

**Lexington County  
South Carolina**

**Consolidated Annual Performance  
and Evaluation Report**

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PROGRAM YEAR 2011

**JULY 1, 2011 – JUNE 30, 2012**

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## Introduction

Lexington County, South Carolina, has been a participant in the Community Development Block Grant (CDBG) Program since July 1, 2000 and a Participating Jurisdiction (PJ) in the HOME Investment Partnerships Program (HOME) since July 1, 2008. These programs are funded by the United States Department of Housing and Urban Development (HUD) through an annual formula allocation. All municipalities within the County participate in the County's entitlement. CDBG project activities are targeted to provide decent housing, a suitable living environment, and to expand economic opportunities for low and moderate income (LMI) persons. The primary objective of the HOME Program is to create affordable housing for LMI households. The County has completed its second year of activities for the Consolidated Plan for Program Years 2010-2014.

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

This report reflects the activities and expenditures for Lexington County's Grant Programs Division during Program Year 2011, July 1, 2011 through June 30, 2012. The new projects for Program Year 2011 were identified in the County's Annual Action Plan submitted to HUD in May 2011. The following is a list of all new projects that were approved for Program Year 2011 CDBG funds:

- Mitchell Street Sidewalk
- Spring Street Water Line Improvement
- Minor Home Repair
- Septic Tank Repair and Replacement Program
- BE GREAT Academy Scholarship Program
- Affordable Housing
- Food Pantry Cooler and Freezer Purchase
- Van Purchase
- Keeping Every Youth Safe (KEYS) Afterschool Program
- HOME Program Project Delivery

The following is a list of projects that were approved for Program Year 2011 HOME funds:

- Homeownership Assistance Program
- Home Rehabilitation Program
- Community Housing Development Organization Project
- Housing Project - (Habitat for Humanity)
- Home Program Administration

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

- Gibson Road Sidewalk
- State Street Streetscaping Phase III
- State Street Streetscaping Phase IV
- Triangle City Façade Improvements
- Leica Lane Affordable Housing
- George Street Sidewalk
- Pelion Family Practice
- North Oak Street Sidewalk
- South Oak Street Sidewalk
- BL Empowerment Center Building Renovations
- Brookland Pediatrics Center Extension
- Leaphart Place Community Building Renovations
- Rural Mobile Food Pantry
- Keeping Every Youth Safe Program
- Bitternut Court Paving Project
- Minor Home Repair Program
- Demolition & Clearance Program

## Consolidated Annual Performance and Evaluation Report (CAPER) Summary

**July 1, 2011 – June 30, 2012**

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

Lexington County has successfully completed the second year of the County's Five-Year Consolidated Plan. Activities undertaken during this period reflect the goals and objectives as stated in the County's Five-Year Consolidated Plan for 2010 to 2014 and the 2011 Annual Action Plan. The Community Development Department is pleased to report effective performance on meeting project objectives in Program Year 2011. The Community Development Grant Programs Division continues its efforts to be effective stewards of federal funds in the service of its residents.

### **CDBG PROGRAM ACCOMPLISHMENTS AND HIGHLIGHTS**

**CDBG TOTAL EXPENDITURES: \$1,729,822.52**

#### **PROJECTS COMPLETED**

- **Gibson Road Sidewalk** – Constructed a sidewalk in the Town of Lexington along the eastbound land of Gibson Road from Augusta Highway (US 1) at Ben Satcher Ford to South Lake Drive (Highway 6).
- **Triangle City Façade Improvements** – Created façade improvements to West Columbia businesses located along a 2 – block area on the east side of 12<sup>th</sup> Street, from B Avenue to D Avenue.
- **Leica Lane Affordable Housing** – Purchased five (5) lots on Leica Lane in the Bellemeade subdivision in West Columbia for the Central South Carolina Habitat for Humanity.
- **Keeping Every Youth Safe Program** – Provided operational support for the Keeping Every Youth Safe (KEYS) afterschool program for youth in high risk areas in the Town of Lexington.
- **Minor Home Repair** – Assisted low and moderate income homeowners with minor repairs to their homes for various improvements needed to make their homes suitable for living and/or handicapped accessible.

## **CDBG PROJECTS CLOSED**

- **State Street Streetscaping Phase III** – Replaced substandard sidewalks, curbs, gutters, installation of landscaping and lighting, and upgrading substandard water main along State Street from Poplar Street to Michaelmas Avenue.
- **State Street Streetscaping Phase IV** – Replaced substandard sidewalks, curb, gutters, installation of landscaping and lighting, and upgrading the substandard water main along State Street from Michaelmas Avenue to Karlaney Avenue.
- **South Oak Street Sidewalk** – Constructed a sidewalk in the Town of Batesburg-Leesville on Oak Street, southward from Highway 1 to Howard Street.
- **Bitternut Court Road Paving Project (CDBG-R / Recovery Project)** – Paved approximately 4,005 linear feet of road on Bitternut Court, an unpaved road located in a low and moderate-income area in the County.
- **Pelion Family Practice** – Constructed a 5,500 square foot family health center in the Town of Pelion. The health center provides medical, dental, and mental health care to low and moderate income residents.
- **George Street** – Constructed a sidewalk in the Town of Lexington along the George Street from Augusta Highway, down Hendrix Street next to Lexington Intermediate School, and end at Gibson Pond Road across from the Lexington County Sheriff's Department.

## **CDBG PROJECTS NEARING COMPLETION**

- Mitchell Street Sidewalk
- Habitat for Humanity Affordable Housing
- BL Empowerment Center Building Renovations
- Leaphart Place Community Building Renovations community.
- Brookland Pediatrics Center Extension
- North Oak Street Sidewalk
- Rural Mobile Food Pantry



## HOME PROGRAM ACCOMPLISHMENTS AND HIGHLIGHTS

- **Homeownership Assistance Program** – Thirty-six (36) households received \$5,000 in downpayment assistance and/or closing cost assistance from the 2011 program year allocation.
- **Housing Rehabilitation Program** – Nine (9) households were assisted with repairs to owner-occupied units from the 2011 program year allocation.
- **Community Housing Development Organizations (CHDO)** – The second of two homes built by Carolina Community Development Corporation with 2009 CHDO set-aside funds was sold September 2011. Community Assistance Provider (CAP) purchased and rehabilitated six (6) single family residential units and converted these units into rental properties.

# Available Funds, Expenditures and Amendments

## SOURCES OF FUNDS

The United States Department of Housing and Urban Development (HUD) awarded Lexington County the following funds for the 2011 Program Year:

Community Development Block Grant (CDBG)	\$1,369,610
Community Development Block Grant (CDBG) Prior Years	\$76,449
HOME Investment Partnerships (HOME)	\$557,810

These awards were made as formula grants under the regulations of HUD's Community Planning Department. The funding was allocated through the County's Annual Action Plan for 2011 and the County's annual budgetary process. The total amount of CDBG funds available during the 2011 Program Year was \$1,446,059. The total amount of HOME funds available during the 2011 Program Year was \$557,810.

## LEVERAGING OF FUNDS

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

The 2011 Program leveraged funds in the following new projects:

- BE GREAT Academy Scholarship Program: \$1,934,000
  - Boys and Girls Club of the Midlands is contributing funds from service fees, special events and contracted services.
- Keeping Every Youth Safe Afterschool Program: \$28,000
  - The Town of Lexington is contributing funds from in-kind cash and match from the Police Department, volunteers and corporate donations.
- Central South Carolina Habitat for Humanity: \$240,000
  - Habitat is contributing funds from CSC Habitat mortgages (existing homeowners) and CSC Habitat ReStore revenues.

## LEVERAGING OF FUNDS

Exhibit I is a summary of the \$2,202,000 leveraged to date for Program Year 2011 projects.

### EXHIBIT I

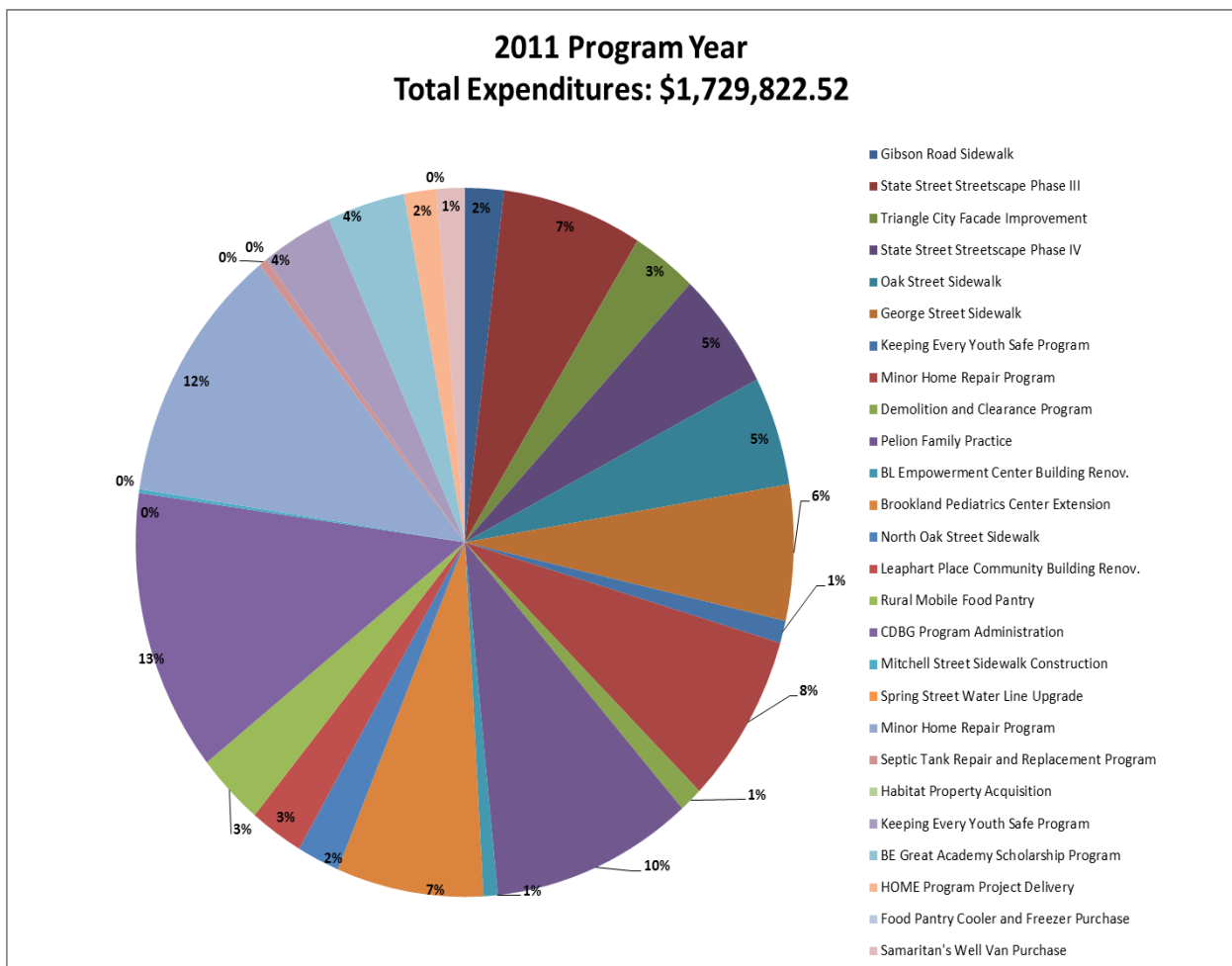
Project	CDBG	Leveraged Funds	Total Investment
BE GREAT Academy Scholarship Program	\$66,000	<ul style="list-style-type: none"> <li>• \$1,934,000 - service fees, special events and contracted services</li> </ul>	<b>\$2,000,000</b>
Keeping Every Youth Safe Afterschool Program	\$87,591	<ul style="list-style-type: none"> <li>• \$28,000 – In-kind cash and match from Police Department, volunteers and corporate donations</li> </ul>	<b>\$115,591</b>
Central South Carolina Habitat for Humanity	\$70,000	<ul style="list-style-type: none"> <li>• \$240,000 – CSC Habitat mortgages and CSC Habitat ReStore revenues</li> </ul>	<b>\$310,000</b>
<b>Total Investment in 2011 Leveraged CDBG Projects:</b>			<b>\$2,425,591</b>

## SUMMARY OF EXPENDITURES

During the 2011 Program Year, a total of \$1,729,822.52 in CDBG funds were expended on activities identified in the 2011 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 2011 Program Year, all funds other than planning and administration were expended on activities benefiting over 70 percent LMI persons and households.

Expenditures were made during the Program Year for various activities including parking improvements, streetscaping, a needs analysis, demolition and clearance, street paving, sewer study, and home repairs. Exhibit II is a summary of the expenditures for the 2011 Program Year.

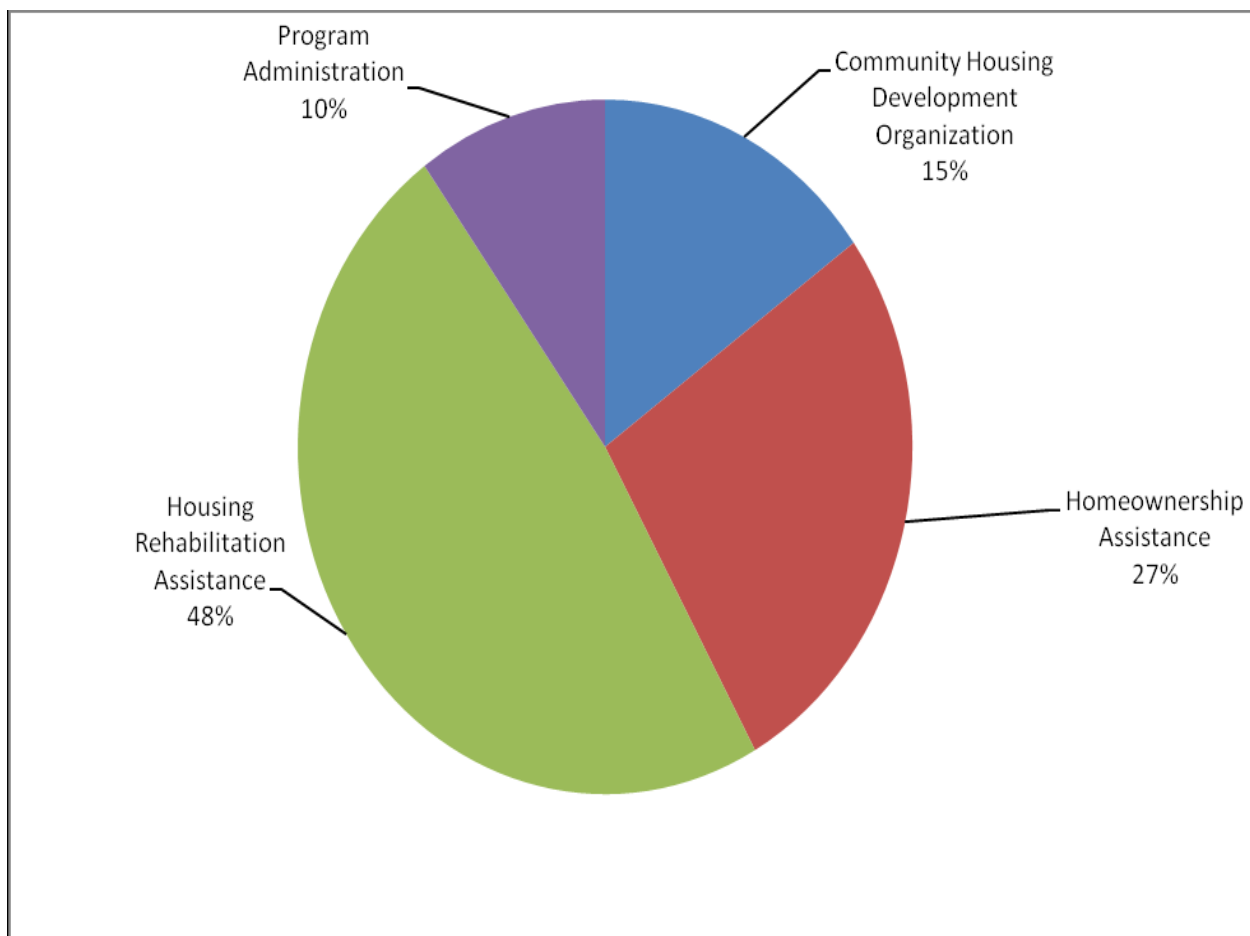
### EXHIBIT II



For the 2011 Program Year allocation, a total of \$359,614.69 in HOME funds were drawn from IDIS for administration and project activities identified in the 2011 Action Plan and in previous Action Plans. During the 2011 Program Year, all funds were expended on activities benefiting 100 percent LMI persons and households.

Expenditures were made during the Program Year for various activities including homeownership assistance, housing rehabilitation, and a CHDO new construction project. Exhibit III is a summary of the expenditures for the 2011 Program Year.

### EXHIBIT III

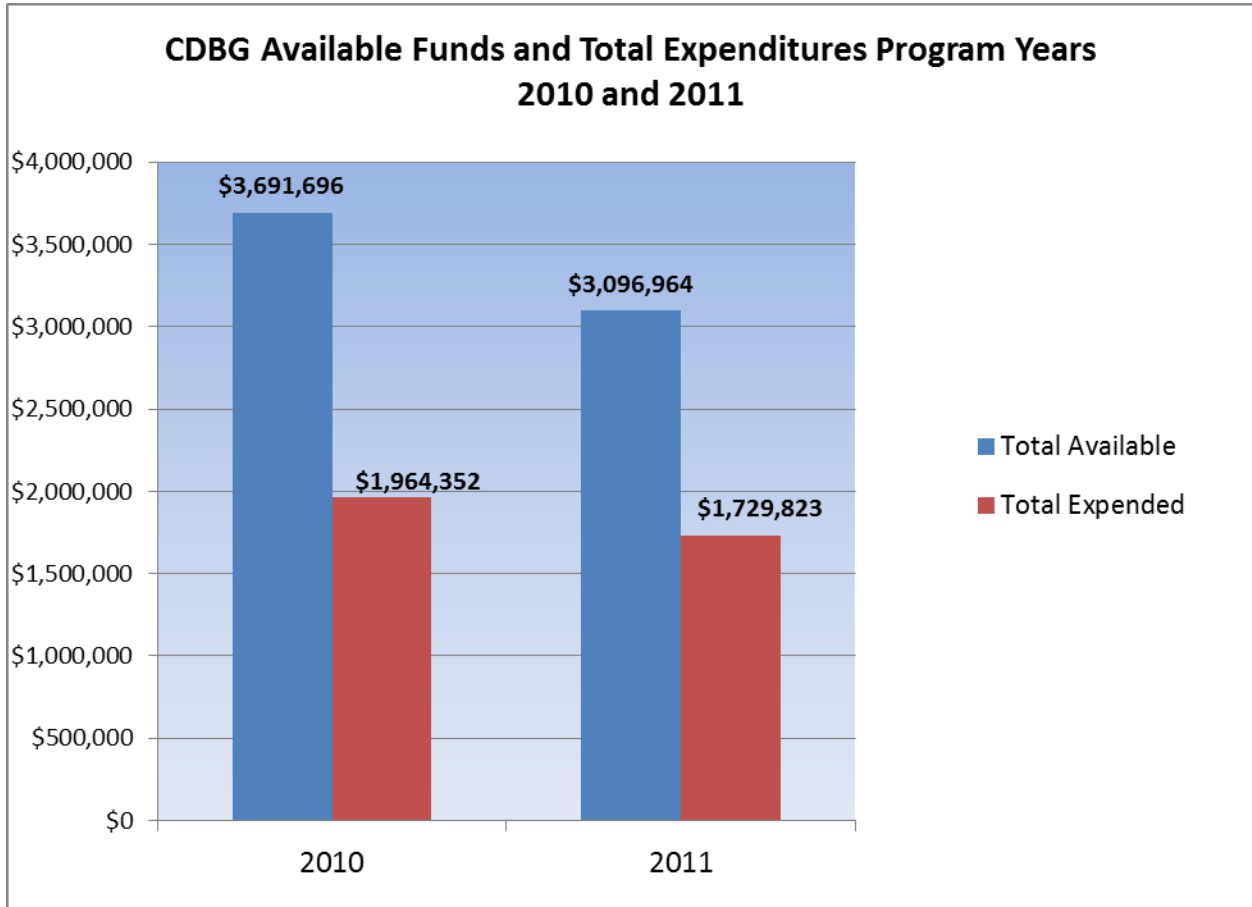


## TIMELINESS OF EXPENDITURES

Ensuring timely expenditures of available CDBG and HOME funds is a priority. The Grant Programs staff constantly monitors expenditures and funds available.

As shown in Exhibit IV, the County spent approximately 53% of its total available CDBG funds and met the timeliness factor for the program year.

### EXHIBIT IV



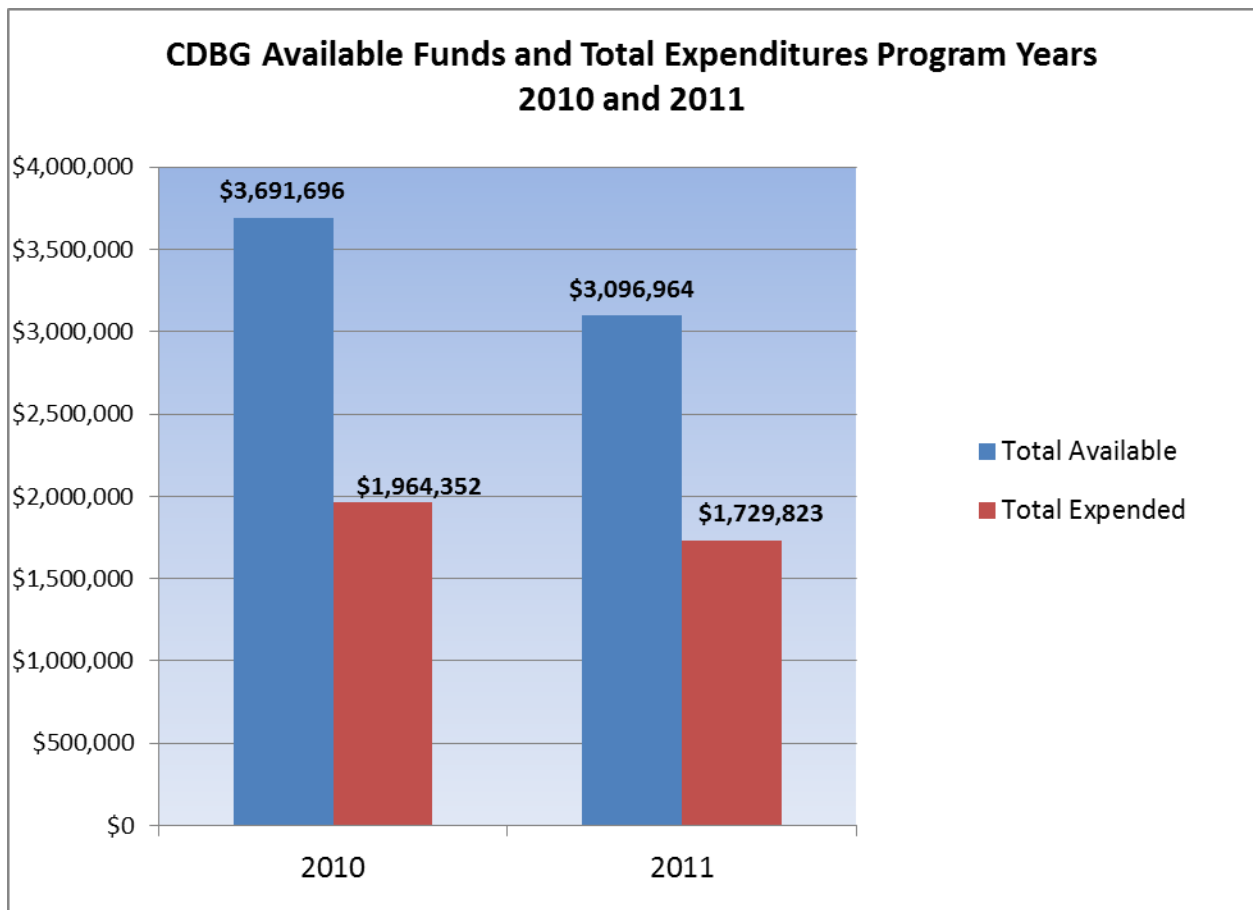
The HOME Program is required to commit 100% of the 2009 Program Year funds prior to September 2011. As shown in Exhibit V, the County has committed 100% of 2009 funds and met the commitment deadline. Additionally, the County has met its commitment requirement for 2010 funds ahead of next year's deadline.

### EXHIBIT V

Fiscal Year	Amount Authorized for Activities	Amount Committed to Activities	Percent Committed
2009 - 2010	\$638,925	\$638,925	100%
2010 - 2011	\$634,481	\$634,481	100%
2011 - 2012	\$502,029	\$268,536.69	48.1%

As shown in Exhibit VI, the County spent approximately 52% of its total available HOME funds during the program year.

### EXHIBIT VI



## PROJECT EXPENDITURES

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

### EXHIBIT VII

Activity No.	Project	Budgeted	Expended in Program Year	Expended to Date	Carry Forward Amount
44	Gibson Road Sidewalk	\$395,000	\$33,084.82	\$386,437.92	COMPLETE
45	State Street Streetscape Phase III	\$206,249	\$119,496.03	\$132,786.03	COMPLETE
55	Triangle City Facade Improvement	\$220,000	\$55,464	\$218,332.45	COMPLETE
77	State Street Streetscape Phase IV	\$266,774	\$93,862	\$156,867.30	COMPLETE
78	South Oak Street Sidewalk	\$165,640	\$86,136.19	\$101,502.19	COMPLETE
79	George Street Sidewalk	\$126,500	\$107,298.25	\$126,500	COMPLETE
82	Keeping Every Youth Safe Program	\$111,305	\$17,755.23	\$111,305	COMPLETE
86	Minor Home Repair Program	\$575,000	\$134,942	\$575,000	COMPLETE
87	Demolition and Clearance Program	\$45,000	\$19,760	\$25,240	\$25,240
173	Pelion Family Practice	\$712,508.25	\$171,085.64	\$712,508.25	COMPLETE
174	BL Empowerment Building Renovations	\$165,480	\$12,189.87	\$12,189.87	\$153,290.13
175	Brookland Pediatrics Center Extension	\$125,000	\$125,000	\$125,000	\$0
176	North Oak Street Sidewalk	\$99,388	\$36,223.39	\$37,593.39	\$61,794.61
177	Leaphart Place Building Renovations	\$45,621	\$45,621	\$45,621	\$0
179	Rural Mobile Food Pantry	\$135,000	\$57,481.16	\$111,500.16	\$0
241	Mitchell Street Sidewalk Construction	\$307,540	\$3,031	\$3,031	\$304,509
242	Minor Home Repair	\$250,000	\$206,208.06	\$206,208.06	\$43,791.94
244	Septic Tank Repair and Replacement	\$103,000	\$7,050	\$7,050	\$95,950
246	Keeping Every Youth Safe	\$86,000	\$61,328.02	\$61,328.02	\$24,671.98
247	BE Great Academy Scholarship Program	\$66,000	\$66,000	\$66,000	\$0
248	HOME Project Delivery	\$45,000	\$27,450	\$27,450	\$17,550
250	Samaritan's Well Van Purchase	\$25,000	\$23,856.00	\$23,856	\$0



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

**EXHIBIT VIII**

<b>Project No.</b>	<b>Project</b>	<b>Budgeted</b>	<b>Expended in Program Year</b>
11	Homeownership Assistance	\$150,000	\$176,764.69
13	HOME Rehabilitation Program	\$268,357	\$127,069
18	Community Housing Development Organization	\$83,672	\$0

# American Recovery and Reinvestment Act

## Community Development Block Grant Recovery Program

Lexington County was allocated \$385,148 in Community Development Block Grant Recovery (CDBG-R) Program funds, from the U.S. Department of Housing and Urban Development (HUD) as authorized under Title XII of the American Recovery and Reinvestment Act (ARRA) of 2009. The CDBG Program enables local governments to undertake a wide range of activities intended to create suitable living environments, provide decent affordable housing, and create economic opportunities, primarily for persons of low and moderate income. The purpose of the CDBG-R Program is to carry out eligible activities under the CDBG Program, on an expedited basis, that will maximize job creation and economic benefit.

The County utilized the \$385,148 in CDBG-R funds to make infrastructure improvements to an unpaved road and the demolition of dilapidated structures. The two projects are listed below:

- **Bitternut Court** – Infrastructure improvements to approximately 4,005 linear feet of unpaved road located and maintained in Lexington County which included road paving and drainage upgrades.
- **West Columbia Demolition** – Demolition and clearance of four (4) residential structures detrimental to public health and safety and have been condemned by the City of West Columbia.

As of June 30, 2012, the County had expended \$382,027.66 in CDBG-R funds. The remaining amount was expended and drawn down by September 30, 2012 after the period of time covered by this report.

## Homelessness Prevention and Rapid Re-Housing Program

Lexington County was allocated \$588,970 in Homelessness Prevention and Rapid Re-Housing Program (HPRP) funds, from the U.S. Department of Housing and Urban Development (HUD) as authorized under Title XII of the American Recovery and Reinvestment Act (ARRA) of 2009. The purpose of the HPRP is to provide homelessness prevention assistance to households who would otherwise become homeless, many due to the economic crisis, and to provide assistance to rapidly re-house persons who are homeless.

Through a Request for Qualifications (RFQ) process, Lexington Interfaith Community Services (LICS) was selected to carryout HPRP eligible activities. LICS provides financial assistance through rental assistance, utility payments, moving costs or hotel vouchers and housing relocation and stabilization services through case management, outreach, and housing placement. Through December 31, 2011 438 clients were served and 165 households have benefited from HPRP. The County has expended 100% of HPRP funds. The HPRP Program was marked complete and the close out process has been initiated.

## Amendments

During the program year, the County amended the 2008, 2009, and 2010 Annual Action Plans as described below:

### **Amendment 1:**

The County modified the CDBG-R Substantial Amendment to the 2008 Action Plan. The original proposal was to pave Bitternut Court, First Creek Road, Alley Street, and Holmes Street. However, the funding would only cover the cost for engineering and construction of Bitternut Court. The project scope was modified to utilize the \$385,148 in CDBG-R funds for road paving and drainage improvements on Bitternut Court.

The County amended the 2008 Annual Action Plan and reallocated \$40,000 that was originally budgeted for the Alexander Sidewalk project in the City of West Columbia. The City no longer needed the CDBG funds because the sidewalk was constructed by the SC Department of Transportation. The funds were budgeted to pave Alley, Brown, and Holmes streets in the City of West Columbia.

A public notice of the amendments were advertised in the *Lexington Chronicle* newspaper on July 22, 2011 and posted on the County's website for public review. The 30-day comment period ended August 23, 2011. The notification letter was sent to HUD on October 5, 2011.

### **Amendment 2:**

The County amended the 2009 Annual Action Plan and reallocated \$50,000 from the Demolition and Clearance Program to the Minor Home Repair (MHR) Program. The County has not expended the amount funds through Demolition and Clearance Program as originally expected. The MHR Program is an ongoing County project and currently has more eligible applicants than funding available.

The County amended the 2010 Annual Action Plan and reallocated \$200,000 from the Julius Felder Housing Rehabilitation project to the Minor Home Repair (MHR) Program. The Cayce Housing Authority did not receive approval from HUD to add the units they planned to acquire to their housing inventory. The MHR Program is an ongoing County project and currently has more eligible applicants than funding available.

A public notice of the amendments were advertised in the *Lexington Chronicle* newspaper on December 10, 2010 and posted on the County's website for public review. The 30-day comment period ended January 10, 2011 and no comments were received. The notification letter was sent to HUD on January 28, 2011.

# 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, homeless analysis, public service projects, public safety facilities, fire services equipment and minor home repairs. These activities benefit many low and moderate-income areas and residents across the County.

Projects for PY 2011 were based on 2000 Census data. The 2000 Census showed that Lexington County had a significant number of block groups with 51% or more LMI persons. The majority of these areas are located in the mostly rural southern portion of the County. These rural areas lack many of the public facilities and infrastructure necessary to foster a strong and healthy community. For that reason, the County continues to focus on the infrastructure-related activities that provide basic services to these rural neighborhoods. The infrastructure and public safety aspects of our plan help build strong and healthy communities that encourage economic opportunities and contribute to enhanced quality of housing, greater employment, and a better quality of life.

## **TECHNICAL ASSISTANCE, EDUCATION AND OUTREACH ACTIVITIES**

### **JULY 2011**

**7/13/11**

HUD Monitoring Federal Labor Standards Compliance  
Labor Relations Specialist, Office of Labor Relations

**7/20/11**

Compliance Workshop  
Lexington County CDBG and HOME Programs

**7/26/11**

Town of Lexington  
Gibson Road Sidewalk Project Monitoring

**7/27/11**

Babcock Center  
Work Activity Center Storage Units Project Monitoring

Technical Assistance Meeting  
Habitat for Humanity

### **AUGUST 2011**

**8/19/11**

United Way of the Midlands Meeting  
Homelessness in our community: Taking Stock

**8/24/11**

Technical Assistance Meeting  
Samaritan's Well

**8/29/11**

Application Workshop  
Lexington County CDBG and HOME Programs

**8/31/11**

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

### **SEPTEMBER 2011**

**9/14/11**

Technical Assistance Meeting  
City of West Columbia

**9/21/11**

Grant Committee Meeting  
Midlands Area Consortium for the Homeless

**9/22/11**

Grant Review Meeting  
Midlands Area Consortium for the Homeless

**9/26/11**

Technical Assistance Meeting  
Brookland Center for Community Economic Change

## **OCTOBER 2011**

**10/6/11**

Pre-construction Meeting  
Leaphart Place Community Building Renovation  
Growing Home Southeast

**10/11/11**

Town of Lexington  
Keeping Every Youth Safe Program Monitoring

**10/11-13/11**

HUD Property/Construction Management Training  
Columbia, SC

**10/18/11**

CHDO Monitoring  
Carolina Community Development Corp

**10/19/11**

Environmental Training Webinar  
Using HUD's Assessment Tools for Environmental Compliance

**10/21/11**

Quarterly Meeting  
Midlands Area Consortium for the Homeless

**10/27/11**

Annual Meeting  
SC Community Development Association

**10/31/11-11/3/11**

HUD Environmental Training  
Atlanta, GA

## **NOVEMBER 2011**

**11/4/11**

Quarterly Meeting  
Regional Community Development Departments

**11/14-17/11**

Advance CDBG Training  
NCDA Region IV Conference  
Miami, FL

## **DECEMBER 2011**

**12/20/11**

Technical Assistance Meeting  
City of Columbia

## **JANUARY 2012**

**1/5/12**

City of Cayce  
State Street Streetscaping Phase III & V Monitoring

**1/11/12**

Town of Batesburg-Leesville  
South Oak Street Sidewalk Monitoring

**1/12/12**

CDBG Application Presentations  
Lexington County Administration Building

**1/19/12**

Technical Assistance Meeting  
Greenville Redevelopment Authority  
Spartanburg County Community Development

## **FEBRUARY 2012**

**2/22-23/12**

Using HOME & CDBG for Housing  
HUD Training  
Columbia, SC

**2/21/12**

Technical Assistance Meeting  
Irmo Chapin Recreation Commission  
Columbia, SC

**2/22 – 2/23**

HOME Program Training  
Columbia, SC

## **MARCH 2012**

**3/1 – 3/2**

NACCED Training  
Washington, DC

**3/29/12**

Technical Assistance Meeting  
City of West Columbia  
West Columbia, SC

## **APRIL 2012**

**4/5/12**

Harvest Hope Food Bank Rollout Meeting  
Columbia, SC

**4/11/12**

Annual Action Plan Public Hearing

**4/13/12**

Technical Assistance Meeting  
Town of Gaston  
Gaston, SC

**4/18 – 4/19/12**

Palmetto Affordable Housing Forum  
Columbia, SC

**4/16**

Greater Columbia Community Relations Council Affordable Housing Seminar  
Columbia, SC

## **MAY 2012**

**5/2- 5/4**

SC Community Development Association Annual Meeting  
Greenville, SC



**5/16/12**  
HUD Capacity Building Forum  
Columbia, SC

**5/24/12**  
Technical Assistance Meeting  
HUD Field Office  
Columbia, SC

## **JUNE 2012**

**6/1/12**  
Regional Community Development Meeting  
Columbia, SC

**6/15/12**  
MACH Meeting  
Columbia, SC

**6/15/12**  
Transitions Homeless Center Site Visit  
Columbia, SC

**6/18/12**  
Technical Assistance Meeting  
City of Columbia Community Development  
Columbia, SC

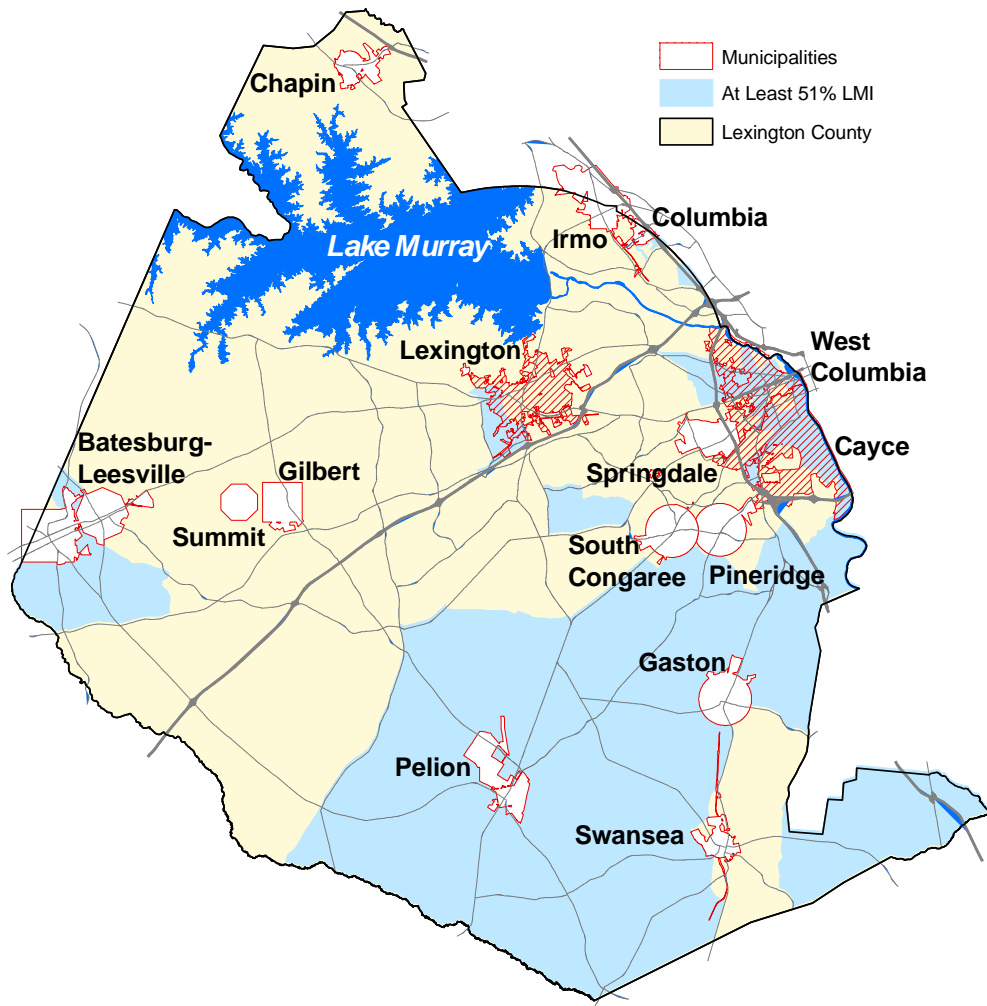
**6/19-6/22/12**  
NCCA Annual Conference and Training  
CA

**6/17/12**  
Greater Columbia Community Relations Council Annual Meeting  
Columbia, SC

## **GEOGRAPHIC DISTRIBUTION**

For the 2011 Program Year, Lexington County's CDBG program provided funds for projects primarily benefiting low and moderate income residents of unincorporated Lexington County and the participating cities of Cayce, West Columbia, Batesburg-Leesville, Chapin, Gaston, Gilbert, Irmo, Lexington, Pelion, Pine Ridge, South Congaree, Springdale, Summit, and Swansea.


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





## **CDBG COMPLETED PROJECTS**


The following projects were completed during the 2011 program year and their associated performance is described on the following pages:


- **Gibson Road Sidewalk**
- **Keeping Every Youth Safe Program**
- **Triangle City Façade Improvements**
- **Leica Lane Affordable Housing**
- **Minor Home Repair Program**

<b>Gibson Road Sidewalk</b>		<b>HUD Activity Number: 44</b>
<p>CDBG funds were used to construct a sidewalk in the Town of Lexington along the eastbound land of Gibson Road from Augusta Highway (US 1) at Ben Satcher Ford to South Lake Drive (Highway 6). The sidewalk will provide LMI households with adequate and dependable facilities where none are currently present.</p>		
Total Expenditures: \$386,437.92	Matrix Code: 03L - Sidewalks	
Objective: Suitable Living Environment		
Outcome: Availability/Accessibility Sustainability		
<b>Accomplishment Data:</b>		
Proposed Type: People (General)	Proposed Units: 807	
Actual Type: People (General)	Actual Units: 807	
Total Benefiting for Program Year: 807		
With New Access to this Type of Infrastructure Improvement: 807		

<b>Keeping Every Youth Safe Program</b>		<b>HUD Activity Number: 82</b>
<p>CDBG funds were used for operational support of the Keeping Every Youth Safe (KEYS) afterschool program. The KEYS Program provides afterschool educational, life skills and safety programming for youth in high risk areas in the Town. The program also provides positive role models and helps the youth develop academic and job skills.</p>		
Total Expenditures: \$111,305	Matrix Code: 05D – Youth Services	
Objective: Create Suitable Living Environment		
Outcome: Sustainability		
<b>Accomplishment Data:</b>		
Proposed Type: People (General)	Proposed Units: 48	
Actual Type: People (General)	Actual Units: 48	
Total Benefiting for Program Year: 48		
With New or Continued Access to a Service or Benefit: 48		

<b>Triangle City Façade Improvements</b>		<b>HUD Activity Number: 55</b>
<p>CDBG funds were used for façade improvements to West Columbia businesses located along a 2-block area along the east side of 12<sup>th</sup> Street, from B Avenue to D Avenue. There are currently 19 businesses within the project area. This grant was used for façade improvements to include painting, new awnings, walkway and signage lighting, and more uniform signage.</p>		
Total Expenditures: \$218,332.45	Matrix Code: 14E – Rehab;Public/Private-Owned Comm. Indus.	
Objective: Creating Economic Opportunities		
Outcome: Availability/Accessibility		
<b>Accomplishment Data:</b>		
Proposed Type: Business	Proposed Units: 19	
Actual Type: Business	Actual Units: 23	
Total Benefiting for Program Year: 23		
Existing Businesses Assisted: 23		

<b>Leica Lane Affordable Housing</b>		<b>HUD Activity Number: 57</b>
<p>CDBG funds were used to purchase five (5) lots on Leica Lane in the Bellemeade subdivision in West Columbia for the Central South Carolina Habitat for Humanity. These lots were used to build five (5) single-family houses that were sold to low-income households. The additional non-federal funding was used toward match requirements for the HOME Program.</p>		
Total Expenditures: \$60,449	Matrix Code: 01 – Acquisition of Real Property	
Objective: Provide Decent Affordable Housing		
Outcome: Affordability		
<b>Accomplishment Data:</b>		
Proposed Type: Housing Units	Proposed Units: 5	
Actual Type: Housing Units	Actual Units: 5	
Total Benefiting for Program Year: 5		
Number of Affordable Units: 5		

<b>Minor Home Repair Program</b>		<b>HUD Activity Number: 86</b>
<p>CDBG funds were used to assist low-and moderate-income homeowners with minor repairs to their home. The homeowners received up to \$7,500 for various improvements needed for their homes including: handicap accessibility, HVAC system replacement, tree removal, roof repair, etc.</p>		
Total Expenditures: \$575,000	Matrix Code: 14A – Rehab; Single-Unit Residential	
Objective: Create Suitable Living Environment		
Outcome: Availability/Accessibility		
<b>Accomplishment Data:</b>		
Proposed Type: Housing Units	Proposed Units: 27	
Actual Type: Housing Units	Actual Units: 85	
Total Benefiting for Program Year: 22		
Number of Units Moved from Substandard to Standard : 85		

## **CDBG CLOSED PROJECTS**

The following are Program Year 2011 closed projects. They are described on the following pages:


- **Gibson Road Sidewalk (#44)**
- **State Street Streetscaping Phase III (#45)**
- **Triangle City Façade Improvements (#55)**
- **Leica Lane Affordable Housing (#57)**
- **State Street Streetscaping Phase VI (#77)**
- **South Oak Street Sidewalk (#78)**
- **George Street Sidewalk (#79)**
- **Keeping Every Youth Safe (KEYS) (#82)**
- **Minor Home Repair Program (#86)**
- **Bitternut Court Paving Project (CDBG-R) (#113)**
- **Pelion Family Practice (#173)**



# GIBSON ROAD SIDEWALK

## TOWN OF LEXINGTON


HUD Activity Number: 44

<b>Description</b>		
<p>CDBG funds will construct a sidewalk in the Town of Lexington along the eastbound lane of Gibson Road from Augusta Highway (US 1) at Ben Satcher Ford to South Lake Drive (Highway 6). The sidewalk will provide LMI households with adequate and dependable facilities where none are currently present.</p>		
<b>Eligibility Citation:</b>	570.201 (c)	<b>Funding:</b> <b>CDBG 2008:</b>  <b>Total Expenditures:     \$386,437.92</b>
<b>National Objective:</b>	570.208 (a) (1) Low Mod Area	
<b>HUD Matrix Code:</b>	03L– Sidewalks	
<b>Location:</b>	Gibson Road between US 1 and South Lake Drive	
<b>Priority Need:</b>	Ensure adequate and safe infrastructure to meet basic needs of residents.	
<b>Accomplishments:</b>	People (General): 807 Will Have New Access to this Type of Public Facility or Infrastructure Improvement	
<b>Objective:</b>	Create Suitable Living Environment	
<b>Outcome:</b>	Availability/Accessibility	
<b>Beneficiaries:</b>		<b>Completion Date:</b>
This project will serve Census Tract 021013, Block Group 2. The total population of this area is 1,373 with 61.59% LMI.		August 31, 2011
<b>Accomplishments to Date:</b>	Construction completed	

# STATE STREET STREETSCLAPING PHASE III

## CITY OF CAYCE

HUD Activity Number: 45

<b>Description</b>		
This project in the City of Cayce is part of a larger streetscaping effort for State Street, which began in 2001. This phase of the project will include replacing substandard sidewalks/curb/gutter, installing landscaping and lighting, and upgrading the substandard water main along State Street from Poplar Street to Michaelmas Avenue.		
<b>Eligibility Citation:</b>	570.201 (c)	<b>Funding:</b> CDBG 2008:  <b>Total Expenditures: \$132,786.03</b>
<b>National Objective:</b>	570.208 (a) (1) Low Mod Area	
<b>HUD Matrix Code:</b>	03K – Street Improvements	
<b>Location:</b>	State Street from Poplar Street to Michaelmas Avenue in the City of Cayce.	
<b>Priority Need:</b>	Ensure adequate and safe infrastructure to meet basic needs of residents.	
<b>Accomplishments:</b>	People (General): 542 Will Have Improved Access to this Type of Public Facility or Infrastructure Improvement	
<b>Objective:</b>	Create Suitable Living Environment	
<b>Outcome:</b>	Availability/Accessibility	
<b>Beneficiaries:</b>	This project will serve Census Tract 020201, Block Groups 1. The total population of this area is 542 with 57.9% LMI.	<b>Completion Date:</b>
		March 20, 2012

# TRIANGLE CITY FAÇADE IMPROVEMENTS

## CITY OF WEST COLUMBIA

HUD Activity Number: 55

**Description**

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



<b>Eligibility Citation:</b>	<b>570.202</b>	<b>Funding: CDBG 2008:</b>  <b>Total Expenditures:     \$218,332.45</b>
<b>National Objective:</b>	<b>570.208 (a) (1) Low Mod Area</b>	
<b>HUD Matrix Code:</b>	<b>14E – Rehab; Pub./Pri.-Owned Comm. Indus.</b>	
<b>Location:</b>	Triangle City area of West Columbia	
<b>Priority Need:</b>	Support and provide assistance to nonprofit and for-profit entities that create, increase or retain employment opportunities for LMI residents.	
<b>Accomplishments:</b>	Business: 19 Facades/Buildings Rehabilitated	
<b>Objective:</b>	Creating Economic Opportunities	
<b>Outcome:</b>	Availability/Accessibility	
<b>Beneficiaries:</b>	This project will serve the City of West Columbia. The total population of the City is 17,734 with 52.50% LMI.	<b>Completion Date:</b>
		November 31,2011

# LEICA LANE AFFORDABLE HOUSING

## HABITAT FOR HUMANITY

HUD Activity Number: 57

**Description**

CDBG funds will purchase five (5) lots on Leica Lane in the Bellemeade subdivision near West Columbia. These lots will be used to build five (5) single-family houses that will be sold to low-income households in need of affordable housing. Habitat has previously built seven (7) houses in the project area, all of which are now occupied by homeowners. Since this project is HOME Program eligible, the additional non-federal funding will be used toward match requirements for the County's HOME Program.




<b>Eligibility Citation:</b>	<b>570.201(a)</b>	<b>Funding:</b> <b>CDBG 2008:</b>  <b>Total Expenditures:           \$60,449</b>
<b>National Objective:</b>	<b>570.208(a)(3) Housing Activities</b>	
<b>HUD Matrix Code:</b>	<b>01 – Acquisition of Real Property</b>	
<b>Location:</b>	Leica Lane in Lexington County	
<b>Priority Need:</b>	Provide and/or support adequate, safe and affordable housing.	
<b>Accomplishments:</b>	Housing units: 5 Affordable Units	
<b>Objective:</b>	Provide Decent Affordable Housing	
<b>Outcome:</b>	Affordability	
<b>Beneficiaries:</b>	This project has benefited four (4) LMI households to date. The households included 10 LMI persons.	<b>Completion Date:</b>
		February 3, 2012

# STATE STREET STREETSCLAPING PHASE IV

## CITY OF CAYCE

HUD Activity Number: 77

<b>Description</b>		
<p>This project in the City of Cayce is part of a larger streetscaping effort for State Street, which began in 2001. This phase of the project will include replacing substandard sidewalks/curb/gutter, installing landscaping and lighting, and upgrading the substandard water main along State Street from Michaelmas Avenue to Karlaney Avenue.</p>		
<b>Eligibility Citation:</b>	570.201 (c)	<b>Funding:</b> <b>CDBG 2009:</b>  <b>Total Expenditures:      \$156,867.50</b>
<b>National Objective:</b>	570.208 (a) (1) Low Mod Area	
<b>HUD Matrix Code:</b>	03K – Street Improvements	
<b>Location:</b>	State Street from Michaelmas Avenue to Karlaney Avenue in the City of Cayce.	
<b>Priority Need:</b>	Ensure adequate and safe infrastructure to meet basic needs of residents.	
<b>Accomplishments:</b>	People (General): 542 Will Have Improved Access to this Type of Public Facility or Infrastructure Improvement	
<b>Objective:</b>	Create Suitable Living Environment	
<b>Outcome:</b>	Availability/Accessibility	
<b>Beneficiaries:</b>		<b>Completion Date:</b>
This project will serve Census Tract 020201, Block Groups 1. The total population of this area is 542 with 57.9% LMI.		March 20, 2012



**SOUTH OAK STREET SIDEWALK  
TOWN OF BATESBURG-LEESVILLE**

HUD Activity Number: 78

**Description**

CDBG funds will construct a sidewalk in the Town of Batesburg-Leesville on Oak Street, southward from Highway 1 to Howard Street. The sidewalk will provide low- and moderate-income households with adequate and dependable facilities where none are currently present.



<b>Eligibility Citation:</b>	<b>570.201 (c)</b>	<b>Funding: CDBG 2009:</b>
<b>National Objective:</b>	<b>570.208 (a) (1) Low Mod Area</b>	
<b>HUD Matrix Code:</b>	<b>03L– Sidewalks</b>	
<b>Location:</b>	Oak Street, southward from Highway 1 to Howard Street	
		<b>Total Expenditures:           \$101,502.19</b>
<b>Priority Need:</b>	Ensure adequate and safe infrastructure to meet basic needs of residents.	
<b>Accomplishments:</b>	People (General): 500 Will Have New Access to this Type of Public Facility or Infrastructure Improvement	
<b>Objective:</b>	Create Suitable Living Environment	
<b>Outcome:</b>	Availability/Accessibility	
<b>Beneficiaries:</b>	This project will serve Census Tract 021402, Block Group 4. The total population of this area is 500 with 54.2% LMI.	<b>Completion Date:</b>
		June 20, 2012

# GEORGE STREET SIDEWALK

## TOWN OF LEXINGTON

HUD Activity Number: 79

**Description**

CDBG funds will construct a sidewalk in the Town of Lexington along the George Street from Augusta Highway, down Hendrix Street next to Lexington Intermediate School, and end at Gibson Pond Road across from the Lexington County Sheriff's Department. The sidewalk will provide low- and moderate-income households with adequate and dependable facilities where none are currently present.




<b>Eligibility Citation:</b>	570.201 (c)	<b>Funding:</b> <b>CDBG 2009:</b> <b>Total:</b>  <b>Total Expenditures:</b> <b>\$126,500</b>
<b>National Objective:</b>	570.208 (a) (1) Low Mod Area	
<b>HUD Matrix Code:</b>	03L- Sidewalks	
<b>Location:</b>	George Street from Augusta Hwy to Gibson Road	
<b>Priority Need:</b>	Ensure adequate and safe infrastructure to meet basic needs of residents.	
<b>Accomplishments:</b>	People (General): 838 Will Have New Access to this Type of Public Facility or Infrastructure Improvement	
<b>Objective:</b>	Create Suitable Living Environment	
<b>Outcome:</b>	Availability/Accessibility	
<b>Beneficiaries:</b>	This project will serve Census Tract 021013, Block Group 2 and 4. The total population of this area is 838 with 61.4% LMI.	<b>Completion Date:</b>  June 20, 2012

# KEEPING EVERY YOUTH SAFE PROGRAM

## TOWN OF LEXINGTON


HUD Activity Number: 82

<b>Description</b>			
<p>CDBG funds will be used for operational support of the Keeping Every Youth Safe (KEYS) afterschool program. The KEYS Program provides afterschool educational, life skills and safety programming for youth in high risk areas in the Town. The program also provides positive role models and helps the youth develop academic and job skills.</p>			
<b>Eligibility Citation:</b>	570.201 (e)	<b>Funding:</b> <b>CDBG 2009:</b>  <b>Total Expenditures: \$111,305</b>	
<b>National Objective:</b>	570.208 (a) (2) Limited Clientele		
<b>HUD Matrix Code:</b>	05D – Youth Services		
<b>Location:</b>	Lexington Improvement League Facility		
<b>Priority Need:</b>	Establish or support programs that provide needed public services and/or increase the level of service provided by existing programs.		
<b>Accomplishments:</b>	People (General): 48 Will Have New or Continuing Access to a Service or Benefit		
<b>Objective</b>	Create Suitable Living Environment		
<b>Outcome:</b>	Sustainability		
<b>Beneficiaries:</b>		<b>Completion Date:</b>	
This project will serve 48 low-and moderate-income at-risk youth ages 5-13.		November 30, 2011	




# MINOR HOUSING REPAIR PROGRAM

HUD Activity Number: 86

<b>Description</b>			
<p>This project is to assist low-and moderate-income homeowners with minor repairs to their home. The plan for the 2010 Program Year is to assist approximately twenty-seven homeowners. The total amount of assistance per household will not exceed \$7,500.</p>			
<b>Eligibility Citation:</b>	570.202	<b>Funding:</b> <b>CDBG 2009:</b>  <b>Total Expenditures:      \$575,000</b>	
<b>National Objective:</b>	570.208(a)(2) Housing		
<b>HUD Matrix Code:</b>	14A – Rehab; Single-Unit Residential		
<b>Location:</b>	LMI households in Lexington County		
<b>Priority Need:</b>	Provide and support adequate, safe and affordable housing.		
<b>Accomplishment Type:</b>	Housing units: 27 Units Moved from Substandard to Standard (Local Code)		
<b>Objective:</b>	Create Suitable Living Environment		
<b>Outcome:</b>	Availability/Accessibility		
<b>Beneficiaries:</b>		<b>Completion Date:</b>	
This project will serve approximately 70 low- and moderate-income homeowners in the County.		February 1, 2012	

## BITTERNUT COURT

HUD Activity Number: 113

<b>Description</b>		
Paved approximately 4,005 linear feet of road on Bitternut Court, an unpaved road located in a low and moderate-income area in the County.		
<b>Eligibility Citation:</b>	<b>570.201 (c)</b>	<b>Funding:</b> <b>CDBG – R</b> <b>2011:</b>  <b>Total Expenditures: \$362,427.66</b>
<b>National Objective:</b>	<b>570.208 (a) (2) Limited Clientele</b>	
<b>HUD Matrix Code:</b>	<b>03K – Street Improvements</b>	
<b>Location:</b>	LMI in Lexington County	
<b>Priority Need:</b>	Ensure adequate and safe infrastructure to meet the needs of residents.	
<b>Accomplishments:</b>	61 LMI persons will have improved access to this type of public facilities.	
<b>Objective:</b>	Create Suitable Living Environment	
<b>Outcome:</b>	Availability/Accessibility	
<b>Beneficiaries:</b>		<b>Completion Date:</b>
		September 30, 2011

**PELION FAMILY PRACTICE  
EAU CLAIRE COOPERATIVE HEALTH**

HUD Activity Number: 173

<b>Description</b>		
<p>CDBG funds will be used for construction of a 5,500 square feet family health center in the Town of Pelion. The health center will provide primary health care to low and moderate income residents.</p>		
<b>Eligibility Citation:</b>	<b>570.201 (c)</b>	<b>Funding:</b> <b>CDBG 2011:</b>  <b>Total Expenditures:        \$712,508.25</b>
<b>National Objective:</b>	<b>570.208 (a) (2) Limited Clientele</b>	
<b>HUD Matrix Code:</b>	<b>03P– Health Facilities</b>	
<b>Location:</b>	Fish Hatchery Road, Pelion, SC	
<b>Priority Need:</b>	Ensure adequate and dependable public facilities are available to provide for basic and essential needs and services.	
<b>Accomplishments:</b>	People (General): 2,500 Will Have New Access to this Type of Public Facility or Infrastructure Improvement	
<b>Objective:</b>	Create Suitable Living Environment	
<b>Outcome:</b>	Availability/Accessibility	
<b>Beneficiaries:</b>	The project will benefit 2,500 persons of which 95% are LMI.	<b>Completion Date:</b> September 30, 2011

## **HOME CONTINUED PROJECTS**

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

**Homeownership Assistance Program**

**HOME Rehabilitation Program**

**Community Housing Development Organization**

# HOMEOWNERSHIP ASSISTANCE PROGRAM

## COUNTY OF LEXINGTON

HUD Project Number: 11

<b>Description</b>			
<p>The Homeownership Assistance Program provided down payment assistance and/or closing costs assistance to LMI first-time homebuyers. The amount of assistance provided was \$5,000 per household.</p>			
<b>Eligibility Citation:</b>	92.205 (a) (1)	<b>Funding:</b> <b>HOME 2011: \$150,000</b>  <b>Expenditures to Date: \$176,764.49</b> <b>(included previous year's carryover)</b>	
<b>Location:</b>	Throughout Lexington County		
<b>Priority Need:</b>	Provide and/or support adequate, safe and affordable housing.		
<b>Objective:</b>	Provide decent housing		
<b>Outcome(s):</b>	Affordability		
<b>Outcome Units:</b>	36		
<b>Beneficiaries:</b>		<b>Completion Date:</b>	
To date, there have been 84 beneficiaries.		By or before January 30, 2012	
<b>Accomplishments to Date:</b>	36 Households benefited within the program year.		
<b>Current Status:</b>	Program underway		
<b>Administered by:</b>	County of Lexington		

**HOME REHABILITATION****COUNTY OF LEXINGTON**

HUD Project Number: 13

**Description**

These projects assist low and moderate income, disabled, and/or elderly homeowners with qualifying repairs to their primary residence. Funds are being used to assist homeowners with significant repair needs. Dependent upon the types and costs of repairs requested. Repair amounts for each home typically do not exceed \$20,000, with limited assistance above \$20,000 in certain circumstances.



<b>Eligibility Citation:</b>	<b>92.205 (a) (1)</b>	<b>Funding:</b>	
<b>Location:</b>	Throughout Lexington County	<b>HOME 2011:</b>	<b>\$268,357</b>
<b>Priority Need:</b>	Provide and/or support adequate, safe and affordable housing.		
<b>Objective:</b>	Provide decent housing		
<b>Outcome(s):</b>	Affordability		
<b>Outcome Units:</b>	9		
<b>Beneficiaries:</b>	To date, there have been 42 beneficiaries to date.		<b>Completion Date:</b>
<b>Accomplishments to Date:</b>	Nine (9) homes completed within the program year.		By or before June 30, 2012
<b>Current Status:</b>	Program underway		
<b>Administered by:</b>	County of Lexington		



**COMMUNITY HOUSING DEVELOPMENT ORGANIZATIONS  
COUNTY OF LEXINGTON**

HUD Project Number: 2008/22

<b>Description</b>		
At least 15% of the County's HOME funds must be set aside for organizations which are designated by the County of Lexington as Community Housing Development Organizations (CHDO). Funding allocated for CHDOs may be used for eligible development activities that promote affordable housing activities that are owned, developed, or sponsored by CHDOs. The County of Lexington provided \$200,000 of Program Year 2008 funding to construct two affordable housing units to be developed by a Lexington County certified CHDO. The project was not completed until Program Year 2011.		
<b>Eligibility Citation:</b>	<b>92.205 (a) (1)</b>	<b>Funding:</b>  <b>HOME 2008: \$198,503.08</b>  <b>Expenditures to Date: \$198,503.08</b>
<b>Location:</b>	Throughout Lexington County	
<b>Priority Need:</b>	Provide and/or support adequate, safe and affordable housing.	
<b>Objective:</b>	Provide decent housing	
<b>Outcome(s):</b>	Affordability	
<b>Outcome Units:</b>	Build 2 new affordable housing units	
<b>Beneficiaries:</b> This project provided two (2) new housing units for two (2) households.		<b>Completion Date:</b> December 28, 2011
<b>Accomplishments to Date:</b>	Both homes have been sold to eligible families.	
<b>Current Status:</b>	Completed	
<b>Administered by:</b>	County of Lexington and Carolina Community Development Organization	



## Affirmatively Furthering Fair Housing

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

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

In accordance with applicable statutes and the regulations governing the CDBG and HOME programs, the County conducted an update in 2011 to analysis of impediments to fair housing choice within the County, has taken appropriate actions to overcome the effects of any impediments identified through that analysis, and has maintained records reflecting that analysis and actions taken. The purpose of the Analysis was to identify barriers to housing choice and recommend strategies for affirmatively furthering fair housing.

The Analysis of Impediments identified multiple, often interrelated, areas of need. These impediment issues emerged from an extensive review of policies and practices in the public and private sectors, interviews with key service providers, and an examination of socio-economic data. The eight (8) identified impediment issues and accomplishments made during the 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. The County participated in a Fair Housing round table April of 2012 sponsored by the Greater Columbia Community Relations Council to provide information on the fair housing laws. This event also included a Fair Housing presentation, offering an opportunity for citizen questions.

#### **Impediment 2: Market Availability**

The HOME Investment Partnerships Program has funded new construction affordable housing projects with a designated Community Housing Development Organization (CHDO) for homeownership. The County has also started the process for a rental project to increase the

supply of affordable, safe and decent housing in the area. Both the CDBG and HOME funds have been utilized to make owner-occupied housing handicap accessible.

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

The Homeownership Assistance Program requires homebuyer education for all applicants. This course material includes information regarding financial education in preparation for purchasing a home. It also includes information regarding Housing Rights.

**Impediment 4: Potential Protected Class Discrimination in Homebuyer Lending Market**

The County continues to meet with lenders and realtors regarding the available programs for potential homebuyers. The County has participated in several workshops for lenders and realtors.

**Impediment 5: Limited Public Transportation**

The County has been involved with planning meetings regarding public transportation, including the annual Transit Summit Meeting. The County continues to research opportunities to address the limited transportation in the County.

**Impediment 6: Steering and Blockbusting**

The County has met with realtors to discuss the Homeownership Program and the Fair Housing rights of participants. In addition, the housing education requirement for the program educates homebuyers of their rights against steering and blockbusting.

## ACCOMPLISHMENTS DURING THE PROGRAM YEAR

**Energy Expo and Fair Housing Event** – The County of Lexington sponsored an Energy Efficiency and Fair Housing Expo in partnership with the City of Columbia and Richland County. The Expo provided information related to energy efficiency and Fair Housing. A Fair Housing presentation was provided for attendees as well as various booths with Fair Housing related materials.

**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. This library of information includes the following:

### Lexington County Fair Housing Library

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

## FAIR HOUSING AND RELATED ACTIVITIES

### AUGUST 2011

#### 8/19/11

United Way of the Midlands Meeting  
Homelessness in our community: Taking Stock  
*Value of Staff Time and Expenses: \$300*

#### 8/29/11

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

### SEPTEMBER 2011

#### 9/21/11

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

#### 9/22/11

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

### OCTOBER 2011

#### 10/21/11

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

#### 10/27/11

Annual Meeting  
SC Community Development Association  
*Value of Staff Time and Expenses: \$600*

#### 10/31/11-11/3/11

HUD Environmental Training  
Atlanta, GA  
*Value of Staff Time and Expenses: \$1,000*

## **NOVEMBER 2011**

### **11/4/11**

Quarterly Meeting  
Regional Community Development Departments  
*Value of Staff Time and Expenses: \$200*

### **11/14-17/11**

Advance CDBG Training  
NCDCA Region IV Conference  
Miami, FL  
*Value of Staff Time and Expenses: \$1,000*

### **4/18 – 4/19/12**

Palmetto Affordable Housing Forum  
Columbia, SC  
*Value of Staff Time and Expenses: \$1,500*

### **4/16**

Greater Columbia Community Relations Council Affordable Housing Seminar  
Columbia, SC  
*Value of Staff Time and Expenses: \$200*

## Affordable Housing Activities

For Program Year 2011, Lexington County received HOME Investment Partnership Program funds to specifically address affordable housing needs.

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

### Building Inspections

- 13,420 Inspections / Re-Inspections Performed
- 1,568 Residential Building Permits Issued
- 963 New Single Family Dwellings

### Development Services

- Subdivision Plat Approvals:
  - 64 Final Plats

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

HUD ID Number	Development	Address	Total Units	Total Low Income Units
SCA 1987011	Sweetbriar Apartments	200 Libby Drive	48	48
SCA 1988019	1904-06-08 Lorick Street	1904 Lorick Street	3	3
SCA 1988069	Town & Country Apartments	501 Roberts Street	46	46
SCA 1989001	2921 & 2931 Taylor Road	2921 Taylor Road	2	2
SCA 1989023	Westfield Gardens Apartments	345 Community Drive	24	24
SCA 1990009	Gentle Pines Apartments	566 N. Brown Street	150	150
SCA 1990014	Middle Street Apartments	1522 Middle Street	3	3
SCA 1991016	Westbridge Apartments	100 B Avenue	112	112
SCA 1992035	Scarlette Oaks	200 Old Chapin Road	40	40
SCA 1993015	River Oaks Apartments	5324 Bush River Road	100	100
SCA 1996004	Chimney Ridge Apts. Phase II	300 Palmetto Park Blvd.	48	48
SCA 1997003	Creek View Apartments	521 Willis Street	60	60
SCA 1998005	Columbiana Ridge Apts. Ph. II	401 Columbiana Drive	36	28

SCA 1999007	Elm Creek Apartments	295 N. Lawrence Avenue	40	40
SCA 2004009	Fern Hall Crossing	600 Fern Hall Drive	40	40

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

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

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

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

Lexington County continues to be actively involved in the efforts of the Central Midlands Regional Transit Authority (CMRTA). The CMRTA was established in October 2002 with the goals of providing safe, dependable, accessible and affordable public transportation throughout the Midlands area including Lexington County. Since 2002, the CMRTA has provided transportation for more than 2 million passengers, expanded route services and introduced 43 new ADA accessible buses that offer a safer and more comfortable mode of transportation. Participation in the CMRTA provides the County with the opportunity to address the

transportation needs of County residents and participate in regional long-range planning activities.

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

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

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

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

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

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



## Continuum of Care

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

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

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

The Midlands Area Consortium for the Homeless (MACH) is the primary example of the Continuum of Care concept in the Lexington County area. The MACH, formed in July 1994, provides a linkage for the coordination of services to the homeless in Lexington County and throughout the Midlands region. Membership includes over 60 private, public, nonprofit, 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. Lexington County Grant Programs staff participates in MACH meetings, HMIS Task Force, 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.

## Other Actions

### OBSTACLES TO MEETING UNDERSERVED NEEDS

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

During the 2011 Program Year, and as part of the 2011 Annual Action Plan process, Lexington County continued to receive requests and inquiries regarding possible CDBG and HOME funding assistance. The requests typically concern a variety of needs including assistance with home renovation, water and sewer line improvements, and road paving. To the extent possible based on their priority, these needs are addressed either in the County's Annual Action Plans, or through referral information to other resources.

### GAPS IN INSTITUTIONAL STRUCTURE

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

#### Federal

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

#### State

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

#### County

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

#### Non-Profits

- Babcock Center
- Sistercare
- Harvest Hope Food Bank
- Community Assistance Providers
- Central SC Habitat For Humanity
- Lexington Interfaith Community Services
- Aiken/Barnwell/Lexington Community Action Commission
- American Red Cross – Central South Carolina Chapter
- Carolina Community Development Corporation
- Lexington/Richland Alcohol and Drug Abuse Commission

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

## **PUBLIC HOUSING AND RESIDENT INITIATIVES**

There is no Public Housing Authority for residents living in the unincorporated areas of the County. The Cayce Housing Authority assists 40 households in four different housing communities in the City of Cayce and is the only public housing authority in Lexington County. The Section 8 Housing Voucher Program administered by the South Carolina State Housing Finance and Development Authority is the primary mechanism for public rental assistance for most County residents. In recent years the emphasis of the Section 8 program has shifted from project-based housing assistance, where housing units are subsidized, to tenant-based assistance, where tenants are given funds to subsidize the housing of their choice within program guidelines for cost and other associated standards. In fiscal year 2011, 884 families in Lexington County were assisted by funds from the SC State Housing Assistance Programs totaling \$10,292,755.

## **MONITORING**

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

The following steps summarize monitoring policies and procedures:

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

## 2011 Monitoring

Through the desk monitoring, the County has been able to ensure all regulations and procedures are being followed. The reimbursement review found some subrecipients incorrectly reporting information and these were returned and corrected prior to approval. This type of monitoring has resulted in better documentation, accurate reporting, and an increased awareness of compliance issues. In program year 2011, the Grant Programs Division staff conducted monitoring visits for various ongoing program activities. In addition to identifying compliance issues, the on-site monitoring enhances the staff's relationship with subrecipients and also identifies potential training needs.

### **EVALUATE AND REDUCE LEAD BASED PAINT HAZARDS**

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

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

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

### **OUTREACH TO MINORITY AND WOMEN-OWNED BUSINESSES**

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

# HUD Program Requirements

## NATIONAL OBJECTIVES AND ELIGIBLE ACTIVITIES

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

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

In addition to meeting a National Objective, Lexington County's CDBG funds are used only to implement eligible activities determined by HUD. The 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 program year, most applicable activities addressed the National Objective of benefit to low and-moderate income persons and two activities addressed the elimination of slums or blight.

## HOME Investment Partnerships (HOME) Program

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

*Lexington County, South Carolina  
Program Year 2011 Consolidated Annual Performance and Evaluation Report*

## **DISPLACEMENT / RELOCATION**

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

There were no relocation expenditures during the 2011 program year.

## **PROGRAM INCOME**

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

## Self-Evaluation

The CDBG and HOME programs have helped Lexington County and its subrecipients address housing and redevelopment problems. The program funds have been used for home repairs, downpayment assistance, construction of waterlines, facility improvements, demolition and clearance, assist domestic violence shelters, after-school program, and to purchase a food pantry vehicle.

The County's overall annual performance for July 1, 2011 through June 30, 2012 shows that we've made great advances in achieving our established goals as stated in the in the approved Action Plan. Eleven (11) CDBG projects were completed this year and several projects that were continued are expected to be complete in Program Year 2012. 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 thirty-six (36) households \$5,000 in downpayment and/or closing cost assistance, nine (9) households were assisted with repairs to their homes, and the CHDO, Carolina Community Development Corporation, sold the second of two homes constructed for affordable housing. The CHDO, Community Assistance Provider completed the acquisition and minor rehab of six (6) single-family dwelling units which are all rented and occupied by eligible households.

### PERFORMANCE MEASUREMENT

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

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

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

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

- 1. Improving Availability or Accessibility:** This outcome category applies to activities that make services, infrastructure, public services, housing, or shelter available or accessible to low- and moderate-income persons, including those with disabilities. In this category, accessibility not only refers to physical barriers, but also to making the affordable basics of daily living available and accessible (i.e., increased access to various services, housing units, or facilities) to low- and moderate-income persons. Where a service or facility did not exist, the assistance provided results in “new” access to that service or facility. Where a service or facility was limited in size or capacity, and the assistance expanded the existing service or facility, the result would be improved access.
- 2. Improving Affordability:** This outcome category applies to activities that provide affordability in a variety of ways in the lives of low- and moderate-income people. It can include creating or maintaining affordable housing, basic infrastructure hookups, or services such as transportation or daycare.
- 3. Improving Sustainability:** This outcome applies to projects where the activity or activities are aimed at improving communities or neighborhoods, helping to make them livable or viable by providing benefit to persons of low- and moderate-income or by removing or eliminating slums or blighted areas, through multiple activities or services that sustain communities or neighborhoods.

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

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



## Citizen Participation

A notice of availability for public review of the Consolidated Annual Performance and Evaluation Report (CAPER) was published on August 30, 2012 in *The Chronicle* newspaper.

A public hearing will be held September 7, 2012 at 3:00 p.m. to receive comments on the CAPER. The 15-day public comment period will begin August 30, 2011 and end September 12, 2012.

Two staff persons attended the public hearing. There were no comments received.

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

**Consolidated Annual Performance and Evaluation Report (CAPER)**

The County of Lexington Community Development Department announces the availability of the draft CAPER for public review covering the period July 1, 2011 – June 30, 2012. The CAPER is an annual report and evaluation of Lexington County's Community Development Block Grant and Home Investment Partnerships programs.

Public review and comment on the draft CAPER are invited. Copies may be obtained by calling the Lexington County Community Development Department at (803) 785-8121 or by e-mailing [pcruz@lex-co.com](mailto:pcruz@lex-co.com). Written comments will be accepted through September 12, 2012 and should be addressed to Peatra Cruz, Lexington County Community Development Department, 212 South Lake Drive, Suite 401, Lexington, SC 29072.

**Housing and Community Development Needs**

A public hearing to solicit comments on the draft CAPER and housing and community development needs is scheduled for Friday September 7, 2012 at 3:00 p.m. The hearing will be held at the Red Bank Crossing Facility on 1070 South Lake Drive, Lexington, SC 29072.

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

**Date of Notice August 30, 2012**

## **Program Year 2011 Federal Reports**

- **CDBG Program Financial Summary Report**
- **CDBG Program Timeliness Report**
- **HOME Program Match Report**
- **HOME Program Housing Performance Report**