

Executive Summary

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

1. Introduction

The County of Lexington is a recipient of several annual allocations of funding from the U.S. Department of Housing and Urban Development (HUD) through its Community Planning and Development (CPD) formula block grant programs. These funds are intended to assist in addressing the County's housing, homelessness, non-housing, and community development needs and include the following:

- Community Development Block Grant (CDBG)
- Home Investment Partnership Program (HOME)
- Emergency Solutions Grant (ESG)

The County of Lexington has been a participant in the Community Development Block Grant (CDBG) Program since July 1, 2000. On July 1, 2008, the County became a Participating Jurisdiction (PJ) in the HOME Investment Partnerships (HOME) Program. On July 1, 2018 Lexington County became a participant in the Emergency Solutions Grant (ESG) Program. The County will coordinate with the United Way of the Midlands/MACH which allocates ESG funds acting as the Continuum of Care (CoC) for the Midlands. The ESG grants have the following eligible program components to address homelessness: street outreach, emergency shelter, homelessness prevention, rapid re-housing, and Homeless Management Information (HMIS).

In addition to its formula block grant programs the County is also the recipient of several disaster recovery and mitigation sources of funding through HUD. The Disaster Relief Appropriations Act of 2016 (Pub. L. 114-113, approved December 18, 2015) was enacted to appropriate federal funds for disaster relief for disaster declarations, made by the President of the United States, in 2015. The law provided that grants shall be awarded directly to a State or unit of general local government (UGLG) at the discretion of the Secretary. The Act allocated \$16,322,000 for disaster recovery efforts in Lexington County and then in 2017 the government released Federal Register Volume 82, No. 150 dated Monday August 7th, 2017 and provided notice of Public Law 115-31 which was enacted by Congress on May 5, 2017. The Act allocated an additional \$5,038,000 to Lexington County for disaster recovery efforts related to the October 2015 storm and flooding event. Lexington County was allocated \$15,185,000 in CDBG-MIT funds under Federal Register Notice, 84 FR 45838, August 30, 2019 (Notice). In 2019 the Additional Supplemental Appropriations for Disaster Relief Requirements Act, 2018 (Pub. L. 115-123, approved February 9, 2018) directed the U.S. Department of Housing and Urban Development (HUD) to allocate no less than \$12 billion for mitigation activities for States and local grantees who had received CDBG-DR funds for disasters occurring in 2015, 2016 and 2017. These funds, allocated as Community Development Block Grant-Mitigation funds (CDBG-MIT), were allocated to assist the County mitigate against future disaster risks

while providing an opportunity to improve planning within the County. Lexington County was allocated \$15,185,000 in CDBG-MIT funds under Federal Register Notice, 84 FR 45838, August 30, 2019 (Notice). Post COVID, the County received HOME-ARP funds which have also been committed for the development of shelter units and affordable housing. Additionally, on September 22, 2021, Lexington County was awarded \$2,619,353 for the HOME Investment Partnerships - America Rescue Plan (HOME-ARP) funds. These programs are sponsored by the United States Department of Housing and Urban Development (HUD) through an annual federal budget allocation. The HOME-ARP funds will be used to address the need for homelessness assistance and supportive services.

As a recipient of these funds the County is required, under federal regulations (24 CFR Part 91) to develop and submit an Annual Action Plan in accordance with HUD submission requirements. These funding sources must be accounted for and addressed as part of the Annual Action Plan project identification and selection process.

The County of Lexington's Office of Community Development is the lead agency responsible for preparing the Annual Action Plan. As an Urban Entitlement County, Lexington receives and administers HUD funding for the CDBG, HOME, and ESG programs. The following municipalities have elected to be included in the County of Lexington's Urban Entitlement status and currently have agreements on file that include the communities of Batesburg- Leesville, Chapin, Gilbert, Irmo, Lexington, Pelion, Pine Ridge, South Congaree, Springdale, Summit, Swansea, as well as the cities of Cayce and West Columbia. Consistent with HUD's mission, the County of Lexington's Consolidated Plan establishes a unified, coordinated vision for community development actions for the upcoming five years.

The County's mission is to increase homeownership, support community development, and increase access to affordable housing free from discrimination. To fulfill this mission, the County will embrace high standards of ethics, management, and accountability and will continue to form new partnerships that leverage resources and improve HUD's, as well as the County's ability to be effective on the community level. Section SP-25 Priority Needs describes the highest needs of the community as determined by the County's staff, its municipal partners, and community stakeholders. For more details on the annual objectives and goals, please refer to the Action Plan section AP-20 Annual Goals and Objectives.

2. Summarize the objectives and outcomes identified in the Plan

In accordance with HUD guidelines, the Annual Action Plan is developed each year to identify specific activities that address the seven priority needs areas established in the Five-Year Consolidated Plan along with specific strategies to address each need. The priorities and strategies were developed to ensure that they align with the U.S. Department of Housing and Urban Development's statutory goals.

Objective 1 – Owner-Occupied Housing Rehabilitation

Objective 2 – Down Payment Assistance Programs

Objective 3 – Public Facilities and Infrastructure

Objective 5 – Public Services

- Objective 6 – Lead-Based Paint Hazard Reduction
- Objective 7 – Promotion of Fair Housing Practices
- Objective 8 – Homeless Prevention

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

3. Evaluation of past performance

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

Unfortunately, homelessness remains an issue throughout the County, therefore the Office of Community Development will continue to provide funding to Transitions and Homeless No More, who provide emergency shelter services for the County's homeless population. Furthermore, the County engages One80Place, Midlands Housing Alliance, United Way of the Midlands, MIRCI and Sistercare in support of homeless veterans, women and children, families, and adult males. The Grant Programs Division will improve its collaborations with the Lexington County Office of Veterans Affairs to further assist the County's homeless veteran population. Throughout the citizen engagement and community needs assessment process, the County had also identified the needs for our non-homeless special needs populations to include persons with disabilities, elderly, persons with HIV/AIDS, those struggling with issues of mental health, and alcohol and drug addiction. The County is committed to using our resources through public infrastructure, housing, and public service programs to enrich the lives of the County's low- and moderate-income citizens.

4. Summary of Citizen Participation Process and consultation process

The County has fostered excellent relationships with many non-profit social services and housing agencies. The following are a few of the entities that continue to participate in the County's consultation process:

- Central South Carolina Alliance,

- The University of South Carolina,
- Eau Clair Cooperative Health,
- South Carolina Department of Social Services,
- the South Carolina Department of Health and Environmental Control,
- Lexington County Veterans Affairs,
- Lexington County Public Library,
- South Carolina Connects,
- Lexington Chamber of Commerce
- The Lexington County Planning & Zoning Department,
- Lexington County Finance Department,
- Lexington Medical Center,
- Lexington County Economic Development,
- Central Midlands Council of Governments,
- HUD,
- and South Carolina Human Affairs Commission.

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

- 9/11/25 - CAPER Public Hearing
- 1/16/26 - Advisory Committee
- 4/16/26 - Draft 2026-2027 AAP Public Notice
- 4/29/26 - 2026-2027 AAP Public Hearing
- 4/14/26 - LCC Committee Meeting
- 4/28/26 - LCC Approval

5. Summary of public comments

No comments were received.

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

No comments were received.

7. Summary

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

- The County has Intergovernmental Agreements with the municipalities of Batesburg-Leesville, Chapin, Gilbert, Irmo, Lexington, Pelion, Pine Ridge, South Congaree, Springdale, Summit, Swansea, as well as with the cities of Cayce and West Columbia. The County receives and administers CDBG, ESG, and HOME funds on their behalf.
- The County of Lexington is committed to increasing the coordination among its vast network of public, private, and non-profit organizations that provide social services, housing, and infrastructure projects throughout our community including ongoing work with the County's CHDO to provide housing rehabilitation services.
- The County is an active member of the Midlands Area Consortium for the Homeless (MACH). MACH represents 14 Counties across the Midlands of South Carolina and advocates for issues and initiatives that help mitigate and end homelessness. The County is an active partner with the Midlands Housing Alliance and currently provides CDBG and ESG funding toward the support of the County's homeless population. Additionally, the County has consistently provided support to abused women and children through the CDBG and ESG support of Sistercare Inc.'s Lexington County shelter. Through the assessment process, our grant staff is also working to increase its coordination and collaborations with area faith-based organizations that are participating in the continuum of care activities as well.
- The County is utilizing HOME-ARP funds to rehabilitate a hotel, which is now owned by Homeless No More, to provide temporary housing services.
- The County hosted a public hearing associated with the assembling of the Annual Action Plan. The public meeting was poorly attended by the public with no attendees participating in the meeting despite advertising through a variety of means.

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

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

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

Agency Role	Name	Department/Agency
Lead Agency	Lexington County, SC	Community Development

Table 1 – Responsible Agencies

Narrative (optional)

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

The County does not operate a public housing authority, however, the Community Development staff supports the Columbia Housing, as well as the Cayce Housing Authority (CHA), which is now managed by Columbia Housing, in its efforts to increase affordable housing, rental housing, and citizens seeking Section 8 assistance. The County works closely with its municipalities and provides technical assistance to our sub-recipients, non-profit community development housing organizations, and developers to ensure both their and our compliance with federal funding requirements.

The County of Lexington is concluding its utilization of CDBG-DR and MIT funds for disaster recovery from the historic 2015 flood. The only remaining projects for both programs are road improvement projects.

Consolidated Plan Public Contact Information

Consolidated Plan Contact Information - 212 S. Lake Drive, Lexington, SC, 29072

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Sara Byrd – CDBG Administrator; sbyrd@lexingtoncounty.sc.gov

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

1. Introduction

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

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

The County maintains an excellent relationships with the County’s fourteen (14) municipalities and has entered into intergovernmental agreements with thirteen (13) of the fourteen (14) municipalities which include the communities of Batesburg-Leesville, Chapin, Gilbert, Irmo, Lexington, Pelion, Pine Ridge, South Congaree, Springdale, Summit, Swansea, as well as the cities of Cayce and West Columbia. In addition to maintaining excellent relationships with the County’s municipalities the Office of Community Development maintains close relationships with the City of Columbia and Richland County, which administers the Housing Opportunities for Persons with AIDS (HOPWA) Program on behalf of the County and other Midlands communities.

The County also works closely with the Central Midlands Council of Governments, Lexington Medical Center, and several municipalities on health service issues. The County is a member of the Midlands Area Consortium for the Homeless (MACH), a consortium representing 14 Counties across the Midlands of South Carolina. MACH offers emergency services for people experiencing homelessness and is comprised of over 60 agencies. The services provided by the agencies are addiction recovery, child care, dental, health care, HIV/AIDS medical care, mental health services, and other support services. The County’s Community Development staff regularly attends MACH meetings and serves on the MACH Board.

The County continues to provide CDBG and ESG dollars to Sistercare, Inc., a shelter for battered women and their children. Sistercare’s HART program is designed to address the non-medical needs of patients who have injuries from intimate partner violence. The program provides patients with crisis intervention by offering counseling, emotional support, safety planning, danger assessment, and referrals to other resources in the community. HART is currently serving the following hospitals: Lexington Medical Center, Palmetto Health Baptist, Palmetto Health Richland, and Parkridge Hospital. Sistercare also provides counseling programs for children, individual women, and teens.

Furthermore, for several years the County has funded the Midlands Housing Alliances Transitions Facility (Transitions) to support the health service programs that directly benefit County's homeless population(s). Transitions partners and coordination activities include:

- LRADAC – Provide on-site clinical services to treat and prevent drug misuse and addiction.
- PRISMA Health – The largest not-for-profit health organization in SC.
- Medical Support Agencies – Eau Claire Health Cooperative, PALLS, South University Nursing Interns, DHEC, and SC HIV/AIDS Council

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

The County of Lexington's Office of Community Development is an active supporter of local Continuum of Care (CoC) services and is a strong supporter and member of the Midlands Area Consortium for the Homeless (MACH). MACH has nearly 65 Community Impact Partners that all work together to improve the communities of the Midlands. The County coordinates with MACH to provide resources and funding to multiple Community Impact Partners.

Additionally, the County has provided general fund, CDBG and ESG resources to the Transitions homeless facility in the City of Columbia, where it is estimated that the facility provides housing transitional services and counseling to some 400 Lexington County residents annually. Additional funds were awarded to Homeless No More and MIRCI, to provide transitional housing for the homeless and clinical services for the homeless. Each year the County allocates hundreds of thousands of dollars through CDBG and HOME funds for the acquisition and rehabilitation and rental of affordable housing (in an effort to increase affordable rental housing units to help aid in the prevention of homelessness). The County is a supporter of United Way of the Midlands and One80 Place organizations that provide food stability programs, rental and utility assistance to Lexington's low-and-moderate income residents. Additionally, the County uses its resources to consistently provide infrastructure and public service(s) support to Sistercare's transitional shelter for battered women and their children as a strategy for combating homelessness in our community.

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

United Way of the Midlands (UWM), serves as lead HUD agency for the Midlands Area Consortium for the Homeless (MACH) that is the HUD designated Homeless Continuum of Care (SC-502) for Lexington County. As a team, UWM/MACH are committed to ending homelessness in the Midlands. MACH member agencies and other partners provide the direct services, shelter and housing that assist our community's homeless families, individuals, youth and veterans to stability. The complexity of the issue, diversity of the populations

and shifting resources and priorities of the community and federal government make coordination key to community success. UWM/MACH works to ensure quality services, continuous planning, and coordination for efficiency and cost effectiveness and collaborate with Lexington County with these efforts. Lexington County participates in MACH meetings, the annual point-in-time count, and an annual consultation on ESG program certification including developing ESG performance measures.

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

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

MACH provides ESG certification based on the following factors:

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

Participation in HMIS (except providers serving domestic violence survivors)

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

1	Agency/Group/Organization	TOWN OF LEXINGTON
	Agency/Group/Organization Type	Other government - Local
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Lead-based Paint Strategy Public Housing Needs Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs Market Analysis Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The County consulted with the Town of Lexington to assess the Town's overall housing, economic development, and other strategies aimed at improving the lives of the community's low-and-moderate income populations. The County has included this consultation in developing its five-year goals and outcomes.
2	Agency/Group/Organization	City of West Columbia
	Agency/Group/Organization Type	Other government - Local
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Lead-based Paint Strategy Public Housing Needs Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Economic Development Market Analysis Anti-poverty Strategy

	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The City of West Columbia has a substantial low-and-moderate income population and is one of the more urbanized areas of the County. Lexington officials consulted with the City of West Columbia to assess the Town's overall housing, economic development, and other strategies aimed at improving the lives of the community's low-and-moderate income population.
3	Agency/Group/Organization	CITY OF CAYCE
	Agency/Group/Organization Type	Other government - Local
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Lead-based Paint Strategy Public Housing Needs Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs Economic Development Market Analysis Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The City of Cayce is a local government and was consulted with regards to the County of Lexington's Housing Needs Assessment, Lead-Based Paint Strategy, Public Housing Needs, Homeless Strategy, Economic Development, Market Analysis, Anti-Poverty Strategy, Infrastructure, and Community Facilities. The outcome is that the Office of Community Development would have a comprehensive plan which addresses the needs identified in our community.
4	Agency/Group/Organization	City of Columbia
	Agency/Group/Organization Type	Other government - Local

	<p>What section of the Plan was addressed by Consultation?</p>	<p>Housing Need Assessment Lead-based Paint Strategy Public Housing Needs Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs HOPWA Strategy Economic Development Market Analysis Anti-poverty Strategy</p>
	<p>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</p>	<p>Lexington 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. These programs provide housing assistance for income-eligible persons.</p>
5	<p>Agency/Group/Organization</p>	<p>Columbia Housing Authority</p>
	<p>Agency/Group/Organization Type</p>	<p>Housing Authority</p>
	<p>What section of the Plan was addressed by Consultation?</p>	<p>Public Housing Needs Anti-poverty Strategy</p>
	<p>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</p>	<p>The Cayce Housing Authority is the only public housing authority in the County and traditionally assists nearly 100 residents in five different housing communities. The outcome of this consultation area could potentially include improved coordination, increased cooperation, and the opportunity to share resources.</p>

6	Agency/Group/Organization	Irmo Chapin Recreation Commission
	Agency/Group/Organization Type	Services-Persons with Disabilities Services-Health Health Agency Recreation
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The Irmo Chapin Recreation Commission was consulted as a way to assist the County of Lexington in assessing the needs of children, adults, the elderly, and persons with disabilities in the community. The Irmo Chapin Recreation Commission is offering groundbreaking programs for adults, seniors, and youth with disabilities.
7	Agency/Group/Organization	LEXINGTON COUNTY JOINT MUNICIPAL WATER AND SEWER COMMISSION
	Agency/Group/Organization Type	Regional organization Public Utility
	What section of the Plan was addressed by Consultation?	Economic Development Public Infrastructure Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	As part of the five year consolidated planning process, the County met with officials from the County of Lexington's Joint Municipal Water and Sewer Commission in an effort to determine our low and moderate-income areas that are currently in need of improved water and sewer services. The outcome is that there will be a collaborative effort in ensuring access to the County's low and moderate-income residents, when feasible.
8	Agency/Group/Organization	SISTERCARE
	Agency/Group/Organization Type	Services-Victims of Domestic Violence
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Economic Development Anti-poverty Strategy

	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Lexington consulted with Sistercare, Inc., the community's premier agency which provides services to battered spouses and children to include long-term sheltering, counseling, and job training. The anticipated outcome of this consultation includes the need for further assistance to Spanish speaking populations, a community that ranked domestic violence as among the highest public service priorities in the community.
9	Agency/Group/Organization	Community Assistance Providers (CAP)
	Agency/Group/Organization Type	Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Education Health Agency
	What section of the Plan was addressed by Consultation?	Housing Need Assessment
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Santee-Lynches Affordable Housing and CDC is an independent, community based, nonprofit that enhances communities by creating quality, safe, decent and affordable housing and other forms of economic opportunities that benefit the low to moderate-income individuals living in Lexington County.
10	Agency/Group/Organization	Lexington Interfaith Community Services
	Agency/Group/Organization Type	Agency providing housing, food, utility assistance to low-and-moderate income
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Economic Development Market Analysis Anti-poverty Strategy

	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Lexington Interfaith Community Services now know as Mission Lexington is a local interfaith supported social services agency serving families and individuals struggling to meet their basic food, clothing, and housing needs. LICS was consulted to assist the County in devising its anti-poverty strategy. As a result of the consultation, the County has included mental health needs, housing, and job training as critical needs areas as it relates to addressing poverty in a substantial manner.
11	Agency/Group/Organization	UNITED WAY OF THE MIDLANDS
	Agency/Group/Organization Type	Services - Housing Services-Health Services-Education Service-Fair Housing Non-Profit Serving LMI
	What section of the Plan was addressed by Consultation?	Homelessness Strategy Market Analysis Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The County of Lexington consulted with United Way of the Midlands regarding the area's Continuum of Care strategies (CoC) and anti-poverty strategies. This included the chronically homeless, families with children, veterans, and unaccompanied youth. The County's consultation with the United way is included in the Consolidated Plan.
12	Agency/Group/Organization	Lexington County Public Library
	Agency/Group/Organization Type	Services-Education Other government - Local Computer Training/Job Readiness
	What section of the Plan was addressed by Consultation?	Anti-poverty Strategy

	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The Lexington County library system offers basic and advanced computer training workshops to seniors and the County's vulnerable low and moderate-income populations. The Lexington County Public Library system offered more than 30,000 free hours of internet access to our residents and is essentially working to close the digital divide which exists within the County's low-and-moderate income populations. Access to broadband and work-ready programs are important issues.
13	Agency/Group/Organization	CENTRAL MIDLANDS WORKFORCE DEVELOPMENT BOARD
	Agency/Group/Organization Type	Other government - State
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs Economic Development Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The County of Lexington consulted with the Central Midlands Workforce Development Board regarding economic development, market analysis, anti-poverty strategy, and job training. The outcome is better coordination and use of resources to improve job training and development for the low and moderate-income person in the County.
14	Agency/Group/Organization	Lexington County School District One
	Agency/Group/Organization Type	Services-Education Other government - Local
	What section of the Plan was addressed by Consultation?	Education, ESG
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The Office of Community Development consulted with Lexington School District One in an effort to gain insight as to the educational needs of students with disabilities, homeless youth, and low-and-moderate income youth in general. The outcome is that county staff gained insight into the services that the school district provides youths and adults through GED, ESL, and other community education programs.

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

N/A

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

S or t*	Name of Plan*	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?	Action
	Continuum of Care	Midlands Area Consortium for the Homeless	The goals of both plans include strategies to address homelessness. The strategies include the continued support to transitional facilities, mental health services, job training programs, and support for agencies providing counseling and other life sustaining services to battered spouses and their children.	
(Optional)				

Describe cooperation and coordination with other public entities, including the State and any adjacent units of general local government, in the implementation of the Consolidated Plan (91.215(I))

The County of Lexington coordinates extensively with public entities and other bodies of government in order to effectively administer our CDBG, HOME and ESG programs, and in the development and implementation of the Five Year Consolidated Plan and all associated Annual Action Plans. Some of the public entities the County coordinates with are as follows: The County of Lexington Planning & Zoning Departments, the County Finance Department, the University of South Carolina and Clemson University, the Central Midlands Council of Governments, the Housing Authority of Columbia, the Cayce Housing Authority, the Lexington County Sheriff’s Department as well as the County’s fourteen (14) municipalities which include the communities of Batesburg-Leesville, Chapin, Gaston, Gilbert, Irmo, Lexington, Pelion, Pine Ridge, South Congaree, Springdale, Summit, Swansea, as well as the cities of Cayce and West Columbia. The County also sought additional consultation from Mission Lexington (formerly Lexington Interfaith Community Services) which meets more than 35,000 needs each year, ranging from referrals, financial assistance, providing food, lodging, and clothing.

Narrative (optional)

AP-12 Participation – 91.105, 91.200(c)

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

As the administrator(s) of the County of Lexington's CDBG, HOME and ESG programs, the Office of Community Development acts as a hub for community, economic and social engagement for our community, a role and public trust that we take very seriously. To this end, our staff has worked diligently to maintain and foster open lines of communication between the County and our community's many non-profit and social service agencies. Besides an open door policy, each year our grant staff participate in numerous outreach meetings and hosts housing roundtables and meetings for subrecipients, contractors, and citizens interested in learning more about our grant programs. The County conducted an online needs survey for the 2025-2029 Consolidated Plan whose results were utilized to assist identifying projects for the coming years.

Citizen Participation Outreach

Sort	Mode Of Outreach:	Target Of Outreach:
1	Public Meeting Public Hearing Newspaper Ad X Internet Outreach	Minorities Non-English Speaking - Specify other language: X Persons with disabilities X Non-targeted/broad community Residents of Public and Assisted Housing Other
Summary of response/attendance <p>There was a minimal response for the online needs survey, which was hosted on the County website, advertised, and made available to the community from February 28, 2025, through March 31, 2025. Only 6 citizens went online to take the survey and provided input on the housing, economic development, public infrastructure, and public service needs of the County.</p>		
Summary of Comments Received <p>This survey was ordinal and asked participants to rank issues from high to low of housing, infrastructure, neighborhood services, economic development, broadband priorities, economic resilience priorities, and any additional recommendations or comments the participants may have.</p>		
Summary of comments not accepted and reasons <p>No comments were not accepted, all comments were accepted, though due to a lack of resources were not always able to be funded.</p>		
URL if applicable:		
Sort	Mode Of Outreach:	Target Of Outreach:

2	Public Meeting X Public Hearing Newspaper Ad Internet Outreach	X Minorities Non-English Speaking - Specify other language: X Persons with disabilities X Non-targeted/broad community Residents of Public and Assisted Housing Other
<p>Summary of response/attendance</p> <p>The County held two public meetings designed to discuss the planning process and to solicit input on community needs.</p> <p>Notification for these meetings was published in the local community newspaper, advertised in public libraries and the County Administrative Building, and advertised on the County website.</p> <p>Unfortunately, the public did not attend these events which was consistent with overall general engagement throughout the AP process by both the public and stakeholders.</p> <p>Summary of Comments Received</p> <p>None</p> <p>Summary of comments not accepted and reasons</p> <p>N/A</p> <p>URL if applicable:</p>		

Expected Resources

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

Introduction

The County anticipates receiving its ongoing allocation of entitlement program funding from HUD which includes the Community Development Block Grant (CDBG), HOME, and Emergency Solutions Grant (ESG) programs. The County has also received CDBG-DR and CDBG-MIT funding over the last several years, however, this funding has been allocated to recovery projects at this time. Post COVID, the County received HOME-ARP funds which have also been committed for the development of shelter units and affordable housing. Due to uncertainty about future funding allocations and reductions in government programs, the County is estimating a slight decrease or similar funding amounts compared to the previous year's (2025-2026) funding allocation as an estimate for the 2026-2027 program year. Therefore, the County anticipates receiving \$1,584,529 for CDBG, \$704,796.75 for HOME, and \$160,713 for ESG for the 2026-2027 program year.

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	1,584,529.00	33,978.00	1,511,098.75	3,129,605.74		Annual allocation includes anticipated funding for PY 2026-2027 only. Prior year resource funds only include the remaining funds from the 2025-2026 allocation (\$1,511,098.75) which had not been drawn down at the time of this Action Plan.

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
HOME	public - federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	704,796.75	27,215.00	704,796.75	1,436,808.50	Annual allocation includes anticipated funding for PY 2026-2027 only. Prior year resource funds only include the remaining funds from the 2025-2026 allocation (\$704,796.75) which had not been drawn down at the time of this Action Plan.	

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
ESG	public - federal	Conversion and rehab for transitional housing Financial Assistance Overnight shelter Rapid re-housing (rental assistance) Rental Assistance Services Transitional housing	160,713.00	0.00	0.00	160,713.00	Annual allocation includes anticipated funding for PY 2026-2027 only.	

Table 2 - Expected Resources – Priority Table

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

A total of \$61,193 of leveraged funds (Program Income), is expected in this year’s annual action plan. The match/leveraged funds are satisfied in each project by the Subrecipient documenting their matching funds in the monthly reporting system, or when they request reimbursement for their CDBG, HOME, or ESG funded project. In addition, the County’s grant staff conducts on-site monitoring of Subrecipients at least once a year. The staff reviews each file’s documentation and requests a copy of their audit to ensure that there are/were no findings. The staff provides technical assistance where needed to all Subrecipients. Additionally, an annual meeting is held for all Subrecipients to inform and help them implement a successful program and understand program requirements and guidelines. Future HUD funded projects may involve additional funding source such as additional federal funds, low-income housing tax credits, private funding, or state funds. Specific amounts and necessary funding leveraging will be evaluated on an annual basis as these projects are identified.

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

Community facilities and services are available to all County residents in the quest to meet the day-to-day needs of the community and to enhance the overall quality of life. Community Facilities are divided into several categories: general government facilities; educational facilities; libraries, and park and recreation facilities. The County’s Administration Building acts as the hub for administering the CDBG, HOME and ESG programs as well as a meeting place for public hearings and meetings to discuss plan goals. In some instances, the County may host HUD funded public service events at County owned properties such as parks, community centers, libraries, or similar facilities. The Central Midlands Regional Transit Authority also provides fixed route bus service and demand- responsive Para-transit service for the more urbanized communities of Lexington. The CMRTA offers fares and monthly passes at a discount to college students, senior citizens, and customers with physical and mental disabilities. Service animals are permitted to accompany individuals with disabilities on all vehicles.

Discussion

N/A

Annual Goals and Objectives

AP-20 Annual Goals and Objectives

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Lead-Based Paint Hazards Reduction	2026	2027	Lead Based Paint Hazard Remediation		Lead-Based Paint Hazard Reduction Substandard Owner Occupied Housing	CDBG: \$0.00	CDBG funded rehabilitation is limited to the minor rehab program which doesn't substantially address LBP hazards. This goal was retained in the Con Plan in case funding becomes available.
2	Rental Assistance	2026	2028	Affordable Housing		Rental Assistance	HOME: \$266,918.75 CDBG \$75,000.00	Tenant-based rental assistance / Rapid Rehousing: 30 Households Assisted. CDBG funds will help offset delivery costs.
3	Owner Occupied Housing Rehabilitation	2026	2027	Affordable Housing Non-Homeless Special Needs		Substandard Owner Occupied Housing	CDBG: \$20,000.00 HOME: \$226,918.00	Homeowner Housing Rehabilitated: 4 Household Housing Unit

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
4	Homebuyer Assistance Program	2026	2027	Affordable Housing		Action on Homeless Homebuyer Assistance Program Substandard Owner Occupied Housing	HOME: \$10,000.00	Homeowner Housing Added: 2 Household Housing Unit
5	Housing for Non-Homeless Special Population	2026	2027	Affordable Housing		Housing for Non-Homeless Special Population	HOME: \$140,960.00	Homeowner Housing Added: 2 Household Housing Unit
6	Public Facilities/Infrastructure Development	2026	2028	Non-Housing Community Development		Public Facilities and Infrastructure Development	CDBG: \$847,529.00	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 5000 Persons Assisted
7	Education/Promotion of Fair Housing Practices	2026	2027	Affordable Housing		Education/Promotion of Fair Housing Practices	CDBG: \$0.00	Public service activities. This activity will not be funded this year but this goal was retained in the Con Plan in case funding becomes available.
8	Public Services	2026	2027	Non-Homeless Special Needs		Public Services	CDBG: \$274,000.00	Public service activities other than Low/Moderate Income Housing Benefit: 600 Persons Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
9	Action on Homeless	2026	2027	Homeless		Action on Homeless	ESG: \$160,713.00	Homeless Person Overnight Shelter: 20 Persons Assisted Homelessness Prevention: 15 Persons Assisted
10	Administration	2026	2027	Administration			CDBG: \$368,000.00 HOME: \$60,000.00	Other: 1 Other
11	2015 CDBG-Disaster Recovery	2026	2027	Affordable Housing Homeless Non-Homeless Special Needs Housing Buyout		Action on Homeless Public Facilities and Infrastructure Development Substandard Owner Occupied Housing	CDBG: \$36,555,000.00	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 4430 Persons Assisted

Table 3 – Goals Summary

Goal Descriptions

1	Goal Name	Lead-Based Paint Hazards Reduction
	Goal Description	The County of Lexington is committed to addressing the hazards associated with Lead-Based Paint. This program is conducted in cooperation with our homeowner occupied rehabilitation program. All homes built prior to 1979 are properly tested, and when required, lead remediation is included as part of the overall rehabilitation efforts. The funding amount indicated is an estimate as to the amount of funds used in rehabilitation to address LBP hazards.

2	Goal Name	Rental Assistance
	Goal Description	<p>Census ACS 5-Year data indicates that between the 2020–2024 ACS 5-Year estimates, median household income rose from \$115,220 to \$123,903, for roughly an 8% growth in a 4-year range. Using county medians, median gross rent as a share of median household income was roughly 34.7% in 2024, placing it above the 30% threshold of cost burdening established by HUD. Additionally, Census ACS data indicates that in 2020 median gross rent was \$921/month and increased to \$1,248 by 2024 which is approximately a 36% increase. This means that while wages only increased by about 8% between 2020-2024 median rents increased by about 36% vastly outpacing the increases to income. According to the National Low Income Housing Coalition, for 2026 South Carolina, to afford this rent and utilities - without paying more than 30% of income on their home - a household must earn \$53,896 annually. The rent increases in proportion to income indicate ongoing affordability pressure for lower-income households and underscore the need for targeted rental assistance, eviction-prevention supports, and preservation strategies to stabilize the rental stock. National and regional evidence — including HUD’s Worst-Case Housing Needs analysis and the NLIHC gap estimates — show this pattern is part of a broader shortage of affordable rental housing, reinforcing the need for targeted rental assistance, eviction-prevention, and preservation interventions.</p> <p>A 2023 report from the U.S. Department of Housing and Urban Development (HUD) indicates that 8.53 million unsubsidized, very low-income renters are severely cost-burdened or live in severely inadequate housing conditions, or both – the highest number ever recorded. Meanwhile, only one in four eligible low-income households receives long-term federal housing assistance due to limited funds, and those funds could face substantial cuts in the upcoming fiscal year. State and local investments in rental housing play a critical role in keeping individuals and families safely and stably housed in their communities of choice.</p>
3	Goal Name	Owner Occupied Housing Rehabilitation
	Goal Description	<p>Among the highest priorities for the County of Lexington and its partners is to continue to improve the quality of housing for the residents of the County, particularly those with limited financial resources or who may have special needs possibly limiting their ability to make such improvements. Ongoing housing rehabilitation will continue to help revitalize communities and will support the availability of decent, safe housing for all residents within the County.</p>

4	Goal Name	Homebuyer Assistance Program
	Goal Description	The Homebuyer (Down Payment Assistance) Program will assist the County in providing LMI qualified households with the ability to secure affordable homeownership while also supporting neighborhood redevelopment.
5	Goal Name	Housing for Non-Homeless Special Population
	Goal Description	The outcome of this goal is to make available a minimum of 2 affordable housing units to accommodate special housing needs in the County over the next year. The Development and/or support for the development and operation of additional housing units for the County of Lexington's non-homeless special needs populations is among the highest priorities for the County. This will be accomplished by the County's approved Community Housing Development Organizations (CHDO), Habitat for Humanity and other non-profits. The County's CHDO has been allocated \$140,960.00.
6	Goal Name	Public Facilities/Infrastructure Development
	Goal Description	The outcome of this goal includes funding and developing projects that provide for public facilities and infrastructure such as water, sewer, sidewalks, and other projects that will benefit Lexington's LMI populations throughout Lexington County. Adequate public facilities and improvements, include, but not limited to streets, sidewalks, water, sewer, parks, playgrounds, and other public facilities are major goals for the County.
7	Goal Name	Education/Promotion of Fair Housing Practices
	Goal Description	This involves the provision of public services to inform residents of the nature and purpose of fair housing and to educate residents on fair housing rights. The outcome of this goal is creating access and housing opportunities for the County of Lexington's residents, regardless of race, color, religion, sex, handicap, familial status or national origin, etc.
8	Goal Name	Public Services
	Goal Description	The County of Lexington is committed to supporting a myriad of public service organizations as these non-profit and faith-based organizations improve the lives of our citizens through programs for children and persons with disabilities, assist with Continuum of Care and our residents who struggle with food insecurity and other needs. The County allocates 15% of its annual CDBG allocation for public service programs.

9	Goal Name	Action on Homeless
	Goal Description	The County and its partners will assist households/individuals through rapid re-housing, street out reach, emergency shelter, and homeless prevention. This goal also includes HMIS administration.
10	Goal Name	Administration
	Goal Description	Lexington County will administer the CDBG, HOME and ESG federal programs.
11	Goal Name	2015 CDBG-Disaster Recovery
	Goal Description	Lexington County received \$21,370,000 in CDBG Disaster Recovery funds and \$15,185,000 in CDBG Mitigation funds due to the 2015 October Historic Floods. Many of the DR and MIT programs/projects have been completed with the only activities remaining being Public Infrastructure Improvements and Administration. Since the only project funds anticipated to be drawn down during 2025 will be for Public Infrastructure Improvements the associate goal quantities will only apply to those projects.

Estimate the number of extremely low-income, low-income, and moderate-income families to whom the jurisdiction will provide affordable housing as defined by HOME 91.215(b).

Extremely low –

Low – 1

Moderate - 3

Projects

AP-35 Projects – 91.220(d)

Introduction

Below is a summary of projects that have been chosen to address the County’s priority needs for CDBG, HOME and ESG. These projects were developed to help meet the County’s goals as identified in the 2025-2029 5-Year Consolidated Plan. These projects were identified after conducting an analysis of the data in the Needs Assessment and Market Analysis of the Consolidated Plan, and in coordination with input received by stakeholders and the public. Many of these projects contain multiple activities within them that seek to meet the overall goal of the project. Activities are described within each project detail. The funding sources for the 2026 projects include the following:

- CDBG - \$1,584,529
- HOME – \$704,796.75
- ESG - \$160,713

The CDBG-DR and MIT funds will only be used to complete remaining infrastructure projects identified in the Action Plans for each funding source. These can be found at <https://lex-co.sc.gov/departements/community-development/grant-programs/disaster-recovery>.

Projects

Projects

Sort*	Project Title	Action
1	Infrastructure and Public Facilities	View
2	Public Services	View
3	Affordable Housing and Neighborhood Revitalization	View
4	CDBG Program Administration	View
5	ESG25 Homeless Services	View
6	HOME Project Delivery	View
7	Community Housing Development Organization (CHDO)	View
8	Tenant Based Rental Assistance (TBRA)	View
9	Affordable Housing/Acquisition	View
10	Homeowner Assistance Program	View
11	HOME Program Administration	View
View Summary		

Table 4 - Project Information

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

The Grant Program Division's funding distribution is based upon our annual allocations, the priorities as identified during the community assessment process to include a market analysis, community survey and an analysis of housing needs and the housing cost burden experienced by County residents. Moreover, consideration and consultation was also sought from the County's (13) participating municipalities and took into consideration housing, infrastructure and public facilities, public services, homeless needs, and non-homeless community development needs. The applications and the project determinations follow an extensive application and review process by our advisory committee.

CDBG program income and prior year funds are added to Infrastructure and Public Facilities and HOME program income and prior year funds have been added to affordable housing/acquisition.

AP-38 Project Summary
Project Summary Information
Project

Grantee/PJ Name:

LEXINGTON COUNTY, SC

Program Year:

2026

IDIS Project ID:

8

Status:

Open

Project Title:

Infrastructure and Public Facilities

Grantee/PJ Project ID:

Description:

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

Sewer Line Improvements (City of Cayce)

Improvements to concession stand and ADA improvements at the Brookland Center for Community Economic Chance

Purchase of box truck (non-equipment) for Mission Lexington which provides food assistance to those in need.

The Estimated Amount of CDBG funds and expected resources include prior year funds in the amount of \$881,507.

Allow Another Organization to Set up Activities under this Project: ⓘ N/A

HOPWA or HOPWA-C Sponsor Organization: ⓘ N/A

HOPWA-C Grant #: N/A

Estimated Amount (Including Program Income)

Section 108 Loan amount	\$0.00
CDBG	\$881,507.00
HOME	\$0.00
HTF	\$0.00
HESG	\$0.00
HOPWA	\$0.00
HOPWA-C	\$0.00
ESG	\$0.00
HPRP	\$0.00
TCAP	\$0.00
CDBG-R	\$0.00
Total	\$881,507.00

Expected Resources

CDBG	\$881,507.00
HOME	
ESG	

Annual Goals Supported

Lead-Based Paint Hazards Reduction	
Rental Assistance	
Owner Occupied Housing Rehabilitation	
Homebuyer Assistance Program	
Housing for Non-Homeless Special Population	
Public Facilities/Infrastructure Development	X
Education/Promotion of Fair Housing Practices	
Public Services	
Action on Homeless	
Administration	
2015 CDBG-Disaster Recovery	

Target Areas Included

No priority areas have been designated by the County.	
---	--

Target Date Complete

12/31/2028

Location Description:

Sewer Line Improvements (City of Cayce)

Facility improvements at the Brookland Center for Community Economic Change (West Columbia)

Purchase of box truck (non-equipment) for Mission Lexington (Lexington)

Priority Needs Addressed

Substandard Owner Occupied Housing	
Public Services	
Homebuyer Assistance Program	
Public Facilities and Infrastructure Development	X
Education/Promotion of Fair Housing Practices	
Lead-Based Paint Hazard Reduction	
Housing for Non-Homeless Special Population	
Action on Homeless	
Rental Assistance	

***Planned Activities:**

Sewer Line Improvements (City of Cayce) - \$378,729

Improvements to concession stand and ADA improvements at the Brookland Center for Community Economic Change (West Columbia) - \$350,000

Purchase of box truck (non-equipment) for Mission Lexington which provides food assistance to those in need (Lexington) - \$118,800

Goal Outcome Indicators			
No.	Goal Outcome Indicator	Quantity	Unit of Measures
1	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit	5000	Persons Assisted
2	Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit		Households Assisted
3	Public service activities other than Low/Moderate Income Housing Benefit		Persons Assisted
4	Public service activities for Low/Moderate Income Housing Benefit		Households Assisted
5	Facade treatment/business building rehabilitation		Business
6	Brownfield acres remediated		Acre
7	Rental units constructed		Household Housing Unit
8	Rental units rehabilitated		Household Housing Unit
9	Homeowner Housing Added		Household Housing Unit
10	Homeowner Housing Rehabilitated		Household Housing Unit
11	Direct Financial Assistance to Homebuyers		Households Assisted
12	Tenant-based rental assistance / Rapid Rehousing		Households Assisted

13	Homeless Person Overnight Shelter		Persons Assisted
14	Overnight/Emergency Shelter/Transitional Housing Beds added		Beds
15	Homelessness Prevention		Persons Assisted
16	Jobs created/retained		Jobs
17	Businesses assisted		Businesses Assisted
18	Housing for Homeless added		Household Housing Unit
19	Housing for People with HIV/AIDS added		Household Housing Unit
20	HIV/AIDS Housing Operations		Household Housing Unit
21	Buildings Demolished		Buildings
22	Housing Code Enforcement/Foreclosed Property Care		Household Housing Unit
23	Other		Other

Grantee/PJ Name:

LEXINGTON COUNTY, SC

Program Year:

2026

IDIS Project ID:

9

Status:

Open

Project Title:

Public Services

Grantee/PJ Project ID:

Description:

The primary objective of the CDBG Program is to develop sustainable communities for persons of low- and moderate-income (LMI), thereby improving the housing, quality of life, and economic conditions of the Lexington community. HUD defines LMI as household income that is less than 80% of area median income. Specific activities include:

Sistercare services for victims of domestic violence.

Irmo-Chapin Recreation Commission Afternoon Adventure program.

Irmo-Chapin Recreation Commission Athletic Scholarship program.

Irmo-Chapin Recreation Commission Palmetto Enrichment program.

Midlands Housing Alliance/Transitions homeless services.

Our Place of Hope services for people suffering from severe mental illness.

Boys and Girls Club of the Midlands scholarship for Be Great Academy.

The amount of CDBG funds being allocated for public services is \$274,000.

Allow Another Organization to Set up Activities under this Project: ⓘ N/A

HOPWA or HOPWA-C Sponsor Organization: ⓘ N/A

HOPWA-C Grant #: N/A

Estimated Amount (Including Program Income)

Section 108 Loan amount	\$0.00
CDBG	\$274,000.00
HOME	\$0.00
HTF	\$0.00
HESG	\$0.00
HOPWA	\$0.00
HOPWA-C	\$0.00
ESG	\$0.00
HPRP	\$0.00
TCAP	\$0.00
CDBG-R	\$0.00
Total	\$274,000.00

Expected Resources

CDBG	\$274,000.00
HOME	
ESG	

Annual Goals Supported

Lead-Based Paint Hazards Reduction	
Rental Assistance	
Owner Occupied Housing Rehabilitation	
Homebuyer Assistance Program	
Housing for Non-Homeless Special Population	
Public Facilities/Infrastructure Development	
Education/Promotion of Fair Housing Practices	
Public Services	X
Action on Homeless	
Administration	
2015 CDBG-Disaster Recovery	

Target Areas Included

No priority areas have been designated by the County.	
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Target Date Complete

12/31/2027

Location Description:

Public service projects will occur at locations throughout the County and/or will benefit people located throughout the County.

Priority Needs Addressed

Substandard Owner Occupied Housing	
Public Services	X
Homebuyer Assistance Program	
Public Facilities and Infrastructure Development	
Education/Promotion of Fair Housing Practices	
Lead-Based Paint Hazard Reduction	
Housing for Non-Homeless Special Population	
Action on Homeless	
Rental Assistance	

***Planned Activities:**

Activities include the following:

Sistercare – services for victims of domestic violence - \$35,000

Irmo-Chapin Recreation Commission – Afternoon Adventure program - \$42,000

Irmo-Chapin Recreation Commission – Athletic Scholarship program - \$20,000

Irmo-Chapin Recreation Commission – Palmetto Enrichment program - \$32,000

Midlands Housing Alliance/Transitions – homeless services - \$65,000

Our Place of Hope services for people suffering from severe mental illness - \$20,000

Boys and Girls Club of Midland – scholarship for Be Great Academy - \$60,000

Goal Outcome Indicators			
No.	Goal Outcome Indicator	Quantity	Unit of Measures
1	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit		Persons Assisted
2	Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit		Households Assisted
3	Public service activities other than Low/Moderate Income Housing Benefit	600	Persons Assisted
4	Public service activities for Low/Moderate Income Housing Benefit		Households Assisted
5	Facade treatment/business building rehabilitation		Business
6	Brownfield acres remediated		Acre
7	Rental units constructed		Household Housing Unit
8	Rental units rehabilitated		Household Housing Unit
9	Homeowner Housing Added		Household Housing Unit
10	Homeowner Housing Rehabilitated		Household Housing Unit
11	Direct Financial Assistance to Homebuyers		Households Assisted
12	Tenant-based rental assistance / Rapid Rehousing		Households Assisted
13	Homeless Person Overnight Shelter		Persons Assisted
14	Overnight/Emergency Shelter/Transitional Housing Beds added		Beds
15	Homelessness Prevention		Persons Assisted
16	Jobs created/retained		Jobs

17	Businesses assisted		Businesses Assisted
18	Housing for Homeless added		Household Housing Unit
19	Housing for People with HIV/AIDS added		Household Housing Unit
20	HIV/AIDS Housing Operations		Household Housing Unit
21	Buildings Demolished		Buildings
22	Housing Code Enforcement/Foreclosed Property Care		Household Housing Unit
23	Other		Other

Grantee/PJ Name:

LEXINGTON COUNTY, SC

Program Year:

2026

IDIS Project ID:

10

Status:

Open

Project Title:

Affordable Housing and Neighborhood Revitalization

Grantee/PJ Project ID:

Description:

Minor Home Repair program is an on-going program that assists LMI homeowners with minor repairs to their homes.

Allow Another Organization to Set up Activities under this Project: ⓘ N/A

HOPWA or HOPWA-C Sponsor Organization: ⓘ N/A

HOPWA-C Grant #: N/A

Estimated Amount (Including Program Income)

Section 108 Loan amount	\$0.00
CDBG	\$20,000.00
HOME	\$0.00
HTF	\$0.00
HESG	\$0.00
HOPWA	\$0.00
HOPWA-C	\$0.00
ESG	\$0.00
HPRP	\$0.00
TCAP	\$0.00
CDBG-R	\$0.00
Total	\$20,000.00

Expected Resources

CDBG	\$20,000.00
HOME	
ESG	

Annual Goals Supported

Lead-Based Paint Hazards Reduction	
Rental Assistance	
Owner Occupied Housing Rehabilitation	X
Homebuyer Assistance Program	
Housing for Non-Homeless Special Population	
Public Facilities/Infrastructure Development	
Education/Promotion of Fair Housing Practices	
Public Services	
Action on Homeless	
Administration	
2015 CDBG-Disaster Recovery	

Target Areas Included

No priority areas have been designated by the County.	
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Target Date Complete

12/31/2027

Location Description:

Households receiving assistance may be located throughout in the County.

Priority Needs Addressed

Substandard Owner Occupied Housing	X
Public Services	
Homebuyer Assistance Program	
Public Facilities and Infrastructure Development	
Education/Promotion of Fair Housing Practices	
Lead-Based Paint Hazard Reduction	
Housing for Non-Homeless Special Population	
Action on Homeless	
Rental Assistance	

***Planned Activities:**

Activities include CDBG housing rehabilitation program to improve the quality of housing and living conditions for LMI qualified households throughout the County.

Goal Outcome Indicators			
No.	Goal Outcome Indicator	Quantity	Unit of Measures
1	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit		Persons Assisted
2	Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit		Households Assisted
3	Public service activities other than Low/Moderate Income Housing Benefit		Persons Assisted
4	Public service activities for Low/Moderate Income Housing Benefit		Households Assisted
5	Facade treatment/business building rehabilitation		Business
6	Brownfield acres remediated		Acre
7	Rental units constructed		Household Housing Unit
8	Rental units rehabilitated		Household Housing Unit
9	Homeowner Housing Added		Household Housing Unit
10	Homeowner Housing Rehabilitated	2	Household Housing Unit
11	Direct Financial Assistance to Homebuyers		Households Assisted
12	Tenant-based rental assistance / Rapid Rehousing		Households Assisted
13	Homeless Person Overnight Shelter		Persons Assisted
14	Overnight/Emergency Shelter/Transitional Housing Beds added		Beds

15	Homelessness Prevention		Persons Assisted
16	Jobs created/retained		Jobs
17	Businesses assisted		Businesses Assisted
18	Housing for Homeless added		Household Housing Unit
19	Housing for People with HIV/AIDS added		Household Housing Unit
20	HIV/AIDS Housing Operations		Household Housing Unit
21	Buildings Demolished		Buildings
22	Housing Code Enforcement/Foreclosed Property Care		Household Housing Unit
23	Other		Other

Grantee/PJ Name:

LEXINGTON COUNTY, SC

Program Year:

2026

IDIS Project ID:

11

Status:

Open

Project Title:

CDBG Program Administration

Grantee/PJ Project ID:

Description:

Planning and Administration of the CDBG program.

Allow Another Organization to Set up Activities under this Project: ⓘ N/A

HOPWA or HOPWA-C Sponsor Organization: ⓘ N/A

HOPWA-C Grant #: N/A

Estimated Amount (Including Program Income)

Section 108 Loan amount	\$0.00
CDBG	\$368,000.00
HOME	\$0.00
HTF	\$0.00
HESG	\$0.00
HOPWA	\$0.00
HOPWA-C	\$0.00
ESG	\$0.00
HPRP	\$0.00
TCAP	\$0.00
CDBG-R	\$0.00
Total	\$368,000.00

Expected Resources

CDBG	\$368,000.00
HOME	
ESG	

Annual Goals Supported

Lead-Based Paint Hazards Reduction	
Rental Assistance	
Owner Occupied Housing Rehabilitation	
Homebuyer Assistance Program	
Housing for Non-Homeless Special Population	
Public Facilities/Infrastructure Development	
Education/Promotion of Fair Housing Practices	
Public Services	
Action on Homeless	
Administration	X
2015 CDBG-Disaster Recovery	

Target Areas Included

No priority areas have been designated by the County.	
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Target Date Complete

12/31/2028

Location Description:

N/A

Priority Needs Addressed

Substandard Owner Occupied Housing	
Public Services	
Homebuyer Assistance Program	
Public Facilities and Infrastructure Development	
Education/Promotion of Fair Housing Practices	
Lead-Based Paint Hazard Reduction	
Housing for Non-Homeless Special Population	
Action on Homeless	
Rental Assistance	

***Planned Activities:**

Planning and Administration of the CDBG program.

Goal Outcome Indicators			
No.	Goal Outcome Indicator	Quantity	Unit of Measures
1	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit		Persons Assisted
2	Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit		Households Assisted
3	Public service activities other than Low/Moderate Income Housing Benefit		Persons Assisted
4	Public service activities for Low/Moderate Income Housing Benefit		Households Assisted
5	Facade treatment/business building rehabilitation		Business
6	Brownfield acres remediated		Acre
7	Rental units constructed		Household Housing Unit
8	Rental units rehabilitated		Household Housing Unit
9	Homeowner Housing Added		Household Housing Unit
10	Homeowner Housing Rehabilitated		Household Housing Unit
11	Direct Financial Assistance to Homebuyers		Households Assisted
12	Tenant-based rental assistance / Rapid Rehousing		Households Assisted
13	Homeless Person Overnight Shelter		Persons Assisted
14	Overnight/Emergency Shelter/Transitional Housing Beds added		Beds

15	Homelessness Prevention		Persons Assisted
16	Jobs created/retained		Jobs
17	Businesses assisted		Businesses Assisted
18	Housing for Homeless added		Household Housing Unit
19	Housing for People with HIV/AIDS added		Household Housing Unit
20	HIV/AIDS Housing Operations		Household Housing Unit
21	Buildings Demolished		Buildings
22	Housing Code Enforcement/Foreclosed Property Care		Household Housing Unit
23	Other		Other

Grantee/PJ Name:

LEXINGTON COUNTY, SC

Program Year:

2026

IDIS Project ID:

10

Status:

Open

Project Title:

ESG26 Homeless Services

Grantee/PJ Project ID:

Description:

The Homeless Emergency Assistance and Rapid Transitions to Housing Act of 2009 (HEARTH ACT) amended the McKinney-Vento Homeless Assistance Act, revising the Emergency Shelter Grants Program in significant ways and renaming it the Emergency Solutions Grants (ESG) program. This grant provides funding to agencies that respond to the immediate need of at-risk and homeless populations. The County of Lexington became a participating jurisdiction of the Emergency solutions Grant (ESG) Program on July 1, 2018.

Allow Another Organization to Set up Activities under this Project: ⓘ N/A

HOPWA or HOPWA-C Sponsor Organization: ⓘ N/A

HOPWA-C Grant #: N/A

Estimated Amount (Including Program Income)

Section 108 Loan amount	\$0.00
CDBG	\$0.00
HOME	\$0.00
HTF	\$0.00
HESG	\$160,713.00
HOPWA	\$0.00
HOPWA-C	\$0.00
ESG	\$0.00
HPRP	\$0.00
TCAP	\$0.00
CDBG-R	\$0.00
Total	\$160,713.00

Expected Resources

CDBG	\$
HOME	
ESG	\$160,713.00

Annual Goals Supported

Lead-Based Paint Hazards Reduction	
Rental Assistance	
Owner Occupied Housing Rehabilitation	
Homebuyer Assistance Program	
Housing for Non-Homeless Special Population	
Public Facilities/Infrastructure Development	
Education/Promotion of Fair Housing Practices	
Public Services	
Action on Homeless	X
Administration	
2015 CDBG-Disaster Recovery	

Target Areas Included

No priority areas have been designated by the County.	
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Target Date Complete

12/31/2027

Location Description:

Households receiving assistance may be located throughout in the County.

Priority Needs Addressed

Substandard Owner Occupied Housing	
Public Services	
Homebuyer Assistance Program	
Public Facilities and Infrastructure Development	
Education/Promotion of Fair Housing Practices	
Lead-Based Paint Hazard Reduction	
Housing for Non-Homeless Special Population	
Action on Homeless	X
Rental Assistance	

***Planned**

Activities:

This grant provides funding to agencies that respond to the immediate need of at-risk and homeless populations. This includes the provision of shelter, shelter services, HMIS support, shelter and homeless services facility costs/management, and other related homeless services. Specific activities will include the provision of funds to the following homeless service providers:

United Way of the Midlands (HMIS data analysis) \$30,540.

One 80 Place (Rapid Re-Housing) \$33,773.

MIRCI (Street Outreach) \$20,200

Homeless No More (Emergency Shelter) \$20,000

Sistercare (Emergency Shelter – Domestic Violence) \$36,200

Transitions (Emergency Shelter) \$20,000

Goal Outcome Indicators			
No.	Goal Outcome Indicator	Quantity	Unit of Measures
1	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit		Persons Assisted
2	Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit		Households Assisted
3	Public service activities other than Low/Moderate Income Housing Benefit		Persons Assisted
4	Public service activities for Low/Moderate Income Housing Benefit		Households Assisted
5	Facade treatment/business building rehabilitation		Business
6	Brownfield acres remediated		Acre
7	Rental units constructed		Household Housing Unit
8	Rental units rehabilitated		Household Housing Unit
9	Homeowner Housing Added		Household Housing Unit
10	Homeowner Housing Rehabilitated		Household Housing Unit
11	Direct Financial Assistance to Homebuyers		Households Assisted
12	Tenant-based rental assistance / Rapid Rehousing		Households Assisted
13	Homeless Person Overnight Shelter	15	Persons Assisted
14	Overnight/Emergency Shelter/Transitional Housing Beds added		Beds
15	Homelessness Prevention	20	Persons Assisted
16	Jobs created/retained		Jobs

17	Businesses assisted		Businesses Assisted
18	Housing for Homeless added		Household Housing Unit
19	Housing for People with HIV/AIDS added		Household Housing Unit
20	HIV/AIDS Housing Operations		Household Housing Unit
21	Buildings Demolished		Buildings
22	Housing Code Enforcement/Foreclosed Property Care		Household Housing Unit
23	Other		Other

Grantee/PJ Name:

LEXINGTON COUNTY, SC

Program Year:

2026

IDIS Project ID:

2

Status:

Open

Project Title:

HOME Project Delivery

Grantee/PJ Project ID:

Description:

CDBG funds will be used to pay the project delivery costs associated with implementing the HOME Program.

Allow Another Organization to Set up Activities under this Project: ⓘ N/A

HOPWA or HOPWA-C Sponsor Organization: ⓘ N/A

HOPWA-C Grant #: N/A

Estimated Amount (Including Program Income)

Section 108 Loan amount	\$0.00
CDBG	\$75,000.00
HOME	\$0.00
HTF	\$0.00
HESG	\$0.00
HOPWA	\$0.00
HOPWA-C	\$0.00
ESG	\$0.00
HPRP	\$0.00
TCAP	\$0.00
CDBG-R	\$0.00
Total	\$75,000.00

Expected Resources

CDBG	\$75,000.00
HOME	
ESG	

Annual Goals Supported

Lead-Based Paint Hazards Reduction	X
Rental Assistance	X
Owner Occupied Housing Rehabilitation	
Homebuyer Assistance Program	
Housing for Non-Homeless Special Population	
Public Facilities/Infrastructure Development	
Education/Promotion of Fair Housing Practices	
Public Services	
Action on Homeless	
Administration	
2015 CDBG-Disaster Recovery	

Target Areas Included

No priority areas have been designated by the County.	
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Target Date Complete

12/31/2027

Location Description:

All of Lexington County's incorporated and unincorporated areas.

Priority Needs Addressed

Substandard Owner Occupied Housing	X
Public Services	
Homebuyer Assistance Program	X
Public Facilities and Infrastructure Development	
Education/Promotion of Fair Housing Practices	X
Lead-Based Paint Hazard Reduction	X
Housing for Non-Homeless Special Population	X
Action on Homeless	
Rental Assistance	X

***Planned Activities:**

Provide and support adequate safe and affordable housing.

Goal Outcome Indicators			
No.	Goal Outcome Indicator	Quantity	Unit of Measures
1	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit		Persons Assisted
2	Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit		Households Assisted
3	Public service activities other than Low/Moderate Income Housing Benefit		Persons Assisted
4	Public service activities for Low/Moderate Income Housing Benefit		Households Assisted
5	Facade treatment/business building rehabilitation		Business
6	Brownfield acres remediated		Acre
7	Rental units constructed		Household Housing Unit
8	Rental units rehabilitated		Household Housing Unit
9	Homeowner Housing Added		Household Housing Unit
10	Homeowner Housing Rehabilitated		Household Housing Unit
11	Direct Financial Assistance to Homebuyers		Households Assisted
12	Tenant-based rental assistance / Rapid Rehousing		Households Assisted
13	Homeless Person Overnight Shelter		Persons Assisted
14	Overnight/Emergency Shelter/Transitional Housing Beds added		Beds

15	Homelessness Prevention		Persons Assisted
16	Jobs created/retained		Jobs
17	Businesses assisted		Businesses Assisted
18	Housing for Homeless added		Household Housing Unit
19	Housing for People with HIV/AIDS added		Household Housing Unit
20	HIV/AIDS Housing Operations		Household Housing Unit
21	Buildings Demolished		Buildings
22	Housing Code Enforcement/Foreclosed Property Care		Household Housing Unit
23	Other	35	Other

Grantee/PJ Name:

LEXINGTON COUNTY, SC

Program Year:

2026

IDIS Project ID:

3

Status:

Open

Project Title:

Community Housing Development Organization (CHDO)

Grantee/PJ Project ID:

Description:

At least 15% of the County's HOME funds will be set aside for organizations which are designated by the County of Lexington as Community Housing Development Organizations (CHDO). Funding allocated to CHDO's may be used for eligible development activities that promote affordable housing activities that are owned, developed or sponsored by CHDOs. HUD has established criteria to certify CHDOs by the Community Development Department in accomplishing the goals and objectives of the HOME program.

Allow Another Organization to Set up Activities under this Project: ⓘ N/A

HOPWA or HOPWA-C Sponsor Organization: ⓘ N/A

HOPWA-C Grant #: N/A

Estimated Amount (Including Program Income)

Section 108 Loan amount	\$0.00
CDBG	\$0.00
HOME	\$140,960.00
HTF	\$0.00
HESG	\$0.00
HOPWA	\$0.00
HOPWA-C	\$0.00
ESG	\$0.00
HPRP	\$0.00
TCAP	\$0.00
CDBG-R	\$0.00
Total	\$140,960.00

Expected Resources

CDBG	\$
HOME	\$140,960.00
ESG	

Annual Goals Supported

Lead-Based Paint Hazards Reduction	
Rental Assistance	
Owner Occupied Housing Rehabilitation	
Homebuyer Assistance Program	
Housing for Non-Homeless Special Population	X
Public Facilities/Infrastructure Development	
Education/Promotion of Fair Housing Practices	
Public Services	
Action on Homeless	
Administration	
2015 CDBG-Disaster Recovery	

Target Areas Included

No priority areas have been designated by the County.	
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Target Date Complete

12/31/2027

Location Description:

Lexington County incorporated and unincorporated areas.

Priority Needs Addressed

Substandard Owner Occupied Housing	X
Public Services	
Homebuyer Assistance Program	
Public Facilities and Infrastructure Development	
Education/Promotion of Fair Housing Practices	
Lead-Based Paint Hazard Reduction	
Housing for Non-Homeless Special Population	X
Action on Homeless	
Rental Assistance	

***Planned Activities:**

Acquisition, construction and rehabilitation of properties to be made available to income qualified households.

Goal Outcome Indicators			
No.	Goal Outcome Indicator	Quantity	Unit of Measures
1	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit		Persons Assisted
2	Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit		Households Assisted
3	Public service activities other than Low/Moderate Income Housing Benefit		Persons Assisted
4	Public service activities for Low/Moderate Income Housing Benefit		Households Assisted
5	Facade treatment/business building rehabilitation		Business
6	Brownfield acres remediated		Acre
7	Rental units constructed		Household Housing Unit
8	Rental units rehabilitated		Household Housing Unit
9	Homeowner Housing Added	2	Household Housing Unit
10	Homeowner Housing Rehabilitated		Household Housing Unit
11	Direct Financial Assistance to Homebuyers		Households Assisted
12	Tenant-based rental assistance / Rapid Rehousing		Households Assisted
13	Homeless Person Overnight Shelter		Persons Assisted
14	Overnight/Emergency Shelter/Transitional Housing Beds added		Beds

15	Homelessness Prevention		Persons Assisted
16	Jobs created/retained		Jobs
17	Businesses assisted		Businesses Assisted
18	Housing for Homeless added		Household Housing Unit
19	Housing for People with HIV/AIDS added		Household Housing Unit
20	HIV/AIDS Housing Operations		Household Housing Unit
21	Buildings Demolished		Buildings
22	Housing Code Enforcement/Foreclosed Property Care		Household Housing Unit
23	Other		Other

Grantee/PJ Name:

LEXINGTON COUNTY, SC

Program Year:

2026

IDIS Project ID:

4

Status:

Open

Project Title:

Tenant Based Rental Assistance (TBRA)

Grantee/PJ Project ID:

Description:

Tenant Based Rental Assistance Program (TBRA) provides assistance with rent, security deposits, and utility deposits for individuals looking to lease safe, decent, and affordable rental housing. Eligible applicants must be Lexington County residents, must have an annual income that is at or below the 60% Area Median Income.

Allow Another Organization to Set up Activities under this Project: ⓘ N/A

HOPWA or HOPWA-C Sponsor Organization: ⓘ N/A

HOPWA-C Grant #: N/A

Estimated Amount (Including Program Income)

Section 108 Loan amount	\$0.00
CDBG	\$20,000.00
HOME	\$266,918.75
HTF	\$0.00
HESG	\$0.00
HOPWA	\$0.00
HOPWA-C	\$0.00
ESG	\$0.00
HPRP	\$0.00
TCAP	\$0.00
CDBG-R	\$0.00
Total	\$266,918.75

Expected Resources

CDBG	
HOME	\$266,918.75
ESG	

Annual Goals Supported

Lead-Based Paint Hazards Reduction	
Rental Assistance	X
Owner Occupied Housing Rehabilitation	
Homebuyer Assistance Program	
Housing for Non-Homeless Special Population	
Public Facilities/Infrastructure Development	
Education/Promotion of Fair Housing Practices	
Public Services	
Action on Homeless	
Administration	
2015 CDBG-Disaster Recovery	

Target Areas Included

No priority areas have been designated by the County.	
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Target Date Complete

12/31/2028

Location Description:

Households receiving assistance may be located throughout in the County.

Priority Needs Addressed

Substandard Owner Occupied Housing	
Public Services	
Homebuyer Assistance Program	
Public Facilities and Infrastructure Development	
Education/Promotion of Fair Housing Practices	
Lead-Based Paint Hazard Reduction	
Housing for Non-Homeless Special Population	
Action on Homeless	
Rental Assistance	X

***Planned Activities:**

The provision of financial assistance to help income qualified households with rent, security deposits and utility deposits for those looking to lease safe, decent, and affordable rental housing.

Goal Outcome Indicators			
No.	Goal Outcome Indicator	Quantity	Unit of Measures
1	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit		Persons Assisted
2	Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit		Households Assisted
3	Public service activities other than Low/Moderate Income Housing Benefit		Persons Assisted
4	Public service activities for Low/Moderate Income Housing Benefit		Households Assisted
5	Facade treatment/business building rehabilitation		Business
6	Brownfield acres remediated		Acre
7	Rental units constructed		Household Housing Unit
8	Rental units rehabilitated		Household Housing Unit
9	Homeowner Housing Added		Household Housing Unit
10	Homeowner Housing Rehabilitated		Household Housing Unit
11	Direct Financial Assistance to Homebuyers		Households Assisted
12	Tenant-based rental assistance / Rapid Rehousing	30	Households Assisted
13	Homeless Person Overnight Shelter		Persons Assisted
14	Overnight/Emergency Shelter/Transitional Housing Beds added		Beds

15	Homelessness Prevention		Persons Assisted
16	Jobs created/retained		Jobs
17	Businesses assisted		Businesses Assisted
18	Housing for Homeless added		Household Housing Unit
19	Housing for People with HIV/AIDS added		Household Housing Unit
20	HIV/AIDS Housing Operations		Household Housing Unit
21	Buildings Demolished		Buildings
22	Housing Code Enforcement/Foreclosed Property Care		Household Housing Unit
23	Other		Other

Grantee/PJ Name:

LEXINGTON COUNTY, SC

Program Year:

2026

IDIS Project ID:

5

Status:

Open

Project Title:

Affordable Housing/Acquisition

Grantee/PJ Project ID:

Description:

This activity will continue an existing County program to acquire and rehabilitate affordable housing for either homeownership or rental activities. Funds may be used for non-profits, developers, and in conjunction with the Community Housing Development Organization (CHDO).

Allow Another Organization to Set up Activities under this Project: ⓘ N/A

HOPWA or HOPWA-C Sponsor Organization: ⓘ N/A

HOPWA-C Grant #: N/A

Estimated Amount (Including Program Income)

Section 108 Loan amount	\$0.00
CDBG	\$0.00
HOME	\$226,918.00
HTF	\$0.00
HESG	\$0.00
HOPWA	\$0.00
HOPWA-C	\$0.00
ESG	\$0.00
HPRP	\$0.00
TCAP	\$0.00
CDBG-R	\$0.00
Total	\$226,918.00

Expected Resources

CDBG	\$
HOME	\$226,918.00
ESG	

Annual Goals Supported

Lead-Based Paint Hazards Reduction	
Rental Assistance	
Owner Occupied Housing Rehabilitation	
Homebuyer Assistance Program	
Housing for Non-Homeless Special Population	X
Public Facilities/Infrastructure Development	
Education/Promotion of Fair Housing Practices	
Public Services	
Action on Homeless	
Administration	
2015 CDBG-Disaster Recovery	

Target Areas Included

No priority areas have been designated by the County.	
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Target Date Complete

12/31/2027

Location Description:

Sites to be acquired/rehabilitated may be located throughout in the County.

Priority Needs Addressed

Substandard Owner Occupied Housing	
Public Services	
Homebuyer Assistance Program	
Public Facilities and Infrastructure Development	
Education/Promotion of Fair Housing Practices	
Lead-Based Paint Hazard Reduction	
Housing for Non-Homeless Special Population	X
Action on Homeless	
Rental Assistance	

***Planned Activities:**

Acquisition and rehabilitation of properties to be made available to income qualified households.

Goal Outcome Indicators			
No.	Goal Outcome Indicator	Quantity	Unit of Measures
1	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit		Persons Assisted
2	Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit		Households Assisted
3	Public service activities other than Low/Moderate Income Housing Benefit		Persons Assisted
4	Public service activities for Low/Moderate Income Housing Benefit		Households Assisted
5	Facade treatment/business building rehabilitation		Business
6	Brownfield acres remediated		Acre
7	Rental units constructed		Household Housing Unit
8	Rental units rehabilitated		Household Housing Unit
9	Homeowner Housing Added	2	Household Housing Unit
10	Homeowner Housing Rehabilitated		Household Housing Unit
11	Direct Financial Assistance to Homebuyers		Households Assisted
12	Tenant-based rental assistance / Rapid Rehousing		Households Assisted
13	Homeless Person Overnight Shelter		Persons Assisted
14	Overnight/Emergency Shelter/Transitional Housing Beds added		Beds

15	Homelessness Prevention		Persons Assisted
16	Jobs created/retained		Jobs
17	Businesses assisted		Businesses Assisted
18	Housing for Homeless added		Household Housing Unit
19	Housing for People with HIV/AIDS added		Household Housing Unit
20	HIV/AIDS Housing Operations		Household Housing Unit
21	Buildings Demolished		Buildings
22	Housing Code Enforcement/Foreclosed Property Care		Household Housing Unit
23	Other		Other

Grantee/PJ Name:

LEXINGTON COUNTY, SC

Program Year:

2026

IDIS Project ID:

6

Status:

Open

Project Title:

Homeowner Assistance Program

Grantee/PJ Project ID:

Description:

The Homeownership Assistance Program will provide down-payment assistance and/or closing costs assistance to low-moderate income LMI first time homebuyers. The amount of assistance provided will not exceed \$5,000 per single family dwelling unit. Recapture provisions will be enacted through deferred forgivable loans. Funds will assist in approximately two first time homebuyers.

Allow Another Organization to Set up Activities under this Project: ⓘ N/A

HOPWA or HOPWA-C Sponsor Organization: ⓘ N/A

HOPWA-C Grant #: N/A

Estimated Amount (Including Program Income)

Section 108 Loan amount	\$0.00
CDBG	\$0.00
HOME	\$10,000.00
HTF	\$0.00
HESG	\$0.00
HOPWA	\$0.00
HOPWA-C	\$0.00
ESG	\$0.00
HPRP	\$0.00
TCAP	\$0.00
CDBG-R	\$0.00
Total	\$10,000.00

Expected Resources

CDBG	\$
HOME	\$10,000.00
ESG	

Annual Goals Supported

Lead-Based Paint Hazards Reduction	
Rental Assistance	
Owner Occupied Housing Rehabilitation	
Homebuyer Assistance Program	X
Housing for Non-Homeless Special Population	
Public Facilities/Infrastructure Development	
Education/Promotion of Fair Housing Practices	
Public Services	
Action on Homeless	
Administration	
2015 CDBG-Disaster Recovery	

Target Areas Included

No priority areas have been designated by the County.	
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Target Date Complete

12/31/2027

Location Description:

Households receiving assistance may be located throughout in the County.

Priority Needs Addressed

Substandard Owner Occupied Housing	
Public Services	
Homebuyer Assistance Program	X
Public Facilities and Infrastructure Development	
Education/Promotion of Fair Housing Practices	
Lead-Based Paint Hazard Reduction	
Housing for Non-Homeless Special Population	
Action on Homeless	
Rental Assistance	

***Planned Activities:**

The provision of financial assistance to help income qualified households with down-payment assistance and/or closing costs in the pursuit of homeownership.

Goal Outcome Indicators			
No.	Goal Outcome Indicator	Quantity	Unit of Measures
1	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit		Persons Assisted
2	Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit		Households Assisted
3	Public service activities other than Low/Moderate Income Housing Benefit		Persons Assisted
4	Public service activities for Low/Moderate Income Housing Benefit		Households Assisted
5	Facade treatment/business building rehabilitation		Business
6	Brownfield acres remediated		Acre
7	Rental units constructed		Household Housing Unit
8	Rental units rehabilitated		Household Housing Unit
9	Homeowner Housing Added		Household Housing Unit
10	Homeowner Housing Rehabilitated		Household Housing Unit
11	Direct Financial Assistance to Homebuyers	2	Households Assisted
12	Tenant-based rental assistance / Rapid Rehousing		Households Assisted
13	Homeless Person Overnight Shelter		Persons Assisted
14	Overnight/Emergency Shelter/Transitional Housing Beds added		Beds

15	Homelessness Prevention		Persons Assisted
16	Jobs created/retained		Jobs
17	Businesses assisted		Businesses Assisted
18	Housing for Homeless added		Household Housing Unit
19	Housing for People with HIV/AIDS added		Household Housing Unit
20	HIV/AIDS Housing Operations		Household Housing Unit
21	Buildings Demolished		Buildings
22	Housing Code Enforcement/Foreclosed Property Care		Household Housing Unit
23	Other		Other

Grantee/PJ Name:

LEXINGTON COUNTY, SC

Program Year:

2026

IDIS Project ID:

7

Status:

Open

Project Title:

HOME program administration.

Grantee/PJ Project ID:

Description:

Planning and Administration of the HOME program.

Allow Another Organization to Set up Activities under this Project: ⓘ N/A

HOPWA or HOPWA-C Sponsor Organization: ⓘ N/A

HOPWA-C Grant #: N/A

Estimated Amount (Including Program Income)

Section 108 Loan amount	\$0.00
CDBG	\$0.00
HOME	\$60,000.00
HTF	\$0.00
HESG	\$0.00
HOPWA	\$0.00
HOPWA-C	\$0.00
ESG	\$0.00
HPRP	\$0.00
TCAP	\$0.00
CDBG-R	\$0.00
Total	\$60,000.00

Expected Resources

CDBG	\$
HOME	\$60,000.00
ESG	

Annual Goals Supported

Lead-Based Paint Hazards Reduction	
Rental Assistance	
Owner Occupied Housing Rehabilitation	
Homebuyer Assistance Program	
Housing for Non-Homeless Special Population	
Public Facilities/Infrastructure Development	
Education/Promotion of Fair Housing Practices	
Public Services	
Action on Homeless	
Administration	X
2015 CDBG-Disaster Recovery	

Target Areas Included

No priority areas have been designated by the County.	
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Target Date Complete

12/31/2027

Location Description:

N/A

Priority Needs Addressed

Substandard Owner Occupied Housing	
Public Services	
Homebuyer Assistance Program	
Public Facilities and Infrastructure Development	
Education/Promotion of Fair Housing Practices	
Lead-Based Paint Hazard Reduction	
Housing for Non-Homeless Special Population	
Action on Homeless	
Rental Assistance	

***Planned Activities:**

Planning and Administration of the HOME program.

Goal Outcome Indicators			
No.	Goal Outcome Indicator	Quantity	Unit of Measures
1	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit		Persons Assisted
2	Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit		Households Assisted
3	Public service activities other than Low/Moderate Income Housing Benefit		Persons Assisted
4	Public service activities for Low/Moderate Income Housing Benefit		Households Assisted
5	Facade treatment/business building rehabilitation		Business
6	Brownfield acres remediated		Acre
7	Rental units constructed		Household Housing Unit
8	Rental units rehabilitated		Household Housing Unit
9	Homeowner Housing Added		Household Housing Unit
10	Homeowner Housing Rehabilitated		Household Housing Unit
11	Direct Financial Assistance to Homebuyers		Households Assisted
12	Tenant-based rental assistance / Rapid Rehousing		Households Assisted

13	Homeless Person Overnight Shelter		Persons Assisted
14	Overnight/Emergency Shelter/Transitional Housing Beds added		Beds
15	Homelessness Prevention		Persons Assisted
16	Jobs created/retained		Jobs
17	Businesses assisted		Businesses Assisted
18	Housing for Homeless added		Household Housing Unit
19	Housing for People with HIV/AIDS added		Household Housing Unit
20	HIV/AIDS Housing Operations		Household Housing Unit
21	Buildings Demolished		Buildings
22	Housing Code Enforcement/Foreclosed Property Care		Household Housing Unit
23	Other	1	Other

AP-50 Geographic Distribution – 91.220(f)

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

The County of Lexington awards grants funds to support housing and community development activities throughout the entire County. This includes incorporated and unincorporated areas of Lexington County except those areas located in the City of Columbia which receives its own allocation of HUD funding. Since geography was not used to determine funding allocation priorities and because no target areas were identified in the Strategic Plan no additional information is required.

Geographic Distribution

Target Area	Percentage of Funds

Table 5 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

There are needs throughout the entire County, therefore, funds are distributed where they can best be utilized. Moreover, the County holds intergovernmental agreements with thirteen (13) municipalities in the County and ensures that each of the communities has access to CDBG, ESG, and HOME funds once a project has been deemed eligible. Moreover, food bank programs, job training, as well as the County's housing program are available to low-and-moderate income residents Countywide, regardless of where one lives.

Discussion

In efforts to meet the goals established in the County's Consolidated Plan, the Grant Programs Division staff has taken great pains to ensure that the County is addressing infrastructure and public facilities, public services, and housing programs countywide to address the needs of our community's low-and-moderate income residents. Additionally, the County operates several programs to include its CDBG, ESG, and HOME funded owner-occupied housing rehabilitation programs, public services, and DPA program that are open to all low-and-moderate income persons in the County with their being no geographic prioritization.

Affordable Housing

AP-55 Affordable Housing – 91.220(g)

Introduction

During Program Year 2026-2027, the County of Lexington along with its municipal partners and its non-profit and for-profit housing developers will work diligently using CDBG, ESG and HOME funds toward the development and preservation of affordable housing. This will be accomplished with these broad categories:

- 1) Owner-occupied housing repair programs (minor home and comprehensive housing repair program)
- 2) Ongoing support of homeless prevention services, rapid re-housing, and operations
- 3) The support of organizations such as Habitat for Humanity and certified CHDO’s
- 4) The County of Lexington’s DPA (Down Payment Assistance Program)
- 5) Emergency shelter and street outreach

One Year Goals for the Number of Households to be Supported	
Homeless	35
Non-Homeless	34
Special-Needs	2
Total	71

Table 6 - One Year Goals for Affordable Housing by Support Requirement

One Year Goals for the Number of Households Supported Through	
Rental Assistance	30
The Production of New Units	2
Rehab of Existing Units	2
Acquisition of Existing Units	2
Total	36

Table 7 - One Year Goals for Affordable Housing by Support Type

Discussion

Lexington County will be focusing on adding affordable housing for Lexington County residents with the HOME program as well as expanding our outreach to help with Homelessness. With the allocation of ESG funds for PY 2026, Lexington County will be able to assist further with homeless issues throughout the County. Street outreach, emergency shelter, homeless prevention and rapid re-housing are eligible components of this program and will serve the community well.

AP-60 Public Housing – 91.220(h)

Introduction

The County of Lexington is focusing on planning efforts that create various ways to address the issues of homelessness and chronic homelessness. The County does not have a public housing authority, but the Columbia Housing Authority supports the Cayce Housing Authority, which manages several housing units in the City of Cayce. However, according to the Cayce Housing Authority Annual Plan, the Housing Authority disposed of its 41 public housing during 2024-2025 and converted families in public housing units to Project Based Voucher tenants. The public housing units were transferred to an affiliate of the Housing Authority. The Housing Authority of the City of Columbia is the management agent of Cayce Housing and will administer the Project Based Vouchers. The 2024 Annual Plan indicated that, "Cayce Housing will dispose of its 41 Public Housing units and exit the Public Housing Program. The existing units will be disposed under 24 CFR 970.17. The PHA has determined that it is in the best interests of the residents and PHA to close out its Section 9 public housing program in accordance with Notice PIH 2016-23. Cayce Housing will conduct rehab prior to disposition and Public Based Vouchers (PBV) 41 units post conversion." With the disposal of these 41 units and full conversion over to a voucher program that County no longer has any public housing units available in the County outside of the City of Columbia.

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

Since Cayce Housing is disposed of its last remaining 41 units of public housing to transfer the units to an affiliate of the Housing Authority to be managed as Project Based Voucher units, there are no more "public housing" units in the County outside of the City of Columbia.

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

The Cayce Housing Authority (CHA) will continue to offer a variety of economic and self-sufficiency opportunities for residents, by enlisting community partners and leveraging subject matter experts to deliver a series of virtual workshops that foster economic independence and self-sufficiency. The series consists of monthly online sessions in the areas of:

- Career Development/Employment Programs,
- Education,
- Financial Literacy Workshops,
- Health & Safety,
- Technology,
- Youth Life Skills and Career Readiness,
- Senior Activities and Programs.

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

n/a

Discussion

The County will continue to collaborate with Cayce HA and Columbia Housing to support the mutual effort of creating affordable housing and opportunities for homeownership.

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

Introduction

The County regularly participates in the efforts of organizations addressing homelessness and special needs activities and provides technical assistance with HUD programs. Staff regularly attend Midlands Area Coalition for the Homeless (MACH) meetings and serve on the MACH board.

MACH is a task force of the local homeless shelters and other special needs providers. They provide a forum for networking and sharing of information among the various organizations and agencies that address the unmet needs of the County's homeless and special needs populations.

In addition, the Grants Program Division staff meets quarterly with regional government representatives to address housing, homelessness, and other community development issues. These regional representatives include the City of Columbia, Richland County, United Way of the Midlands, Midlands Housing Alliance and the Columbia Housing Authority.

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

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

The County works with United Way of the Midlands, which manages the internet-based system for the Midlands Area Consortium for the Homeless (MACH). MACH is a federally designed Continuum of Care (CoC) for 13 counties throughout the Midlands. The CoC has certified MACH Access Points (MAPs) distributed throughout the 13-county area. MAPs are trained to provide equal access to emergency services, complete common assessments of people, and prioritize persons using a standardized method outlined in the CoC's Coordination Entry System (CES).

The CES is a process developed to ensure all people experiencing a housing crisis have fair and equal access and are quickly identified, assessed, referred and connected to housing and assistance based on their needs. The CES uses a common assessment tool and vulnerability screening to access housing and service needs, and prioritize cases for assistance. In addition, CoC implemented measures to promote the CES to reach people who are least likely to apply for homelessness assistance.

The CoC also partnered with 211 Systems which is a free, confidential referral and information helpline and website that connects people of all ages and communities to essential health and human services. The 211 System is available 24/7 and can be accessed by phone or computer.

CoC materials are made available for persons with limited English proficiency, visually or hearing impaired, and limited mobility.

Finally, the South Carolina Interagency Council on Homelessness coordinates the Point-in-Time Count for the CoC. The report provides a comprehensive overview of homelessness data. This report is a resource

that assists the CoC and local communities in identifying needs.

Addressing the emergency shelter and transitional housing needs of homeless persons

The County and its non-profit organizations and municipal partners will continue to dedicate funding and support the operations of expansion of existing emergency shelters and transitional housing throughout the County.

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

To assist homeless individuals and families make the transition to permanent housing and independent living, the County will continue to work closely with our municipalities, community leaders, and other stakeholders in the provision of services to help facilitate these transitions. These partners and the services they provide include the following:

- **Midlands Area Consortium for the Homeless** (MACH-Regional Continuum of Care)
- **United Way of the Midlands** - United Way of the Midlands (UWM), serves as lead HUD agency for the Midlands Area Consortium for the Homeless (MACH) that is the HUD designated Homeless Continuum of Care (SC-502) for Lexington County. UWM also serves as the MACH lead agency for the Homeless Management Information System (HMIS). HMIS data is used to collect and report on ESG program results. UWM will support Lexington County's ESG implementation with reporting on agency HMIS data.
- **Alston Wilkes Society** - Operate a high-management youth home for males aged 11-21 who are referred by approved state agencies. Offer supportive services for Veterans and their families, including operating two transitional facilities for Veterans experiencing homelessness
- **Central Midlands Transitional Retreat** - The Central Midlands Transitional Retreat is a housing facility in Lexington designed exclusively for Veterans of the United States Armed Forces. In addition to transitional housing, the facility provides financial, counseling, education, training and employment consultation. The Retreat provides emotional, physical, and mental stabilization for 75 veterans annually.
- **Family Promise of Midlands** – “Assist families experiencing homelessness in their quest to achieve sustainable independence. Guest families help support this goal while members in the faith-based community provide them with temporary shelter and hospitality.
- **Hannah House (Women)** - Hannah House is a comprehensive residential program for pregnant women and teenagers. They provide a safe home environment where moms and babies grow and learn. The residents of Hannah House receive case management services to address their physical, emotional and spiritual needs and provide access to quality prenatal and pediatric care. Residents

also receive life skills training and assistance in achieving longer-term educational and career goals

- **Homeless No More** – Provides a variety of services to stabilize, shelter and house vulnerable families in the Midlands regions.
- **Midlands Housing Alliance** - The County is an active partner of the Midlands Housing Alliance. Midlands Housing Alliance has a program called Transitions that equips homeless adults of the midlands transition into stability and permanent housing. Since opening in 2011 Transitions has moved more than 2,473 homeless people to permanent housing. During the program, persons will learn skills to help them move towards independence and self-sufficiency.
- **MIRCI** - Works with vulnerable adults aged 17 and up who need immediate and continuing life assistance due to mental illness, specifically those experiencing homelessness and those at-risk of homelessness.
- **Oliver Gospel Mission Men's Center** - Operate an emergency shelter, transitional programs, and recovery programs.
- **One80 Place** - Work with public partners, private landlords, and other community-based agencies to ensure people at risk of homelessness are back in homes of their own. They also provide supportive services, meals, and an on-site medical clinic.
- **Samaritan's Well (Women's Shelter)** - Homeless shelter for women and women with children (to include males of up to 12). The facility also offers life skills training as well.
- **Sistercare, Inc.** – Provides a shelter for battered women and their children. Sistercare's HART program is designed to address the non-medical needs of patients who have injuries from intimate partner violence. The program provides patients with crisis intervention by offering counseling, emotional support, safety planning, danger assessment, and referrals to other resources in the community. HART is currently serving the following hospitals: Lexington Medical Center, Palmetto Health Baptist, Palmetto Health Richland, and Parkridge Hospital. Sistercare also provides counseling programs for children, individual women, and teens.
- **South Carolina Interagency Council on Homelessness** - Support a statewide strategy to address homelessness and housing insecurity through collaboration, education and advocacy in SC.
- **The Salvation Army of the Midlands** - Provide short and long-term housing assistance to displaced families and individuals and provide counseling and financial support for rent and utility costs.
- **Transitions Homeless Center** - Helping individuals transition out of homelessness by stabilizing their lives, increasing their income, and securing permanent housing.

Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: being discharged from publicly funded institutions and systems of care (such as health care facilities, mental health facilities, foster care and other youth facilities, and corrections programs and institutions); or, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs.

Through the support of its sub-recipients the County is both directly and indirectly assisting individuals from becoming homeless once they are discharged from publicly funded institutions. The assistance

comes from the support of job training programs with Arc of the Midlands, Goodwill and the Fatherhood Initiative, collaborations with the Cayce Housing Authority, and support of training and counseling services for Sistercare, Inc, through support of food stability programs which are CDGB funded through Mission Lexington and Harvest Hope Food Bank. Lexington County has targeted significant CDBG and HOME resources within the low-income areas described in this Plan by working with the Central Midlands Council of Governments, area non-profits, as well as its fourteen (13) participating municipalities. Each year the County works to leverage these resources, which in turn acts as a catalyst to spur additional public and private investment in Low- and Moderate- Income areas and serves to increase the quantity and quality of affordable housing, as well as help low-to-moderate income residents acquire the skills necessary to improve their employment opportunities.

Discussion

The County will continue to seek addition funding and resources to support addressing homeless needs and prevention in the county.

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

Introduction:

While HUD no longer requires a formal Analysis of Impediments to Fair Housing Choice the County, as a recipient of the Community Development Block Grant (CDBG) Program, Home Investment Partnerships (HOME) Program and ESG funds, understands the HUD requirements to reduce barriers to affordable housing and further fair housing choice. Discrimination has historically been one of the most significant barriers to affordable housing and as such Lexington County is keenly aware of its responsibilities under the Fair Housing Act as well as the South Carolina Fair Housing Act enacted in 1989. The South Carolina Fair Housing Act states that 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. Apartments mobile homes, and vacant lots to be used for housing are covered by the Fair Housing Law. 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, insurers, and appraisers. There are a wide variety of other issues that can also function as barriers to affordable housing such as zoning and land use requirements, local and County does (if applicable), proximity of affordable housing to work and services, lack of variety in housing type, excessive fees and taxes associated with housing, and many more. The County is limited on what it can do to have an impact to many of these barriers, but it is continually seeking to identify such barriers and address them, or at least bring them to light, so as to support the availability and accessibility of affordable housing throughout the County.

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

Property Tax Policy

Property tax assessment discrimination against low-income groups occurs when lower value properties and/or properties in poorer neighborhoods are assessed for property tax purposes at a higher percentage of the market value, on average, than other properties in the jurisdiction. Assessments around the country tend to remain relatively rigid at a time when property values are rising in middle-income neighborhoods and are declining or remaining at the same level in low-income neighborhoods.

The County, as required by South Carolina law, reassess property values every five years. During this reassessment period appraisers from the County's Assessor Office review all properties in Lexington County to determine square footage, type of heating and air conditioning, number of floors, and whether the structure has a garage, deck, swimming pool, or other amenities. Then the County Assessor considers this information along with similar properties that have sold in the area, adjusting that sales information to fit each property. With this information, the Assessor's Office then determines the market value of the

property.

Zoning and Site Selection

The County's use of performance-based zoning allows for a great deal of openness, resulting in considerable diversity in construction. The R-1 LC zoning area, covering less than 2% of the County, is the only category that restricts mobile homes. However, this classification is only in areas that were already established with subdivisions that have restrictive covenants prohibiting mobile homes when zoning was first established in the County in 1980. The performance-based zoning ordinance also allows for considerable flexibility and the widespread use of the Intensive Development and Restrictive Development zoning districts which means that high density, mixed-use, and mixed-income development are permitted in the vast majority of the County.

The addition of fair share provisions in the formal plans and policies of the County and the jurisdictions within the County could also be a helpful step towards ensuring that the needs of the very low- and low-income residents are met equitably and responsibly by all. This is achieved by avoiding over-concentration of lower-income housing through requiring that all jurisdictions provide sufficient affordable housing opportunities for lower households residing in their community.

Building and Housing Codes

The County uses the International Building Code. It provides considerable flexibility for the production of housing for all market segments, including affordable housing. particular concern and attention is paid to the impact of building and housing codes on the rehabilitation of existing housing since using more modern and state-of-the-art codes on older homes can result in the rehabilitation process becoming so expensive as to make the project insupportable by the rents affordable to the low- and very low-income renting households in the community.

Discussion:

The County will continue to prioritize utilizing HUD funding for the provision of affordable housing in the County.

AP-85 Other Actions – 91.220(k)

Introduction:

The County of Lexington's Community Development Department is committed to improving the lives of citizens, particularly the low- to moderate-income and special needs population, to enjoy a decent quality of life in the County. The County also seeks to meet underserved needs, reduce lead-based paint hazards, reduce the number of families and persons in poverty, create and maintain affordable housing, and develop institutional structure.

Actions planned to address obstacles to meeting underserved needs

Grant Programs Division staff intend to engage the non-profit, faith-based, state service providers and social agencies in an effort to further identify the resources available to address the housing, childcare, mental health services, and economic disparities that exist in the County. Through the consultation process, County staff have been able to identify organizations that are providing services in the community. It is important that the County serves as a catalyst to promote collaboration amongst the various organizations.

Actions planned to foster and maintain affordable housing

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

Actions planned to reduce lead-based paint hazards

Lexington County's Community Development Department will administer CDBG and HOME program activities through the Minor Housing Repair and Comprehensive Housing Rehabilitation Programs to reduce the hazards of lead-based paint to its citizens. The process the County follows includes:

- Contracting certified lead-based paint inspectors and risk assessors;
- Distributing information on lead-based paint hazards to all households that participate in any housing programs that purchase or rehabilitate homes built before 1978;
- Conducting lead-based paint inspections and assessments as necessary; and
- Implementing environmental control or abatement measures (lead-based paint and asbestos) as required by all federally funded projects.

Actions planned to reduce the number of poverty-level families

The County anti-poverty strategy which centers on stable housing, strategies to end homelessness, public

housing, economic development, and community development opportunities form a comprehensive plan aimed at reducing the number of families that fall below the poverty level. Overall, the main goal for the County is to tackle the major issues that poverty centers around:

- Affordable Housing
- Economic Opportunities/Job Creation
- Affordable Child Care
- Support of Mental Health Services
- Living conditions

The County will continue to allocate a significant amount of its CDBG and HOME resources within the low-income areas of the County. Grants Management staff will support community-based efforts to help ongoing affordable housing opportunities, funding of job training programs, and after school care.

Actions planned to develop institutional structure

Institutional structure is the way in which agencies and organizations provide services and coordinate activities. The County of Lexington's Development Department continues to improve its processes and programs by participating in HUD-sponsored training and other training activities that will increase the capacity to help service the low- and moderate-income citizens. The County will also continue to coordinate with public service agencies, faith-based organizations, government departments, businesses, and local municipalities to find opportunities to better serve our citizens. Communication and collaboration are key aspects of a successful institutional structure and in the successful implementation of the County's housing and community development strategies.

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

A primary strength of the housing and community development delivery systems in the Midlands is the coordination of efforts between the jurisdictions and the groups that oversee these efforts on an inter-jurisdictional basis, organizations such as the Columbia Housing Authority, South Carolina State Housing, and the Midlands Area Consortium on Housing (MACH). An additional strength is the level of coordination between service providers, particularly those addressing the housing needs of the homeless, special needs populations, and housing providers.

The primary gaps facing Lexington County and the Midlands, in general, are in delivering affordable and supportive housing. This is primarily due to the lack of financial resources for development, operations, and support services. Community development efforts are limited due to a lack of financial resources. The County will continue efforts to identify and utilize new sources of financing for affordable housing, and community development programs. Enhancing coordination efforts among housing providers, service providers, and governmental agencies will also be a priority. The County will continue to coordinate its own departments to ensure that critical services are provided, as well as with other jurisdictions.

The Grants Division will continue to proactively work with other agencies and for-profit and non-profit private organizations to ensure that efficient and effective programs are developed and managed. To the

extent that redundancy is reduced, and streamlining is increased, the County and municipalities will all better serve the communities.

Discussion:

The County implements its housing and community development goals and objectives through coordination with other public and private entities. The County is the lead agency responsible for implementing the CDBG, HOME, and ESG programs in Lexington County but does so in coordination with MACH, the United Way, municipal partners, housing authorities, local social service agencies, private developers, nonprofit organizations and citizens in order to foster improvements in the delivery structure.

Program Specific Requirements

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

Introduction:

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

Community Development Block Grant Program (CDBG)

Reference 24 CFR 91.220(I)(1)

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

1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed	61,193
2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan.	0
3. The amount of surplus funds from urban renewal settlements	0
4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan	0
5. The amount of income from float-funded activities	0
Total Program Income:	61,193

Other CDBG Requirements

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

**HOME Investment Partnership Program (HOME)
Reference 24 CFR 91.220(l)(2)**

1. A description of other forms of investment being used beyond those identified in Section 92.205 is as follows:
There are no other forms of investment.
2. A description of the guidelines that will be used for resale or recapture of HOME funds when used for homebuyer activities as required in 92.254, is as follows:
The County of Lexington's home recapture provisions are applicable to the Downpayment Assistance Program and the amount subject to recapture is the direct subsidy received by the homebuyer.
 - In the specific instance of the County's DPA Program, the County's recapture provision 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.
3. A description of the guidelines for resale or recapture that ensures the affordability of units acquired with HOME funds? See 24 CFR 92.254(a)(4) are as follows:
The County does not currently participate in resale activities with HOME funds and affordability requirements are imposed by deed restrictions, covenants running with the land. Home assisted rental units must meet the affordability for a specific period which depends upon the type of activity or level of HOME funding. Specifically, the sale of the property during the affordability period triggers repayment of the direct HOME subsidy which limits the amount to be recaptured to the net proceeds available from the sale minus loan repayment and closing costs.
4. Plans for using HOME funds to refinance existing debt secured by multifamily housing that is rehabilitated with HOME funds along with a description of the refinancing guidelines required that will be used under 24 CFR 92.206(b), are as follows:
This is not applicable to the County of Lexington's HOME Investment Partnership (HOME) Program.
5. If applicable to a planned HOME TBRA activity, a description of the preference for persons with special needs or disabilities. (See 24 CFR 92.209(c)(2)(i) and CFR 91.220(l)(2)(vii)).
N/A
6. If applicable to a planned HOME TBRA activity, a description of how the preference for a specific category of individuals with disabilities (e.g. persons with HIV/AIDS or chronic mental illness) will narrow the gap in benefits and the preference is needed to narrow the gap in benefits and services received by such persons. (See 24 CFR 92.209(c)(2)(ii) and 91.220(l)(2)(vii)).
N/A
7. If applicable, a description of any preference or limitation for rental housing projects. (See 24 CFR 92.253(d)(3) and CFR 91.220(l)(2)(vii)). Note: Preferences cannot be administered in a manner that limits the opportunities of persons on any basis prohibited by the laws listed under 24 CFR 5.105(a).
N/A

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

1. Include written standards for providing ESG assistance (may include as attachment)
 - Must be private nonprofit organizations.
 - Agencies must submit 501(c)3 status documentation.
 - Agency’s project request for HESG funds must be endorsed by the local Continuum of Care to make sure the agency’s project is in line with the CoC’s priorities and standards.
 - Agencies must provide a service that HUD prioritizes (Rapid Re-Housing, Street/Community outreach, Shelter Operations).
 - Any agency receiving ESG funds is obligated to maintain both client services activity records and performance outcome measures utilizing HMIS. Domestic violence, HIV/AIDS and legal service providers must use a comparable database that collects client-level data over time and generates unduplicated aggregate reports.

2. If the Continuum of Care has established centralized or coordinated assessment system that meets HUD requirements, describe that centralized or coordinated assessment system.

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

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

- MACH provides ESG certification based on the following factors:
- Participation in the Coordinated Entry System – including serving as a MACH Access Point (MAP)
- Participation in HMIS (except providers serving domestic violence survivors)
- Participation and membership with MACH

3. Identify the process for making sub-awards and describe how the ESG allocation available to private nonprofit organizations (including community and faith-based organizations).

The County issues a Request for Applications (RFA) requesting that interested agencies apply for ESG eligible activities. Applications are then reviewed and scored by Community Development staff and then presented to the Advisory Committee for discussion and funding recommendations. After the required comment period and a Public Hearing, funding recommendations are presented to the County Council for approval. For ESG funding, Lexington County must consult with the local

Continuum of Care (CoC) in determining how to allocate these funds.

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

A homeless and/or formerly homeless individual participates in the United Way of the Midlands governing body. Lexington County consults with the United Way of the Midlands when prioritizing policy and funding decisions related to the ESG program.

5. Describe performance standards for evaluating ESG.

The County evaluates subrecipients based on planned expenditures verse actual expenditures. The County also looks at the planned number of people served verse the actual number of people served.

Discussion

The County of Lexington has a substantial HOME Program, which includes a housing acquisition and rehab, housing development, rental assistance, as well as down payment assistance for income eligible homebuyers. To this end, the County follows all HUD recapture and resale provisions and educates individual homeowners, CHDO's, and non-profit developers on these items.

