	570.208(a)(1) Low Mod Area Activities	
HUD Matrix Code:	05H- Employment Training	
Location:	106 Fabrister Lane, Suite J Lexington, SC 29072	
Priority Need:	Establish or support programs that provide needed public services and/or increase the level of service provided by existing programs.	
Objective:	Create Suitable Living Environment	
Outcome:	Availability / Accessibility	
Beneficiaries: This project will benefit approximately 90 LMI unemployed, non-custodial parents from the County of Lexington.		Completion Date: September 4, 2014
Accomplishments to Date:	This activity decreased its scope of work and benefited 2 LMI residents	


Minor Home Repair Program HUD Activity Number: 303

Description		
<p>The Minor Housing Repair Program assists low- and moderate-income homeowners with minor repairs to their homes. This activity will continue the existing County of Lexington program that is administered in-house. We anticipate assisting approximately 15 homeowners. The total repair for each home generally will not exceed \$7,500.</p>		
Eligibility Citation:	570.202; 570.206	Funding: CDBG 2012 \$450,000 Total Expenditures: \$342,528.09
National Objective:	570.208(a)(2) Housing 570.208(a)(3) Housing	
HUD Matrix Code:	14A-Rehab; Single-Unit Residential; 14H-Rehab: Administration	
Location:	The County of Lexington	
Priority Need:	Provide and /or support adequate, safe and affordable housing.	
Objective:	Create Suitable Living Environment	
Outcome:	Sustainability	
Beneficiaries: This project will benefit approximately 30 LMI unemployed, non-custodial parents from The County of Lexington.		Completion Date: June 8, 2015
Accomplishments to Date:	This activity met its scope of work and benefited 46 LMI households	


Mitchell Street Sidewalk HUD Activity Number : 241

Description		
CDBG funds will be used in the Town of Batesburg-Leesville to construct 3,960 linear feet of sidewalk on Mitchell Street from Columbia Avenue to Summerland Avenue. The sidewalk will provide residents and students who attend Batesburg-Leesville High School with adequate and dependable facilities where none are currently present		
Eligibility Citation:	570.201(c)	Funding: CDBG 2011 \$307,509 Total Expenditures: \$287,464.62
National Objective:	570.208 (a) (1) Low Mod Area	
HUD Matrix Code:	03L - Sidewalks	
Location:	Mitchell Street from Columbia Ave. to Summerland Avenue	
Priority Need:	Ensure adequate and safe infrastructure to meet basic needs of residents	
Objective:	Create Suitable Living Environment	
Outcome:	Availability/Accessibility	
Beneficiaries: This project will benefit population of the area is 2,168 with 60.30% LMI.		Completion Date: April 7, 2015
Accomplishments to Date:	This activity met its scope of work and benefited 2,168 LMI residents.	

Sistercare Van Purchase HUD Activity Number : 337

Description		
CDBG funds will be used to purchase a van for the Lexington County I Shelter. The van is needed for shelter staff to safely transport residents to appointments and to move battered women and their children from the Shelter to independent living in scattered sites throughout the community.		
Eligibility Citation:	570.201(e)	Funding: CDBG 2013 \$25,000 Total Expenditures: \$23,849.25
National Objective:	570.208 (a)(2) Limited Clientele	
HUD Matrix Code:	05G-Battered and Abused Spouses	
Location:	Lexington County	
Priority Need:	Establish or support programs that provide needed public services and/or increase the level of service provided by existing programs.	
Objective:	Suitable Living Environment	
Outcome:	Availability/Accessibility	
Beneficiaries: This project will benefit 195 people with 100% being LMI residents.		Completion Date:
		December 2, 2014
Accomplishments to Date:	This activity met its scope of work and benefited 172 LMI households	

Transitions HUD Activity Number : 341

Description		
Midlands Housing Alliance, Inc. (MHA) aims to enhance the lives of adult men and women who are currently homeless by providing essential supplies and services while assisting individuals in rebuilding their lives and reentering the community in a productive manner. Funding will also be used to supplement the cost of an intake coordinator.		
Eligibility Citation:	570.201(e)	Funding: CDBG 2013 \$22,500 Total Expenditures: \$22,498.21
National Objective:	570.208 (a) (2) Limited Clientele	
HUD Matrix Code:	03T-Operation Costs for Homeless	
Location:	2025 Main Street Columbia, SC 29201	
Priority Need:	Establish or support programs that provide needed public services and/or increase the level of service provided by existing programs.	
Objective:	Create Suitable Living Environment	
Outcome:	Availability/Accessibility	
Beneficiaries: This project will benefit approximately 140 clients 100% LMI.		Completion Date:
		September 15, 2014
Accomplishments to Date:	This activity met its scope of work and benefited 72 LMI households	

HOME CONTINUED PROJECTS

The following projects were continued into the 2014 Program Year and are described on the following pages:

- **Down Payment Assistance (DPA) Program (HUD Project #3)**
- **Comprehensive Housing Rehabilitation Program (HUD Project #2)**
- **Community Housing Development Organization (CHDO) (HUD Project #10)**

Down Payment Assistance (DPA) Program HUD Project Number: 3	
Description	
	<p>Homeownership is recognized as the primary means of accumulating wealth for most Americans. However, homeownership is about more than wealth; it is an intangible force that holds neighborhoods together. When the majority of people own the homes in which they live, households tend to be more stable, schools performance increases, economic opportunities increase, and communities become more sustainable.</p> <p>These are the driving factors behind the County's Down Payment Assistance (DPA) Program that provides first-time homebuyers with down payment and/or closing cost assistance of up to \$5,000.</p>
Eligibility Citation:	92.205 (a)(1)
HUD Matrix Code:	13 - Direct Homeownership Assistance
Location:	The County of Lexington
Priority Need:	Provide and/or support adequate, safe, and affordable housing.
Performance Objectives:	<ul style="list-style-type: none"> • Suitable Living Environment • Decent Housing
Performance Outcome(s):	<ul style="list-style-type: none"> • Availability • Sustainability
Beneficiaries:	Completion Date:
To date, there have been 164 households assisted to-date.	By or before June 30, 2015
Accomplishments to Date:	No applications were received in Program Year 2014; the program has been modified to improve participation and the desired outcome(s).
Current Status:	Program underway
Administered by:	County of Lexington Community Development Grant Programs Division

COMPREHENSIVE HOUSING REHABILITATION

HUD Project Number: 2

Description



The purpose of this program is to improve the living conditions as well as the health and safety of low -and-moderate income persons living in owner occupied residences. Additionally, an important goal is to increase the number of good, habitable dwelling units and improve the housing stock by providing funding to homeowners to rehabilitate their homes.

The County's Comprehensive Housing Rehabilitation Program aids in preventing the spread of blight, improves the availability and desirability of housing in the County, discourages the abandonment or neglect of residential dwelling units, promotes continued homeownership, increases the attractiveness of existing neighborhoods, and increases local employment.

Eligibility Citation:	92.205 (a) (1)	HOME 2014 Funding: \$184,243 (Plus carry over from PY 2013) Expenditures to Date: \$225.663
HUD Matrix Codes:	14A - Rehab; Single-Unit Residential 14H - Rehab; Administration	
Location:	Throughout Lexington County	
Priority Need:	Provide and/or support adequate, safe, and affordable housing.	
Performance Objectives:	<ul style="list-style-type: none"> • Suitable Living Environment • Decent Housing 	
Outcome(s):	<ul style="list-style-type: none"> • Availability • Sustainability 	
Beneficiaries:	There have been 20 beneficiaries to-date.	Completion Date:
		By or before December 31, 2015
Accomplishments to Date:	Eleven (11) homes rehabilitated within the program year.	
Current Status:	Program underway	
Administered by:	County of Lexington Community Development Grant Programs Division	

COMMUNITY HOUSING DEVELOPMENT ORGANIZATION (CHDO)

HUD Project Number: 10

Description



The U.S. Department of Housing and Urban Development (HUD) encourages Participating Jurisdictions, such as the County of Lexington to increase the capacity of low-to-moderate income housing in the County, as well as strengthen the capacity of the community's non-profit housing sector through its partnerships with entities designated as Community Housing Development Organizations (CHDOs). HUD requires that at least 15% of the County's annual HOME funds are set

aside for CHDOs.

An agreement was executed between the County of Lexington and Community Assistance Provider Community Assistance Provider (CAP) to provide them with a deferred forgivable loan in the amount of \$80,000 towards the purchase, rehabilitation, and rental of one affordable housing unit to a low- and moderate-income household. Another agreement was executed between the County of Lexington and Santee Lynches Affordable Housing CDC. This agreement with Santee Lynches was also in the form of a deferred forgivable loan in the amount of \$304,900 towards the purchase, rehabilitation, and rental of four affordable housing units to low-and moderate income households.

Eligibility Citation:	92.205(a)(1)	HOME 2014 Funding: \$426,773 This includes carryover from PY 2013 Expenditures to Date: \$384,900
Location:	Throughout Lexington County	
Priority Need:	Provide and/or support adequate, safe and affordable housing.	
Objective:	Provide decent housing	
Outcome(s):	Affordability	
Beneficiaries: Approximately 5 low-and-and moderate income residents benefited from this project.	Completion Date:	
	By or before December 31, 2015	
Accomplishments to Date:	Five units were purchased in the County of Lexington for low-moderate-income families.	
Current Status:	Four units have been rehabilitated and rented, one unit is currently still being rehabilitated.	
Administered by:	County of Lexington Community Development Grant Programs Division and Community Assistance Provider (CAP)	

Affirmatively Furthering Fair Housing

Fair housing has long been a critical issue in American public policy. What's more, it is an issue born in discrimination and one which was fueled by growing civil unrest which reached a boiling point during the Civil Rights Era of the 1950s, 1960s, and 1970s. The passage of the Fair Housing Act in 1968 was a critical step towards addressing this complex problem – but it was far from a solution. Since the passage of the Act, a coalition of community groups, private business, concerned citizens, and government agencies have worked in earnest to battle housing discrimination in urban, suburban, and rural communities. **The Fair Housing Act mandates that the U.S. Department of Housing and Urban Development (HUD) 'affirmatively further fair housing'** through its programs. Towards this end HUD requires that the County of Lexington and all of its grantees undertake fair housing planning (FHP), thereby actively defining how it will address and mitigate discriminatory housing practices. In May of 2015 the County of Lexington submitted its Five Year Consolidated Plan to the U.S. Department of Housing and Urban Development in coordination with the County's (14) fourteen municipalities which are included as part of the County's Urban Entitlement formula. These communities include Batesburg-Leesville, Chapin, Gaston, Gilbert, Irmo, Lexington, Pelion, Pine Ridge, South Congaree, Springdale, Summit, Swansea, and the cities of Cayce and West Columbia.

The County of Lexington's Five Year Consolidated Plan represents an assessment of the economic and social state of the County, as well as local government policies and programs designed to improve the socio-economic conditions of its low-and-moderate income residents. The *Strategic Plan* includes a vision for the County of Lexington that encompasses the national objectives of the CDBG and HOME programs and is accompanied by a first year *Action Plan* that outlines short-term (annual) activities to address identified community needs. Moreover, as part of the planning process, the County of Lexington must also affirmatively further Fair Housing and undertakes Fair Housing planning. This is a process which includes the preparation of an *Analysis of Impediments to Fair Housing Choice*

For the purposes of the PY 2014 CAPER, the metrics and data of the 2012 AI was used as the baseline for the County addressing its Impediments to Fair Housing Choice.

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

Impediment Issues

Impediment 1: Need to Develop Substantive Fair Housing Initiatives

The County has established a web page which includes general information on Fair Housing and Equal Opportunity. This web page provides various links to agencies that enforce fair housing rights. During implementation of PY 2014 CDBG and HOME activities the County of Lexington presented the HUD Field Office with a Fair Housing Resolution and participated in collaborations with the South Carolina Fair Housing Center, the City of Columbia, and conducted a survey and assessment of housing issues in English and Spanish as staff worked through the Consolidated Plan Consultation process.

Impediment 2: Market Availability

During Program Year 2014, both CDBG and HOME funded the acquisition, rehab, and rental of affordable housing. Moreover, the County continued its partnerships with two certified CHDO's and diligently improved its housing stock through both its minor home and comprehensive housing rehabilitation programs. Both the CDBG and HOME funds have been used to make owner-occupied housing accessible to persons with disabilities.

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

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

Impediment 4: Potential Protected Class Discrimination in Homebuyer Lending Market

The County continues to engage lenders and realtors regarding the available programs for potential homebuyers. The County has participated in several workshops for lenders and realtors, moreover during PY 2014 County staff gathered data and analysis to update its 2012 Analysis of Impediments to Fair Housing Choice and specifically identified its disparate impacts.

Impediment 5: Limited Public Transportation

During Program Year 2014, the County of Lexington continued to work with its municipal partners, the Cities of Cayce and West Columbia, and the Town of Springdale, as well as Lexington Medical Center made significant strides in aggressively addressing the impediment of limited public transportation through the financing of two additional bus routes which improved our residents access to important health and social services programs. What's more, the County of Lexington in conjunction with Richland County and the Central Midlands Council of Governments has commissioned a joint study on rural transportation. It is hoped that this study will assist the County in identifying and addressing its rural transportation needs. The County continues to make strides in addressing the issue of limited public transportation.

Impediment 6: Steering and Blockbusting

In previous years the County of Lexington has hosted meetings with realtors and bankers to discuss the County's Homeownership Program, as well as to address the Fair Housing rights of County residents. During Program Year 2014 Grant Programs staff worked to update the Analysis of Impediments to Fair Housing Choice; however we did support efforts of the Greater Columbia Community Relations Council, Richland County, and the City of Columbia as they address issues of Steering and Blockbusting. Furthermore, the County will continue its efforts and during PY 2015 will be partnering with the Greater Columbia Community Relations Council on a Fair Housing activity, which will include educating realtors, bankers, and mortgage brokers on the illegal activity of steering and blockbusting.

ACCOMPLISHMENTS DURING THE PROGRAM YEAR

Fair Housing Information Center – Fair housing awareness is an ongoing effort of the County's Grant Programs Division staff. The CDBG and HOME programs continue to maintain a fair housing information center within the Community Development Department and outreach program to include the participation and support of various outreach initiatives to include partnerships with the Lexington County Public Library, the Greater Columbia Community Relations Council, as well as the Columbia Urban League, the City of Columbia, and Richland County.

Lexington County Fair Housing Library

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

FAIR HOUSING AND RELATED ACTIVITIES

JANUARY 2015

January 31 Five Year Consolidated Plan Public Input Meeting (Gaston)

FEBRUARY 2015

February 5 Five Year Consolidated Plan Public Input Meeting (Columbia)

February 10 Five Year Consolidated Plan Public Input Meeting (Cayce/West Columbia)

February 14 Five Year Consolidated Plan Public Input Meeting (Batesburg/Leesville)

February 17 Five Year Consolidated Plan Public Input Meeting (Pelion)

February 25 Five Year Consolidated Plan Public Input Meeting (Irmo)

MARCH 2015

March 26- Five Year Consolidated Plan Public Comment Period

April 27

APRIL 2015

April 2 Five Year Consolidated Plan Public Hearing (Lexington Council Chambers)

April 16 Five Year Consolidated Plan Public Hearing (Lexington Council Chambers)

April 28 Fair Housing Resolution (Lexington County Council)

June 2015

June 9 Environmental Review Training (Red Bank, Lexington County)

June 18 AI Public Input Meeting

June 25 AI Public Hearing (Lexington Council Chambers)

Obstacles In Meeting Underserved Needs

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

During the 2014 Program Year, and as part of the 2015 Five Year Consolidated Planning Process (To Include the Annual Action Plan and Analysis of Impediments to Fair Housing Choice) the County of Lexington received requests and inquiries regarding possible CDBG and HOME funding assistance. The requests typically concerned a variety of needs including assistance with home rehabilitation, water and sewer line improvements, and road paving. To the extent possible based on their priority, these needs are addressed either in the County's Annual Action Plans, or through referral information to other resources.

Foster & Maintain Affordable Housing

For Program Year 2014, the County of Lexington received both Community Development Block Grant and HOME Investment Partnerships (HOME) funds to specifically address affordable housing needs.

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

HUD's Low Income Housing Tax Credit database shows the following affordable housing unit developments as of June 18, 2015 available in the County of Lexington:

HUD ID Number	Development	Address	Total Units	Total Low Income Units
SCA 1987055	Sweetbriar Apartments	200 Libby Lane	48	48
SCA 2009069	Town & Country Apartments	301 Roberts Street	46	46
SCA 1989005	2921 Taylor Road	2921 Taylor Road	2	2
SCA 1988362	Westfield Gardens Apartments	345 Community Drive	24	24
SCA 1990045	Gentle Pines Apartments	566 N. Brown Street	150	150
SCA 1990070	Middle Street Apartments	1522 Middle Street	3	3
SCA 1991080	Westbridge Apartments	100 B Avenue	112	112
SCA 1992175	Scarlette Oaks	200 Old Chapin Road	40	40
SCA 2011050	Pebble Creek	136 Library Hill Lane	48	48
SCA 1996020	Chimney Ridge Apts. Phase II	300 Palmetto Park Blvd.	48	48
SCA 2004045	Fern Hall Crossing	600 Fern Hall Drive	40	40
SCA 2008036	Fern Hall Crossing II	123 Brevard Pkwy	48	48
SCA1996021	Chimney Ridge Apartments	300 Palmetto Park Blvd	152	152
SCA1997015	Creek View Apartments	221 Willis Street	60	60
SC1999035	Elm Creek Apartments	295 N. Lawrence Ave	40	40

The Fair Housing Act generally prohibits the application of special requirements through land-use regulations, restrictive covenants, and conditional or special use permits that, in effect, limit the ability of minorities or the disabled to live in the residence of their choice in the community. If large-lot minimums are prescribed, if a house must contain a certain minimum amount of square feet, or if no multi-family housing or manufactured homes are permitted in an area, the results can exclude persons protected by the Act. If local mandates make it unfeasible to build affordable housing or impose significant obstacles, then a community must affirmatively work toward eliminating this type of impediment to fair housing choice.

The Fair Housing Acts of 1968 and 1988, as amended, also make it unlawful for municipalities to utilize their governmental authority, including zoning and land use authority, to discriminate against racial minorities or persons with disabilities. Zoning ordinances segregate uses and make differentiations within each use classifications. While many zoning advocates assert that the primary purpose of zoning and land use regulation is to promote and preserve the character of communities, inclusionary zoning can also promote equality and diversity of living patterns. Unfortunately, zoning and land-use planning measures may also have the effect of excluding lower-income and racial groups.

Zoning ordinances aimed at controlling the placement of group homes is one of the most litigated areas of fair housing regulations. Nationally, advocates for the disabled, homeless and special needs groups have filed complaints against restrictive zoning codes that narrowly define "family" for the purpose of limiting the number of non-related individuals occupying a single-family dwelling unit. The 'group home' arrangement/environment affords many persons who are disabled the only affordable housing option for residential stability and more independent living. By limiting the definition of "family" and creating burdensome occupancy standards, disabled persons may suffer discriminatory exclusion from prime residential neighborhoods.

Property Tax and Insurance

Local property taxes play a significant role in the overall cost of housing. Prohibitively high tax rates can make an area unattractive to developers of affordable housing and can result in elevated housing costs. There are three elements to South Carolina's property tax system: (1) the tax rate; (2) the assessment ratio; and (3) the property value. For residential uses the assessment ratio is 4% for owner-occupied buildings (principal residences) and 6% for other residential uses (non-principal residences).

Property taxes can have a strong impact on both owners and renters. Owners will pay taxes on their property, while renters have property tax pushed on to them by the property owners. Property taxes in South Carolina are some of the lowest in the nation, which is relatively good for home owners but many renters live in an owner's "second home" which has a higher tax rate that is pushed on to renters. In 2010 the state median real estate tax was 0.55% and the median amount paid in the state is \$756. Lexington County was even lower with a median tax rate of 0.51% and a median amount paid of \$707. As a reference,

the median tax rate paid in the United States is \$2,043 and the tax rate is 1.14%. Residents of Lexington County taxes paid as a percentage of median income is 1.16%, which is lower than the state average of 1.45% and the national average of 3.25%. Home insurance is also an added cost that affects the cost of housing. In South Carolina the median home insurance rate is \$1,124 annually. This is 12% higher than the national average. In addition, Lexington County has areas designated as flood plains which require additional insurance. According to FEMA the average rate for flood plain insurance is \$500 per year.

Source: Tax Foundation, 2010

Zoning and Site Selection

Zoning may have a positive impact and can help to control the character of regional communities. In zoning a careful balance must be achieved to avoid promoting barriers to equal housing.

Professor Richard T. Lal, Arizona State University surveying the view of representative studies concerning the nature of zoning discrimination states:

"If land-use zoning for the purpose of promoting reason, order and beauty in urban growth management is one side of the coin, so can it be said that exclusion of housing affordable to low and moderate income groups is the other ...as practiced, zoning and other land-use regulations can diminish the general availability of good quality, low-cost dwellings...."

In considering how zoning might create barriers to fair housing, four key areas were reviewed; these included the following which were selected because of the possible adverse effects they could have on families and persons with disabilities.

- Definitions used for "families" and "group homes"
- Regulations (if any) regarding group homes
- Ability for group homes or other similar type housing to be developed
- Unreasonable restrictions on developing multifamily units, such as lot size requirements.

While the definition of group care facility is broader in terms of the number of people that can be served and no limited related to temporary disability, group housing is much more restricted in where it is permitted under current zoning designations. Family care homes are permitted under all single-family zoning districts as well as all multifamily and office use districts, neighborhood business districts (light commercial), agriculture districts and mixed use districts (traditional neighborhoods). Group homes, on the other hand, are not permitted in any single-family zoning districts and are only permitted in the highest density multifamily residential districts and commercial, office and public and institutional districts. This serves to limit group homes located in single-family and low density multifamily districts to only small-scale homes (six persons or less) that serve those with temporary disabilities. Generally, the concept of group homes is to integrate them into neighborhoods, providing the maximum amount of independent living in a community-based environment. For example, those group homes that serve persons with permanent disabilities and/or more than six occupants, this neighborhood integration may be unattainable in some communities based on zoning restrictions.

The ability to provide affordable housing to low-income persons is often enhanced by an entitlement grantee's willingness to assist in defraying the costs of development. Effective approaches include contributing water, sewer or other infrastructure improvements to projects as development subsidies or waiving impact and other fees. These types of approaches help to reduce development costs and increase affordability allowing developers to serve lower-income households.

Leveraging Resources

The County of Lexington's planning process included input from public and private agencies. Additionally, the County partnered with Community Development Housing Organizations, housing partners and public service organizations that require leveraging of CDBG funding. The Office of Community Development also leverages our resources by using the technical expertise of other County departments, as well as, when possible collaborating with nearby Entitlement Communities and Participating Jurisdictions (PJ's)

The County of Lexington believes in partnering with area non-profits in an effort to leverage resources in its support of various community development projects. Additionally, the County now requires all CDBG subrecipients to provide a 10% cash match when awarding funding.

Citizen Participation

A notice of availability for public review of the County of Lexington's draft Consolidated Annual Performance and Evaluation Report (CAPER) was published on Thursday, September 4, 2014 in *The State Newspaper*. Moreover, the 15-day public comment period began on Friday, September 5, 2014 and will end on Friday, September 19, 2014. A public hearing will be held on Friday, September 19, 2014 in Council Chambers from 4:30 p.m. to 6:00 p.m.

There was no citizen input provided.

Monitoring

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

- Reviewing and analyzing project budgets, national objectives, activity eligibility, and other application details to determine program compliance;

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

Through desk monitoring, the County has been able to ensure all regulations and procedures are being followed during PY 2014. The reimbursement review found no subrecipients incorrectly reporting information, which is attributed to requesting better documentation, accurate reporting, and an increased awareness of compliance issues, through subrecipient orientations and additional training/assistance when needed. In program year 2014, the Grant Programs Division staff conducted nine monitoring visits. In addition to identifying compliance issues, the on-site monitoring enhances the staff's relationship with subrecipients and also identifies potential training needs.

Anti- Poverty Strategy

The County of Lexington's anti-poverty strategy includes using its federal funding to improve housing and public infrastructure, as well as supporting public service projects that provide job training and housing education targeting the County's LMI population through our support of programs ranging from Harvest Hope Food Bank, after school programs (which allow parents to work), SC Central Habitat for Humanity, as well as our support of Sistercare, an agency which provides job training and referral for victims of domestic abuse.

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

The County's overall annual performance for July 1, 2014 through June 30, 2015 indicates that we have made great advances in achieving our established goals as stated in the County's approved 2014 Annual Action Plan. During this program year, thirteen (13) CDBG projects were closed in IDIS and ten (10) were completed with all funds being expended. The County successfully met HUD's annual test for timeliness of expenditures and projects are proceeding on schedule and within established budgets. The HOME Program provided

eleven (11) households with up to \$5,000 in down payment and/or closing cost assistance, assisted four (4) households each with around \$20,000 in major repairs to their homes, and provided two our CHDOs, Community Assistance Provider and Santee Lynches both with funding to purchase, rehabilitate and rent homes in Lexington County to low- and moderate-income families.

Self-Evaluation

Self Evaluation

The goal of the Lexington Office of Community Development is to develop strong and healthy communities by providing the community with safe and affordable housing, as well as expanding economic opportunities for persons of low to moderate income in our community. The purpose of the self-evaluation is to review how the County's activities and strategies have made an impact on community needs. During PY 2014 the County of Lexington met the indicators (as defined by HUD) of creating a suitable living environment, creating economic opportunities, improving accessibility, affordability, and sustainability through the use of its CDBG and HOME funds. This was accomplished through its Public Facility/Infrastructure Grants, Public Service Grants, as well as through its housing rehabilitation programs.

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

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

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

3. **Creating Economic Opportunities:** This objective applies to types of activities related to economic development, commercial revitalization, or job creation.

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

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

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

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

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

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

Supportive Housing for Non-Homeless Persons With Special Needs

In examining supportive housing for persons with special needs, the County of Lexington has considered the needs of the elderly (seniors), persons with disabilities, to include mental, physical, and developmental, as well as persons who are chemically dependent and persons with HIV/AIDS (City of Columbia HOPWA).

Elderly and Frail Elderly Persons

During Program Year 2014 the County of Lexington provided rehabilitation assistance to a number of individuals that would be classified as elderly, frail or seniors through our housing rehabilitation programs. Additionally, the County's support of Public Service Activities such as Irmo Chapin Recreation Commission and Harvest Hope Food Bank, as well as the construction of the Pelion Family Medical Clinic. In addition to these activities the County is also home to more than five assisted living/nursing home facilities. The County of Lexington is committed to using its resources to improve the lives of our community's elderly and medically fragile.

Persons with Disabilities

ADA Accessible parks and sidewalks, improvements to a facility serving persons with disabilities, the construction of ADA accessible bathrooms, as well as wheelchair accessible ramps are just a few of the activities that the County undertook during PY 2014 through the use of CDBG and HOME funds to improve accessibility in the County of Lexington. During PY 2014 the County funded the Irmo Chapin Recreation Commission to purchase a 27-passenger bus that is Jacob's Law compliant. The bus will assist in transporting individuals with disabilities in both the Senior Services Program and the Therapeutic Recreation Program. The Community Development staff is committed to ensuring equal access and looks forward to future partnerships with our local recreation facilities to increase access to County parks for children with disabilities.

Special Needs Strategy

To address individuals and families with special needs the County of Lexington partners with a variety of organizations to support access to housing, services, and job training. During Program Year 2014 this included funding for the Irmo Chapin Recreation Commission's Afternoon Adventures Program. This program provided a new resource for Chapin families with children with disabilities, as no such program currently exists in the area. Afternoon Adventures offers these families affordable afterschool care that can accommodate each child's special needs in a safe and nurturing environment.

Persons with Alcohol and Substance Addiction

During PY2014 the County provided the Transitions homeless facility operational support as it is one of the County's community partners which provide alcohol and substance addiction services to its clients.

Continuum of Care

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

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

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

The Midlands Area Consortium for the Homeless (MACH) is the primary example of the Continuum of Care concept in the Lexington County area. The MACH, formed in July 1994, provides a linkage for the coordination of services to the homeless in the County of Lexington and throughout the Midlands region. Membership includes nearly 60 private, public, individual, nonprofit, faith-based, Federal, state, city, and county agencies. The MACH addresses homelessness by promoting collaboration and planning among state and local governments, corporate and non-profit organizations, and faith-based entities that support individuals and families in their quest to move from homelessness to housing. The County of Lexington Grant Programs staff participates in MACH meetings and the Evaluation and Grant committees to maintain current information about homeless issues in the Midlands area. The MACH has identified gaps in the Continuum of Care including the need to improve services and develop additional emergency shelter for persons who are not eligible for the existing shelters, transitional housing and permanent housing for singles, families, and persons living with HIV/AIDS. There are, however, few providers with the capacity to expand their existing facilities. The MACH continues to promote collaboration to meet the changing needs of the homeless community.

Housing/Building Inspections Compliance

The County of Lexington's Building Inspections, as well zoning and development divisions are located within the Office of Community Development and during PY 2014 the following inspections were performed:

- 20,090 Inspections / Re-Inspections Performed
- 2,138 Residential Building Permits Issued
- 1,294 New Single Family Dwellings

Development Services

Subdivision Plat Approvals: 36 Final Plats

Public Housing Strategies

PUBLIC HOUSING AND RESIDENT INITIATIVES

There is no Public Housing Authority for residents living in the incorporated or unincorporated areas of the County. The Cayce Housing Authority is the only public housing authority in the County and traditionally assists nearly 100 residents in five different housing communities. During Program Year 2014 the Cayce Housing Authority expended approximately \$242,000.00 toward housing assistance for the areas low-and-moderate income residents.

The Section 8 Housing Voucher Program administered by the South Carolina State Housing Finance and Development Authority is the primary mechanism for public rental assistance for most County residents. In recent years, the emphasis of the Section 8 program has shifted from project-based housing assistance, where housing units are subsidized, to tenant-based assistance. Through this form of assistance tenants are given funds to subsidize the housing of their choice within program guidelines for cost and other associated standards. In fiscal year 2014, 818 households in the County were assisted by funds from the SC State Housing Assistance Programs totaling \$4,702,798.

Other Actions to Meet Supportive Housing Needs

Lexington County does not receive Housing Opportunities for Persons with AIDS (HOPWA) funding. However, the City of Columbia Community Development Department administers all HOPWA funds for the City of Columbia and Columbia Metropolitan Statistical Area (MSA) which include Calhoun, Fairfield, Kershaw, Lexington, Richland and Saluda Counties.

*The County of Lexington, South Carolina
Program Year 2014 Consolidated Annual Performance and Evaluation Report*

These programs provide housing assistance for income-eligible persons living with HIV/AIDS and their families. The goals of these programs are to prevent homelessness and to support independent, self-sufficient living among persons living with HIV/AIDS. The services ensure clients have improved access to primary medical care and other supportive services.

Funding Priorities for the Columbia MSA area are

1. Permanent Housing Programs
2. Permanent Housing Vouchers
3. Emergency Housing Assistance
4. Supportive Services

These services are available to clients residing in all six counties of the Columbia MSA. The Housing Opportunities for Persons With HIV/AIDS (HOPWA) services currently funded through the City of Columbia include: Supportive Services to assist clients in maintaining stable housing, Short-term Emergency Rent, Mortgage, and Utility Assistance (STRMU), and Permanent Housing through two voucher programs for persons living with HIV/AIDS.

During FY 2014-15, HOPWA funds **served 596 eligible persons** in Lexington County through various the following agencies The Cooperative Ministry, University of South Carolina – Department of Medicine, Office of Supportive Services, and Palmetto Aides Life Support Services.

Evaluate and Reduce Lead Based Paint Hazards

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

The County's Minor Home Repair Program only addresses repairs that do not disturb a painted surface. The total cost and capacity required to address lead-based paint precludes the County from addressing repairs that may invoke the HUD lead-based paint requirements. The County's HOME Program has incorporated in the policies lead-based paint testing and abatement. All homes built prior to 1978 require lead-based paint testing. During PY 2014 the County's Lead Based Paint Inspector conducted approximately 18 LDB evaluations/inspections as part of the County's Minor and Comprehensive housing repair programs.

Outreach to Minority & Women Owned Businesses

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

Emergency Shelter Grants (ESG)

The County of Lexington does not receive Emergency Shelter Grants (ESG) – Not Applicable

Neighborhood Revitalization Strategy Area (NRSA)

The County of Lexington has no designated Neighborhood Revitalization Strategy Area or (NRSA) Not Applicable

Anti-Displacement and Relocation Activity

The Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 requires that an activity using federal funds that serves to displace or relocate individuals of low- and moderate-income be undertaken in a specific manner, as prescribed by law, in order to minimize the impact on the individual. There were no relocation expenditures during the 2014 program year.

HUD Program Requirements

Community Development Block Grant (CDBG) Program

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

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

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

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

During the 2014 Program Year, most applicable activities addressed the National Objective of benefiting low- and moderate-income persons and one activity addressed the elimination of slums or blight.

HOME Investment Partnership (HOME) Program

HOME Investment Partnerships (HOME) Program

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

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

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

HOME Program's values and principles:

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

PROGRAM INCOME

Program income received during the program year totaled \$26,203.80. Program Income resulting from loan made from CDBG and HOME funds to Community Assistance Provider (CHDO) for the purchase of six (6) homes for rehabilitation and rental to LMI families.

HOME Recapture Provisions

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

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

- The homebuyer may sell the property to any willing buyer.
- The sale of the property during the affordability period triggers repayment of the direct HOME subsidy that the buyer received when he/she originally purchased the home.
- The recapture of funds is on a prorated scale based on the length of time the applicant maintains ownership and occupies the home. The chart below is an example of the repayment schedule based on an affordability period of five (5) years with a HOME investment of no less than \$5,000.

The HOME program did not receive any recaptured funds for Program Year 2014.

HOME OCCUPANCY TIME LIMIT	REPAYMENT AMOUNT OF LOAN
1 year or less	100%
Up to 2 years	80%
Up to 3 years	60%
Up to 4 years	40%
Up to 5 years	20%
5 years and over	0%

Public Hearing

NOTICE OF AVAILABILITY AND PUBLIC HEARING County of Lexington Community Development Department

Consolidated Annual Performance and Evaluation Report (CAPER)

The County of Lexington announces the availability of the draft 2014 CAPER for public review covering the Program Year from July 1, 2014 – June 30, 2015. The CAPER is an annual report and evaluation of The County of Lexington’s Community Development Block Grant (CDBG) and HOME Investment Partnerships (HOME) Programs.

Public review and comment on the draft 2014 CAPER are invited and draft copies may be obtained by contacting the County’s Community Development Department at (803) 785-8121 or cdcustomerservice@lex-co.com. Written comments will be accepted through September 25, 2015 and should be addressed to the Community Development Department Grants Division, County of Lexington, and 212 South Lake Drive, Suite 401, Lexington, SC 29072.

Housing and Community Development Needs

A public hearing to solicit comments on the draft 2014 CAPER and housing and community development needs is scheduled for **Wednesday, September 9, 2015 from 3:00 pm - 4:00 pm** in the County Council Chambers on the second floor of the Administration Building, 212 South Lake Drive, Lexington.

The County of Lexington 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 3, 2015

Program Year 2014 Federal Reports

- HOME Program Match Report (HUD 40107-A)
- HOME Program Housing Performance Report (IDIS PR85)
- HOME Program Annual Performance Report (HUD 40107)
- HOME Summary Of Accomplishments (IDIS PR23)
- HOME Lower Income Benefit-All Years (IDIS PR16)
- HOME Status of HOME / TCAP Activities (IDIS PR22)
- HOME Status of HOME Grants Report (IDIS PR27)
- HOME Matching Liability Report (IDIS PR33)
- CDBG Activity Summary Report (IDIS PR03)
- CDBG Housing Activities Report (IDIS PR10)
- CDBG Program Financial Summary Report (IDIS PR26)
- CDBG Program Timeliness Report (IDIS PR56)