



2025 – 2029

# 5-Year Consolidated Plan

Lexington County  
Community Development  
212 S. Lake Drive  
Lexington, SC 29072

## **Executive Summary**

### **ES-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)

As a recipient of these funds the County is required, under federal regulations (24 CFR Part 91) to develop and submit a 5-Year Consolidated Plan and associated Annual Action Plan in accordance with HUD submission requirements. According to HUD, "The Consolidated Plan is designed to help states and local jurisdictions assess their affordable housing and community development needs and market conditions, and to make data-driven, place-based investment decisions. The consolidated planning process serves as the framework for a community-wide dialogue to identify housing and community development priorities that align and focus funding from the CPD formula block grant programs." The priorities and goals established in the Consolidated Plan are carried out through the implementation of programs and activities defined through Annual Action Plans using information provided in the Consolidated Plan.

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 which include;

- CDBG-DR (Disaster Recovery)
- CDBG-MIT (Mitigation)
- HOMA ARP (American Recovery Plan)

These funding sources must also be accounted for and addressed as part of the Consolidated Plan development and Annual Action Plan project identification and selection.

The County of Lexington's Office of Community Development is the lead agency responsible for preparing the Consolidated 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.

Lexington County became a recipient of the Emergency Solutions Grant (ESG) in 2018 and 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).

## 2. Summary of the objectives and outcomes identified in the Plan Needs Assessment Overview

As part of the Consolidated Plan planning process which included community and stakeholder input, review of existing program capacity, and analysis of the Consolidated Plan data, the County has identified seven priority needs areas, along with specific strategies to address each need. In upcoming sections of the Consolidated Plan, each of the priority areas is described and accompanied by detailed strategies and measurable performance outcomes. The priorities and strategies were developed to ensure that they align with the U.S. Department of Housing and Urban Development's statutory goals.

<b>Objective 1</b>	<b>Owner Occupied Housing Rehabilitation</b>
Objective 2	Down Payment Assistance Program
Objective 3	Special Needs Housing/Housing Acquisition and Rehab
Objective 4	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

**Table 1 - Lexington County Objectives**

## 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 Consolidated 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 two highly successful owner-occupied housing rehabilitation programs throughout the incorporated and unincorporated communities of our County, these are the minor home repair and the comprehensive housing repair 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, a homeless facility, as well as support transitional services for battered spouses and their children and forge further community collaborations to provide for the needs of the County's homeless population. Furthermore, the County engages Christ Central Ministries, Midlands Housing Alliance, United Way of the Midlands 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 rigorous citizen engagement and community needs assessment process, the County has 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 participated in the County's consultation process:

- Central South Carolina Alliance,
- The University of South Carolina,
- Eau Clair Cooperative Health,
- Lexington Medical Center,
- 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,
- South Carolina Department of Social Service,
- Lexington Medical Center,
- Lexington County Economic Development,
- Central Midlands Council of Governments,
- HUD,
- and South Carolina Human Affairs Commission.

#### ***A. Public Meetings and Hearings***

The County took two approaches to collect information from the public which included the development and distribution of a public survey and the hosting of a Public Meeting. The survey was designed to collect information on a variety of community development, public service, and housing needs. The survey was made available digitally online and in hardcopy format at local libraries and the County Administration Building. The availability of the survey was advertised in the Lexington Chronicle. Posted in the County Administration Building and was posted on the County's website. The advertising for the survey included a QR code to allow for easy access via digital devices. The Public Meeting was advertised in the Lexington Chronicle newspaper and on the website as well and was held on October 18, 2024, in the Lexington County Administration Building. The public meeting was designed to discuss the consolidated planning process and to solicit community input regarding the assessment of community needs.

In addition to public outreach the County also developed a survey specifically for stakeholders and public service providers. This survey was distributed via email to over 50 local stakeholders. The surveys, stakeholder contact list, advertisements, public meeting presentation, and public meeting records are available here for review.

### **5. Summary of public comments**

In addition to the input meetings and three public hearings, the County of Lexington hosted an online community assessment survey available to our citizens from March 10, 2020, to April 2, 2020. A total of 436 English speaking residents responded to the survey, there were no respondents to the Spanish survey version. The highest-ranking priorities for housing were helping people with special needs (68.46%), providing housing for people with special needs (50.12%), and providing decent affordable housing (40.59%). The highest-ranking priorities for neighborhood revitalization were building or

improving streets, sidewalks and drainage in the area (73.11%), building or improving water and sewer lines (56.89%), and eliminating environmental hazards (57.11%). The highest-ranking economic development priority was financing projects that increase jobs (51.04%). The highest-ranking broadband priorities were providing decent and affordable broadband (56.10%), and increasing the access of broadband to rural areas (56.74%). The highest-ranking economic resilience priority was workforce resiliency (51.92%).

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

There were no citizen views or comments that were not accepted. Due to the lack of engagement by the public in the Public Meeting the only comments that were obtained and reviewed were those provided through the public surveys. While not every citizen or stakeholder identified and recommended program or service can realistically be funded due to the vast amount of community needs and limited resources, all comments have been considered for inclusion of the final plan.

## **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.
- As part of the Consolidated Plan's community needs assessment process, staff members and their partner municipalities, service providers and stakeholders have completed an extensive review of existing services, programs and projects and identified priority needs.
- 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.
- 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 hosted a public meeting and a public hearing associated with the assembling of the Consolidated Plan. The public meeting was poorly attended by the public with no one no attendees participating in the meeting despite advertising through a variety of means.
- Survey data also reveals large community buy-in and the need for the maintenance of older housing in the County through the support of the County's Minor Home and Comprehensive Housing Repair programs.

## The Process

### PR-05 Lead & Responsible Agencies 24 CFR 91.200(b)

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

The following are the agencies/entities responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source.

Agency Role	Name	Department/Agency
CDBG Administrator	LEXINGTON COUNTY	Community Development
HOME Administrator	LEXINGTON COUNTY	Community Development
ESG Administrator	LEXINGTON COUNTY	Community Development

**Table 2 – Responsible Agencies**

### Narrative

The County of Lexington's Office of Community Development is the lead agency responsible for the compilation, and management of the Consolidated Plan process. As the lead agency, the County provides oversight in the development and implementation of the CDBG, HOME and ESG programs in the unincorporated and incorporated areas of the community. Throughout each phase of the development of the plan, the County worked closely with each locality to ensure that the strategies that were developed addressed the community's affordable housing and non-housing community development needs.

As an Urban Entitlement County, the County administers Community Development Block Grant (CDBG) program funding, HOME Investment Partnerships Program as well as ESG program funding from the U.S.

Department of Housing and Urban Development (HUD). The efforts to solicit public input and to determine the community's needs included three public input meetings, public hearings, online and in- person surveys, as well as the consultation of a myriad of community stakeholders. The process included advertisements in local newspapers, public notices, public meetings, surveys, stakeholder consultations, and e-mails, which are summarized below.

The County worked closely with several non-profit and for-profit organizations and public entities to assist in the implementation of the goals and strategies identified in the Plan(s). Some of our community partners included: the Midlands Housing Authority, the Boys and Girls Club of the Midlands, the Greater Columbia Community Relations Council, United Way of The Midlands, the Urban League of Greater

Columbia, the Irmo-Chapin Recreation Commission, the Babcock Center, Habitat for Humanity, the Cayce Housing Authority, the City of Columbia, Harvest Hope, and many other entities.

The goals and objectives and strategies outlined in the 2025-2029 Consolidated Plan were derived and expanded upon from the previous Consolidated Plan as well as from the recommendations and comments received during the citizen participation process. It is anticipated that the County's 2025-2029 Consolidated Plan will be adopted by the Lexington County Council in April of 2025.

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 which should begin construction sometime in the early summer of 2025.

### **Consolidated Plan Public Contact Information**

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

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Sandy Fox – Grant Administrator; [sfox@lexingtoncounty.sc.gov](mailto:sfox@lexingtoncounty.sc.gov)

## **PR-10 Consultation – 91.100, 91.110, 91.200(b), 91.300(b), 91.215(I) and 91.315(I)**

### **1. Introduction**

The County of Lexington is engaged in ongoing efforts to increase coordination among its public, private, and non-profit organizations that deliver housing and social services in our community. The County's Office of Community Development, Grant Programs Division acts as a nucleus for community and economic development in the County. The Grant Programs Division maintains positive relationships with many of the County's local governments, non-profit, 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)).**

In addition to maintaining excellent relationships with the County's fourteen (14) municipalities, the Office of Community Development maintains close relationships with Richland County and the City of Columbia, 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 is an active supporter of the United Way of the Midlands, which is the lead agency for Midlands Area Consortium for the Homeless (MACH) and serves as the Continuum of Care. Community Development staff from the County regularly attend MACH meetings and serve on the 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 various organizations and agencies that address the unmet needs of the County's homeless and special needs population. In addition, the County's Grant Program Division staff members meet quarterly with regional government representatives to address housing, homelessness, and other community development needs. In addition to MACH, other regional representatives include the City of Columbia, Richland County, and the Columbia Housing Authority.

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.

The County provides ESG resources to Transitions, where it is estimated that the facility provides housing transitional services and counseling to some 500 County residents annually. The County provides ESG 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 Lexington Interfaith Community Services, an agency supported by Lexington's faith-based community and an organization that provides food stability programs, rental and utility assistance to the County's low- and moderate-income residents. Additionally, the County uses its resources to consistently provide infrastructure and public service(s) to support Sistercare, Inc., a transitional shelter for battered women and their children as a strategy for combating homelessness in our community. Finally, the County is home to Christ Central Ministries, a faith-based organization which is currently operating three shelters in Lexington, to include a shelter for women and children, veterans, families, adult males, and teenage males. Over the next several years Christ Central Ministries intends to construct cottages to further expand its services as a long term strategy aimed at mitigating homelessness in the County.

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

The County coordinates with the United Way of the Midlands, which serves as the lead agency for MACH, and is the HUD designated Continuum of Care (CoC) to allocate ESG funds. The United Way of the Midlands administer the CoC's Homeless Management Information System (HMIS). The HMIS supplies a data cohort that informs understanding of the health care consumption and challenges among people experiencing homelessness. MACH requires applicants from current and new partners to be submitted every year in order to be ranked in importance of receiving funds. The Ranking Committee reviews all of the new applications, renewals and HMIS data.

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



**Table 3 – Agencies, groups, organizations who participated**

1	<b>Agency/Group/Organization</b>	TOWN OF LEXINGTON
	<b>Agency/Group/Organization Type</b>	Other government - Local
	<b>What section of the Plan was addressed by Consultation?</b>	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
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	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	<b>Agency/Group/Organization</b>	City of West Columbia
	<b>Agency/Group/Organization Type</b>	Other government - Local
	<b>What section of the Plan was addressed by Consultation?</b>	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

	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	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	<b>Agency/Group/Organization</b>	CITY OF CAYCE
	<b>Agency/Group/Organization Type</b>	Other government - Local
	<b>What section of the Plan was addressed by Consultation?</b>	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
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	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	<b>Agency/Group/Organization</b>	City of Columbia
	<b>Agency/Group/Organization Type</b>	Other government - Local

	<b>What section of the Plan was addressed by Consultation?</b>	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
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	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.
5	<b>Agency/Group/Organization</b>	Columbia Housing Authority
	<b>Agency/Group/Organization Type</b>	Housing Authority
	<b>What section of the Plan was addressed by Consultation?</b>	Public Housing Needs Anti-poverty Strategy
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	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.
6	<b>Agency/Group/Organization</b>	Irmo Chapin Recreation Commission
	<b>Agency/Group/Organization Type</b>	Services-Persons with Disabilities Services-Health Health Agency Recreation

	<b>What section of the Plan was addressed by Consultation?</b>	Non-Homeless Special Needs
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	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	<b>Agency/Group/Organization</b>	LEXINGTON COUNTY JOINT MUNICIPAL WATER AND SEWER COMMISSION
	<b>Agency/Group/Organization Type</b>	Regional organization Public Utility
	<b>What section of the Plan was addressed by Consultation?</b>	Economic Development Public Infrastructure Needs
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	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	<b>Agency/Group/Organization</b>	SISTERCARE
	<b>Agency/Group/Organization Type</b>	Services-Victims of Domestic Violence
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Economic Development Anti-poverty Strategy
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	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	<b>Agency/Group/Organization</b>	SANTEE-LYNCHES AFFORDABLE HOUSING & CDC
	<b>Agency/Group/Organization Type</b>	Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Education Health Agency
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	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	<b>Agency/Group/Organization</b>	Lexington Interfaith Community Services
	<b>Agency/Group/Organization Type</b>	Agency providing housing, food, utility assistance to low-and-moderate income
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Economic Development Market Analysis Anti-poverty Strategy
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Lexington Interfaith Community Services now known 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. LICCS 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.
14	<b>Agency/Group/Organization</b>	UNITED WAY OF THE MIDLANDS
	<b>Agency/Group/Organization Type</b>	Services - Housing Services-Health Services-Education Service-Fair Housing Non-Profit Serving LMI

	<b>What section of the Plan was addressed by Consultation?</b>	Homelessness Strategy Market Analysis Anti-poverty Strategy
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	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.
15	<b>Agency/Group/Organization</b>	Lexington County Public Library
	<b>Agency/Group/Organization Type</b>	Services-Education Other government - Local Computer Training/Job Readiness
	<b>What section of the Plan was addressed by Consultation?</b>	Anti-poverty Strategy
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	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.
16	<b>Agency/Group/Organization</b>	CENTRAL MIDLANDS WORKFORCE DEVELOPMENT BOARD
	<b>Agency/Group/Organization Type</b>	Other government - State
	<b>What section of the Plan was addressed by Consultation?</b>	Non-Homeless Special Needs Economic Development Anti-poverty Strategy

	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	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.
17	<b>Agency/Group/Organization</b>	Lexington County School District One
	<b>Agency/Group/Organization Type</b>	Services-Education Other government - Local
	<b>What section of the Plan was addressed by Consultation?</b>	Education, ESG
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	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**

<b>Name of Plan</b>	<b>Lead Organization</b>	<b>How do the goals of your Strategic Plan overlap with the goals of each plan?</b>
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.

**Table 4 – Other local / regional / federal planning efforts**

**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(l))**

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. 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):**

n/a



## **PR-15 Citizen Participation – 91.105, 91.115, 91.200(c) and 91.300(c)**

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

#### **I. PURPOSE**

Citizen participation includes actively encouraging citizens, particularly the low and moderate-income population, to participate in the planning process for the five-year Consolidated Plan, the Annual Action Plans, the submission of substantial amendments and the development of the Consolidated Annual Performance Evaluation Report (CAPER).

#### **II. PUBLIC MEETINGS AND HEARINGS**

All notices of public meetings were published in local newspapers (The Lexington Chronicle) at least fourteen (14) days prior to the public meeting. Notices will also be posted electronically on the County of Lexington website at <http://www.lex-co.sc.gov/Pages/default.aspx>. All public meetings will be held at times and in locations convenient to residents, particularly those who are potential or actual beneficiaries. Meetings will not be scheduled on weekends or County recognized holidays.

#### **III. NEEDS ASSESSMENT PUBLIC MEETING**

Before the development of the Consolidated Plan and the Annual Action Plan, the community development needs will be assessed in detail, particularly those of low and moderate-income residents. The assessment process will be conducted through a Community Development Needs Assessment Public Meeting. Lexington County will hold at least one (1) Needs Assessment Public Meetings as part of the planning process for the five-year Consolidated Plan and the Annual Action Plan. The Needs Assessment Public Meeting will address the amount of available funding for CDBG, ESG, HOME and any other related federal or state funding. The hearing will also address the range of activities that may be undertaken with such funds, particularly regarding identified community needs.

#### **IV. PUBLIC COMMENT PERIOD**

A public comment period is required prior to submitting the Five Year Consolidated Plan, Annual Action Plan, the CAPER and any substantial change to the Consolidated Plan or the Annual Action Plan. The public will have 30 days after publication to provide written comments to the County of Lexington Office of Community Development regarding the Five Year Consolidated Plan. The public will have 15 days after publication to provide written comments regarding the Annual Action Plan, the CAPER, and any substantial change to the Consolidated Plan or Action. The publication in local newspapers shall include the purpose of the Action/Consolidated Plan, and shall include a list of locations where copies of the plan in its entirety may be reviewed. Additionally, drafts and final copies of the Five Year Consolidated Plan, Annual Action Plan, and CAPER shall be made available online and at the main branch of the Lexington County Public Library. The County will respond to all written correspondence received.

## **V. SUMMARY OF RESPONSES AND ENGAGEMENT**

Unfortunately, unlike citizen engagement in the past, the level of citizen participation in the County's outreach and engagement efforts was very minimal with only six public surveys being completed and not a single member of the public showing up to the County's Public Engagement Meeting. The County used the same outreach methods it has historically used but also included digital medium and the use of online accessibility with features such as QR code access to surveys. This lack of engagement was also evident among stakeholders with only 8 of the more than 50 stakeholders responding to the survey provided directly via email.

## Citizen Participation Outreach

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
1	Internet Outreach	Persons with disabilities  Non-targeted/broad community	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.	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.	No comments were not accepted, all comments were accepted, though due to a lack of resources were not always able to be funded.	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
2	Public Meeting	<p>Minorities</p> <p>Persons with disabilities</p> <p>Non-targeted/broad community</p>	<p>The County held a public meeting designed to discuss the planning process and to solicit input on community needs. Notification for this meeting was published in the local community newspaper, advertised in public libraries and the County Administrative Building, and advertised on the County website. Unfortunately, the public did not attend this event which was consistent with overall general engagement throughout the CP process by both the public and stakeholders.</p>	n/a - no public attendance	n/a	

**Table 5 – Citizen Participation Outreach**

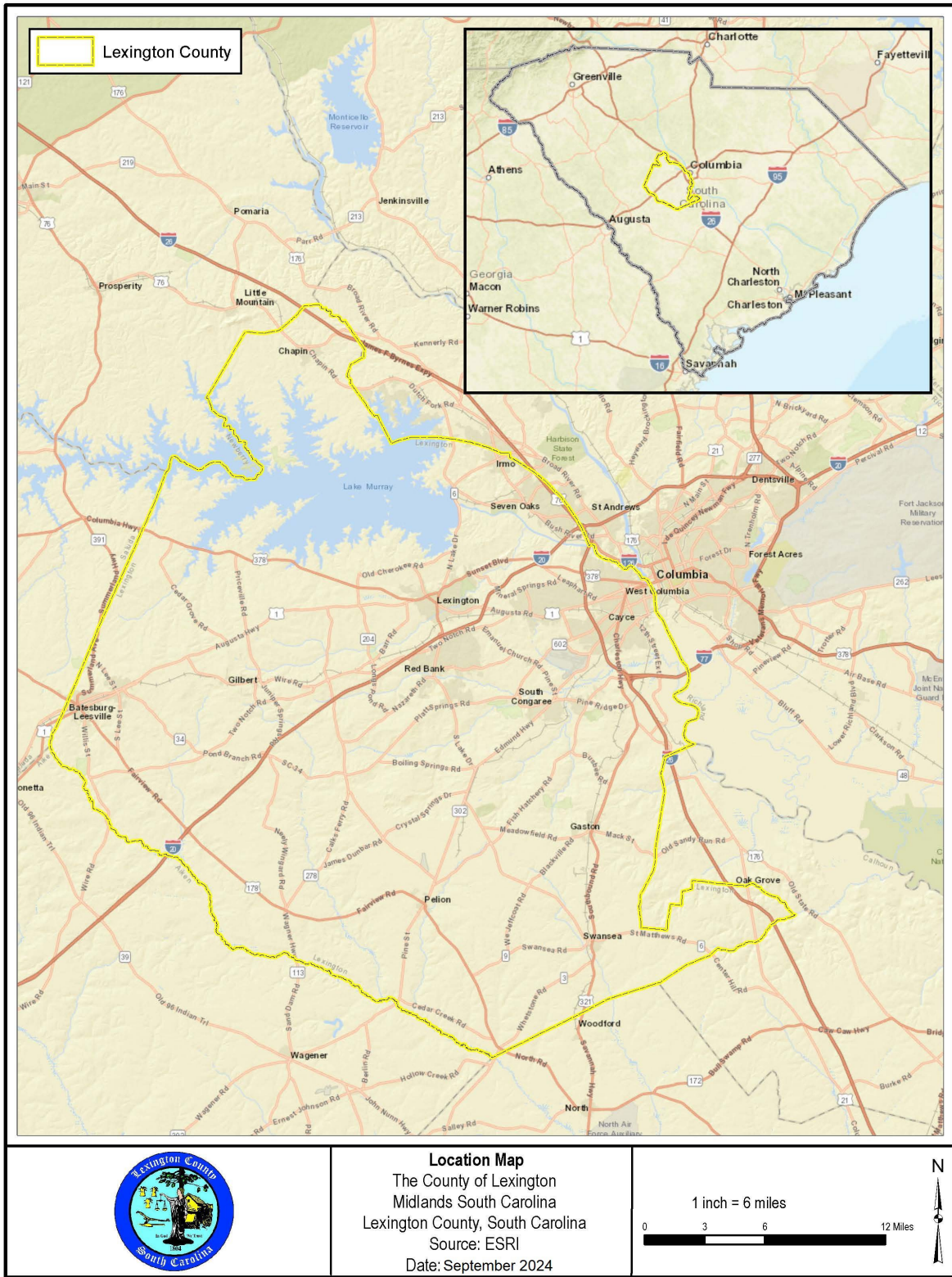
## **Needs Assessment**

### **NA-05 Overview**

#### **Needs Assessment Overview**

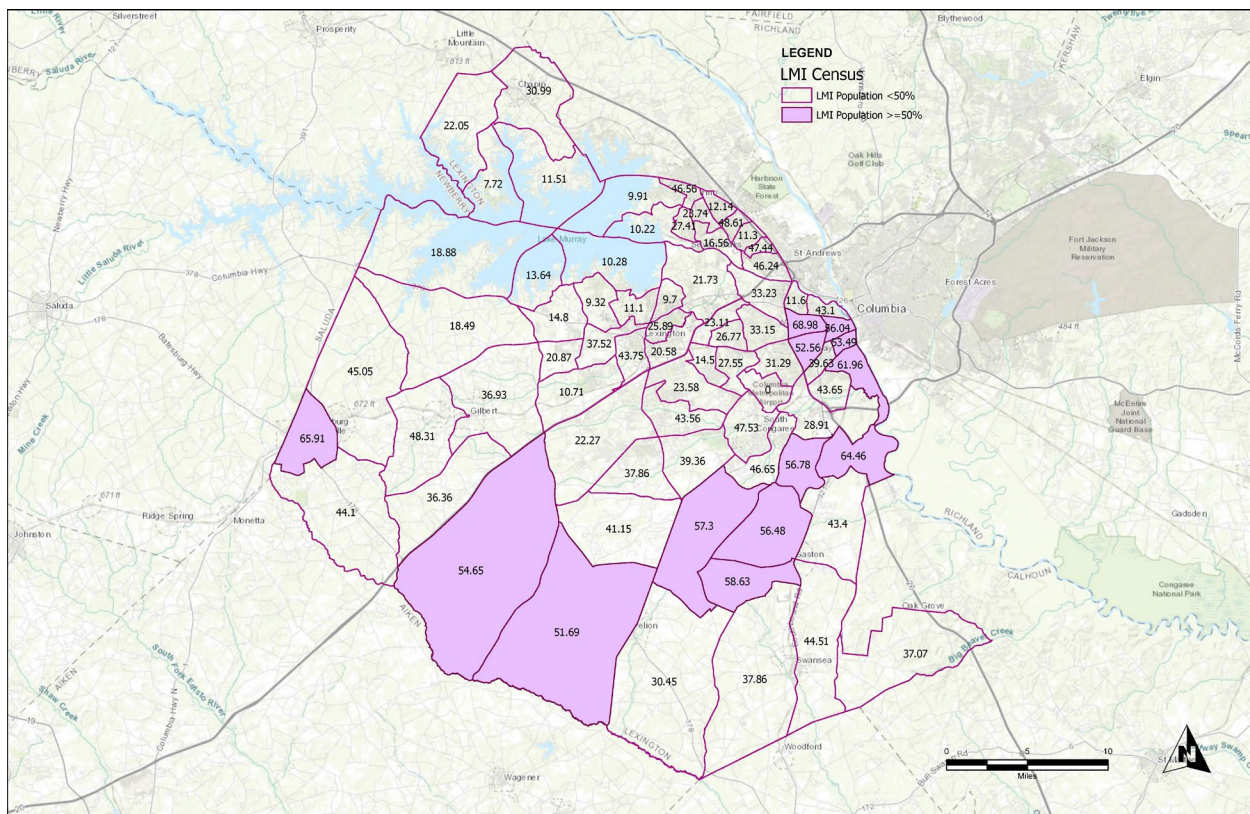
Over the past decade the County of Lexington has experienced steady growth. According to the U.S. Census American Community Survey (ACS) 2013 and 2023 (most recent Census data) data, between 2015 (266,575) and 2023 (300,370) the County experienced approximately a 13% population increase. Additionally, between the same period of time, the total number of households increased similarly at 14% from 103,742 in 2013 to 120,789 by 2023. This growth, however, has been faced with a substantial challenge as housing costs have increased at unprecedented rates.

The County has a long history of progressive growth combined with small-town charm and urban amenities. It is this diverse and superior quality of life that defines the County. The County boasts amongst the finest schools in the Palmetto State, excellent healthcare, recreational activities, warm weather, and diverse housing opportunities.



## Lexington County Map







## **NA-10 Housing Needs Assessment - 24 CFR 91.205 (a,b,c)**

### **Summary of Housing Needs**

The following information was made available through HUD's Consolidated Plan development and management system known as IDIS. It should be noted that this information does not align with standard Census data covering similar time periods.

According to information provided through IDIS the County's population rose from 282,085 in 2009 to 303,325 in 2020 which is an 8% increase. However, Census ACS 5-Year data indicates that the County's population was 252,563 in 2010 and 295,033 in 2020 which is a 17% change, more than double that indicated in IDIS. According to the most current Census data (2023 ACS 5-Year estimates) the population was 300,370, meaning there has been approximately a 2% population increase in the last 3 years which is substantially slower than the 1.7% average annual growth rate experience between 2010 to 2020. The number of households indicated by IDIS increased proportionately to the population at an 8% increase from 109,415 households in 2009 to 118,020 in 2020. However, there is once again a slight difference between the 2020 data provided in IDIS and the Census data, with the Census ACS 5-Year data indicating the total number of households in 2010 at 100,793 and 115,220 in 2020, a 14% increase.

During the 2009-2020 time period provided in the CHAS data, the median household income increased 16.5%, from \$53,857 to 62,740. According to Census 2022 ACS 5-Year data the household median income for the County increased to 71,280, which is a 14% (13.6%) increase in the two years since 2020. This median household income is also substantially higher than the State of South Carolina's which was \$63,623.

According to Census ACS 5-Year data, between 2010 and 2020 the percentage of people below the poverty level decreased slightly from 12.8% to 11.6%. Census 2022 ACS 5-Year data indicates that children under the age of 18 make up 30% of the 33,967 people living below poverty while individuals age 65 and older make up 12% of those below poverty.

It should be noted that the data in the following CHAS tables has significant inconsistencies making adequate and informed analysis difficult. This is evident by looking at the Cost Burden >50% table which shows renters with a cost burden of >50% with AMI 0-30% as totaling 701, all of which are elderly households. However, the Housing Problems table indicates that renters with a cost burden of >50% with AMI 0-30% as totals 3,762. This discrepancy in numbers is unexplained. Additionally, due to how tables such as the Housing Problems table are structured, each row does not count households which may also meet the criteria defined for the preceding rows. This is indicated by the statement "and none of the above problems." This appears to indicate that the row with the following information, "Housing cost burden greater than 30% of income (and none of the above problems)" does not account for households in the rows before it including households with a housing cost burden greater than 30% of income which suffer from overcrowding/severe overcrowding or lack complete plumbing or kitchens. Therefore, it is not possible to just find the total number of households with a cost burden greater than 30% of their income due to the significant number of qualifiers. This problem persists throughout this

section preventing a thorough analysis of more generalized housing needs and hindering the identification of certain subpopulation needs.

<b>Demographics</b>	<b>Base Year: 2009</b>	<b>Most Recent Year: 2020</b>	<b>% Change</b>
Population	282,085	303,325	8%
Households	109,415	118,020	8%
Median Income	\$53,857.00	\$62,740.00	16%

**Table 6 - Housing Needs Assessment Demographics**

**Data Source:** 2000 Census (Base Year), 2016-2020 ACS (Most Recent Year)

### Number of Households Table

	<b>0-30% HAMFI</b>	<b>&gt;30-50% HAMFI</b>	<b>&gt;50-80% HAMFI</b>	<b>&gt;80-100% HAMFI</b>	<b>&gt;100% HAMFI</b>
Total Households	12,945	12,840	20,260	12,194	59,780
Small Family Households	3,778	4,474	7,450	4,954	30,545
Large Family Households	665	861	1,701	899	5,049
Household contains at least one person 62-74 years of age	2,999	2,790	5,510	3,116	14,517
Household contains at least one person age 75 or older	1,883	2,319	2,708	1,654	4,884
Households with one or more children 6 years old or younger	1,995	2,280	2,754	2,036	7,443

**Table 7 - Total Households Table**

**Data Source:** 2016-2020 CHAS

## Housing Needs Summary Tables

### 1. Housing Problems (Households with one of the listed needs)

	Renter					Owner				
	0-30% AMI	>30- 50% AMI	>50- 80% AMI	>80- 100% AMI	Total	0-30% AMI	>30- 50% AMI	>50- 80% AMI	>80- 100% AMI	Total
NUMBER OF HOUSEHOLDS										
Substandard Housing - Lacking complete plumbing or kitchen facilities	209	269	104	93	675	139	107	29	44	319
Severely Overcrowded - With >1.51 people per room (and complete kitchen and plumbing)	50	14	125	40	229	30	8	115	15	168
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	135	318	273	50	776	49	52	173	88	362
Housing cost burden greater than 50% of income (and none of the above problems)	3,762	1,203	320	10	5,295	3,068	1,343	652	221	5,284

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
Housing cost burden greater than 30% of income (and none of the above problems)	607	2,185	1,831	274	4,897	985	2,096	3,218	884	7,183
Zero/negative Income (and none of the above problems)	688	0	0	0	688	991	0	0	0	991

**Table 8 – Housing Problems Table**

Data 2016-2020 CHAS  
Source:

2. Housing Problems 2 (Households with one or more Severe Housing Problems: Lacks kitchen or complete plumbing, severe overcrowding, severe cost burden)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
<b>NUMBER OF HOUSEHOLDS</b>										
Having 1 or more of four housing problems	4,163	1,798	825	194	6,980	3,293	1,507	962	368	6,130
Having none of four housing problems	2,276	3,615	5,458	2,513	13,862	3,230	5,908	12,990	9,119	31,247
Household has negative income, but none of the other housing problems	0	0	0	0	0	0	0	0	0	0

**Table 9 – Housing Problems 2**

Data 2016-2020 CHAS  
Source:

### 3. Cost Burden > 30%

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
NUMBER OF HOUSEHOLDS								
Small Related	1,436	1,601	1,029	4,066	1,291	1,110	1,592	3,993
Large Related	383	295	44	722	253	210	319	782
Elderly	1,006	638	395	2,039	1,836	1,413	1,274	4,523
Other	1,825	1,151	912	3,888	841	702	686	2,229
Total need by income	4,650	3,685	2,380	10,715	4,221	3,435	3,871	11,527

**Table 10 – Cost Burden > 30%**

Data 2016-2020 CHAS  
Source:

### 4. Cost Burden > 50%

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
NUMBER OF HOUSEHOLDS								
Small Related	0	0	655	655	992	310	0	1,302
Large Related	0	0	45	45	234	58	44	336
Elderly	701	245	185	1,131	1,317	553	325	2,195
Other	0	1,639	362	2,001	647	0	0	647
Total need by income	701	1,884	1,247	3,832	3,190	921	369	4,480

**Table 11 – Cost Burden > 50%**

Data 2016-2020 CHAS  
Source:

### 5. Crowding (More than one person per room)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Single family households	165	297	290	65	817	110	50	203	59	422
Multiple, unrelated family households	20	39	108	15	182	4	10	78	44	136

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
Other, non-family households	45	25	0	40	110	0	0	0	0	0
Total need by income	230	361	398	120	1,109	114	60	281	103	558

**Table 12 – Crowding Information – 1/2**

Data Source: 2016-2020 CHAS

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
Households with Children Present	0	0	0	0	0	0	0	0

**Table 13 – Crowding Information – 2/2**

Data Source  
Comments:

### **Describe the number and type of single person households in need of housing assistance.**

Unfortunately, the CHAS data provided in the previous tables does not include information related to single person households, therefore, we can't evaluate the needs of those households since they are not quantified and the relevant data for single person households is not provided. Due to this lack of data the County utilized 2022 ACS 5-Year data to obtain more generalized information on single person households since the HUD specific details on housing needs is not provided in the general Census data. According to the Census data, there were 31,680 single person households which made up 27% of the 118,673 total households. That means that more than one in four households are single person households. A majority of the single person households are represented by homeowners who make up 68% of single person households, as opposed to renters who make up the remaining 32%.

### **Elderly**

It should be noted that of the 31,680 single person households reported in the 2022 ACS 5-Year data, 12,629 (40%) are householders age 65 years or over. It is not uncommon for seniors to need supportive housing services due to a variety of factors including limited or fixed incomes, physical or cognitive limitations, and increased self care costs. These needs may be increased when living alone as resources and in-home care can be significantly reduced.

### **Estimate the number and type of families in need of housing assistance who are disabled or victims of domestic violence, dating violence, sexual assault and stalking.**

The U.S. Census and HUD's IDIS CPD information does not provide information regarding families with members who may be disabled or on victims of domestic violence, dating violence, sexual assault and stalking. This information must be sought through alternative sources. Unfortunately, there is little information available and that information which is available is provided at the state level and not specific to the County. Therefore, information is being provided based upon the County's general population rather than specific to families or households.

According to 2022 ACS 5-Year data, Lexington County's population was 293,048 which included 40,604 (14%) identified as having a disability. Of the 40,604 identified with a disability, 37% were recorded as having independent living difficulty. Additionally, the 2024 Point-in-Time data indicated that 60% (27 of the 45) people recorded as homeless were identified as having a "disabling condition".

Information collected for those who are victims of domestic violence, dating violence, sexual assault and stalking was limited to homeless data captured through the regional Continuum of Care (CoC). The regional CoC for the County of Lexington is the Midlands Area Consortium for the Homeless (MACH) which is led by the United Way of the Midlands. This information is collected through the annual Point-in-Time (PIT) survey which provides a snapshot of the size and characteristics of the local sheltered and unsheltered population experiencing homelessness. According to the PIT, homeless information for the County included the following:

- Total sheltered/unsheltered persons - 45
- Total sheltered - 31
- Total Unsheltered - 14
- Chronically homeless - 8
- Persons in transitional housing - 20
- Persons in emergency shelter - 11
- Households containing a single individual - 29
- Persons in family households with children - 10
- Persons in adult only households - 6
- Survivors of domestic violence – 13
- Disabling condition - 27

The PIT data reports that approximately 29% of the individuals recorded in the count had experienced domestic violence.

### **What are the most common housing problems?**

Affordability continues to be the most severe housing problem in the County. The need for affordable housing was identified as one of the three "Key Takeaways" in the Point-in-Time report developed by

the County's Continuum of Care. Housing affordability is the presence and availability of housing which is economically accessible to people without imposing a financial burden (cost burden). Cost-burdening occurs when a household spends more than 30% of its income on housing costs, which include mortgage payments, property taxes, insurance, and utilities. In the context of HUD funded programs such as CDBG, this refers to housing that is economically accessible to low- and moderate-income (LMI) households, typically defined as those earning 80% or less of the area median income (AMI). Housing affordability and cost burdening can impact households at all income levels but is particularly impactful to lower income households. This financial strain can limit a household's ability to afford other necessities such as food, healthcare, and transportation.

According to the 2016-2020 ACS provided in HUD's Demographics table in this section, there are approximately 118,020 households in the County of Lexington. The 2016-2020 CHAS data provided in the previous tables indicates that there are 46,045 households, approximately 40% of the total households, earning less than 80% AMI. As can be seen in the tables, while housing structures lacking complete kitchens or plumbing or suffering from overcrowding are issues, the most substantial housing problem is cost burdening. Of the 26,867 households experiencing one of the identified housing problems, 22,659 (84%) have a cost burden greater than 30% of the household income. In addition, based on revised HUD data which has been included, 10,505 households are extremely cost burdened. Housing affordability is a significant issue for LMI qualified households with 21,270 (46%) of them suffering from cost burdening. According to the CHAS data provided in Section NA-25 the County has approximately 26,407 households suffering from cost burdening which means that the 21,270 AMI qualified households suffering from cost burdening make up approximately 81% of all cost burdened households.

HUD defines substandard housing as housing either lacking complete plumbing or complete kitchen facilities. There are reportedly 994 units of substandard housing in the County according to 2016-2020 CHAS data. While substandard housing is not a large problem when viewed as a percentage of the entire housing stock, having nearly 1,000 households living without adequate, basic facilities is a problem that needs to be addressed. This is particularly impactful in households containing children or persons with special needs where these inadequacies can pose additional health risks.

Recent CHAS figures estimate that there are 1,535 overcrowded households in the County (2011-2015 CHAS) which are households with 1.01 or more people per room. Additionally, more than one in four households experiencing overcrowding are experiencing severe overcrowding with 1.51 or more people per room. One of the most concerning items of note regarding overcrowding is that it seems to have substantially increased since the previous Consolidated Plan. The County's previous Consolidated Plan indicated that there were approximately 955 households experiencing overcrowding but this has increased by nearly 61% to 1,535 over the five year period.

### **Are any populations/household types more affected than others by these problems?**

According to the 2016-2020 CHAS data there are a number of specific populations that are more affected by these housing issues than others. These three populations include those with lower incomes, renters,



and the elderly. It should be noted that many of these groups overlap since those with lower incomes typically can't afford the up front costs of home acquisition or the higher costs associated with homeownership forcing them to have to seek housing in rental units. The elderly often have limited, fixed income placing them amongst the lower income earning populations and often seek housing with less upkeep requirements causing them to have to seek rental housing options.

Data provided in the 2016-2020 CHAS Housing Problems table indicates that 21,270 LMI qualified households are paying 30% or more of their income on housing. Approximately 9,908 of these households are renters while 11,362 are owners. According to CHAS 2016-2020 data included in Section NA-25 there were 26,407 households that were cost burdened (>30% income) with 10,972 having a greater than 50% cost burden. The Housing Problems 2 table indicates that of the roughly 46,000 LMI qualified households, 12,548 have one or more of the four previously identified housing problems. The households are fairly evenly split between renters and owners regarding this issue with slightly more of the households being renters at 54%.

The two tables identifying the types of households suffering cost burdening based upon AMI both indicate that owner occupied senior households are disproportionately represented. Elderly households represent 39% of LMI qualified households suffering cost burdening >30% and 49% of LMI qualified households suffering cost burdening >50%. Unfortunately, data is not provided indicating the total number of elderly, small related, or large related households in order to identify the level of representation the populations in these tables have relative to their total population.

Information provided in the tenure table in Section MA-10 indicates that 76% of occupied units in the County are owner occupied while only about 24% are renter occupied. Despite rental units making up less than a quarter of the housing units in the County it should be noted that based on comparison of data in this section and that provided in MA-10, approximately 41% of all rental households experience one of the four housing problems previously identified.

**Describe the characteristics and needs of Low-income individuals and families with children (especially extremely low-income) who are currently housed but are at imminent risk of either residing in shelters or becoming unsheltered 91.205(c)/91.305(c)). Also discuss the needs of formerly homeless families and individuals who are receiving rapid re-housing assistance and are nearing the termination of that assistance**

The homeless population encompasses a broad range of individuals and families with special needs. National research indicates that 80% of the homeless population are without homes for a short period and need assistance in finding housing and, in some cases, with rent payments. The other 20% of the homeless population experience longer and chronic periods of homelessness and require permanent support systems for housing and support services. Homelessness is a significant risk factor for a broad range of health and social problems. Alcohol and drug abuse, domestic violence, and mental illness are common problems among the adult homeless population.

Homelessness is most commonly caused by a lack of financial resources. Individuals and families living in poverty run the greatest risk of experiencing homelessness. According to Census 2022 ACS 5-Year data the County of Lexington has approximately 34,000 people living in poverty which make up about 12% of the total population. The County also contains approximately 80,000 families with a little less than 9% (8.6%) experiencing poverty. Unfortunately, the rate of poverty is even higher for families with children meaning that while 9% of families are experiencing poverty 14% of families with children under 18 experience poverty.

Individuals and families without adequate shelter experience greater barriers in obtaining the support services they need. Because of the unique circumstances and conditions of the homeless, local agencies and service providers must work in close coordination to address their special needs.

The Stewart B. McKinney Homeless Assistance Act defines the "homeless" or "homeless Individual" or "homeless person" as an individual who lacks a fixed, regular, and adequate nighttime residence; and who has a primary nighttime residence that is: a supervised publicly or privately operated shelter designed to provide temporary living accommodations (including welfare hotels, congregate shelters, and transitional housing for the mentally ill); An institution that provides a temporary residence for individuals intended to be institutionalized; or A public or private place not designed for, or ordinarily used as, a regular sleeping accommodation for human beings. Families who are doubling up with friends or relatives because they have no other housing options are also considered homeless under the McKinney Act.

**If a jurisdiction provides estimates of the at-risk population(s), it should also include a description of the operational definition of the at-risk group and the methodology used to generate the estimates:**

Individual jurisdictions in the region do not provide such estimates.

**Specify particular housing characteristics that have been linked with instability and an increased risk of homelessness**

Typically, homelessness is not linked to specific housing characteristics and instead is due to other issues such as:

- Mental health
- Traumatic financial events
- Sudden loss of income
- Institutionalization or incarceration
- Lack of skills or education
- Addiction
- Young parent

Items that are related to housing characteristics primarily involve cost burdening where housing costs simply exceed the financial means of the householder. Under this same issue lies housing affordability. People at risk of homelessness in the County often face housing affordability issues as the County is woefully short of a supply of affordable housing.

According to the South Carolina 2024 State of Homelessness Report the following factors were significantly contributing to the risk of homelessness

“Despite the high costs of living, wages have remained stagnant. In addition to these factors, the rise in housing costs, utilities costs and fuel costs have been significant. The costs of basic needs like food and beverages have increased more than 20% on average due to inflation since 2020, according to the US Bureau of Labor Statistics. For low-income families and individuals, these factors lead to increased eviction rates, a lack of “affordable” housing, unsheltered homelessness and children living without a permanent nighttime residence.”

## **Discussion**

The County made efforts to meet with local providers of public housing, special needs housing and housing services as well as the local homeless Continuum of Care organization. The Cayce Housing Authority, managed and operated by the Columbia Housing Authority (CHA), owns and manages 41 units of public housing in the City of Cayce which the Housing Authority intends to dispose of during 2024-2025 and convert families in public housing units to Project Based Voucher tenants. The public housing units will be transferred to an affiliate of the Housing Authority. These are the only public housing units in Lexington County, outside of the City of Columbia. According to data gathered from HUD’s Office of Policy Development and Research ARCGIS Open Data, there are approximately 283 Housing Choice Vouchers within the County which are managed by the Columbia Housing Authority. According to the Cayce Housing Authority Annual Plan, the Housing Authority intends to dispose of its 41 public housing during 2024-2025 and convert families in public housing units to Project Based Voucher tenants. The public housing units will be 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 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 24CFR 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. There will also be new construction of 6-8 units with PBVs. Under its Management Agreement with Columbia Housing, the PBV's will be administered by Columbia and Columbia will provide Choice Mobility option to the residents utilizing the applicable Housing Choice Voucher portability provisions.”

Lexington County staff also was in contact with the Midlands Area Coalition on Homelessness (MACH) to determine homeless needs in the County and obtain up-to-date shelter information.

**Definitions:**

**Standard Conditions:** Dwelling units that meet the minimum requirements as prescribed by the various codes adopted by Lexington County and are in good condition requiring only cosmetic work, correction of minor livability problems, or maintenance work.

**Substandard Condition by Suitable for Rehabilitation:** A substandard housing unit that is structurally sound and economically feasible to repair.

## NA-15 Disproportionately Greater Need: Housing Problems – 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

### Introduction

This section compares the existence of housing problems amongst racial groups against the jurisdiction as a whole in an effort to see if any group(s) share a disproportionate burden of the area's housing problems. For this purpose, HUD guidelines deem a disproportionately greater need to exist when persons of a particular racial or ethnic group experience housing problems at a rate at least 10% points higher than the jurisdiction as a whole. Housing problems within this section include the following:

- Lack of complete kitchen
- Lack of complete plumbing facilities
- More than one person per room, and
- Cost burden greater than 30%.

### 0%-30% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	8,355	1,791	1,383
White	5,339	1,308	874
Black / African American	2,144	281	339
Asian	118	0	30
American Indian, Alaska Native	30	0	15
Pacific Islander	0	0	0
Hispanic	493	145	80

**Table 14 - Disproportionally Greater Need 0 - 30% AMI**

Data 2016-2020 CHAS  
Source:

\*The four housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%

### 30%-50% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	7,141	3,695	0
White	4,631	3,105	0
Black / African American	1,727	397	0
Asian	83	15	0
American Indian, Alaska Native	39	10	0
Pacific Islander	10	0	0
Hispanic	554	168	0

**Table 15 - Disproportionally Greater Need 30 - 50% AMI**

Data 2016-2020 CHAS  
Source:

\*The four housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%

### 50%-80% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	7,759	10,390	0
White	5,404	7,926	0
Black / African American	1,650	1,688	0
Asian	150	102	0
American Indian, Alaska Native	0	29	0
Pacific Islander	4	30	0
Hispanic	466	519	0

**Table 16 - Disproportionally Greater Need 50 - 80% AMI**

Data 2016-2020 CHAS  
Source:

\*The four housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%

## 80%-100% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	2,133	9,467	0
White	1,554	7,242	0
Black / African American	319	1,521	0
Asian	98	135	0
American Indian, Alaska Native	0	54	0
Pacific Islander	0	0	0
Hispanic	84	372	0

**Table 17 - Disproportionally Greater Need 80 - 100% AMI**

Data 2016-2020 CHAS  
Source:

\*The four housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%

## Discussion

Review of the data across all income categories indicates that approximately 49% of the persons earning between 0-100% AMI experienced at least one of the four housing problems. Only one racial group, the Asian population, exhibited disproportionate need with a population 10% points or more (61%) than the overall population. The Black/African American population was extremely close with a nine-percentage point difference. There were no populations exhibiting disproportionate need in the 0-30% AMI income group, but the Asian population was most consistently represented as having disproportionate need across the remaining income ranges. While the 30%-50% AMI range included almost all of the racial and ethnic subpopulations, only the Asian population continued to be represented at every other income range in the tables. A summary of those income categories that did indicate disproportionate greater need are discussed below.

**0%-30%** - Jurisdiction wide, 73% of the persons in this AMI category experienced at least one of the four housing problems, therefore, for this AMI, the disproportionate percentage is 83% or higher. There were no populations with disproportionate needs within this income group.

**30%-50% AMI** - The jurisdiction percentage of households experiencing 1 or more problems was 66% making the disproportionate percentage 76% or higher. Almost all of the racial and ethnic subpopulations experienced disproportionate representation. Black/African American, Asian, American/Indian, Pacific Islander, and Hispanic experienced greater need with 81%, 85%, 80%, 100%,

and 77% respectively having housing problems. It must be noted that the Native American and Pacific Islander groups only contained 49 and 10 households respectively.

**50%-80% AMI** - The jurisdiction percentage of households experiencing 1 or more problems was 43% making the disproportionate percentage 53% or higher. Asian households experienced slightly greater representation at 60% as compared to the adjusted 53% minimum needed to indicate disproportionate need.

**80%-100% AMI** - The jurisdiction percentage of households experiencing 1 or more problems was 18% making the disproportionate percentage 28% or higher. Asian households experienced substantially greater need as is evidenced by a 14 percentage point difference (42%) over the adjusted 28% minimum needed to indicate disproportionate need.



## **NA-20 Disproportionately Greater Need: Severe Housing Problems – 91.205 (b)(2)**

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

### **Introduction**

This section compares the existence of housing problems amongst racial groups against the jurisdiction as a whole in an effort to see if any group(s) share a disproportionate burden of the area's housing problems. HUD guidelines deem a disproportionately greater need to exist when persons of a particular racial or ethnic group experience housing problems at a rate at least 10% points higher than the jurisdiction as a whole. Housing problems within this section include the following:

- Lack of complete kitchen
- Lack of complete plumbing facilities
- More than one person per room, and
- Cost burden greater than 30%.

The following tables contain information regarding severe housing problems for households by race within specific income criteria. The three columns of data include

- Has one or more of four housing problems (housing)
- Has none of the four housing problems (housing)
- Household has no/negative income, but none of the other housing problems

This section compares the existence of housing problems amongst racial groups against the jurisdiction as a whole in an effort to see if any group(s) share a disproportionate burden of the area's housing problems. HUD guidelines deem a disproportionately greater need to exist when persons of a particular racial or ethnic group experience housing problems at a rate at least 10% points higher than the jurisdiction as a whole. Housing problems within this section include the following;

- Lack of complete kitchen
- Lack of complete plumbing facilities
- More than one person per room, and
- Cost burden greater than 30%.

The following tables contain information regarding severe housing problems for households by race within specific income criteria. The three columns of data include

- Has one or more of four housing problems (housing)
- Has none of the four housing problems (housing)

- Household has no/negative income, but none of the other housing problems

It should be noted that the County assumes that the data in the column titled "Has none of the four housing problems" in the first table labeled 0%-30% of Area Median Income, only includes households that have greater than \$0 income and does not include households from the neighboring column "Household has no/negative income, but none of the other housing problems".

### 0%-30% of Area Median Income

<b>Severe Housing Problems*</b>	<b>Has one or more of four housing problems</b>	<b>Has none of the four housing problems</b>	<b>Household has no/negative income, but none of the other housing problems</b>
Jurisdiction as a whole	6,856	3,295	1,383
White	4,344	2,307	874
Black / African American	1,778	651	339
Asian	100	18	30
American Indian, Alaska Native	30	0	15
Pacific Islander	0	0	0
Hispanic	439	198	80

**Table 18 – Severe Housing Problems 0 - 30% AMI**

Data 2016-2020 CHAS  
Source:

\*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

### 30%-50% of Area Median Income

<b>Severe Housing Problems*</b>	<b>Has one or more of four housing problems</b>	<b>Has none of the four housing problems</b>	<b>Household has no/negative income, but none of the other housing problems</b>
Jurisdiction as a whole	3,455	7,411	0
White	2,198	5,547	0
Black / African American	861	1,263	0
Asian	28	68	0
American Indian, Alaska Native	39	10	0
Pacific Islander	10	0	0

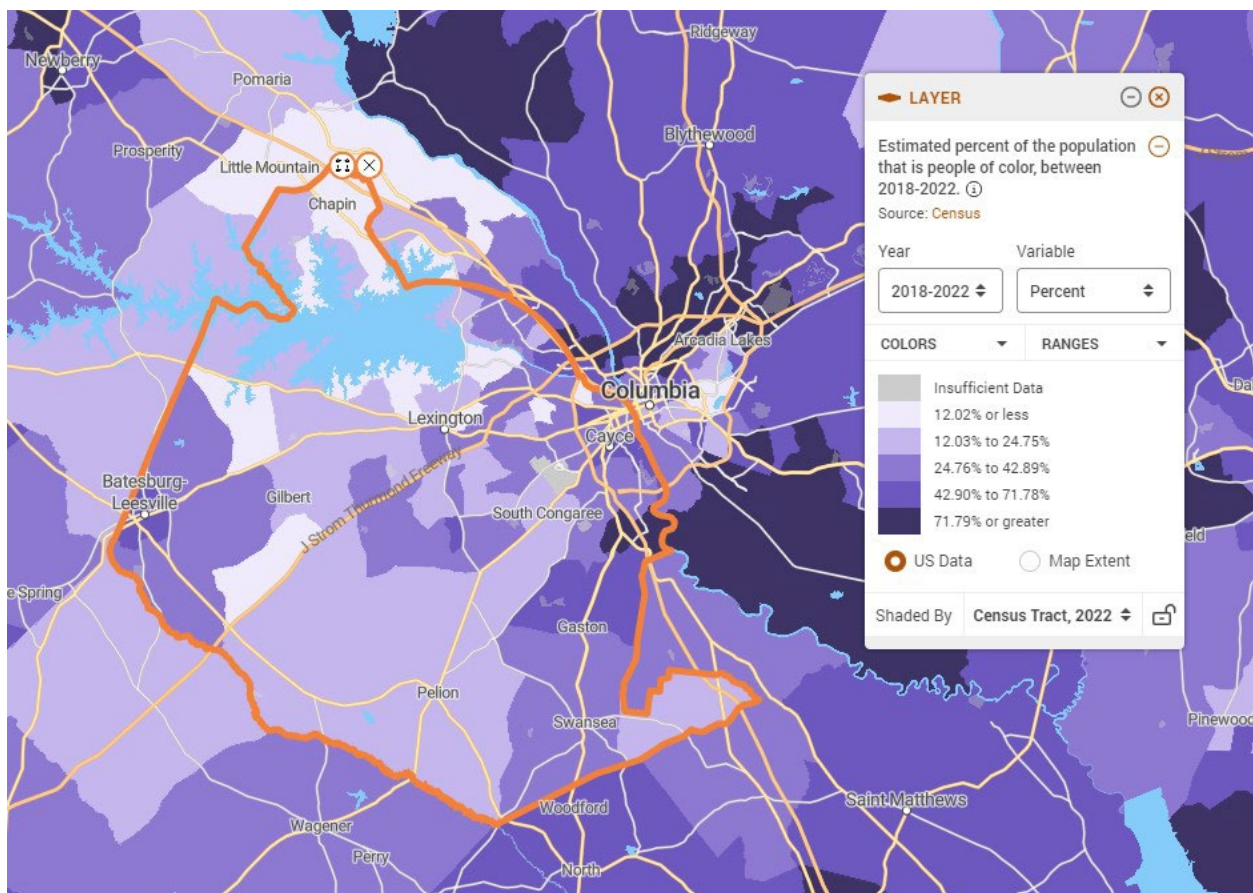
Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Hispanic	266	457	0

**Table 19 – Severe Housing Problems 30 - 50% AMI**

**Data** 2016-2020 CHAS  
**Source:**

\*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%



**Minority Population Distribution**

### 50%-80% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	1,921	16,273	0
White	1,335	12,008	0
Black / African American	294	3,071	0
Asian	75	177	0
American Indian, Alaska Native	0	29	0
Pacific Islander	0	34	0
Hispanic	215	775	0

**Table 20 – Severe Housing Problems 50 - 80% AMI**

Data 2016-2020 CHAS  
Source:

\*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

### 80%-100% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	345	11,247	0
White	207	8,604	0
Black / African American	93	1,742	0
Asian	23	204	0
American Indian, Alaska Native	0	54	0
Pacific Islander	0	0	0
Hispanic	14	441	0

**Table 21 – Severe Housing Problems 80 - 100% AMI**

Data 2016-2020 CHAS  
Source:

\*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

<b>Race/Ethnicity of Householder</b>	<b>Total</b>	<b>Contain 1 or More of 4 Housing Problems</b>	<b>Percentage of Households with 1 or More Problems</b>
Jurisdiction as a whole	52,186	12,577	24%
White	37,424	8,084	22%
Black / African American	10,092	3,026	30%
Asian	723	226	31%
American Indian, Alaska Native	177	69	39%
Pacific Islander	44	10	23%
Hispanic	2,885	934	32%

**Table 22 - Households 0-100% AMI Category with Severe Housing Problems**

## **Discussion**

The County first reviewed the data for all households within the 0-100% AMI category. This totaled 52,186 households recorded in the tables with approximately 24% had severe housing problems, making the disproportionate percentage 34% or higher. Only one subpopulation met this criterion, and it was American Indian/Alaska Native households with 39% having at least one of the four severe housing problems. The categories of racial and ethnic households which had a disproportionate greater need varied among two of the income groups with no racial groups being represented in the 0%-30% AMI or 80%-100% AMI categories.

**0%-30%** - The jurisdiction percentage of households experiencing 1 or more severe housing problems was 59% making the disproportionate percentage 69% or higher. There are no populations within this AMI category that have a disproportionate percentage, however, both Asian and American Indian/Alaska Native households come close at 68% and 67% respectively.

**30%-50%** - The jurisdiction percentage of households experiencing 1 or more severe housing problems was 32% making the disproportionate percentage 42% or higher. The populations with disproportionate needs with one or more of the four housing problems are American Indians/Alaska Natives at 80% and Pacific Islanders at 100%. It should be noted, though, that the Pacific Islander households only consisted of 10 households.

**50%-80%** - The jurisdiction percentage of households experiencing 1 or more severe housing problems was 11% making the disproportionate percentage 21% or higher. The populations with disproportionate needs with one or more of the four housing problems are Asian at 30% and Hispanic at 22%.

**80%-100%** - The jurisdiction percentage of households experiencing 1 or more severe housing problems was 3% making the disproportionate percentage 13% or higher. There are no populations within this AMI category that have a disproportionately greater need.



## NA-25 Disproportionately Greater Need: Housing Cost Burdens – 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

### Introduction:

One of the most substantial and pervasive causes of housing need is cost burdening. Cost burdening occurs when a household expends 30% or more of their household income on housing costs. Housing costs include rent, mortgage, property fees, utility costs, taxes, insurance and related costs. When housing costs begin to exceed 30% of household income it can place lower income households at financial risk. While cost burdening occurs when housing costs exceed 30% of household income, extreme cost burdening occurs when housing costs exceed 50% of household income. Households need to be able to purchase necessities and pay for transportation in addition to other costs to effectively live in a situation that doesn't place them in a constant state of near homelessness.

A group is considered to be of disproportionately greater need when the members of racial or ethnic group at a given income level experience housing problems at a greater rate (10 percentage points or more) than the income level as a whole. Cost burdening by racial/ethnic group will be analyzed in this section. The table below include information by race for cost burdened and extremely cost burdened households.

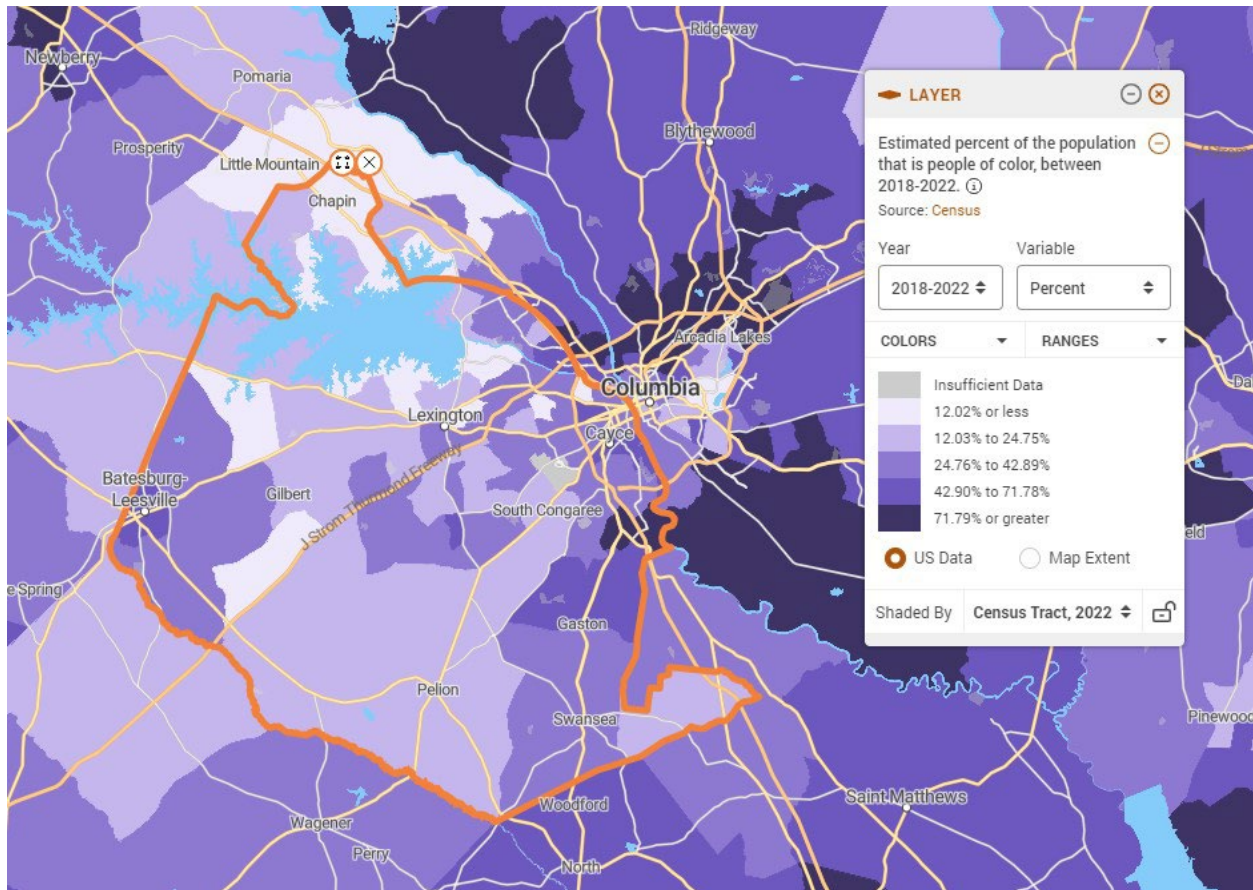
Once again there seems to be some data inconsistency. In Section NA-10 the total number of households is 118,020, in the following table, if all of the amounts are added up for the row indicating "Jurisdiction as a whole" there are only 112,072 households. It is unclear why nearly 6,000 households are unaccounted for.

### Housing Cost Burden

Housing Cost Burden	<=30%	30-50%	>50%	No / negative income (not computed)
Jurisdiction as a whole	84,165	15,435	10,972	1,500
White	69,710	10,869	7,373	919
Black / African American	9,296	3,183	2,569	404
Asian	1,147	252	203	30
American Indian, Alaska Native	237	25	69	15
Pacific Islander	60	4	10	0
Hispanic	2,820	810	582	80

**Table 23 – Greater Need: Housing Cost Burdens AMI**

Data Source: 2016-2020 CHAS



### Minority Concentration Distribution

#### Discussion:

Based on the data provided 26,407 of the total households recorded experience some level of cost burdening. This means that of the 84,165 households recorded 24%, approximately 1 in every 4 households, is experiencing cost burdening, making the disproportionate percentage is 34% or higher. The only group to be identified as having a disproportionately greater need was the Black/African American population at 37%. The Hispanic population came close to meeting the criteria at 32%. The data also indicated that there were 10,972, approximately 10% of the total households, experiencing extreme cost burdening. This makes the disproportionately greater percentage 20%. Only one group, the American Indian/Alaska Native, met this criteria with exactly 20% representation.



## **NA-30 Disproportionately Greater Need: Discussion – 91.205(b)(2)**

**Are there any income categories in which a racial or ethnic group has disproportionately greater need than the needs of that income category as a whole?**

2016-2020 CHAS Census data has been analyzed to identify the extent to which racial or ethnic groups may have disproportionately greater needs compared to the housing needs of all groups in Lexington County. HUD considers that a “disproportionately greater need exists when the percentage of persons in a category is at least 10% points higher than the percentage of persons in a category as a whole.”

The County reviewed the data cumulatively, across all income groups, for each disproportionate need category to identify any racial groups that exhibited disproportionately greater need regardless of income categories. In the category of households suffering Housing Problems (NA-15) only one racial group, the Asian population, exhibited disproportionate need with a population 10% points or more (61%) than the overall population. The Black/African American population was extremely close with a nine-percentage point difference. The racial group that exhibited disproportionately greater need for the category of Severe Housing Problems, when including all income categories, American Indian/Alaska Native households. However, a variety of other populations were represented within specific income categories as described in the category breakouts below. In the category of households suffering Cost Burdening (NA-25) only one racial group, the Black/African American population, exhibited disproportionately greater need when all populations, regardless of income category, were analyzed. This included populations that were suffering cost burdening or extreme cost burdening. The Hispanic population was extremely close with an eight-percentage point difference.

### **Housing Problems**

While Asian households exhibited disproportionate need across all income groups there were no populations exhibiting disproportionate need in the 0-30% AMI income group, however, Asian households were most consistently represented as having disproportionate need across the remaining income ranges. Almost all of the racial and ethnic subpopulations experienced disproportionate representation at the 30%-50% AMI income range. Black/African American, Asian, American/Indian, Pacific Islander, and Hispanic all experienced disproportionately greater need. Only Asian households exhibited disproportionately greater need in the 50%-80% and 80%-100% AMI groups.

### **Severe Housing Problems**

The categories of racial and ethnic households which had a disproportionate greater need varied across the income groups with no group being represented in the 0%-30% AMI or 80%-100% AMI categories. Both Asian and American Indians/Alaska Natives showed a disproportionate need in two of the income categories. The American Indian/Alaska Native and Pacific Islander racial groups were exhibited disproportionately greater need in the 30%-50% AMI income group and the Asian and Hispanic racial groups were exhibited disproportionately greater need in the 50%-80% AMI income group.

## **Housing Cost Burden**

Despite exhibiting disproportionately greater need regarding costs burdening when all cost burdened households and all income categories were considered, the Black/African American population did not exhibit disproportionately greater need in the >50% extreme cost burdening category. Only one group, the American Indian/Alaska Native, met this criteria with exactly 20% representation.

### **If they have needs not identified above, what are those needs?**

Based on the County's analysis of the CHAS 2016-2020 data as well as other Census and HUD data sources there were no additional identified needs among these populations.

### **Are any of those racial or ethnic groups located in specific areas or neighborhoods in your community?**

The map included in Section NA-25 shows the distribution of minority populations in Lexington County. As can be seen in the image most of the minority populations are located in the eastern part of the County, around the Columbia area, and in the western part of the County in the Batesburg-Leesville area. Unfortunately, some of the specific racial or ethnic populations consist of such small populations that it is difficult to pinpoint the precise locations. However, the grant programs division prioritizes its resources in LMI/LMA areas throughout Lexington County.

## **NA-35 Public Housing – 91.205(b)**

### **Introduction**

Public housing was established to provide decent and safe rental housing for eligible low- and moderate-income families, the elderly, and persons with disabilities. Public housing includes federally subsidized, affordable housing that is owned and operated by the public housing authorities. Lexington County Community Development supports Columbia Housing Authority (Columbia Housing) as well as Cayce Housing Authority (CHA), which is now managed by Columbia Housing. According to the Columbia Housing Authority 2024-2025 Annual PHA Plan, the CHA handles over 3,500 vouchers and nearly 1,500 public housing units for the City of Columbia and portions of Lexington County. Columbia Housing provides and facilitates affordable housing for over 5,000 low-income households comprised of approximately 16,000 people. Moreover, the South Carolina State Housing and Finance and Development Authority and Development Authority provides Section 8 Housing Choice Vouchers for residents living throughout the remaining incorporated and unincorporated areas of the County.

According to the Cayce Housing Authority Annual Plan, the Housing Authority intends to dispose of its 41 public housing during 2024-2025 and convert families in public housing units to Project Based Voucher tenants. The public housing units will be 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 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 24CFR 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. There will also be new construction of 6-8 units with PBVs. Under its Management Agreement with Columbia Housing, the PBV's will be administered by Columbia and Columbia will provide Choice Mobility option to the residents utilizing the applicable Housing Choice Voucher portability provisions.”

## Totals in Use

	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project - based	Tenant - based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of units vouchers in use	0	0	41	0	0	0	0	0	0

**Table 24 - Public Housing by Program Type**

\*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition

Data Source: PIC (PIH Information Center)

## Characteristics of Residents

	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project - based	Tenant - based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	
Average Annual Income	0	0	13,463	0	0	0	0	0	0
Average length of stay	0	0	6	0	0	0	0	0	0
Average Household size	0	0	2	0	0	0	0	0	0
# Homeless at admission	0	0	0	0	0	0	0	0	0
# of Elderly Program Participants (>62)	0	0	10	0	0	0	0	0	0
# of Disabled Families	0	0	5	0	0	0	0	0	0

	Program Type							
	Certificate	Mod-Rehab	Public Housing	Vouchers				
				Total	Project - based	Tenant - based	Special Purpose Voucher	
							Veterans Affairs Supportive Housing	Family Unification Program
# of Families requesting accessibility features	0	0	41	0	0	0	0	0
# of HIV/AIDS program participants	0	0	0	0	0	0	0	0
# of DV victims	0	0	0	0	0	0	0	0

**Table 25 – Characteristics of Public Housing Residents by Program Type**

**Data Source:** PIC (PIH Information Center)

## Race of Residents

Race	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project - based	Tenant - based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
White	0	0	9	0	0	0	0	0	0
Black/African American	0	0	32	0	0	0	0	0	0
Asian	0	0	0	0	0	0	0	0	0
American Indian/Alaska Native	0	0	0	0	0	0	0	0	0
Pacific Islander	0	0	0	0	0	0	0	0	0
Other	0	0	0	0	0	0	0	0	0

**\*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition**

**Table 26 – Race of Public Housing Residents by Program Type**

**Data Source:** PIC (PIH Information Center)

## Ethnicity of Residents

Ethnicity	Certificate	Mod-Rehab	Public Housing	Program Type					
				Vouchers			Special Purpose Voucher		
				Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
Hispanic	0	0	2	0	0	0	0	0	0
Not Hispanic	0	0	39	0	0	0	0	0	0

**\*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition**

**Table 27 – Ethnicity of Public Housing Residents by Program Type**

**Data Source:** PIC (PIH Information Center)

**Section 504 Needs Assessment: Describe the needs of public housing tenants and applicants on the waiting list for accessible units:**

The PHA is currently in the process of closing out its Section 9 public housing program and disposing its 41 units of public housing. Families in public housing units will be converted to Project Based Voucher tenants. Ownership of the units will be transferred to an affiliate of the Housing Authority. Therefore, there is no longer an active waiting list for public housing tenants and there will no longer be any public housing units in Lexington County required to provide accessibility for applicants.

When new housing units are constructed, Columbia Housing conforms with all local and HUD requirements in regard to housing which meets the needs of handicapped and disabled program participants.

**Most immediate needs of residents of Public Housing and Housing Choice voucher holders**

**Public Housing**

According to the Cayce Housing Authority Annual Plan the Housing Authority intends to dispose of its existing 41 public housing units and convert the existing families residing in those units to Project Based Voucher tenants during 2024-2025. Since public housing units will no longer be available in the County there is no additional information applicable to this topic.

**Section 8/Housing Choice Voucher**

The Housing Choice Voucher program is the favored program because of its housing choice and the opportunity to move from one location to another. Cayce Housing will conduct rehab prior to disposition of its public housing units and Public Based Vouchers (PBV) 41 units post conversion. There will also be new construction of 6-8 units with PBVs. Under its Management Agreement with Columbia Housing, the PBV's will be administered by Columbia and Columbia will provide Choice Mobility option to the residents utilizing the applicable Housing Choice Voucher portability provisions.

The waiting list for Cayce public housing units was last opened on February 21, 2023, and was open for one day. The number of applicants applying for each unit type included the following:

1-Bedroom – 290

2-Bedroom – 46

3-Bedroom – 1

4 and 5-Bedroom - 6

Applicants included 51 families with children (15%), 14 elderly applicants, and 16 applicants with disabled household members. Based on the waiting list, the greatest demand is for 1-bedroom affordable units. According to the Cayce Housing Authority 2025 Annual Plan, they continue to see high demand for affordable one-bedroom units grow within all housing programs and individuals with HCVs continue to experience hardships finding one-bedroom units that fit within the payment standard.

According to the Cayce Housing Authority 2024 Annual Action Plan single bedroom units are of greatest need as described below.

"The waiting list was opened on February 21, 2023, for one day to accept applications for all bedroom sizes. The waiting list indicates the greatest need for housing is one-bedroom units followed by two-bedroom units. We continue to see the demand for affordable one-bedroom units grow within all housing programs. Individuals with HCVs continue to experience hardships finding one-bedroom units that fit within the payment standard." Additionally, the Cayce HA Annual Action Plan also indicated that, "Due to the need for more affordable housing in Cayce, there is not enough affordable housing (less than allowed under the Fair Market Rents) for families and individuals. The CH continues to see more families doubling up, because they are unable to pay private market rents, which are frequently above the Fair Market Rents (FMR)."

This indicates that not only is there a general lack of affordable housing but also a shortage in the type of housing being sought by families.

The City of Columbia Housing Authority also indicated similar needs in its 2020-2024 Consolidated Plan where is stated, "The most immediate needs for residents of Public Housing and Housing Choice voucher holders is a larger supply of units, particularly accessible units. Transportation options are limited for many residents and without a larger supply of units in a variety of neighborhoods there will continue to be great need in the community."

The Columbia Housing Authority also opened its waiting list from August 1, 2024 – September 30, 2024. The HA's currently waiting list currently contains approximately 1,400 applicants.

### **How do these needs compare to the housing needs of the population at large**

Public housing needs will no longer be satisfied in Lexington County and instead will be replaced with Project Based Voucher system.

Cayce Housing Authority 2025 Annual Plan indicated that affordability is the most prevalent housing need followed by substandard housing and severe overcrowding. Additionally, "households with the



lowest income have the greatest challenge to obtaining affordable housing.” This information aligns with the data in Section MA-15 showing that there is a severe lack of affordable housing for households earning less than the 30% HAMFI.

The needs of those seeking public housing or housing voucher assistance are similar to that of the general population which is the need to find affordable, accessible housing within proximity to jobs and services. This is indicated in the City of Columbia 2020-2024 Consolidated Plan which indicated, “Like the population at large, there is need for affordable and accessible housing near transportation options to meet the needs of the residents.”

## **Discussion**

Based upon the data on the Columbia Housing waiting list and the status of the State Housing voucher program, there remains a substantial need for more affordable housing, particularly for households with the lowest incomes, in the County.

Cayce Housing Authority indicated that there will be construction of 6-8 units with PBVs which will be administered by the Columbia Housing Authority.

## NA-40 Homeless Needs Assessment – 91.205(c)

### Introduction:

The data provided in the table in this section suffers from two issues regarding accuracy and relevance to Lexington County. The first issue is that the data appears to be somewhat outdated since it includes data from HUD 2019 Continuum of Care Homeless Assistance Programs Homeless Populations and Subpopulations PIC. Additionally, the data appears to include information for the entire multi-county region for the Midlands Area Consortium for the Homeless. Therefore, in order to analyze the most recent data regarding homelessness and persons near or at risk of homelessness, Lexington County utilized information provided by the Midlands Area Consortium for the Homeless 2024 Point in Time (PIT) Homeless Count for Lexington County. The PIT Survey was conducted over a 24 hour period by the United Way of the Midlands. Due to the fact that this was a single point survey conducted over a 24 hour period actual homeless number may be higher than what was surveyed. Access to this data was limited to information made available by the CoC through the [midlandshomelessness.com](http://midlandshomelessness.com) website and full access to the PIT was not provided. Due to lack of full access to the information the data provided in this section may have had to be used to address some topics.

The data obtained through the PIT survey indicates that in 2024 there were 31 sheltered and 14 unsheltered homeless, totaling 45 homeless recorded in Lexington County. Unfortunately, the data was all provided on the individual level so while we know the total number of people who were in households with adults and children (10) we don't know how many households or families this actually totaled.

### Homeless Needs Assessment

Population	Estimate the # of persons experiencing homelessness on a given night		Estimate the # experiencing homelessness each year	Estimate the # becoming homeless each year	Estimate the # exiting homelessness each year	Estimate the # of days persons experience homelessness
	Sheltered	Unsheltered				
Persons in Households with Adult(s) and Child(ren)	4	74	0	0	0	0
Persons in Households with Only Children	0	2	0	0	0	0
Persons in Households with Only Adults	261	700	0	0	0	0

Population	Estimate the # of persons experiencing homelessness on a given night		Estimate the # experiencing homelessness each year	Estimate the # becoming homeless each year	Estimate the # exiting homelessness each year	Estimate the # of days persons experience homelessness
	Sheltered	Unsheltered				
Chronically Homeless Individuals	127	150	0	0	0	0
Chronically Homeless Families	0	0	0	0	0	0
Veterans	30	158	0	0	0	0
Unaccompanied Child	23	58	0	0	0	0
Persons with HIV	11	22	0	0	0	0

**Table 28 - Homeless Needs Assessment**

**Data Source Comments:** Data was provided by HUD 2019 Continuum of Care Homeless Assistance Programs Homeless Populations and Subpopulations PIC, SC-502 Columbia/Midlands CoC

Indicate if the homeless population is:      Has No Rural Homeless

**If data is not available for the categories "number of persons becoming and exiting homelessness each year," and "number of days that persons experience homelessness," describe these categories for each homeless population type (including chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth):**

All of the information provided below is based upon HUD 2023 Continuum of Care Homeless Assistance Programs Homeless Populations and Subpopulations PIC for the entirety of the Columbia/Midlands CoC region.

Chronically Homeless Individuals and Families: To be chronically homeless, a person must have a long-term disability and have experienced homelessness for at least one consecutive year or have experienced four or more occasions of homelessness in the past three years. The data

indicates that there was a total of 1,165 total homeless in the Midlands area. This included 956 sheltered and 209 unsheltered homeless. There was a total of 320 chronically homeless individuals with 108 being unsheltered and 212 sheltered. Information was either not available on the number of chronically homeless families or the chronically homeless individuals didn't constitute a "family".

Families with Children: Unfortunately, the information provided does not include information on families with children, it only indicates the number of people in a household with children. However, the data did indicate that there were 138 people under the age of 18 who were homeless with 134 being sheltered and four being unsheltered.

Veterans and their Families: Similar to the information above, there is no data regarding families which contain veterans there is only information on the number of individual veterans experiencing homelessness. This included 135 veterans with 123 being sheltered and 12 being unsheltered.

Unaccompanied Youth: The data indicated that there were only four unaccompanied youth under the age of 18 in the Midlands area.

A significant item of note is that both the families with children and the unaccompanied youth may need additional services and protections than individuals our households only comprised of adults. Children are in need of schooling and educational services and are often in need of additional health services since they can't take care of themselves and are susceptible to a variety of health concern due to their age and lack of development. Additionally, children are at significant risk of sexual and physical abuse, abduction, and may easily be taken advantage of, especially when a reliable care provider isn't present.

In order to provide some additional detail regarding homeless populations specific to the County the 2024 MACH PIT Count indicated that there were 8 people identified as chronically homeless, 10 people in families containing adults and children, and no veterans or unaccompanied children.

### Nature and Extent of Homelessness: (Optional)

<b>Race:</b>	<b>Sheltered:</b>	<b>Unsheltered (optional)</b>
White	318	67
Black or African American	663	128
Asian	3	0
American Indian or Alaska Native	5	0
Pacific Islander	1	0
<b>Ethnicity:</b>	<b>Sheltered:</b>	<b>Unsheltered (optional)</b>
Hispanic	36	5
Not Hispanic	969	195

Data Source

Comments: 2018 South Carolina Point-in-Time Count Report

### Estimate the number and type of families in need of housing assistance for families with children and the families of veterans.

All of the information provided below is based upon HUD 2023 Continuum of Care Homeless Assistance Programs Homeless Populations and Subpopulations PIC.

Families with Children: Unfortunately, the information provided does not include information on families with children, it only indicates the number of family households in the region which was 71. There was one unsheltered family household and 70 sheltered family households.

The data provided did not indicate total families with children, it would only indicate families containing “youth” with children. Youth were defined as people under the age of 25. Given these limitations of the data there were 8 families with containing youth with children all of which were sheltered.

Veterans and their Families: Similar to the information above, there is no data regarding families which contain veterans there is only information on the number of individual veterans experiencing homelessness. This included 12 unsheltered individuals and 123 sheltered individuals.

### Describe the Nature and Extent of Homelessness by Racial and Ethnic Group.

Please note that the source of this data differs from the data used for the previous questions in this section. Race and ethnicity data is provided by the 2023 Midlands CoC Point-in-Time Count Report.

According to the 2023 Midlands CoC Point-in-Time Count Report the racial and ethnic makeup of homeless is as follows:

White – 327 sheltered, 110 unsheltered

Blacks/African American – 593 sheltered, 86 unsheltered

Asian – 1 sheltered, 0 unsheltered

American Indians or Alaska Natives – 8 sheltered, 4 unsheltered

Pacific Islander – 2 sheltered, 1 unsheltered

Hispanic – 38 sheltered, 1 unsheltered

This data indicates that Black/African American population is disproportionately represented since they make up 58% of the homeless population but only make up 33% of the population of the Columbia MSA and 15% of Lexington County, according to Census 2023 ACS 5-Year data. Additionally, they make up 58% of the total homeless population while the next closest population, White, makes up 20 percentage points less of the total homeless population at 38%.

### **Describe the Nature and Extent of Unsheltered and Sheltered Homelessness.**

According to the HUD 2023 Continuum of Care Homeless Assistance Programs Homeless Populations and Subpopulations PIC there were 1,065 persons in Columbia/Midlands that were homeless. This included 209 unsheltered homeless and 956 sheltered homeless.

### **Discussion:**

Lexington County staff met with leadership from the Midlands Area Coalition on Homelessness (MACH) to discuss homeless trends and the regional needs to address homelessness. The Midlands Housing Alliance/Transitions indicated that there are a variety of needs limiting their ability to serve persons and families experiencing homelessness in Lexington County. Therefore, the County has continued to provide funding (\$22,000) in Emergency Solutions Grant (ESG) funds from its annual allocation to Midland's Housing Alliance/Transitions. These funds provide services for homeless persons and families of Lexington County. The center also receives financial assistance through a County general fund budget allocation.

## **NA-45 Non-Homeless Special Needs Assessment - 91.205 (b,d)**

### **Introduction:**

Lexington County reviewed information on a variety of non-homeless special needs populations recommended for consideration by HUD. This section will explain who they are, what their needs are, and how the County is accommodating the special needs population of the community. Through this assessment process, the County has identified four primary groups with non-homeless special needs, which include:

### **The Elderly and Frail elderly**

HUD defines an individual as elderly if they are aged 62 years or over. Some specific information in the Census pertaining to “seniors” does not include a category for persons aged 62 and above, however, there is information for persons aged 65 and above. The County estimated that this would be a reasonable age to review additional detailed data as this age group are commonly referred to as seniors and are eligible for such benefits as Medicare. Persons aged 65 also sit between those considered elderly by HUD (62+) and those fully eligible for social security benefits (67+).

### **Those with HIV/AIDS**

Lexington County reviewed the South Carolina Department of Health and Environmental Control’s 2020 Report on South Carolina’s HIV/AIDS and AIDS Cases and Rates.

### **Those with Alcohol and/or Drug Addiction(s)**

Lexington County reviewed information on drug and alcohol addiction provided by the South Carolina Department of Alcohol and Other Drug Abuse Services (DAODAS) which was included in the 2020 South Carolina County-Level Profiles on Substance Use-Related Indicators and included data collected during 2019. The document provided profiles and ranked South Carolina’s 46 counties based on information in four domains each containing four measures but also contained information on cocaine and other stimulant misuse (including methamphetamines) among counties.

### **Persons with Mental or Physical Disabilities**

This data was collected from the Census 2022: ACS 5-Year Estimates.

## **Describe the characteristics of special needs populations in your community:**

### **Elderly**

Based on Census 2022: ACS 5-Year Estimates, there were 60,809 people aged 62 and over making up approximately 21% of the total population. This is a substantial increase from the last Consolidated Plan which recorded 37,473 elderly persons, making up 13% of the County's population at the time (2015 ACS 5-Year Estimates). This indicates that there has been a substantial increase in the number of elderly individuals and that they are making up a greater percentage of the population.

Additional Census 2022: ACS 5-Year Estimates data indicates that approximately 40% of senior householders live alone, approximately 9% live at or below poverty, and that roughly 36% were identified as having a disability.

**HIV/AIDS - see data in HIV/AIDS section below.**

### **Alcohol and Drug Addiction**

While the information collected in the report does not directly correlate to addiction it does provide indicators as to the level of use relative to other counties. In the domain category of alcohol, Lexington County ranked highly overall (#4). Details for each of the measures included:

- Binge Drinking Among Adults (%) - #2
- Heavy Use of Alcohol Among Adults (%) - #6
- DUI Crashes (Rate per 100,000 population) - #4
- Alcohol-Related Hospitalizations (Rate per 100,000 population) - #36

This data placed Lexington County as #4 among counties for the alcohol domain ranking.

The County ranked #29 among the 46 counties for opioids with the specific measures rankings provided below:

- EMS Naloxone Administrations (Rate per 100,000 population) - #34
- Opioid Prescriptions Dispensed (Rate per 100,000 population) - #27
- Opioid-Involved Overdose Deaths (Rate per 100,000 population) - #18
- Opioid-Related Hospitalizations (Rate per 100,000 population) - #30

Regarding trends among cocaine and other stimulant misuse, the document only recorded the rates of hospitalizations per 100,000 people which the County reviewed to identify Lexington County's ranking among all counties. While hospitalizations due to primary or secondary cocaine use in Lexington was among the lowest for counties in the state (placing it in the bottom five counties), Lexington County ranked among the top 10 counties for the rate of hospitalizations involving primary or secondary stimulant use. This resulted in documentation of approximately 258 hospitalizations per 100,000 people.



## **Physical and Developmental Disability**

According to Census 2022: ACS 5-Year Estimates approximately 14% of the population in Lexington County were identified as having a disability. The Census categorizes six disability types, however, counts among the populations may be duplicative as some individuals may be identified with multiple disabilities. The six disability types are:

- Hearing
- Vision
- Cognitive
- Ambulatory
- Self-Care
- Independent Living

Two of the disability types, those with self-care difficulty and independent living difficulty, can often require specific supportive housing or services to assist with day-to-day living. This can impact the type and location of housing and may require in-home accommodations such as ADA features to assist with living.

## **What are the housing and supportive service needs of these populations and how are these needs determined?**

### **Elderly**

The elderly population faces increased challenges often posed by limited financial resources, increased supportive needs, and limited ability to maintain their property due to physical limitations. The Lexington County Recreation & Aging Commission, as well as the Lexington County Public Library system, has free low-cost programs for the elderly in the community.

Factors that must be considered in developing housing for the elderly include location, services and amenities, proximity to health care, shopping, affordability, and ease of upkeep. Various categories of housing for the elderly are independent and assisted living, nursing homes, and other support facilities such as adult daycare, respite and senior center facilities. Elderly persons generally need an environment that provides several areas of assistance or convenience.

### **Mental Illness and Substance Abuse**

Persons with mental illness, disabilities, and substance abuse problems often need an array of supportive services. Their housing needs require a design that ensures residents maximum independence in the least restrictive setting. This includes independent single or shared living quarters

in communities, with or without onsite support. Their options include living with family or friends with adequate support and/or respite services, small home-like facilities in local communities close to families and friends, or rental housing that will meet the needs of those ready to move to independent living arrangements.

Those individuals experiencing severe and persistent mental illness are often require case management, support services, and outpatient treatment services to monitor and treat their mental illness.

### **Physical and Developmental Disability**

Individuals with developmental disabilities have many of the same issues as the general population with additional needs that are unique to their capabilities. Individuals with developmental disabilities usually have fixed and limited financial resources that determine their housing choice. Individuals requiring more support and supervision find a residence in the public welfare funded community home either sharing settings or privately-owned personal care settings. Many individuals also continue to reside with parents and families throughout their adulthood. Regardless of the housing situation, a common thread is a need for continuous support services dependent on the level of capabilities to enable them to maintain community membership.

The South Carolina Vocational Rehabilitation Department (SCVRD) serves people with physical disabilities by providing employment support services. The SC of Labor, Licensing and Regulation's Board for Barrier-Free Design helps ensure accessibility of new structures and remodeled structures and provides technical assistance for building code or inspection departments and offers information on accessibility standards. The South Carolina Commission for the Blind offers support services to people with legal blindness or severe visual disabilities. In addition to statewide services, the Lexington County Disabilities and Special Needs Board, in cooperation with the SC Department of Disabilities and Special Needs (SCDDSN), provides a variety of services to those with physical and mental disabilities. The County works closely with the Irmo Chapin Recreation Commission, as well as the Babcock Center, non-profit organizations that have aggressive programming for residents having mental and physical disabilities.

### **Discuss the size and characteristics of the population with HIV/AIDS and their families within the Eligible Metropolitan Statistical Area:**

The HIV epidemic is a composition of a variety of unevenly distributed epidemics in different regions and among different populations. These populations may be comprised of people who practice similar high-risk behavior, such as injecting drugs or having unprotected sex with an infected person. Ethnicity and race are not risk factors for HIV transmission, but they are makers for complex underlying social, economic, and cultural factors that affect personal health and behavior. Low socioeconomic status is associated with increased disease morbidity and premature mortality. Unemployment status is associated with limited access to health care services, resulting in increased risk for disease. (DHEC, 2019, Epidemiologic Profile)

The report indicated that the number of cases has generally remained the same from 2009 through 2020 despite a growing population. The number of cases for the recorded periods were as follows:

- 2009-2011 – 104
- 2012-2014 – 94
- 2015-2017 – 113
- 2018-2020 – 100

The rate of HIV/AIDS in the 2018-2020 period was recorded as 11 cases for every 100,000 people in the County.

**If the PJ will establish a preference for a HOME TBRA activity for persons with a specific category of disabilities (e.g., persons with HIV/AIDS or chronic mental illness), describe their unmet need for housing and services needed to narrow the gap in benefits and services received by such persons. (See 24 CFR 92.209(c)(2) (ii))**

N/A

**Discussion:**

## **NA-50 Non-Housing Community Development Needs – 91.215 (f)**

### **Describe the jurisdiction's need for Public Facilities:**

The County acknowledges the need for more and better-coordinated services for the seniors /elderly, the homeless population, the citizens with disabilities, and battered spouses and children. This includes direct assistance such as emergency and transitional shelters, connection centers, transportation, food, and clothing. Part of providing more essential services for LMI and homeless persons is transitional housing and shelter.

Part of providing more essential services for LMI is providing services for those on a fixed income due to disability, age, mental health issues, and other factors. Key needs for services in the County are, local crisis hospitalizations, beds for the mentally ill, programs for independent living and job skill development for the disabled, summer and after-school programs for LMI families, financial literacy, childcare with unconventional hours (evening, weekends, and nights) and job training programs for at-risk fathers and youths.

Results from the stakeholder survey indicated a need for expanded bus services and a general lack of community services in low income areas.

Result from the public survey indicated a need for more food drives, bus transportation, substance abuse counseling and recreational programs for youth.

### **How were these needs determined?**

While the County attempted to utilize significant public and stakeholder input to help determine these needs the substantial lack of engagement by the public and stakeholders limited the County's ability to rely on these resources. Therefore, the County conducted an extensive analysis of studies and plans relevant to the region such as the City of Columbia Housing Authority's CP and AP, Cayce Housing Authority AP, the Central Midlands Comprehensive Economic Development Strategy, Lexington County 2022 Comprehensive Plan, as well as a variety of reports provided by South Carolina Department of Health and Environmental Control, South Carolina Interagency on Homelessness, South Carolina State Housing Finance and Development Authority, the University of South Carolina, among many others. The County also communicated directly with a variety of stakeholders during the information and data collection process to also identify regional non-housing needs. The County also consulted extensively with County department to identify needs such as the County's Road Paving Priority List maintained by the County's Public Works Department.

### **Describe the jurisdiction's need for Public Improvements:**

1. Transportation, Water, and Sewer Infrastructure, including the repaving of roads, construction of sidewalks, ADA compliant infrastructure and other related improvements. This includes improvements to roads as identified through the County's Road Paving Priority List.
2. Improvements are also needed within the sector of Public Transportation to include better service coverage by rural and LMI areas via fixed-route bus services, which could provide crucial transportation from home to medical facilities, work, and school sites.
3. Construction or expansion of shelter facilities, particularly for victims of domestic violence as well as construction/expansion of Community Centers for LMI senior, youth, and drop training programs. Also, the construction of park and recreational facilities.

Results from the public survey indicated the greatest public facilities needs to be improvements to roads and bridges, followed by improvements to open spaces, sidewalks, and street lighting.

### **How were these needs determined?**

While the County attempted to utilize significant public and stakeholder input to help determine these needs the substantial lack of engagement by the public and stakeholders limited the County's ability to rely on these resources. Therefore, the County conducted an extensive analysis of studies and plans relevant to the region such as the City of Columbia Housing Authority's CP and AP, Cayce Housing Authority AP, the Central Midlands Comprehensive Economic Development Strategy, Lexington County 2022 Comprehensive Plan, as well as a variety of reports provided by South Carolina Department of Health and Environmental Control, South Carolina Interagency on Homelessness, South Carolina State Housing Finance and Development Authority, the University of South Carolina, among many others. The County also communicated directly with a variety of stakeholders during the information and data collection process to also identify regional non-housing needs. The County also consulted extensively with County department to identify needs such as the County's Road Paving Priority List maintained by the County's Public Works Department.

The County remains committed to achieving the national goals of **1) decent housing, 2) a suitable living environment, and 3) expanded economic opportunities** for the LMI residents. The provision of adequate and safe infrastructure, accessible community facilities and support services are key components in the effort to achieve these goals.

### **Describe the jurisdiction's need for Public Services:**

The County acknowledges the need for more and better-coordinated services for the seniors /elderly, the homeless population, the citizens with disabilities, and battered spouses and children. This includes direct assistance such as emergency and transitional shelters, connection centers, transportation, food, and clothing. Part of providing more essential services for LMI and homeless persons is transitional housing and shelter.

Part of providing more essential services for LMI is providing services for those on a fixed income due to disability, age, mental health issues, and other factors. Key needs for services in the County are, local crisis hospitalizations, beds for the mentally ill, programs for independent living and job skill development for the disabled, summer and after-school programs for LMI families, financial literacy, childcare with unconventional hours (evening, weekends, and nights) and job training programs for at-risk fathers and youths.

Results from the stakeholder survey indicated a need for expanded bus services and a general lack of community services in low income areas.

Result from the public survey indicated a need for more food drives, bus transportation, substance abuse counseling and recreational programs for youth.

### **How were these needs determined?**

While the County attempted to utilize significant public and stakeholder input to help determine these needs the substantial lack of engagement by the public and stakeholders limited the County's ability to rely on these resources. Therefore, the County conducted an extensive analysis of studies and plans relevant to the region such as the City of Columbia Housing Authority's CP and AP, Cayce Housing Authority AP, the Central Midlands Comprehensive Economic Development Strategy, Lexington County 2022 Comprehensive Plan, as well as a variety of reports provided by South Carolina Department of Health and Environmental Control, South Carolina Interagency on Homelessness, South Carolina State Housing Finance and Development Authority, the University of South Carolina, among many others. The County also communicated directly with a variety of stakeholders during the information and data collection process to also identify regional non-housing needs. The County also consulted extensively with County department to identify needs such as the County's Road Paving Priority List maintained by the County's Public Works Department.

# Housing Market Analysis

## MA-05 Overview

### Housing Market Analysis Overview:

Lexington County has continued to experience steady housing growth over the last decade based upon information provided by Census 5-Year ACS data. The number of housing units in the County increased by approximately 7% from 2010 to 2015 and has increased 10% between 2015 and 2022. This has resulted in overall growth in housing of 17% between 2010 and 2022. This is slightly higher than the housing growth experienced by the state which was 13% over the same time period. This growth has continued despite impacts from COVID which temporarily slowed housing purchases but did not appear to result in a notable increase in foreclosures. Unfortunately, the cost of housing has increased at a staggering rate. The median home value in 2010 was \$136,800, and in 2019 it was \$157,000. This indicates a 15% increase over that 9-year period. However, Census ACS 2022 5-Year data indicates that the median home value was \$197,600 in 2022. This means that in the 3-year span between 2019 (\$157,000) and 2022 (\$197,600), home values increased by approximately 26%. This is 10 percentage points higher in that 3-year period than the 9-year period that preceded it. This rise in housing cost is only exacerbated by the fact that despite the 26% increase in home values over the 2019-2022 period, median household income has only increased by roughly 17%. This means that the increasing cost of home is vastly outpacing the increase in income of households within the County.

The County maintains a variety of services designed to address the needs of the disabled and those with special needs. The Columbia HA does make provisions to prioritize disabled persons for access to available units and has several senior public housing facilities, however, the County does not maintain other forms of special needs housing. The provision of housing or services for other special needs populations is primarily provided by social service providers and faith based organizations, which includes housing and services for those suffering or recovering from addiction, victims of violence and those with mental disabilities or suffering from mental illness.

According to the Cayce Housing Authority Annual Plan, the Housing Authority intends to dispose of its 41 public housing during 2024-2025 and convert families in public housing units to Project Based Voucher tenants. This is further described in Section MA-25.

There are 6 facilities and services providing shelter for homeless persons containing over 70 year-round beds. In addition, there are a variety of agencies, groups and organizations serving homeless persons in the County provide a wide variety of services for homeless individuals and families in Lexington County. Services include sheltering/temporary housing, food provision, counseling, health services, employment assistance, mental health services, life skills training as well as other types of assistance.

This section looks at the housing market and supply in the County by analyzing housing indicators. To get a sense of the current housing stock in the community the County needs to begin by examining

trends in structure, price, age, and tenure. Also, the supply of homeless shelter facilities, special needs services, and housing, and non-housing community development resources are considered. Housing costs are highest in the urban areas of the County (areas closest to the City of Columbia, along Lake Murray and close to I-20 and Calhoun County).



## MA-10 Number of Housing Units – 91.210(a)&(b)(2)

### Introduction

This section looks at the composition of the County of Lexington's housing stock in terms of housing tenure and type. It also looks at whether the County may have the adequate number and type of housing units for the resident population. The information below indicates the number of housing units recorded by the Census 5-Year ACS data.

- 2023 – 130,874
- 2022 – 128,830
- 2021 – 126,768
- 2020 – 126,241
- 2019 – 124,406

As can be seen by the data, barring impacts from the COVID pandemic, 2020 data, the County has been experiencing housing growth of about 2,000 housing units per year which has remained fairly steady over the last five years. The County anticipates this trend to continue with open rural space and available infill housing opportunities available for future growth. The more pressing concern is the availability of affordable housing, especially affordable housing that meets the living needs of resident, such as number of bedrooms.

Details are provided based on the number of units in the structure, unit size, tenure, multi-family housing distribution within the jurisdiction, as well as analysis of owner-occupied and renter-occupied housing.

### All residential properties by number of units

Property Type	Number	%
1-unit detached structure	90,525	70%
1-unit, attached structure	2,760	2%
2-4 units	3,780	3%
5-19 units	5,765	4%
20 or more units	3,308	3%
Mobile Home, boat, RV, van, etc	23,199	18%
<b>Total</b>	<b>129,337</b>	<b>100%</b>

**Table 29 – Residential Properties by Unit Number**

Data Source: 2016-2020 ACS

## Unit Size by Tenure

	Owners		Renters	
	Number	%	Number	%
No bedroom	193	0%	1,029	4%
1 bedroom	634	1%	3,087	11%
2 bedrooms	9,460	11%	11,729	41%
3 or more bedrooms	78,946	88%	12,909	45%
<b>Total</b>	<b>89,233</b>	<b>100%</b>	<b>28,754</b>	<b>101%</b>

**Table 30 – Unit Size by Tenure**

Data Source: 2016-2020 ACS

## Describe the number and targeting (income level/type of family served) of units assisted with federal, state, and local programs.

The County's CDBG and HOME programs will target single-family homes as part of the County's owner-occupied housing rehabilitation programs. Over the next five years, the County anticipates assisting more than 50 low- and moderate-income households with many of these households consisting of elderly residents, which experience a significant housing burden.

In 2024 Lexington County's HOME Program implemented the Tenant Based Rental Assistance program to assist low income families pay their rent and related housing expenses. Lexington County along with non-profits will administer this program.

The County will also continue to support the development of Low Income Housing Tax Credit (LIHTC) developments, usually multi-family developments, throughout the County.

According to the Cayce Housing Authority Annual Plan, the Housing Authority intends to dispose of its 41 public housing during 2024-2025 and convert families in public housing units to Project Based Voucher tenants. The public housing units will be 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 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 24CFR 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. There will also be new construction of 6-8 units with PBVs. Under its Management Agreement with Columbia Housing, the PBV's will be administered by Columbia and Columbia will provide Choice Mobility option to the residents utilizing the applicable Housing Choice Voucher portability provisions."

## Provide an assessment of units expected to be lost from the affordable housing inventory for any reason, such as expiration of Section 8 contracts.

While the Cayce HA will dispose of its 41 units of public housing these will be transitioned to project based vouchers. The County does not anticipate that this will result in the overall loss of any affordable units. The Columbia HA can utilize its PBV in the City of Columbia and Richland County, however, its housing choice vouchers can be used throughout Lexington County. According to its 2024 Annual Action Plan the Columbia HA manages over 4,000 HCVs, however, it did not indicate an anticipated decrease in the number of these vouchers.

### **Does the availability of housing units meet the needs of the population?**

Information provided by the Columbia Housing Authority indicated that after opening its waiting list in August and September of 2024 they had a resulting waiting list of over 1,400 applicants. This seems to indicate that there is a severe lack of availability of units assisted with federal, state, and local programs. There are a variety of factors which are contributing to this issue. The first, and most obvious, is the overall lack of affordable housing in the area. This was echoed by every document and piece of data analyzed in the development of this CP. According to the Cayce HA Annual Action Plan the community continues to lack adequate affordable rental housing. The Action Plan indicated, “The CH continues to see more families doubling up, because they are unable to pay private market rents, which are frequently above the Fair Market Rents (FMR).” Additionally, housing costs have continued to increase at extreme rates making housing effectively unaffordable for many households by placing households in a cost burdened situation regarding housing.

Another substantial issue is the lack of diversity in housing type. The information presented in the “properties by number of units” table in this section indicates that nearly 90% (88%) of housing is either single family detached or some sort of mobile/semimobile unit such as a mobile home or RV. This lack of housing diversity was also noted in the County Comprehensive Plan where it stated,

“While some attached housing consists of apartment buildings and townhomes, other units are in a collection of different forms of housing that were once a part of traditional neighborhoods, but have become less common over time. These include duplexes, triplexes, quad- or fourplexes, patio homes, cottages or bungalows, and live-work homes above or behind storefronts. These types of homes provide alternatives to single-family detached houses and apartment buildings that once were more common, but have been missing from newer built neighborhoods. “.

The Cayce HA Annual Plan and Columbia HA CP also mentioned a lack of variety in housing types, particularly units containing one bedroom.

### **Describe the need for specific types of housing:**

According to the 2011-2015 ACS, the majority of all total households are 3 or more bedrooms, followed by 2 bedrooms, then 1 bedroom, and finally no bedroom. This coincides with Columbia Housing Authority which manages the Cayce Housing Authority's statics with 50% of voucher holders reside in a 3 or more bedroom-sized unit, 34% with 2 bedrooms, and 16% with 1 or zero bedroom(s).

## **Discussion**

n/a

## MA-15 Housing Market Analysis: Cost of Housing - 91.210(a)

### Introduction

The following section examines the cost of housing for both homeowners and renters in the County. A review is made of current home values and rents, as well as the recent changes in home values and rents. Finally, a closer look is given to the affordability of the existing housing stock for the residents of the jurisdiction.

Unfortunately, some of the tables in this section are unclear on exactly what information they are presenting. In the Housing Affordability table it is unclear if the each row is indicating the number of renter/owner units affordable for the specific percent area median income indicated (30%, 50%, 80%, 100%) or if it indicates the number of renter/owner units affordable for households earning UP TO the percent area median income indicated, not counting the previous percentage range similar to the information previously provided in the Housing Needs Summary Tables presented in Section NA-10. This would mean that the row indicating 30% HAMFI actually includes data on households earning 0-30% HAMFI and the following row indicating 50% HAMFI actually includes data for those households earning 31-50% HAMFI rather than from 0-50% HAMFI. This would be the only logical process since the table also includes totals which implies that each row contains its own population and is not accounting for population in the previous row otherwise many households would be counted multiple times. Based on the info in the "Housing Affordability" table in this section, there were a total of 1,853 units affordable to 30% HAMFI households, 15,838 affordable to 50% HAMFI households, and 40,463 affordable to 80% HAMFI households. Since the units affordable to households at 30% and 50% HAMFI would also be affordable to those at 80% they were considered cumulatively. This means that there appears to be 58,153 housing units affordable to the 46,045 households earning 80% HAMFI indicated in the table in Section NA-10. This would appear to indicate that there is an abundance of affordable housing for households earning 80% or less HAMFI, however, once this data is broken down by specific income ranges it becomes evident that there is a severe lack of affordable housing for those households earning 30% or less HAMFI. The County is uncertain of the accuracy of this information as there certainly does not appear to be a surplus of affordable housing for households earning more than 305 HAMFI.

Due to some of the concerns with the data in the tables in this section, the County instead used the cost burdening information available through the Census.

### Cost of Housing

	Base Year: 2009	Most Recent Year: 2020	% Change
Median Home Value	140,500	163,200	16%
Median Contract Rent	650	715	10%

Table 31 – Cost of Housing

Data Source: 2000 Census (Base Year), 2016-2020 ACS (Most Recent Year)

<b>Rent Paid</b>	<b>Number</b>	<b>%</b>
Less than \$500	7,287	25.3%
\$500-999	15,698	54.5%
\$1,000-1,499	4,346	15.1%
\$1,500-1,999	674	2.3%
\$2,000 or more	663	2.3%
<b>Total</b>	<b>28,668</b>	<b>99.6%</b>

**Table 32 - Rent Paid**

Data Source: 2016-2020 ACS

## Housing Affordability

<b>Number of Units affordable to Households earning</b>	<b>Renter</b>	<b>Owner</b>
30% HAMFI	1,852	No Data
50% HAMFI	7,677	8,161
80% HAMFI	17,362	23,101
100% HAMFI	No Data	33,564
<b>Total</b>	<b>26,891</b>	<b>64,826</b>

**Table 33 – Housing Affordability**

Data Source: 2016-2020 CHAS

## Monthly Rent

<b>Monthly Rent (\$)</b>	<b>Efficiency (no bedroom)</b>	<b>1 Bedroom</b>	<b>2 Bedroom</b>	<b>3 Bedroom</b>	<b>4 Bedroom</b>
Fair Market Rent	944	996	1,125	1,442	1,724
High HOME Rent	671	833	959	1,148	1,261
Low HOME Rent	612	656	787	908	1,013

**Table 34 – Monthly Rent**

Data Source: HUD FMR and HOME Rents

## Is there sufficient housing for households at all income levels?

As was previously mentioned, the data in the “Housing Affordability” table in this section and the information provided in the Housing Needs Summary Tables presented in Section NA-10, appears to indicate that there are 58,153 housing units affordable to the 46,045 households earning 80% or less HAMFI. The County analyzed the data and found that there are approximately 11,093 of the 12,945 households earning less than 30% HAMFI don’t have affordable units available to them. This is approximately 19% of the total households earning less than 80% HAMFI which aligns fairly closely with the Census 2022 ACS 5-Year data, which indicates that of the 118,673 occupied housing units,

approximately 22% (26,282) are cost burdened and thereby lacking affordable housing. According to the "Housing Affordability" table in this section, the lack of affordable housing appears to be exclusively impacting households earning less than 30% HAMFI.

Household information from Section NA-10 indicated the following:

- # of households earning 0-30% HAMFI = 12,945
- # of households earning >30-50% HAMFI = 12,840
- # of households earning >50-80% HAMFI = 20,260

The Housing Affordability table in this section provided the following information:

- # of units affordable to households earning 30% HAMFI = 1,852
- # of units affordable to households earning 50% HAMFI= 15,838
- # of units affordable to households earning 80% HAMFI = 40,463

The data above indicates that there is a severe lack of affordable housing for households earning 0-30% HAMFI with only about 2,000 affordable units for approximately 13,000 households. It should be noted, however, that the Housing Affordability data in this section also appears to indicate that there are 15,838 affordable housing units for the 12,840 households at the 50% HAMFI market and 40,463 affordable housing units for the 20,260 households at the 80% HAMFI threshold. The County finds that it is highly unlikely that this level of affordable housing stock and availability is accurate. Therefore, the County also analyzed Census 2022 5-Year ACS data. The Census data also included information on cost burdening broken into annual income ranges for owner-occupied households with a mortgage. The following data indicates the percentage of households within each income range that are paying 30% or more on monthly housing costs.

- Income less than \$20,000 – 74% cost burdened
- Income \$20,000 to \$34,999 – 44% cost burdened
- Income \$35,000 to \$49,999 – 34% cost burdened
- Income \$50,000 to \$74,999 – 13% cost burdened
- Income \$75,000+ - 3% cost burdened.

As can be seen in the data, even for the income range including households earning up to \$50,000 /year, one third of them are considered cost burdened. As might be expected, as many as three quarters of the households earning less than \$20,000/year are considered cost burdened. This information makes it clear that there is not sufficient affordable housing across income levels.

Cost burdening is even more extreme for households paying rent. For 11,426 of the 25,556 occupied units paying rent, gross rent is 30% or more of their household income. This equates to 45% of all rental households experiencing cost burdening.

## **How is affordability of housing likely to change considering changes to home values and/or rents?**

The cost of housing has skyrocketed over the last few years in Lexington County. The Cost of Housing table in this section indicates that in 2020 the median home value was \$163,200, up 16% from 2009 median value of \$140,500. The Census 2022 ACS 5-Year data indicates that median home values were \$197,600, \$30,000+ increase. This means that while the median home value increased 16% in the nearly 20 years between 2009-2020, it has already increased 21% in merely 2 years from 2020-2022.

Rental housing has also increased drastically. The Cost of Housing table in this section indicates that in 2020 the median contract rent was \$715, up 10% from 2009 median rent of \$650. The Census 2022 ACS 5-Year data indicates that median gross rent was \$1,061, a \$300+ increase since 2020. This means that while the cost of rent increased 10% in the nearly 20 years between 2009-2020, it has already increased 48% in merely 2 years from 2020-2022. Additionally, the Rent Paid table in this section indicates that 5,683 households paid \$1,000 or more for monthly rent while the Census 2022 ACS 5-Year data indicates that more than 14,000 households now pay \$1,000 or more a month for rent. Conversely, the Rent Paid table indicates that 7,287 households paid less than \$500/month in rent which dropped to 1,326 in the 2022 ACS data.

## **How do HOME rents / Fair Market Rent compare to Area Median Rent? How might this impact your strategy to produce or preserve affordable housing?**

HOME rents and Fair Market rents are generally in-line with the Area Median Gross Rent as recorded by Census 2022 5-Year ACS data, and if anything, the FMR appear to be slightly higher than the gross median rents recorded by the Census. However, there are significant numbers of cost-burdened households in the community as was previously described. To meet that need, the County will continue to support an aggressive housing acquisition rehab and rental program through the use of its HOME and CDBG funds. Lexington County along with non-profits will administer the Tenant Based Rental Assistance program for citizens in Lexington County to help income families pay their rent. The County will also continue its collaborations and partnerships with South Carolina State Housing and Finance, USDA Rural Development, Columbia Housing, and the Cayce Housing Authority in order to stabilize and increase the number of affordable housing units over the next five years. Additionally, the County's Grants staff is working to increase Community Housing Development Organization (CHDO) capacity and the number of developers that are certified to administer and complete HOME programs in an effort to preserve and increase affordable housing in the County.



## **Discussion**

The extraordinary increase in rental costs and home values have placed a substantial financial burden on residents as income and wages have not been able to keep pace with these costs.

## **MA-20 Housing Market Analysis: Condition of Housing – 91.210(a)**

### **Introduction**

According to the 2016-2020 ACS data provided in the following tables, the County has continued to experience significant residential development since 2000, echoing the development trend that occurred from 1980-1999 with approximately 1,530 owner occupied units being constructed, on average, annually. Nearly, 70% of all of the County's owner-occupied housing has been constructed since 1980, with 31% being constructed in the last 20 years. The most notable difference in recent housing development trends is the substantial decline in the construction of rental units. The number of renter occupied units constructed in the 1980-1999 (11,249) period was nearly double the number constructed from 2000 or later (6,457).

When also considering rental units, the annual increase in housing units between 1980-1999 was about 2,000. The combined annual average for housing construction from 2000-2020 slowed to about 1,800/year and in the last five years it has slowed to about 1,500/year.

The tables and questions in this section refer properties containing "conditions". These "conditions" are similar to those defined by HUD as being "similar to housing problems in the Needs Assessment". These include units which:

- lack complete plumbing facilities
- lack complete kitchen facilities
- contain more than one person per room, and
- those with cost burdening greater than 30 percent.

The Condition of Units table in this section indicates that there are 27,426 occupied units containing one or more "conditions" as previously defined. Table 4 – Housing Problems 2 of Section NA-10 indicates that there are 13,110 households (48% of 27,426), that earn between 0-100% of AMI, with one or more housing conditions which means that the remaining 14,316 (52% of 27,426) occupied units containing one or more "conditions" are households that earn >100% AMI. This is nearly a 50/50 split between the two income categories. The table in NA-10 indicates that there are 58,239 households/occupied units earning 0-100% AMI, so if 13,110 of those units contain one or more "conditions" that would equal approximately 23%. Similarly, the table in NA-10 indicates that there are 58,239 households/occupied units earning more than 100% AMI, so if 14,316 of those units contain one or more "conditions" that would equal approximately 25%. This seems to indicate that units containing one or more "conditions" appear to occur at similar percentages in both income categories (those earning <100% AMI and those earning >100% AMI). that would equal approximately 23% Despite this appearing to be the case based upon the IDIS data provided in this section, the County is uncertain that the number of households earning more than 100% AMI would have such a similar percentage of units with housing units with one or more "conditions" as those households earning less than 100% AMI. However, the County is more confident in the data indicating that renter occupied housing contains units with one or more conditions

at a much higher rate than owner occupied units. According to the Condition of Units table, roughly 16% of owner-occupied housing suffers from one or more housing conditions while 43% of renter-occupied housing contains units with one or more housing conditions. This is a 27 percentage point (169%) difference indicating that renters are much more likely to be housed in a unit with one or more conditions than owners are.

The County also reviewed new dwelling permit data from 2020 through February of 2025, essentially 5 years of permits, and found that 7,869 new dwelling permits had been recorded. This results in approximately 1,574 permits annually which is almost perfectly in line with the averages discussed earlier of 1,500 new units per year.

**Describe the jurisdiction's definition of "standard condition" and "substandard condition but suitable for rehabilitation":**

The County of Lexington developed a definition and standards regarding what qualifies as a substandard unit under its CDBG-DR program. The County has accepted this definition and applied it to its categorical definition of a substandard unit for HUD funded programs. The definition of a substandard unit is as follows:

A residence is considered to be in substandard condition when, as determined by the County's Inspector, it does not meet the standards set out in the International Existing Building Code and/or Property Maintenance Code to such a degree that the unit:

- 1) Is dilapidated (to the point that it):
  - Does not provide safe and adequate shelter and endangers the health, safety, and wellbeing of the occupants; or
  - Has one or more critical defects or combination of intermediate effects in sufficient number or extent to require repair or rebuilding.
- 2) Does not have operable indoor plumbing;
- 3) Does not have a useable flush toilet inside the unit for the exclusive use of unit's occupants;
- 4) Does not have a useable bathtub or shower inside the unit for the exclusive use of the unit's occupants; "
- 5) Does not have, or has inadequate or unsafe, electrical service;
- 6) Does not have safe or adequate source of heat;
- 7) Does not have a functioning kitchen;

- 8) Has been declared unfit for habitation by a government agency

Similarly, the County also defined what makes a property “not suitable” for rehabilitation under the County’s CDBG-DR program. This definition has also been adopted as the categorical definition for HUD funded programs and is defined as follows:

A unit in substandard condition which cannot be brought into compliance in order to no longer meet the definitions of a substandard structure for any reason, is not suitable for rehabilitation. Any unit requiring rehabilitation costs that exceed 49% of the market value of the property in order to adequately address the property so that it no longer meets the definition of a substandard structure, will be considered “not suitable for rehabilitation”. Costs for lead based paint testing and correction are not included in this calculation. Additionally, any unit located in an area that poses a substantial health or safety risk as identified in the phase 2 environmental review which cannot be addressed without exceeding the 49% criteria described above will also be deemed “not suitable for rehabilitation”.

### Condition of Units

Condition of Units	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
With one selected Condition	14,529	16%	11,494	40%
With two selected Conditions	323	0%	925	3%
With three selected Conditions	80	0%	75	0%
With four selected Conditions	0	0%	0	0%
No selected Conditions	74,300	83%	16,290	57%
<b>Total</b>	<b>89,232</b>	<b>99%</b>	<b>28,784</b>	<b>100%</b>

Table 35 - Condition of Units

Data Source: 2016-2020 ACS

### Year Unit Built

Year Unit Built	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
2000 or later	30,607	34%	6,457	22%
1980-1999	30,304	34%	11,249	39%
1950-1979	25,723	29%	9,642	33%
Before 1950	2,597	3%	1,474	5%
<b>Total</b>	<b>89,231</b>	<b>100%</b>	<b>28,822</b>	<b>99%</b>

**Data Source:** 2016-2020 CHAS

**Table 36 – Year Unit Built**

## Building Permits Summary by Permit Type

Date Range (inclusive): Wed Jan 01 2020 to Tue Feb 25 2025  
 Date Applies To: Permit Issue Date  
 Include Non-Permit Fees: true  
 Exclude Invoices Closed Outside of Date Range: true

Permit Type Description	Permit Type	Permits	Valuation	Fees Paid
AGRICULTURAL	AG	47	\$3,191,622	\$13,219.00
Commercial Modular unit	C-MOD	32	\$766,347	\$4,159.00
COMMERCIAL ADDITION	CA	61	\$59,415,477	\$151,318.00
POWER POLE SERVICE, SEPTIC AND WATER	CAMPER	77	\$36,374	\$3,009.00
Commercial Utility Compliance/ safety inspection	CCP	2	\$0	\$62.00
COMMERCIAL ELECTRICAL SUB PERMIT	CE	140	\$11,465,480	\$70.00
CELLULAR/RADIO TOWER	CELL	86	\$2,830,797	\$13,811.00
COMMERCIAL HVAC SUB PERMIT	CH	103	\$11,456,806	\$50.00
COMMERCIAL MASTER	CM	358	\$563,377,124	\$1,386,708.40
CHANGE OF OCCUPANCY	CO	35	\$342,476	\$1,519.00
CODE ENFORCEMENT CASE	CODE	120	\$100,000	\$0.00
PLUMBING SUB PERMIT	CP	103	\$5,924,249	\$196.00
COMMERCIAL RENOVATION	CR	410	\$187,790,572	\$529,320.00
SMALL COMMERCIAL PERMIT	CX	50	\$24,314,648	\$52,790.00
DEMOLITION	DEMO	194	\$419,271	\$4,844.00
Electrical Safety	E-SAFETY	358	\$151,202	\$13,145.00
ELECTRICAL PERMIT	EL	2481	\$21,401,794	\$138,450.00
Electrical and Gas for Generator	EL-GEN	318	\$4,414,541	\$21,212.00
Electrical for Solar panels	EL-Solar	1140	\$50,528,901	\$227,946.00
Fire Alarm system	F-Alarm	49	\$2,252,614	\$8,300.00
Fire General	F-Gen	2	\$121,080	\$505.00
IRMO FIRE PERMIT	F-IRMO	1	\$0	\$0.00
Fire Kitchen Hood and/or suppression	F-KHood	36	\$463,751	\$2,405.00
Fire Paint Booth and or suppression	F-Paint	4	\$51,910	\$120.00
Sprinkler Line under ground	F-SUG	26	\$2,961,619	\$10,726.00
Fire Sprinkler	F-Sprink	45	\$3,947,406	\$14,333.00
Fire Master permit	Fire-M	1	\$0	\$0.00
MECHANICAL PERMIT	ME	3486	\$41,988,499	\$222,523.00
MOBILE HOME COMPLIANCE FOR DE-TITLE	MH-C	3	\$0	\$63.00
Double Wide Setup Permit	MH-D	1172	\$219,754	\$520,554.00
Single Wide Setup	MH-S	1088	\$170	\$312,355.00
MHLA In a Municipality	MHLAInM	139	\$0	\$690.00
MHLA Transfer	MHLATran	3863	\$16	\$19,305.00
MHLA New Registration	MHLicApp	1815	\$60	\$54,450.00
Mobile Home Moving Permit	MHMoving	1295	\$0	\$0.00
NO CHARGE PERMIT	NCP	3	\$436,324	\$0.00
Occupancy permit No changes	OCC	1	\$1	\$20.00
EXISTING MULTI-SECTIONAL SITE	OD	1	\$0	\$355.00
EXISTING SINLGE WIDE SITE	OS	1	\$0	\$276.00
PLUMBING PERMIT	PL	233	\$889,698	\$9,674.00
SWIMMING POOL	POOL	629	\$18,226,049	\$56,945.00
MODULAR BUILDING	R-MOD	37	\$8,853,445	\$25,862.00
ADDITION	RA	812	\$52,048,297	\$214,097.00
ACCESSORY BUILDING	RAB	1107	\$43,959,544	\$205,904.00
NEW DWELLING	RB	6245	\$1,976,615,049	\$6,934,023.00
NEW DWELLING GC no mechanicals; add sub licenses to main permit.	RB-NM	177	\$51,818,645	\$174,340.00
NEW DWELLING less than 5' to line	RB5	1447	\$401,602,456	\$1,551,482.00
Residential Utility Compliance Permit	RCP	10	\$0	\$310.00
RELOCATION	RELOCATE	14	\$1,324,835	\$2,418.00
RENOVATION	RR	1918	\$67,333,055	\$245,523.00
TINY HOME or Park Model	TinyHome	12	\$866,812	\$3,720.00
Total Non-Permit Paid Fees (from 10559 fees)				\$14,507,813.81
Totals for All Permit Types		31787	\$3,623,908,770	\$27,660,920.21

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## Lexington County Building Permits 2020-2025

### Risk of Lead-Based Paint Hazard

Risk of Lead-Based Paint Hazard	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
Total Number of Units Built Before 1980	28,320	32%	11,116	39%
Housing Units build before 1980 with children present	13,225	15%	9,873	34%

**Table 37 – Risk of Lead-Based Paint**

**Data Source:** 2016-2020 ACS (Total Units) 2016-2020 CHAS (Units with Children present)

### Vacant Units

	Suitable for Rehabilitation	Not Suitable for Rehabilitation	Total
Vacant Units	0	0	0
Abandoned Vacant Units	0	0	0
REO Properties	0	0	0
Abandoned REO Properties	0	0	0

**Table 38 - Vacant Units**

**Data Source:** 2005-2009 CHAS

### Need for Owner and Rental Rehabilitation

<TYPE=[text] REPORT\_GUID=[F8DC4D3147433947165558A235C46686]  
PLAN\_SECTION\_ID=[1313801000]>

### Estimated Number of Housing Units Occupied by Low or Moderate Income Families with LBP Hazards

Lead-based paints were commonly used in the United States until 1978 when the Consumer Product Safety Commission (CPSC) banned its sale of to consumers and banned its application in areas where consumers have direct access to painted surfaces. Homes built prior to then may contain lead-based paints in portions of the home such as window and door frames, walls, ceilings, or in some cases throughout the entire home. Children are at highest risk of experiencing lead-based paint related illnesses and therefore households with children are of the greatest concern regarding LBP hazards.

According to 2016-2020 CHAS data in this section, 28,320 of owner-occupied (32%) and 11,116 of renter-occupied (39%) homes were built before 1980 placing them at risk of containing LBP. Additionally, 47% of owner-occupied housing built before 1980 are estimated to contain children while 89% of renter-occupied housing built before 1980 is estimated to contain children in the household. This data indicates there may be more than 14,000 households at risk of LBP exposure and hazards to children.

### Discussion

In 1992, Congress passed the Residential Lead-Based Paint Hazard Reduction Act, also known as Title X, to protect families from the exposure of lead from paint, dust, and soil. Section 1018 of this law directed HUD and EPA to require the disclosure of known information on lead-based paints and lead-based paint hazards before the sale or lease of most buildings built before 1978. The County continues to support the residential lead remediation program as part of its housing rehabilitation program to reduce residential lead-based paint hazard exposure.



## MA-25 Public and Assisted Housing – 91.210(b)

### Introduction

Public housing was established to provide decent and safe rental housing for eligible low and moderate-income families, the elderly, and persons with disabilities. Lexington County Community Development supports the Housing Authority of the City of Columbia, SC (Columbia Housing), as well as the Cayce Housing Authority (CHA), which is now managed by Columbia Housing. Moreover, South Carolina State Housing and Finance and Development Authority provide Section 8 Housing Choice Vouchers for residents living throughout the remaining incorporated and unincorporated areas of the community.

The Cayce Housing Authority owns and manages 41 single family, assisted housing units located throughout the City of Cayce. These are the only public housing units in Lexington County. However, according to the Cayce Housing Authority Annual Plan, the Housing Authority intends to dispose of its 41 public housing during 2024-2025 and convert families in public housing units to Project Based Voucher tenants. The public housing units will be 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 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 24CFR 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. There will also be new construction of 6-8 units with PBVs. Under its Management Agreement with Columbia Housing, the PBV's will be administered by Columbia and Columbia will provide Choice Mobility option to the residents utilizing the applicable Housing Choice Voucher portability provisions.”

### Totals Number of Units

	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project -based	Tenant -based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of units vouchers available			41						
# of accessible units									

**\*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition**

**Table 39 – Total Number of Units by Program Type**

**Data Source:** PIC (PIH Information Center)

**Describe the supply of public housing developments:**

**Describe the number and physical condition of public housing units in the jurisdiction, including those that are participating in an approved Public Housing Agency Plan:**

The Columbia Housing Authority is the largest housing authority in South Carolina. Columbia Housing provides and facilitates affordable housing resources for nearly 5,000 low-income households comprised of approximately 16,000 people. According to the Columbia Housing Authority 2024-2025 Annual PHA Plan, the HA has 1,452 units in its public housing inventory and 3,786 in its housing choice voucher inventory. Columbia Housing intends to dispose of over 200 single family homes under the Public Housing Section 18 scattered site program and convert these units to a Section 32 Lease Purchase Homeownership Program

The Cayce Housing Authority, operated by Columbia Housing, has 41 public housing units and maintains an average inspection score of 96. These public housing units have an average PHA score of 96. Between 1983 and 1984, the first 40 units were built. To avoid a high concentration of low-income housing, the units were divided into 4 different locations. Most of the housing is in the form of duplexes, but there are 5 single-family homes as well. Spencer Place, another duplex complex, was originally designed for the elderly, but also can serve single persons and the disabled. In 2012, the CHA, with the acquisition of federal funding under the Stimulus Program, was able to add one more housing unit to its inventory. The total number of housing units at the Cayce Housing Authority remains at 41 today.

According to the Cayce Housing Authority Annual Plan, the Housing Authority intends to dispose of its 41 public housing during 2024-2025 and convert families in public housing units to Project Based Voucher tenants. The public housing units will be 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 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 24CFR 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. There will also be new construction of 6-8 units with PBVs. Under its Management Agreement

with Columbia Housing, the PBV's will be administered by Columbia and Columbia will provide Choice Mobility option to the residents utilizing the applicable Housing Choice Voucher portability provisions.”

## Public Housing Condition

Public Housing Development	Average Inspection Score
Housing Authority of Cayce	96

Table 40 - Public Housing Condition

### Describe the restoration and revitalization needs of public housing units in the jurisdiction:

In 2014, the CHS completed modernization of the original 40 units of housing built-in 1985. The following projects were completed over a five-year period using Capital Fund dollars: all roofs were replaced, all kitchen cabinets and fixtures/appliances were replaced, all bathrooms were updated and replaced with water-efficient products, and all windows were replaced. Since the units have brick exteriors, there is minimal exterior maintenance. The single unit purchased in 2012 does not require any updates.

The Cayce Housing Authority Work undertook and completed rehabilitation and renovation work on its units in 2022. This work included:

- New Roofs and shutters - This work began in November and has been completed at Spencer Place
- New Kitchens
- New cabinets and countertops
- New appliances - refrigerator/stove/microwave
- New BathroomsShowersNew toiletsNew lavatory and countertopRemove textured (popcorn) ceilings, replace with new ceilingNew LVT flooring throughoutReplace interior doors as neededReplace HVACs as neededReplace water heaters as needed

Beginning in 2025 the County will no longer have public housing available within its HUD defined jurisdiction, therefore, revitalization needs for such facilities will no longer be an issue to be addressed by the HA. Public Housing facilities will still be available through the City of Columbia HA which does not manage any facilities in the County outside of the City of Columbia which is a separate HUD entitlement entity.

### Describe the public housing agency's strategy for improving the living environment of low- and moderate-income families residing in public housing:

All the communities at the Cayce Housing Authority have representatives that participate in a Community Club which meets every other month. Residents can provide input, such as any concerns they have, to management. The Club also coordinates special events for public housing residents.

The CHA's primary focus for public housing residents is the safety of those residents. The CHA works closely with the City of Cayce Police Department and Lexington County Sheriff's Department to ensure that residents can live safely in those units. All crimes are reported (regardless of the offense, whether minor or major) by the CHA Director of Security to the Executive Director on a weekly basis and a report is sent to the CHA Board of Commissioners for every meeting.

The CHA has an extensive network of partners to provide case management for all public housing residents. These partnerships provide a variety of educational, cultural, and recreational programs for residents. There are also individual programs designed strictly for elderly persons residing at Spencer Place. Additionally, the CHA has a Career Development Program that provides comprehensive training for residents wanting employment or wanting to improve their work status (part-time to full-time and or positions with higher salaries). The CHA also maintains a listing of available jobs in the area and works with local employers to identify potential employment. All of these programs are free to residents. Case managers are also available to work with families on establishing goals such as credit repair, educational attainment, and counseling with individual problems. Case Managers have been trained in VAWA (Violence Against Women Act) compliance.

One of the most important programs for residents is Homeownership Training. The CHA offers a 6-hour course in becoming a homeowner: financing a home, creditworthiness, budgeting, landscaping, home maintenance, and basic terminology for mortgages. Completion of this program also enables public housing residents to participate in special homeownership programs offered through community development agencies and local banks and financial institutions.

Since the Cayce HA will be disposing of its 41 units of public housing the physical condition, as it relates to the "living environment" of public housing, will no longer be an issue to be addressed by the HA.

**Discussion:**

n/a

## MA-30 Homeless Facilities and Services – 91.210(c)

### Introduction

The County of Lexington is part of a larger cooperative group centered in the Columbia Metropolitan Statistical Area (MSA) that is responsible for tracking, evaluating, and planning to serve homeless, emergency, and transitional housing needs. Supported by several local governments, the Midlands Area Consortium for the Homeless (MACH) and United Way of the Midlands are the lead agencies overseeing the Midlands wide plan to end homelessness, as well as all other homeless remediation implementation efforts. The County and the other various agencies offer homeless shelters and services for a diverse homeless population that includes families with children, the disabled, and the elderly.

The County of Lexington obtained the most recent Point in Time survey for 2024 provided by the United Way of the Midlands. The County has included an additional table with the current PIT information. According to the 2024 PIT survey there were a recorded 45 sheltered/unsheltered homeless people, this included 31 sheltered and 14 unsheltered individuals.

The County also reached out to the United Way to confirm the number of facilities and beds available for homeless sheltering services. This information is provided in the Facilities and Housing Targeted to Homeless Households table in this section. Information regarding beds specifically assigned for veterans or chronically homeless was not available.

### Facilities and Housing Targeted to Homeless Households

	Emergency Shelter Beds		Transitional Housing Beds	Permanent Supportive Housing Beds	
	Year Round Beds (Current & New)	Voucher / Seasonal / Overflow Beds	Current & New	Current & New	Under Development
Households with Adult(s) and Child(ren)	10	0	0	0	0
Households with Only Adults	6	0	27	0	0
Chronically Homeless Households	0	0	0	0	0
Veterans	0	0	0	0	0
Unaccompanied Youth	12	0	1	0	0

**Table 41 - Facilities and Housing Targeted to Homeless Households****Data Source Comments:** Source: United Way of The Midlands, January 2025

Categories of Individuals	Quantity
TOTAL PERSONS	45
Sheltered	31
Unsheltered	14
Chronically Homeless	8
Survivors of Domestic Violence	13
Persons w/ Disability	27
Persons in Transitional Housing	20
Persons in Emergency Shelter	11
Persons in Individual HH	29
Persons in Family HH (w/ Children)	10
Persons in Adult Only HH	6
Childre Under 18	9

**Table 42 - 2024 MACH PIT Count**

ProjectÂ	Project Type	Adult Only BedsÂ	Adults with Children BedsÂ	Children Only BedsÂ	Total BedsÂ
Growing Home Southeast- Leaphart Place-TH	Temp Hsg	20	0	0	20
MACH-Palmetto Place Children's Shelter Basic Center Program-ES-RHY	Emergency Shelter	0	0	8	8
MACH-Palmetto Place Children's Shelter-TH	Temp Hsg	7	0	1	8
MACH-Palmetto Place Children's Shelter-ESG-ES	Emergency Shelter	4	0	4	8
MACH - Sistercare-ES-Lexington	Emergency Shelter	2	10	0	12

**Table 43 - Lexington County Shelter Facilities**

**Describe mainstream services, such as health, mental health, and employment services to the extent those services are used to complement services targeted to homeless persons**

Services for the homeless in the County are provided by a wide range of public and private organizations across the County. The services these organizations provide include those that help to meet basic needs such as food and housing, as well as the provision of services to meet the critical needs of the homeless and to assist them in becoming self-sustaining.

MACH and United Way of the Midlands partners with the local service providers including health and substance abuse, employment, education, childcare, transportation, case management, and counseling to help provide wrap-around support and to share resources. The County also has access to supportive services to assist with permanent housing security. These services help provide support with securing mortgages, rental and utility assistance, counseling and advocacy, and legal assistance.

The MACH and United Way of the Midlands are the lead agencies overseeing the Midlands wide plan to end homelessness. The United Way of the Midlands manages the Homeless Management Information System (HMIS). HMIS is a client management system that helps coordinate shelter and services for people who are homeless or struggling with a housing crisis.

**List and describe services and facilities that meet the needs of homeless persons, particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth. If the services and facilities are listed on screen SP-40 Institutional Delivery Structure or screen MA-35 Special Needs Facilities and Services, describe how these facilities and services specifically address the needs of these populations.**

In addition to working with MACH and United Way, the County of Lexington has an extensive network of faith-based and non-profit organizations that are working diligently to address the immediate needs of homeless persons in the community as well as provide wrap-around service to mitigate the situation. The following are the organizations in the County of Lexington which provide services and care to the homeless populations. Organization indicating “service provider” provide a variety of services to assist the homeless:

- **Midlands Area Consortium for the Homeless (MACH-Regional CoC)-Service provider.**
- **Catholic Charities of Midlands-Service provider.**
- **Alston Wilkes Society-MACH Member; service provider.**
- **American Legion-Veterans’ service providers.**
- **Central South Carolina Department of Mental Health-Mental health services.**
- **Central Midlands Transitional Retreat-veterans’ service provider.**
- **Christ Central Ministries Retreat House-Veterans' service provider.**
- **Family Promise of Midlands-Service provider.**
- **Hannah House (Women)-Service provider.**
- **Harvest Hope Food Bank-Food services and services for persons with disabilities.**



- **Homeless No More**-Service provider.
- **House of Peace**-Addiction services and housing.
- **Housing Development Corporation of Rock Hill**-MACH Member, service provider.
- **Lexington Richland Alcohol and Drug Abuse Council (LRADAC)**-Homeless and domestic violence service provider.
- **Mission Lexington (Food Pantry)**-Service provider.
- **Nancy K. Perry Children's Shelter**-Homeless and shelter services for children.
- **Oliver Gospel Mission Men's Center**-Service provider.
- **One80 Place**-Veterans' group and homeless service provider.
- **Palmetto AIDS Life Support Services**-Person suffering from HIV/AIDS service provider.
- **Palmetto Place Children & Youth Services**-Domestic violence and homeless service provider
- **Providence Home in Columbia**-Service provider.
- **Safe Passage, Inc.**-Domestic Violence Service Providers.
- **Samaritan's Well (Women's Shelter)**-Service Provider.
- **Sistercare Inc.**-Domestic violence service provider.
- **South Carolina Interagency Council on Homelessness**-service provider.
- **Cooperative Ministry**-Service provider.
- **Salvation Army of the Midlands**-Veteran and homeless service provider.
- **Transitions Homeless Center**-Service provider.

Lexington County received \$2,619,353 in HOME-American Rescue Plan Act funds in 2022. These funds were intended to address the need for homelessness assistance and supportive services for qualifying individuals and families who are homeless, at risk of homelessness, or in other vulnerable populations. The County conducted outreach to identify which of the four qualified eligible uses is most critical and desired within the County. As a result of the information collected the County is undertaking renovations to a property that was previously a hotel to be converted to a facility providing approximately 31 non-congregate shelter units along with several affordable rental units. The facility will also include a childcare facility and small store and will be managed by non-profit homeless service provider.

## **MA-35 Special Needs Facilities and Services – 91.210(d)**

### **Introduction**

The County provides supportive housing services to the elderly and disabled through its CDBG and HOME funded housing programs and its work with developers in the construction of low-income housing developments typically through Low Income Housing Tax Credits. The County provides supportive services through a variety of departments that provide case management and other assistance for populations such as the elderly, persons with disabilities, and persons suffering from addiction.

Supportive housing services for special needs populations are primarily provided by non-County groups and organizations. Unfortunately, much of the supportive housing needs and services for special needs populations are primarily provided when there is the risk of homelessness.

There are four primary groups with non-homeless special needs in the County. These groups include the following;

- Elderly and frail elderly
- Those with HIV/AIDS and their families
- Those with alcohol and/or drug addiction
- Persons who are mentally or physically disabled.

This section will explain who they are, what their needs are, and how the County is accommodating or should accommodate these needs.

**Including the elderly, frail elderly, persons with disabilities (mental, physical, developmental), persons with alcohol or other drug addictions, persons with HIV/AIDS and their families, public housing residents and any other categories the jurisdiction may specify, and describe their supportive housing needs**

**Elderly** -HUD defines an individual as elderly if they are aged 62 years or over and according to Census 2023 5-Year ACS data, over 20% (1 in 5) of the residents in Lexington County are aged 62 or older. This is a significant characteristic of the demographic make-up of the County's residents since older individuals often may have less economic flexibility and specific livability standards. Some of these economic limitations and liability needs can include the following:

- Limited or fixed income can restrict the affordable housing stock available to them.
- Proximity and availability to healthcare services since health problems generally become more prevalent as one ages.

- Special services to assist with daily activities such as shopping, cooking, and housekeeping and even food delivery services such as meal-on-wheels.
- Proximity to basic goods and services such as those provided by pharmacies and grocery stores to limit driving distances or because they rely on transit or friends/family to assist with acquiring such goods.
- Access to transit since some people may no longer be able to drive, maintain a vehicle, or afford personal vehicle ownership.

**Alcohol/Other Drug Addictions** - Individuals dealing with addiction often require housing that will provide a safe and sober place to recover. It is important that these persons have access to health services, support groups, employment assistance, and access to family and friends. Services and housing that support transitioning through recovery into general public or private housing is critical to avoid homelessness.

**Persons with HIV/AIDS and Their Families** - Medical and social support is important for residents living with HIV/AIDS. While there have been a lot of advances in the medical treatment of HIV/AIDS, it is important to provide specialized support for daily living tasks to be completed in their homes along with counseling services.

**Mental and Physical Disabilities** - Individuals with disabilities encompass a wide range of skill levels and abilities. Individuals with disabilities are more likely to have fixed income and limited housing options. This requires additional support to ensure the availability of accessible and affordable housing. Housing and supportive services for mental and physical disability are primarily provided by state run programs (South Carolina Department of Health and Human Services, Department of Disabilities and Special Needs, Department of Mental Health) or private/nonprofit organizations.

**Describe programs for ensuring that persons returning from mental and physical health institutions receive appropriate supportive housing**

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PLAN\_SECTION\_ID=[1350402000]>

**Specify the activities that the jurisdiction plans to undertake during the next year to address the housing and supportive services needs identified in accordance with 91.215(e) with respect to persons who are not homeless but have other special needs. Link to one-year goals. 91.315(e)**

Over the next year the County will fund the following activities that may directly or indirectly support housing and supportive service needs for non-homeless special needs populations:

**CDBG:**

**Infrastructure & Public Facilities**

Batesburg-Leesville Wastewater pump station improvements

West Columbia Wastewater collection system improvements

Purchase of box truck to deliver food for Mission Lexington

Growing Home Solutions (Roof and HVAC Replacement)

**Public Service**

Funds to Irmo Chapin Recreation Commission for a variety of youth programs

Funds for Brookland Foundation food pantry

Funds to Boys and Girls Club of the Midlands for youth program

Funds for Sistercare domestic violence crisis line program

**Affordable Housing/Neighborhood Revitalization**

Minor Home Repair Program

**HOME:**

Affordable Housing /Neighborhood Revitalization

Comprehensive Housing Rehabilitation Program

Homeownership Assistance Program (Down Payment Assistance)

Community Housing Development Organization (CHDO)

Tenant Based Rental Assistance Program (TBRA)

**For entitlement/consortia grantees: Specify the activities that the jurisdiction plans to undertake during the next year to address the housing and supportive services needs identified in accordance with 91.215(e) with respect to persons who are not homeless but have other special needs. Link to one-year goals. (91.220(2))**

n/a

## **MA-40 Barriers to Affordable Housing – 91.210(e)**

### **Negative Effects of Public Policies on Affordable Housing and Residential Investment**

The passing of the Fair Housing Act in 1968 was a critical step towards addressing the longstanding issue of housing discrimination in America. The Fair Housing Act mandates that the U.S. Department of Housing and Urban Development (HUD) “affirmatively further fair housing” through its programs. Towards this end, HUD requires that the County of Lexington proactively take steps to identify fair housing issues and develop steps that will lead to less discriminatory housing markets and better living conditions for minority groups and vulnerable populations.

Although public policies are often made with the intention to positively address the needs of citizens in the jurisdiction, there are times where they may have an unforeseen negative effect on certain aspects of the community, which in this case is affordable housing and residential investment. Affordable housing and public and private residential investments are key components in furthering fair housing in any community.

To identify these negative effects and further the purpose of the Fair Housing Act, the U.S. Department of Housing and Urban Development made it a legal requirement that entitlement grantees affirmatively further fair housing.

The following is a list of commonly perceived barriers to fair housing identified by residents and local governments of Lexington County.

- Lack of infrastructure
- Lack of transportation to work
- Lack of affordable rental and homeownership choices
- Lack of funds for housing
- Lack of housing counseling services
- Lack of model tools and strategies to facilitate the provision of affordable housing
- Lack of variety of housing types to address the wide range of housing needs within a community
- Lack of “reasonable accommodation” provisions
- Excessive minimum lot size requirements
- Excessive limits or requirements for housing unit density allowances
- Zoning definitions and allowances that unfairly or unnecessarily limit housing type and choice
- Limiting zoning that provides for affordable housing types or higher density housing to unfavorable, dangerous, or remote areas
- Lack of definition or overly restrictive regulations for group homes
- Effects of predatory lending
- Not in My Back Yard (NIMBY) Factor
- Community perceptions



## MA-45 Non-Housing Community Development Assets – 91.215 (f)

### Introduction

The County of Lexington has continued to experience significant community and economic growth over the last several years. The County has seen steady growth in housing, business, and development and continues to provide a diverse community, substantial economic opportunities, and prosperous growth. The County links together industry-leading healthcare facilities, institutions of higher education, recreation opportunities, cultural opportunities, and community activities.

According to the Bureau of Labor Statistics the County has seen steady growth in its workforce since 2020, with the labor force increasing from approximately 150,000 workers in January of 2020 to 160,000 workers in September of 2024. This equates to 7% growth in the County labor force over that period. This vastly outpaces the rate of growth for the region's Economic Development District, as recognized by the United States Economic Development Administration (EDA), which is represented by the Central Midlands Council of Governments (CMCOG) and includes the County of Lexington. According to the 2023 Community and Economic Development Strategy Annual Update, the EDD is estimated to experience 0.4% growth in employment over the next 10 years. The County of Lexington significantly surpasses this estimate with 7% workforce growth in 5 years.

This section provides insight into the economic development landscape of Lexington County and discusses the projected economic outlook for the region.

It should be noted that the HUD (IDIS) provided data in the Educational Attainment – Median Earnings in the Past 12 Months table included in this section is incorrect. The annual median earnings are obviously much too high. This can be seen by the data in the first row indicating that annual median household earnings for a person with educational attainment less than high school graduate being \$623,225.

### Economic Development Market Analysis

#### Business Activity

Business by Sector	Number of Workers	Number of Jobs	Share of Workers %	Share of Jobs %	Jobs less workers %
Agriculture, Mining, Oil & Gas Extraction	990	964	1	1	0
Arts, Entertainment, Accommodations	13,661	12,686	14	13	-1



Business by Sector	Number of Workers	Number of Jobs	Share of Workers %	Share of Jobs %	Jobs less workers %
Construction	7,589	7,674	8	8	0
Education and Health Care Services	14,749	12,440	15	13	-2
Finance, Insurance, and Real Estate	8,697	5,763	9	6	-3
Information	1,826	2,166	2	2	0
Manufacturing	10,824	11,003	11	11	0
Other Services	4,069	3,981	4	4	0
Professional, Scientific, Management Services	8,455	6,558	9	7	-2
Public Administration	0	0	0	0	0
Retail Trade	15,505	17,129	16	18	2
Transportation and Warehousing	4,492	8,872	5	9	4
Wholesale Trade	6,012	7,034	6	7	1
Total	96,869	96,270	--	--	--

**Table 44 - Business Activity**

**Data Source:** 2016-2020 ACS (Workers), 2020 Longitudinal Employer-Household Dynamics (Jobs)

## Labor Force

Total Population in the Civilian Labor Force	155,030
Civilian Employed Population 16 years and over	147,295
Unemployment Rate	5.01
Unemployment Rate for Ages 16-24	14.45
Unemployment Rate for Ages 25-65	3.45

**Table 45 - Labor Force**

Data Source: 2016-2020 ACS

## BLS Data Viewer

[Permalink](#)

Time Period: Start Year:  End Year:

### Net Monthly Changes:

☐ 1-Month Net Change

☐ 3-Month Net Change

☐ 6-Month Net Change

☐ 12-Month Net Change

### Percent Monthly Changes:

☐ 1-Month % Change

☐ 3-Month % Change

☐ 6-Month % Change

☐ 12-Month % Change

[Update](#)



## Labor Force Growth 2020-2024

Occupations by Sector	Number of People
Management, business and financial	36,773
Farming, fisheries and forestry occupations	4,755
Service	12,980
Sales and office	33,769
Construction, extraction, maintenance and repair	14,154

Occupations by Sector	Number of People
Production, transportation and material moving	9,823

**Table 46 – Occupations by Sector**

Data Source: 2016-2020 ACS

## Travel Time

Travel Time	Number	Percentage
< 30 Minutes	86,835	63%
30-59 Minutes	42,493	31%
60 or More Minutes	7,860	6%
<b>Total</b>	<b>137,188</b>	<b>100%</b>

**Table 47 - Travel Time**

Data Source: 2016-2020 ACS

## Travel Time Table

The Travel Time Table shows that the majority of County residents work relatively close to home and travel 30 minutes or less to work.

## Education:

### Educational Attainment by Employment Status (Population 16 and Older)

Educational Attainment	In Labor Force		Not in Labor Force
	Civilian Employed	Unemployed	
Less than high school graduate	8,019	908	6,295
High school graduate (includes equivalency)	29,680	1,834	11,209
Some college or Associate's degree	39,905	1,981	10,055
Bachelor's degree or higher	43,744	887	6,772

**Table 48 - Educational Attainment by Employment Status**

Data Source: 2016-2020 ACS

### Educational Attainment by Age

	Age				
	18–24 yrs	25–34 yrs	35–44 yrs	45–65 yrs	65+ yrs
Less than 9th grade	328	1,082	1,437	2,348	2,114
9th to 12th grade, no diploma	3,050	3,007	2,816	4,523	3,728

	Age				
	18–24 yrs	25–34 yrs	35–44 yrs	45–65 yrs	65+ yrs
High school graduate, GED, or alternative	8,056	10,497	8,953	23,309	14,941
Some college, no degree	8,514	9,818	8,551	17,259	10,016
Associate's degree	1,012	3,918	3,761	9,092	3,912
Bachelor's degree	2,421	9,317	8,460	16,313	7,528
Graduate or professional degree	161	3,193	5,111	9,068	5,753

**Table 49 - Educational Attainment by Age**

Data Source: 2016-2020 ACS

### Educational Attainment – Median Earnings in the Past 12 Months

Educational Attainment	Median Earnings in the Past 12 Months
Less than high school graduate	623,225
High school graduate (includes equivalency)	1,029,716
Some college or Associate's degree	1,141,167
Bachelor's degree	1,429,426
Graduate or professional degree	1,411,181

**Table 50 – Median Earnings in the Past 12 Months**

Data Source: 2016-2020 ACS

Educational Attainment	Median Earnings in the Past 12 Months
Less than high school graduate	\$29,649
High school graduate (includes equivalency)	\$37,004
Some college or Associate's degree	\$43,265
Bachelor's degree	\$60,583
Graduate or professional degree	\$68,268

**Table 51 - Corrected Median Earning in the Past 12 Months by Education Attainment (2022 Census 5-Year ACS)**

**Based on the Business Activity table above, what are the major employment sectors within your jurisdiction?**

Lexington County has a diverse mix of businesses employing workers from a variety of fields and varying greatly in the level and complexity of work skills needed. This has significantly contributed to the County's continued economic success and expanding housing market. The top four business sectors in the County include:

1. Retail Trade – 16% of workers, 18% of jobs
2. Education and Health Care Services – 15% of workers, 13% of jobs
3. Arts/Entertainment/Accommodations – 14% of workers, 13% of jobs

#### 4. Manufacturing - 11% of workers, 11% of jobs

There are several factors that lend to these business sectors being so prominent in the County. Lexington County lies directly across the Congaree River from the state capital of Columbia which also contains the University of South Carolina. Both the City and the University draw large numbers of workers, businesses, support services, and consumers to the area. Additionally, the County continues to invest in local business such as the three County owned business parks which include Saxe Gotha Industrial Park, Chapin Business and Technology Park at Brighton, and Batesburg-Leesville Industrial Park.

Much of the County's retail lies in the western suburbs of the greater Columbia metro area. High density residential development combined with high tourism draws such as community, cultural, and educational attractions support a strong retail economy. Concentrations of larger scale shopping areas support the high number of residents/shoppers in this greater metro area and these businesses in turn support each other through the utilization of local retail goods and services. While retail and tourism related jobs typically pay lower wages, they are critical for the provision of staple goods and services such as food and clothing. They also provide employment for the unskilled labor force and key demographic groups such as younger workers, in high school or college, and older residents seeking to supplement fixed incomes with additional financial resources. These jobs can also function as employment "bridges" as people transition from school to work or as needed as temporary employment between jobs.

Lexington County substantial number of educational and healthcare jobs lies in the fact that it either contains, or is in immediate proximity to, at least 8 four-year private colleges/universities offering degrees and one major state university. Additionally, the four school districts within Lexington County employ more than 3,000 teachers and aides. Lexington County is also the home of the Lexington Medical Center which employs more than 8,500 health care workers.

The County's Arts/Entertainment/Accommodations business sector is strongly supported by the community, cultural, and tourism facilities and assets previously mentioned. This also includes the substantial workforce serving the hotel and restaurant/drinking establishments.

When it comes to manufacturing jobs in Lexington County the warehousing sector should also be noted. This is because, according to the County of Lexington Department of Economic Development, five of the top eight employers in the County are in manufacturing and warehousing/distribution. Additionally, warehousing has the 5th highest percentage of jobs in the County providing 9% of the total jobs.

#### **Describe the workforce and infrastructure needs of the business community:**

Information provided in the County of Lexington 2022 Comprehensive Plan indicated that schools are a critical factor in attracting and growing businesses since "Owners and employees care about access to quality education for their children." Since Education and Health Care Services is the second largest

industry sector in the County, quality education for the children of this labor force is highly valued by workers in this industry sector. Additionally, jobs in the Education and Health Care Services business sector typically require post-secondary education. To provide local residents with the best opportunity to obtain the education required to fill the surplus of local, well-paying, jobs in this business sector, investment in local education will help establish a solid educational foundation for local children to seize these opportunities.

The 2023 Community and Economic Development Strategy Annual Update indicated that the two most important workforce factors regarding services and accessibility are childcare and transportation (transit). The cost and availability of childcare is an ongoing challenge for workers and local communities and poses a substantial barrier to entry or severely limits residents' accessibility into the workforce and full-time employment.

Investment in the region's infrastructure is a critical component of economic development. The region has been successful in developing an expansive water distribution and sewer collection system serving the urbanized areas. However, the lack of consolidation of water and sewer service providers across the region presents a number of challenges for both rural and urban areas. Publicly available, safe, and reliable water is necessary to support business development within the County, especially in the more rural areas.

**Describe any major changes that may have an economic impact, such as planned local or regional public or private sector investments or initiatives that have affected or may affect job and business growth opportunities during the planning period. Describe any needs for workforce development, business support or infrastructure these changes may create.**

In order to address infrastructure needs there are a variety of initiatives and projects intended to increase and improve public water/sewer access and to increase transportation efficiency in the County and region. To address water/sewer issues, in 2023, the S.C. Rural Infrastructure Authority (RIA) awarded more than \$60 million in S.C. Infrastructure Investment Program (SCIIP) funds to 7 water and sewer projects in the County of Lexington.

Improvements to local transportation networks include Phases 1 and 2 of the Carolina Crossroads Project. These two project combine for over \$400 million in highway improvements in the City of West Columbia and the Town of Lexington. The Phase 1 project includes improvements to the I-126/Colonial Life Boulevard interchange and traffic flow improvements to I-26 heading in the direction of U.S. Highway 378/Sunset. The Phase 2 project includes building three new bridges and the implementation of an offset diverging diamond at the Broad River Road interchange at I-20 Boulevard. It also includes construction of a new collector/distributor ramp improve access I-26 westbound and I-20 westbound and removal of the shared ramp with Garner Lane Road.

The Nexus for Advanced Resilient Energy (SC Nexus) received the U.S. Department of Commerce's Economic Development Administration's (EDA) designation as one of 31 Regional Technology and

Innovation Hubs (Tech Hubs). The designation is part of a national program funded through the CHIPS and Science Act of 2022, which authorized \$10 billion over the next five years to support collaborative public, private, and academic partnerships to drive inclusive and equitable growth and economic development around tech-based industries.

According to the County's 2022 Comprehensive Plan, the top five largest growing job categories are all related to healthcare. The Comprehensive Plan indicates the largest increase in the percentage of projected jobs from 2016 to 2026 includes the following;

- Home Health Aides – 49% increase
- Personal Care Aides – 40% increase
- Physician Assistants – 37% increase
- Physical Therapist Assistants – 36% increase
- Nurse Practitioners – 36% increase.

This estimated increase in healthcare jobs indicates that there may be a need for job training support and other services to ensure the workforce need is met and to try to employ local residents as much as possible.

### **How do the skills and education of the current workforce correspond to employment opportunities in the jurisdiction?**

The County continues to work towards filling local labor gaps in fields such as advanced manufacturing, engineering, and computer science. The County's 2022-2027 Comprehensive Economic Development Strategy did not identify any specific skills or education needs for local labor force, but both the CEDS and County Comprehensive Plan referenced the technical college system continuing to develop programming with regional workforce needs. Also, there are numerous other public, private, and non-governmental entities working collaboratively to expand the region's capacity to meet changing labor needs.

### **Describe any current workforce training initiatives, including those supported by Workforce Investment Boards, community colleges and other organizations. Describe how these efforts will support the jurisdiction's Consolidated Plan.**

The regional Workforce Investment Board and the Midlands Workforce Development Board work closely with Midlands Technical College to provide educational and training opportunities for individuals that are unemployed and/or those seeking new job opportunities. These efforts will help to improve the overall skilled workforce in the region.

The Workforce development groups include:

- Midlands Technical College
- SC Works Center
- University of South Carolina (primary campus)
- South Carolina Vocational Rehabilitation Department
- DSS Division of Employment Services
- National Guard Operation Palmetto Employment
- SC Department of Employment and Workforce

The County has partnered with Goodwill Industries in an effort to increase employment opportunities for our community's low-and-moderate or chronically unemployed or under-employed individuals. Over the next five years, the Community Development staff is committed to supporting non-profit groups and organizations that are committed to matching low-and-moderate income job seekers with training programs and certifications that are readily available for high-demand fields.

The 2022-2027 Comprehensive Economic Development Strategy indicated the following objectives for local workforce education, training, and supportive services:

- Support and strengthen development and coordination of training and apprenticeship programs with a focus on alignment with the workforce needs of target sectors.
- Promote coordination/collaboration between higher education institutions on workforce development programming and economic impact initiatives.
- Develop strategies for attracting and retaining workers, to include veterans and recent high school and college graduates.
- Develop workforce training and certification pipelines for public, non-profit, and essential service sector jobs in high demand (e.g., water and sewer operators, public safety, healthcare, senior services, education, etc.).
- Identify gaps, needs, and barriers to essential workforce support services such as transportation, affordable housing, and quality childcare.
- Strengthen and expand essential workforce support services, high quality early childhood education, and life skills training opportunities.
- Expand workforce opportunities for essential supportive service occupations such as childcare.

**Does your jurisdiction participate in a Comprehensive Economic Development Strategy (CEDS)?**

Yes

**If so, what economic development initiatives are you undertaking that may be coordinated with the Consolidated Plan? If not, describe other local/regional plans or initiatives that impact economic growth.**



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### **Discussion**

n/a

## **MA-50 Needs and Market Analysis Discussion**

### **Are there areas where households with multiple housing problems are concentrated? (include a definition of "concentration")**

The most common housing problem for low- and moderate-income households in the County is being cost-burdened. This is most evident in those households earning the lowest income, primarily including households which earn less than 30% HAMFI. cost-burdened households are found geographically dispersed throughout the County with the heaviest concentrations of cost-burdened households in the rural communities of Batesburg- Leesville, South Congaree, and Pelion and in the urbanized communities of West Columbia and the City of Cayce.

For the purposes of this report, the County defined concentration as a census tract or community having a cost-burdened population at least 20 percentage points higher than the County. According to the Census 2023 ACS 5-Year data, the County contained 116,778 housing units for which household annual income could be calculated which includes both owner and rental housing. Approximately 23% (26,379) of these households were identified as being cost burdened placing the percentage meeting the definition of a “concentration” at 43%. Renter households, however, are disproportionately represented with 47% of renter households being cost burdened while only 16% of owner-occupied households are reported as cost burdened. It should be noted that an area being identified as a concentration does mean that the other areas of the County suffer from substantial cost burdening. With 23% of all households in the County being cost burdened, that means that on average, one in every five households is suffering cost burdening.

### **Are there any areas in the jurisdiction where racial or ethnic minorities or low-income families are concentrated? (include a definition of "concentration")**

For the purposes of this report, the County defined concentration as a census tract or community containing a population of a specific race at least 20 percentage points higher than the County. According to Census 2023 ACS 5-Year data, there was only one racial group that contained populations that were 20 percentage points or higher than the County percentage population for that race and that was the Black or African America (race alone or in combination with another race). Approximately 17% of the County’s population is Black or African American (race alone or in combination with another race) which means areas of concentration would be those census tracts where the Black or African American (race alone or in combination with another race) population is 37% or higher. As can be seen in the map showing the percentage of Black or African American (race alone or in combination with another race) population by census tract, there are concentrated populations scattered throughout the County, but the greatest concentration is along the eastern side of the County in the communities north and south of the City of Columbia. The Hispanic population also contained two census tracts where there were population percentages meeting the definition of “concentration”. Since approximately 8% of the County’s population is Hispanic that means areas of concentration would be those census tracts where

the Hispanic population is 28% or higher. This can only be found in two census tracts which include CT 208.06 and 208.04.

The County used HUD LMI data to identify those census tracts where 50% or more of the population earned 80% or less of Area Median Income (Low-Moderate Income). A high concentration of low- and moderate-income households and neighborhoods tend to exist in the more urbanized corridors of the County, which tend to have higher concentrations of minorities in certain block groups and census tracts. These areas include census tracts in the communities of Lexington, West Columbia, Cayce, Springdale, Gaston, Batesburg-Leesville, Pelion, and South Congaree.

### **What are the characteristics of the market in these areas/neighborhoods?**

Some of the characteristics of the County's LMA areas include low numbers of low- and moderate homeownership, a lack of neighborhood stability, and low social capital or resources within the communities. The housing marketing in the urban areas of the County tends to be competitive due to employment opportunities, access to public transportation, and commercial businesses. These characteristics are also applicable to the suburban areas surrounding the urban center.

### **Are there any community assets in these areas/neighborhoods?**

Urban areas provide for easier access to employment centers, public transportation, retail, medical, and service providers, however, some neighborhoods have been overlooked for new development and investments. Housing and economic development continues to be focused on expansion and new development, rather than on infill redevelopment. As identified in the strategic plan, there are many pocket communities throughout the County that have become neglected over the past decade or more. However, there are critical community assets in these areas which include the following:

#### **Education**

The County has five public school districts which are among the best in the State of South Carolina, annually ranking at or near the top in highest SAT scores among public schools in the state. According to the South Carolina Education Oversight Committee there are 69 public schools in Lexington County, serving with more than 52,000 students enrolled in the County's four school districts. The top ranked public schools in the County are Chapin High School, Midway Elementary School, River Bluff High School, and Lexington High School.

#### **Colleges and Universities**

The County is within minutes of several outstanding four-year private and public colleges and universities; The University of South Carolina, Allen University, Benedict College, Columbia Biblical Seminary & Columbia International University, and Newberry College.

#### **Medical Center**

Lexington Medical Center is recognized as one of the leading healthcare providers in the nation and

offers area residents the very best in healthcare services. The medical center also employs more than 5,200 people and offers a wide array of community outreach programs, education, and health screenings. Palmetto Health is the largest health care system serving the County and provides health care services across the Midlands at six hospitals. It is one of the area's largest employers with approximately 15,000 employees.

### **Park Recreation**

Lexington County has a number of passive and active recreation assets providing both indoor and outdoor services and entertainment. According to the Lexington County Recreation and Aging Commission this includes 14 parks, 22 sports facilities, 2 tennis facilities, 3 community centers, and 9 leisure centers and gymnasiums. These facilities offer diverse nature and sports opportunities that can be enjoyed all year round.

### **Cultural**

Cultural offerings within the County include the highly regarded Riverbanks Zoo & Garden, Columbia Museum of Art, Edventure and the Columbia City Ballet.

### **History**

There is an abundance of museums and collections depicting events from South Carolina's history including the American Revolution, the Civil War, and World War I and II. The South Carolina Statehouse grounds are a short drive away as are several museums: Lexington County Museum, the SC State Museum, the Modjeska Monteith Simkins House, and the MannSimons Site.

### **Landscape and Open Space Ordinance**

The County's ordinance serves to protect and enhance the character, appearance, and image of Lexington County through attractive and creative landscape design and open space; to ensure the land-use compatibility through the use of vegetation and open space as transition areas and screening; and to preserve scenic, canopied tree corridors. The ordinance applies to all residential attached activities, mobile homes parks, all resident subdivisions, and all non-residential development in the designated portions of the unincorporated areas of Lexington County.

### **Are there other strategic opportunities in any of these areas?**

Many of these neglected communities are located in the more rural communities of the County and in the heart of some of the urban areas specifically within the municipalities of Cayce and West Columbia. The concentrated efforts to redevelop these neighborhoods will have significant impacts on these communities which will serve as a development and investment catalyst for the entire County. Also, the neighborhoods in the urban areas tend to be quite expensive, especially for low- and moderate-income households. There is an opportunity to increase the supply of affordable housing in these neighborhoods.

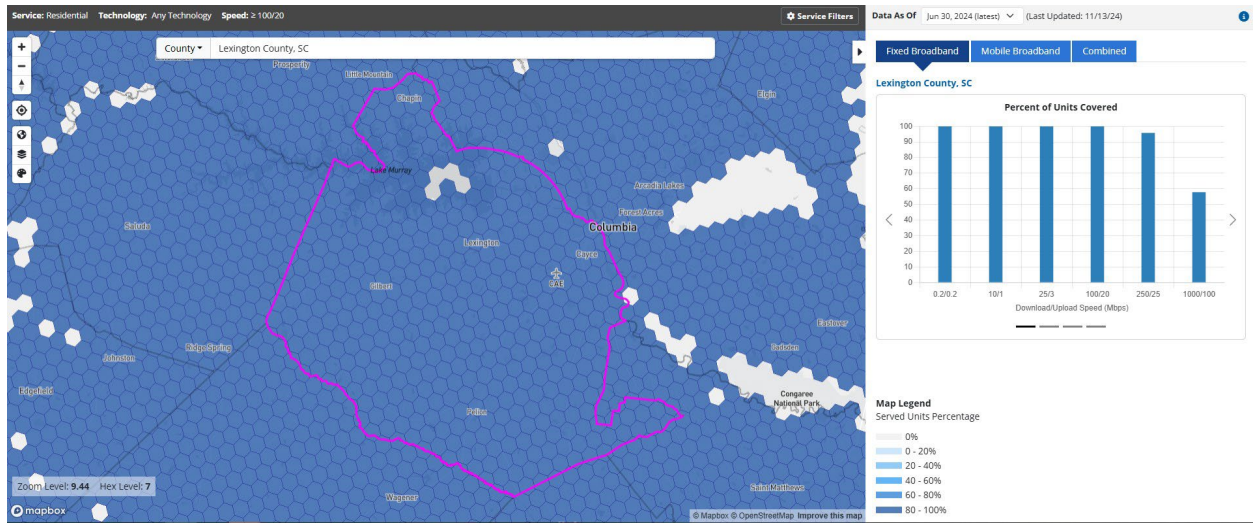
## **MA-60 Broadband Needs of Housing occupied by Low- and Moderate-Income Households - 91.210(a)(4), 91.310(a)(2)**

### **Describe the need for broadband wiring and connections for households, including low- and moderate-income households and neighborhoods.**

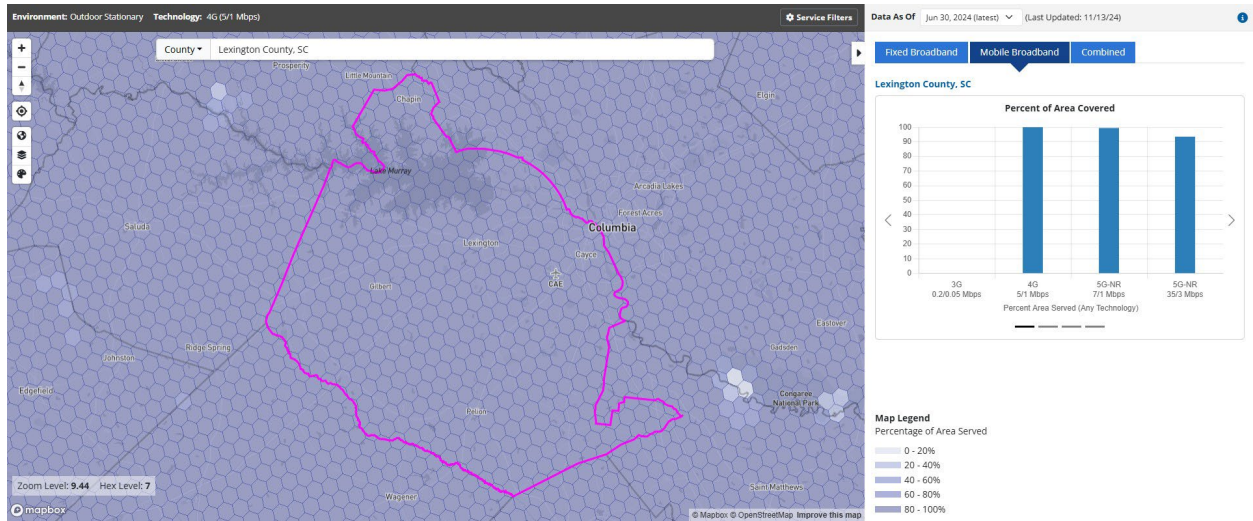
Broadband wiring and connections pose an important role in supporting economic growth, job creation, improved education, health care, and public safety. According to the Federal Communications Commission and National Telecommunication and Information Administration, Lexington County has complete coverage for fixed and mobile broadband. The only area indicated as "not covered" for fixed broadband is an area located over a body of water thereby making broadband functionally unavailable. Broadband coverage is displayed in the maps in this section titled Fixed Broadband Coverage and Mobile Broadband Coverage.

### **Describe the need for increased competition by having more than one broadband Internet service provider serve the jurisdiction.**

It is important to have more than one broadband internet service provider to choose from because otherwise, one company could charge more than the average bill, cap bandwidth, and provide substandard download speeds. When there are multiple options for cable providers in a region, cable bills typically decrease, and service improves. According to the information provided by Federal Communications Commission and National Telecommunication and Information Administration and displayed in the tables titled Fixed Broadband Providers and Mobile Broadband Providers, at a minimum, there are two providers with 100% coverage for both fixed and mobile broadband. The two providers with 100% coverage for fixed are Space Ex and Viasat while the two for mobile are Verizon and AT&T. Both fixed and mobile broadband have four providers who supply coverage for 60% or more of the County.

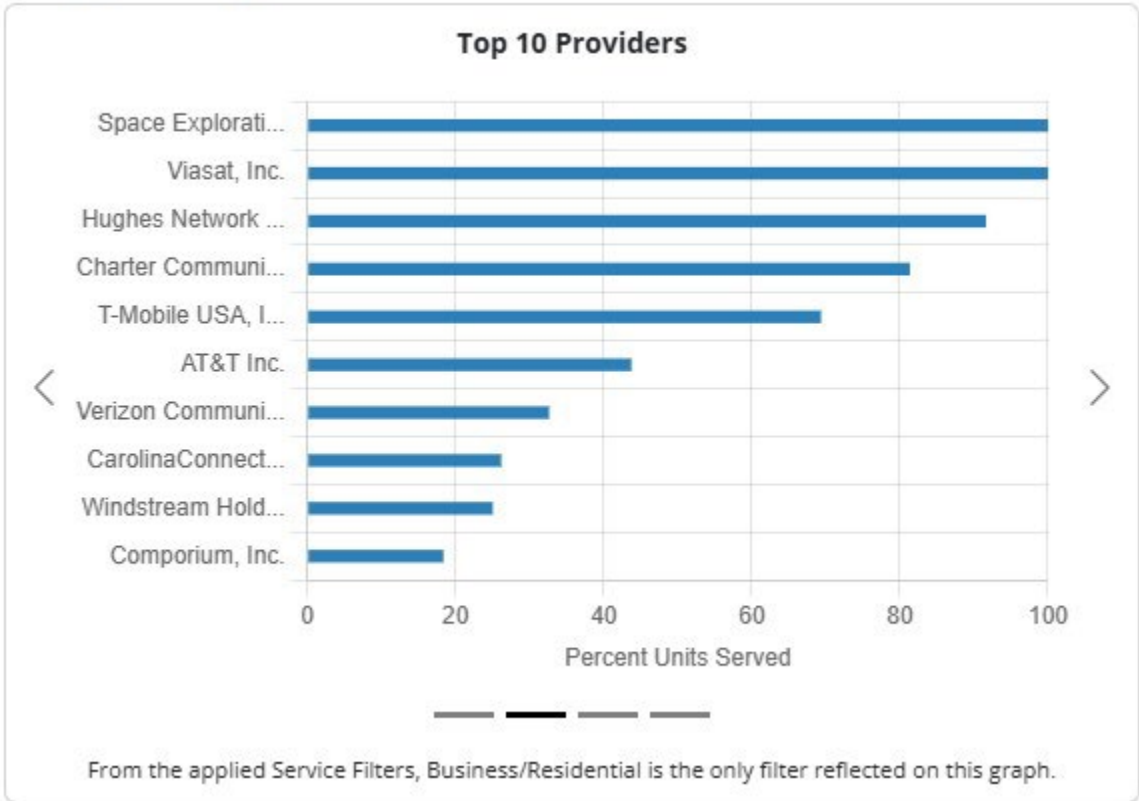


## Fixed Broadband Coverage



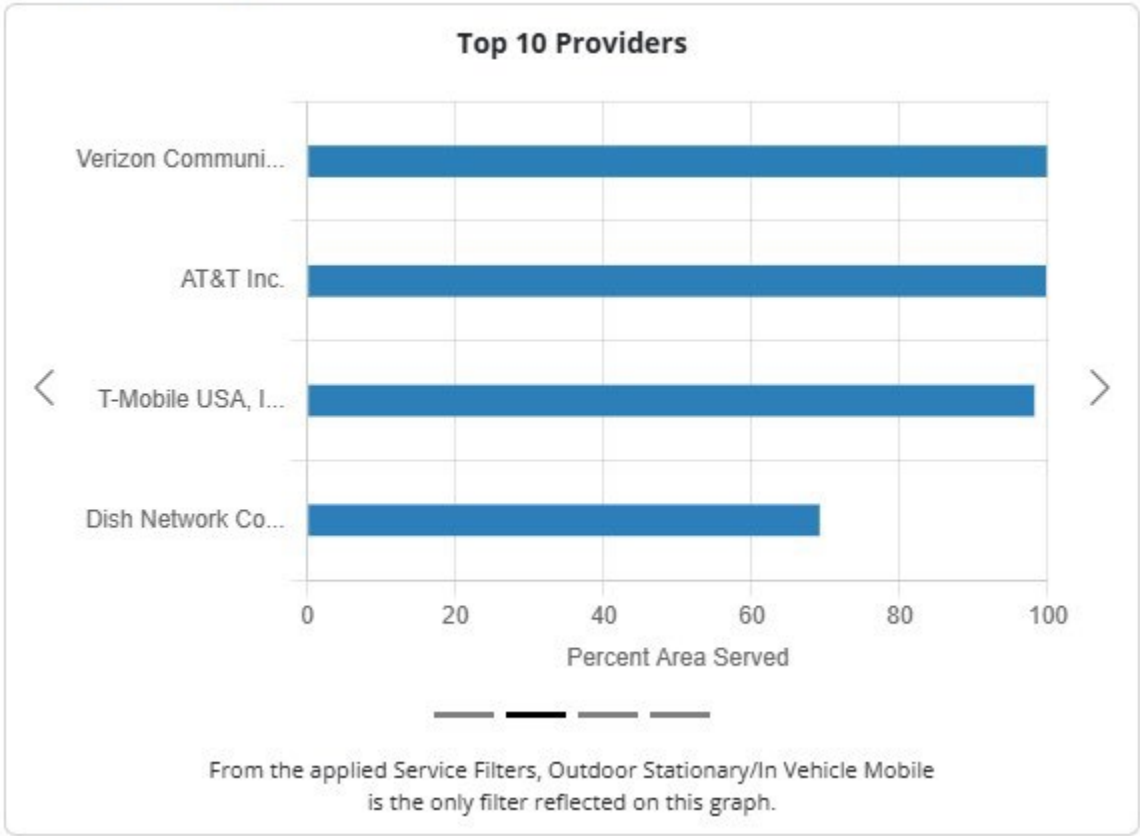
## Mobile Broadband Coverage

Lexington County, SC



Fixed Broadband Providers

Lexington County, SC



Mobile Broadband Providers



## **MA-65 Hazard Mitigation - 91.210(a)(5), 91.310(a)(3)**

### **Describe the jurisdiction's increased natural hazard risks associated with climate change.**

According to the Central Midlands Comprehensive Economic Development Strategy, temperatures are projected to increase as a result of greenhouse gases in the atmosphere. The climate models consistently project both higher overnight (minimum) and afternoon (maximum) temperatures. The number of extremely high heat days, about 95 degrees, will also likely increase. This increase in temperature can cause more evaporation and a more rapid loss in soil moisture. When this happens during a dry spell, future droughts will be more intense. The County is also at risk of severe storm such as those that led to the County's disaster declaration in 2015 which resulted in FEMA and HUD recovery and mitigation funds being allocated to recovery to assist in recovery. Additionally, the increased frequency and severity of hurricanes and their likelihood to impact further north along the east coast of the U.S., due to warming ocean temperatures, poses a variety of dangers. High winds and flooding from hurricanes and tropical storms can threaten Lexington County.

### **Describe the vulnerability to these risks of housing occupied by low- and moderate-income households based on an analysis of data, findings, and methods.**

These natural hazards pose substantial dangers to households living in low lying areas, near water bodies (including streams and rivers, and in areas lacking adequate stormwater management infrastructure. Also, homes that may be in poor condition or which are not well maintained may be susceptible to increased impacts from wind, rain, and flooding. These weather hazards can also impact infrastructure, including water quality and the availability of water, which can then impact the natural and human systems that rely on this resource within the region. Other strains on the water system may occur from drought conditions as the population continues to grow in the County. This growth leads to increased competition for water and that may also impact water quality due to land-use change and decreased pervious surfaces near bodies of water. Unfortunately, households of low-and moderate-income, and particularly those who also include children, elderly, or the disabled may experience increased challenges during recovery from a natural disaster.

# Strategic Plan

## SP-05 Overview

### Strategic Plan Overview

The County continues to support its mission to increase homeownership, support community development, and increase access to affordable housing. To fulfill this mission, the County of Lexington will embrace high standards of ethics, management, and accountability and will continue to form new partnerships that leverage resources and improve HUD's ability to be effective on the community level. The County will continue to support growth and opportunity for all by making the neighborhoods better places to work, live, and play. This support will occur on a County-wide basis without any specific geographic area of focus. Since the City of Columbia receives its own HUD entitlement funding, the County will focus on areas outside of the City of Columbia.

The County is anticipating limited federal financial resources and does not expect any significant changes or increases in State funding to support ongoing housing and community development efforts.

CDBG-DR/MIT: The County continues to finalize its public facility improvement projects. All housing programs have been completed.

## SP-10 Geographic Priorities – 91.215 (a)(1)

### Geographic Area

Table 52 - Geographic Priority Areas

1	<b>Area Name:</b>	No priority areas have been designated by the County.
	<b>Area Type:</b>	None
	<b>Other Target Area Description:</b>	None
	<b>HUD Approval Date:</b>	
	<b>% of Low/ Mod:</b>	
	<b>Revital Type:</b>	
	<b>Other Revital Description:</b>	
	<b>Identify the neighborhood boundaries for this target area.</b>	All Unincorporated and Incorporated areas within Lexington County outside other entitlement areas such as the City of Columbia.
	<b>Include specific housing and commercial characteristics of this target area.</b>	The County contains a wide variety of housing types from higher density multi-family housing development in the more urbanized areas around the City of Columbia, to large single-family owner-occupied plots in the rural areas of the County. Similarly, commercial areas vary in type including high density commercial corridors, office parks, strip malls, big box development and small rural service stores.
	<b>How did your consultation and citizen participation process help you to identify this neighborhood as a target area?</b>	The County received limited feedback from residents across the County regarding housing and community development concerns, particularly as they relate to the limited availability and access to affordable housing.
	<b>Identify the needs in this target area.</b>	The needs for the County as a whole area described in the Needs Assessment portion of this plan.
	<b>What are the opportunities for improvement in this target area?</b>	Opportunities for development are wide-ranging but the County continues to focus on the support and provision of affordable housing and economic development initiatives to support LMI populations.
	<b>Are there barriers to improvement in this target area?</b>	Limited funding resources continues to be the largest barrier to improvement.

## **General Allocation Priorities**

Describe the basis for allocating investments geographically within the jurisdiction (or within the EMSA for HOPWA)

The Lexington County Office of Community Developments Grant Programs Division is the Lead Agency for the CDBG, HOME and ESG programs in coordination with local and state agencies, as well as private groups and organizations. Other governmental entities involved in the implementation of this plan included: the Lexington County Planning, and GIS, Zoning and Finance Department offices, Clemson University, The Central Midlands Council of Governments, The Cayce Housing Authority, United Way, and The City of Columbia. The County also maintains an Intergovernmental Agreement between the County and thirteen (13) municipal partners to maximize the coordination and leveraging of CDBG and HOME resources in order to positively impact our entire community. Since there are so many stakeholders involved with the County's efforts the County continues to try to distribute funds on projects throughout the County.

## SP-25 Priority Needs - 91.215(a)(2)

### Priority Needs

Table 53 – Priority Needs Summary

1	<b>Priority Need Name</b>	Substandard Owner Occupied Housing
	<b>Priority Level</b>	High
	<b>Population</b>	Extremely Low Low Moderate Large Families Families with Children Elderly Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities
	<b>Geographic Areas Affected</b>	
	<b>Associated Goals</b>	2015 CDBG-Disaster Recovery Homebuyer Assistance Program Lead-Based Paint Hazards Reduction Owner Occupied Housing Rehabilitation
	<b>Description</b>	According to Census ACS 2023 5-Year data, almost one-third (32%) of all housing was built prior to 1980. Older housing suffers more wear and weathering over time, or may not be properly improved and upgraded with the times. This is indicated in Section MA-20 Condition of Housing where approximately 23% of the County housing suffers one or more of the four “housing conditions” defined by HUD. The significant number of lower income and elderly households in the County may find it difficult to address these issues and improve properties due to limited finances, resources, or physical ability. These factors make the rehabilitation of owner-occupied housing a priority need.
	<b>Basis for Relative Priority</b>	In addition to input from the community, the cost burden experienced by low and very low-income homeowners makes it difficult for existing homeowners to complete general repairs and maintenance on their homes.

2	<b>Priority Need Name</b>	Public Services
	<b>Priority Level</b>	High
	<b>Population</b>	Extremely Low Low Moderate Large Families Families with Children Elderly Public Housing Residents Families with Children Victims of Domestic Violence Unaccompanied Youth Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with Alcohol or Other Addictions Persons with HIV/AIDS and their Families Victims of Domestic Violence Non-housing Community Development
	<b>Geographic Areas Affected</b>	
	<b>Associated Goals</b>	Education/Promotion of Fair Housing Practices Housing for Non-Homeless Special Population Public Services
	<b>Description</b>	Public Services address the myriad of non-homeless special needs population of the County's low-and-moderate income residents, to include issues of mental health, workforce training, and development, services for the elderly, youth, as well as battered women and children and food sustainability programs.
	<b>Basis for Relative Priority</b>	During the community assessment process, survey responders rated youth services, domestic abuse services, as well as public services for the homeless as among the highest priorities for the County of Lexington, therefore the support of public service projects that address the myriad of needs identified by the community is of high priority. Additionally, the County continues to look to the future by investing in programs that assist and support youth development.

3	<b>Priority Need Name</b>	Homebuyer Assistance Program
	<b>Priority Level</b>	High
	<b>Population</b>	Low Moderate Large Families Families with Children Elderly Public Housing Residents Rural Individuals Families with Children veterans Victims of Domestic Violence Elderly Frail Elderly Persons with Physical Disabilities Victims of Domestic Violence
	<b>Geographic Areas Affected</b>	
	<b>Associated Goals</b>	Homebuyer Assistance Program
	<b>Description</b>	Low-income renter households often find it difficult to save money for the purchase of a home. In addition, the housing market has skyrocketed in costs over the last several years while income has struggled to keep up. Census ACS 5-Year data indicates that in the 10 years from 2013 to 2023 the median home value has increased by 55% while the median household income has only increased by 39%. Increased opportunities for homeownership warrant increased production of affordable housing units and the development of loan programs with favorable loans.
	<b>Basis for Relative Priority</b>	Low-income renter households often find it difficult to save money for the purchase of a home and with housing costs outpacing wages, that gap has only grown over the last 10 years. Increased opportunities for homeownership increase economic sustainability for low and moderate-income residents. Moreover, throughout the public input and assessment process, the County's residents rated homebuyer programs as a priority.
4	<b>Priority Need Name</b>	Public Facilities and Infrastructure Development

	<b>Priority Level</b>	High
	<b>Population</b>	Extremely Low Low Moderate Middle Large Families Families with Children Elderly Public Housing Residents Rural Individuals Mentally Ill Persons with HIV/AIDS Victims of Domestic Violence Unaccompanied Youth Elderly Frail Elderly Persons with Physical Disabilities Persons with Developmental Disabilities Persons with HIV/AIDS and their Families Victims of Domestic Violence Non-housing Community Development
	<b>Geographic Areas Affected</b>	
	<b>Associated Goals</b>	2015 CDBG-Disaster Recovery Public Facilities/Infrastructure Development Public Services
	<b>Description</b>	The County will continue to focus on supporting and improving public facilities and infrastructure across the County including, but not limited to streets, sidewalks, water, sewer, parks, playgrounds, and other facilities. The County will continue to focus on waste and drinking water facilities as well as recreational needs with local communities. Emergency situations may warrant a reprioritization depending on the nature of the emergency.
	<b>Basis for Relative Priority</b>	During the need's assessment process the Grants Program Division was able to identify a myriad of infrastructure needs. The needs ranged from water and sewer lines to sidewalks and streets and public facilities, to include community and youth centers.



5	<b>Priority Need Name</b>	Education/Promotion of Fair Housing Practices
	<b>Priority Level</b>	High
	<b>Population</b>	Extremely Low Low Moderate Large Families Families with Children Elderly Public Housing Residents Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Alcohol or Other Addictions Persons with HIV/AIDS and their Families Victims of Domestic Violence
	<b>Geographic Areas Affected</b>	
	<b>Associated Goals</b>	Education/Promotion of Fair Housing Practices Public Services
	<b>Description</b>	The County of Lexington will partner with the South Carolina Fair Housing Center, Columbia Housing, the Cayce Housing Authority (managed by Columbia Housing), the Urban League of Columbia, and the Greater Columbia Community Relations Council to assist Lexington in addressing its impediments to fair housing. This program includes seminars, the education of low-and-moderate income residents as well as the education of the mortgage, realty, and banking communities. Specific activities include those such as the Fair Housing Fun Fest! This program will be held at a school that is for handicapped and mentally challenged children and includes participation by local fire department, police, K-9 dogs and EMS coming. The County provides a presentation, read a children's book on fair housing, holds a drawing contest and lets the children tour the emergency vehicles.

	<b>Basis for Relative Priority</b>	The County of Lexington recognizes that citizens have a general lack of knowledge regarding Fair Housing Practices. Section 104 (b) (2) and 106 (d) (5) of the Housing and Community Development Act of 1974 as amended, specifically requires that the County certify that it will affirmatively further fair housing. Congress reiterated this affirmative obligation in the National Affordable Housing Act of 1990 (NAHA).
6	<b>Priority Need Name</b>	Lead-Based Paint Hazard Reduction
	<b>Priority Level</b>	High
	<b>Population</b>	Extremely Low Low Moderate Large Families Families with Children Elderly
	<b>Geographic Areas Affected</b>	
	<b>Associated Goals</b>	Housing for Non-Homeless Special Population Lead-Based Paint Hazards Reduction Owner Occupied Housing Rehabilitation
	<b>Description</b>	The County of Lexington is committed to addressing hazards associated with Lead-Based Paint. This is a focus for our youth and adults as well. 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 conducted as part of the comprehensive rehabilitation effort.
	<b>Basis for Relative Priority</b>	The hazards associated with lead-based paint are a greater concern for low-income families that do not have the financial resources to make their homes lead-safe and/or may be more likely to live in outdated, older homes that are in substandard condition and therefore, more likely to have lead based paint hazards.
7	<b>Priority Need Name</b>	Housing for Non-Homeless Special Population
	<b>Priority Level</b>	High

	<b>Population</b>	Extremely Low Low Moderate Large Families Families with Children Elderly Public Housing Residents Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with Alcohol or Other Addictions Persons with HIV/AIDS and their Families Victims of Domestic Violence
	<b>Geographic Areas Affected</b>	
	<b>Associated Goals</b>	Housing for Non-Homeless Special Population
	<b>Description</b>	The County of Lexington is committed to continuing to support the improvement and development of housing for special needs populations. These populations include elderly persons, individuals with physical and/or mental disabilities, and those at risk for homelessness. This typically involves housing services or providing gap funding for housing development on projects such as LIHTC projects.
	<b>Basis for Relative Priority</b>	The development cost pressures of the recent growth in the region have limited the development and availability of permanent and affordable rental housing for individuals with special needs. Priority special needs populations include elderly persons, individuals with physical and/or mental disabilities, and those at risk for homeless.
<b>8</b>	<b>Priority Need Name</b>	Action on Homeless
	<b>Priority Level</b>	High

	<b>Population</b>	Low Rural Chronic Homelessness Individuals Families with Children Mentally Ill veterans Victims of Domestic Violence Unaccompanied Youth
	<b>Geographic Areas Affected</b>	
	<b>Associated Goals</b>	Action on Homeless Homebuyer Assistance Program
	<b>Description</b>	The County and its partners will assist households with rapid re-housing to prevent homelessness and to provide overnight shelter for homeless individuals. This goal also includes HMIS administration.
	<b>Basis for Relative Priority</b>	The development cost pressures of the recent growth in the region have limited the development and availability of permanent and affordable rental housing for individuals with special needs. Priority special needs populations include elderly persons, individuals with physical and/or mental disabilities, and those at risk for homelessness.
9	<b>Priority Need Name</b>	Rental Assistance
	<b>Priority Level</b>	High

	<b>Population</b>	Extremely Low Low Large Families Families with Children Elderly Public Housing Residents Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with Alcohol or Other Addictions Persons with HIV/AIDS and their Families Victims of Domestic Violence
	<b>Geographic Areas Affected</b>	
	<b>Associated Goals</b>	Rental Assistance
	<b>Description</b>	<p>According to Census 2023 5-Year ACS data, approximately 47% of households paying rent are cost burdened. Furthermore, the U.S. currently has a deficit of 7.3 million affordable and available rental homes for extremely low-income renters, the majority of whom are severely cost burdened and must spend more than half of their incomes on rent to remain housed. The Worst Case Housing Needs 2023 Report to Congress developed by 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>
	<b>Basis for Relative Priority</b>	A substantial percentage of renters in Lexington County are considered cost burdened. For tenants not to be rent burden, their rent should not exceed 30% of their adjusted income.

**Narrative (Optional)**

The highest priority for the County of Lexington, along with its municipal and non-profit partners, is the continued efforts to increase the availability and accessibility of affordable housing and support the revitalization of the County's aged housing stock. The County intends to pursue this through the promotion of the availability of decent and affordable housing, by prioritizing funding for their tenant based rental assistance program (TBRA). Adequate public facilities and improvements, including but not limited to infrastructure and neighborhood revitalization, improve the living environments of residents and provides access to services. The County is committed to assisting non- profits that aid all LMI residents (including women, children, fathers, elderly and persons with disabilities) in increasing their quality of life.

## SP-30 Influence of Market Conditions – 91.215 (b)

### Influence of Market Conditions

<b>Affordable Housing Type</b>	<b>Market Characteristics that will influence the use of funds available for housing type</b>
Tenant Based Rental Assistance (TBRA)	High rental costs and substantial cost burdening experienced by households who rent continues to influence the County of Lexington, along with non-profits, to utilize HOME funds for TBRA.
TBRA for Non-Homeless Special Needs	The County of Lexington will not utilize CDBG or HOME funds for TBRA Non-Homeless Special Needs.
New Unit Production	The County of Lexington will not utilize CDBG funds for New Unit Production. CDBG funds will be used for affordable housing and neighborhood revitalization and community improvement efforts. HOME funds will be used for CHDOs and other non-profits to acquire and rehabilitate residential properties to be made available to income qualified households.
Rehabilitation	The County will continue to provide CDBG and HOME funds to support owner-occupied housing rehabilitation programs for households at or below 80% AMI in an effort to preserve affordable ownership opportunities and ensure that the homeowner's homes are up to code and provide for a safe environment. Approximately 60% of the homeowners assisted with CDBG and HOME funds are in homes built prior to 1979. This indicates not only the need for major repairs but the significant likelihood that lead-based paint abatement is needed.
Acquisition, including preservation	Due to the high cost of purchasing a home, Lexington County's HOME Investment Partnership program will continue to loan and/or funds to approved local CHDO's to acquire, rehab, and rent properties to low –income families. This will help provide such households with decent, safe and affordable homes. The County will also continue the first-time homebuyer program to help households transition from rental properties to homeownership.

**Table 54 – Influence of Market Conditions**

## **SP-35 Anticipated Resources - 91.215(a)(4), 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, HUD has recommended that the County just utilize the previous year's (2024-2025) funding allocation as an estimate for the 2025-2026 program year. Therefore, the County anticipates receiving \$1,850,758 for CDBG, \$704,796.75 for HOME, and \$160,713 for ESG.



## 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	1,850,758	19,699	1,278,150	3,148,607	7,481,828	Annual allocation includes anticipated funding for PY 2025-2026 only. Prior year resources include 2024 funds (\$1,278,151) which had not been drawn down at the time of this Con Plan. The expected amount available for the rest of the Con Plan include estimated annual funding (\$1,850,758/yr), annual estimated program income (\$34,000/yr rounded) projected over 5 years, plus the remaining resources from 2024. See AP 35.

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	704,797	27,216	541,236	1,273,249	2,928,052	Annual allocation includes anticipated funding for PY 2025-2026 only. Prior year resources include 2024 funds (\$541,236) which had not been drawn down at the time of this Con Plan. The expected amount available for the rest of the Con Plan include estimated annual funding (\$704,796/yr), annual estimated program income (\$27,216/yr) projected over 5 years, plus the remaining resources from 2024. See AP 35.

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	0	36,614	197,327	642,852	Annual allocation includes anticipated funding for PY 2025-2026 only. The expected amount available for the rest of the Con Plan include estimated annual funding (\$160,713/yr).

Table 55 - Anticipated Resources

**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 \$46,915 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 publically 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. 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

## SP-40 Institutional Delivery Structure – 91.215(k)

Explain the institutional structure through which the jurisdiction will carry out its consolidated plan including private industry, non-profit organizations, and public institutions.

Responsible Entity	Responsible Entity Type	Role	Geographic Area Served
Lexington County Community Development	Government	Economic Development Homelessness Ownership Planning Rental neighborhood improvements public facilities public services	Jurisdiction
UNITED WAY OF THE MIDLANDS	Non-profit organizations	Economic Development Homelessness Non-homeless special needs Planning public services	Jurisdiction
CENTRAL MIDLANDS WORKFORCE DEVELOPMENT BOARD	Regional organization	Economic Development Non-homeless special needs Planning neighborhood improvements public facilities public services	Region
TOWN OF LEXINGTON	Government	Economic Development Non-homeless special needs Planning neighborhood improvements public facilities public services	Jurisdiction

<b>Responsible Entity</b>	<b>Responsible Entity Type</b>	<b>Role</b>	<b>Geographic Area Served</b>
CITY OF CAYCE	Government	Economic Development Non-homeless special needs Planning Public Housing neighborhood improvements public facilities public services	Jurisdiction
City of Columbia	Government	Economic Development Non-homeless special needs Planning neighborhood improvements public facilities public services	Jurisdiction
CITY OF WEST COLUMBIA	Government	Economic Development Non-homeless special needs Planning public facilities public services	Jurisdiction
TOWN OF SOUTH CONGAREE	Government	Economic Development Non-homeless special needs Planning neighborhood improvements public facilities public services	Jurisdiction
Town of Summit	Government	Economic Development Planning	Jurisdiction

<b>Responsible Entity</b>	<b>Responsible Entity Type</b>	<b>Role</b>	<b>Geographic Area Served</b>
TOWN OF CHAPIN	Government	Economic Development Planning	Region
TOWN OF BATESBURG-LEESVILLE	Government	Economic Development Non-homeless special needs Planning neighborhood improvements public facilities public services	
TOWN OF GILBERT	Government	Economic Development Non-homeless special needs Planning neighborhood improvements public facilities public services	
Town of Irmo	Government	Economic Development Non-homeless special needs Planning neighborhood improvements public facilities public services	
Town of Pelion	Government	Economic Development Non-homeless special needs Planning neighborhood improvements public facilities public services	

<b>Responsible Entity</b>	<b>Responsible Entity Type</b>	<b>Role</b>	<b>Geographic Area Served</b>
Town of Pine Ridge	Government	Economic Development Non-homeless special needs Planning neighborhood improvements public facilities public services	
Town of Springdale	Government	Economic Development Non-homeless special needs Planning neighborhood improvements public facilities public services	
TOWN OF SWANSEA	Government	Economic Development Non-homeless special needs Planning neighborhood improvements public facilities public services	

**Table 56 - Institutional Delivery Structure**

### **Assess of Strengths and Gaps in the Institutional Delivery System**

Among the strengths of the delivery system is the existing collaborative network of providers. Implementing the Consolidated Plan requires strong participation by local organizations and stakeholders. The main gaps in the current delivery system are related to funding and staffing issues. Many non-profits are utilizing less and less funding to do the same amount of work, if not more work. The limited amount of resources available affects the number of people that can be housed with Section 8 vouchers or VASH vouchers, the number of people that emergency shelters can serve, and the number of public services that can be provided. Providers in the County are doing as much as they can with the resources available.



**Availability of services targeted to homeless persons and persons with HIV and mainstream services**

Homelessness Prevention Services	Available in the Community	Targeted to Homeless	Targeted to People with HIV
<b>Homelessness Prevention Services</b>			
Counseling/Advocacy	X	X	X
Legal Assistance	X	X	
Mortgage Assistance	X		
Rental Assistance	X	X	
Utilities Assistance	X	X	
<b>Street Outreach Services</b>			
Law Enforcement	X	X	
Mobile Clinics	X	X	
Other Street Outreach Services	X	X	
<b>Supportive Services</b>			
Alcohol & Drug Abuse	X	X	
Child Care	X	X	X
Education	X	X	X
Employment and Employment Training	X	X	X
Healthcare	X		
HIV/AIDS	X		
Life Skills	X		
Mental Health Counseling	X	X	
Transportation	X		
<b>Other</b>			

**Table 57 - Homeless Prevention Services Summary**

**Describe how the service delivery system including, but not limited to, the services listed above meet the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth)**

The County of Lexington is part of the Continuum of Care (CoC), of the Midlands Area Consortium for the Homeless (MACH), a consortium representing 14 Counties across the Midlands of South Carolina. This allows the County to pool its resources and effectively advocate for issues and initiatives aimed at helping to end homelessness. These services include homeless/emergency shelter, transitional housing, permanent supportive housing, supportive services, emergency food, meals, clothing, medical services, mental health services, rental and utility assistance, and many other appropriate services. Each year, a Point-in-Time Count (PIC) is made of the persons residing in shelter and transitional facilities and living unsheltered in the County. MACH and the United Way are the lead agencies overseeing the County 10-Year Plan implementation. Their mission is to empower individuals and families to restore hope, achieve

stability, and thrive through quality support services, advocacy, and education. They will work to provide effective solutions and accessible delivery services to eliminate chronic homelessness and to strengthen the County's effectiveness at addressing homelessness. The following is a list of service providers that are available to homeless persons and persons with HIV:

- **Midlands Area Consortium for the Homeless (MACH-Regional Continuum of Care)** – *Homeless service provider.*
- **Catholic Charities of Midlands** - *Homeless service provider.*
- **Alston Wilkes Society** - *MACH Member; Homeless service provider.*
- **Central Midlands Transitional Retreat** - *Homeless and veterans' service provider.*
- **Christ Central Ministries Retreat House** - *Veterans' and homeless service provider.*
- **Family Promise of Midlands** - *Homeless service provider.*
- **Hannah House (Women)** - *Homeless service provider.*
- **Homeless No More** - *Homeless service provider.*
- **Housing Development Corporation of Rock Hill** - *MACH Member, CoC(s) homeless service provider.*
- **Lexington Richland Alcohol and Drug Abuse Council (LRADAC)** - *CoC serving Lexington County; Homeless and domestic violence service provider.*
- **Mission Lexington (Food Pantry)** – *Homeless service provider.*
- **Nancy K. Perry Children's Shelter** – *Homeless and shelter services for children.*
- **Oliver Gospel Mission Men's Center** - *Homeless service provider.*
- **One80 Place** - *Veterans' group and homeless service provider.*
- **Palmetto AIDS Life Support Services** – *Person suffering from HIV/AIDS service provider.*
- **Palmetto Place Children & Youth Services** - *Domestic violence and homeless service provider*
- **Providence Home in Columbia** - *Homeless service provider.*
- **Samaritan's Well (Women's Shelter)** - *Homeless Service Provider.*
- **South Carolina Interagency Council on Homelessness** - *Homeless service provider.*
- **The Cooperative Ministry** - *Homeless service provider.*
- **The Salvation Army of the Midlands** – *Veteran and homeless service provider.*
- **Transitions Homeless Center** - *Homeless service provider.*

**Describe the strengths and gaps of the service delivery system for special needs population and persons experiencing homelessness, including, but not limited to, the services listed above**

The County works closely with each homeless organization. Local planning efforts have focused on various ways to address the issues of homelessness and chronic homelessness. The Midlands is making

progress in the provision of housing and services to the chronic homeless within the Continuum. When individuals enter the CoC, its service providers are able to implement case management and appropriate housing and supportive services to target an individual or household's special needs. One of the strengths in the delivery system is the variety of options available to address homelessness. These strategies include prioritizing affordable rentals for very low-income persons to prevent a slide into homelessness, use grant funds and other funds to build affordable housing in areas of need, provide temporary shelter to assist people who may be temporarily homeless, as well as the provision of life management services to with things such a financial management, locating housing, job training, and other related items.

One of the gaps that exist in the system of providing homeless services is the overall lack of funding available to provide shelter housing, permanent housing, and wrap-around supportive services to the homeless populations in Lexington. Furthermore, funding cuts and position freezes make it difficult for staff to provide services. Additionally, there is a need for increased coordination among service providers, especially with the increased demand for services and the increase in the number of clients seeking assistance.

Another significant gap is in the provision of affordable day care. Daycare has become extremely expensive and can be a financial drain on households not to mention the limited availability of such services. Lack of affordable day care services can limit the ability for people to work, seek housing or employment, or attend things such as job trainings and other services if they can't obtain reliable, safe, affordable daycare.

**Provide a summary of the strategy for overcoming gaps in the institutional structure and service delivery system for carrying out a strategy to address priority needs**

## SP-45 Goals Summary – 91.215(a)(4)

### Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Owner Occupied Housing Rehabilitation	2025	2029	Affordable Housing Non-Homeless Special Needs		Lead-Based Paint Hazard Reduction Substandard Owner Occupied Housing	CDBG: \$240,000	Homeowner Housing Rehabilitated: 50 Household Housing Unit
2	Homebuyer Assistance Program	2025	2029	Affordable Housing		Action on Homeless Homebuyer Assistance Program Substandard Owner Occupied Housing	HOME: \$50,000	Direct Financial Assistance to Homebuyers: 10 Households Assisted
3	Housing for Non-Homeless Special Population	2025	2029	Affordable Housing		Lead-Based Paint Hazard Reduction Public Services Housing for Non-Homeless Special Population	HOME: \$1,000,000	Rental units rehabilitated: 10 Household Housing Unit
4	Public Facilities/Infrastructure Development	2025	2029	Non-Housing Community Development		Public Facilities and Infrastructure Development	CDBG: \$5,000,000	Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit: 25000 Households Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
5	Education/Promotion of Fair Housing Practices	2025	2029	Affordable Housing		Education/Promotion of Fair Housing Practices Public Services	CDBG: \$25,000	Public service activities other than Low/Moderate Income Housing Benefit: 500 Persons Assisted
6	Lead-Based Paint Hazards Reduction	2025	2029	Lead Based Paint Hazard Remediation		Lead-Based Paint Hazard Reduction Substandard Owner Occupied Housing	CDBG: \$33,500	Homeowner Housing Rehabilitated: 25 Household Housing Unit
7	Public Services	2025	2029	Non-Homeless Special Needs		Education/Promotion of Fair Housing Practices Public Facilities and Infrastructure Development Public Services	CDBG: \$1,300,000	Public service activities other than Low/Moderate Income Housing Benefit: 3000 Persons Assisted
8	Action on Homeless	2025	2029	Homeless		Action on Homeless	ESG: \$800,000	Homeless Person Overnight Shelter: 350 Persons Assisted  Homelessness Prevention: 200 Persons Assisted
9	Administration	2025	2029	Administration			CDBG: \$1,820,035 HOME: \$300,000	

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
10	2015 CDBG-Disaster Recovery	2025	2029	Affordable Housing Homeless Non-Homeless Special Needs Housing Buyout		Public Facilities and Infrastructure Development Substandard Owner Occupied Housing	CDBG: \$36,555,000	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 4430 Persons Assisted  Homeowner Housing Rehabilitated: 8 Household Housing Unit  Homelessness Prevention: 81 Persons Assisted  Buildings Demolished: 78 Buildings
11	Rental Assistance	2025	2029	Affordable Housing		Rental Assistance	HOME: \$200,000	Tenant-based rental assistance / Rapid Rehousing: 50 Households Assisted

Table 58 – Goals Summary

## Goal Descriptions

1	<b>Goal Name</b>	Owner Occupied Housing Rehabilitation
	<b>Goal Description</b>	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.
2	<b>Goal Name</b>	Homebuyer Assistance Program
	<b>Goal Description</b>	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. The County is aggressively funding its homebuyer assistance/down payment assistance program over the next five years.
3	<b>Goal Name</b>	Housing for Non-Homeless Special Population
	<b>Goal Description</b>	The outcome of this goal is to make available a minimum of 15 affordable housing units accommodate special housing needs in the County. 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.
4	<b>Goal Name</b>	Public Facilities/Infrastructure Development
	<b>Goal Description</b>	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, including, but not limited to streets, sidewalk, water, sewer, parks, playgrounds, and other public facilities are major goals for the County.
5	<b>Goal Name</b>	Education/Promotion of Fair Housing Practices
	<b>Goal Description</b>	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.
6	<b>Goal Name</b>	Lead-Based Paint Hazards Reduction
	<b>Goal Description</b>	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.

7	<b>Goal Name</b>	Public Services
	<b>Goal Description</b>	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 struggle with food insecurity and other needs. As a rule, the County allocates 15% of its annual CDBG allocation for public service programs.
8	<b>Goal Name</b>	Action on Homeless
	<b>Goal Description</b>	The County and its partners will assist households with rapid re-housing to prevent homelessness and to provide overnight shelter for homeless individuals. The goal also includes HMIS administration.
9	<b>Goal Name</b>	Administration
	<b>Goal Description</b>	Lexington County will administer the CDBG, HOME and ESG federal programs. Funding allocated includes program income.
10	<b>Goal Name</b>	2015 CDBG-Disaster Recovery
	<b>Goal Description</b>	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. These funds will be used for Planning, Administration, Public Infrastructure Improvements, Housing Buyouts and Minor Housing Rehabilitation. Outcomes recorded here include all outcomes for all programs funded with CDBG-DR and MIT despite many programs and projects having already been completed.



11	<b>Goal Name</b>	Rental Assistance
	<b>Goal Description</b>	<p>Census ACS 5-Year data indicates that in the 10 years from 2013 to 2023 the median home value has increased by 55% while the median household income has only increased by 39%. Furthermore, the U.S. currently has a deficit of 7.3 million affordable and available rental homes for extremely low-income renters, the majority of whom are severely cost burdened and must spend more than half of their incomes on rent to remain housed. 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>

**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 91.315(b)(2)**

Over the next five years (2025-2029) the County of Lexington anticipates rehabilitating a minimum of 20 single-family housing units. The County will work with CHDO's, non-profits, and for-profit developers to increase the availability of single-family and multi-family housing units to include housing for low-income families, seniors, the homeless and persons with disabilities. The County will continue to support Public Services and assist at least 20,000 residents through enhanced public services to include the support of food stability programs, fair housing seminars, youth sports programs, programs for seniors, job-training programs and programs for youth and persons with disabilities. A Lead-based Paint Hazard Reduction of every pre-1978 unit will have a lead inspection/risk assessment that is accessed for housing rehabilitation. When lead is found, a certified lead contractor will remediate it. It is estimated that nearly 27,000 units in the County have issues of lead abatement.

Over the next five years, the County of Lexington will aggressively educate and promote activities associated with issues of fair housing. It is anticipated that the County's' fair housing efforts over the next five years will affect more than 1,000 persons. Finally, the Grant Programs Divisions believes that 10,000 or more persons throughout the County will benefit from new or improved infrastructure improvements in low-income neighborhoods and at least 75 low-and-moderate income residents will benefit from workforce training programs supported by CDBG

funding. The County is a responsible and ethical steward of the resources provided for the betterment of the community and the County will continue to make a positive impact in the community.

## **SP-50 Public Housing Accessibility and Involvement – 91.215(c)**

### **Need to Increase the Number of Accessible Units (if Required by a Section 504 Voluntary Compliance Agreement)**

Section 504 is a federal law that prohibits discrimination on the basis of disability in federally-assisted programs or activities. The Columbia Housing Authority does not have a Section 504 Voluntary Compliance agreement and is in compliance with all regulations. All new communities have been built with handicapped accessible units meeting ADA requirements.

The Cayce Housing Authority, managed by Columbia Housing, is in compliance with Section 504. In the original forty units of construction, two units meet the ADA standards: one in the family unit complex (Poplar and Wilkerson) and one in the elderly complex (Spencer Place). If a resident has a need for Reasonable Accommodation for entry to a public housing unit, the CHA has purchased several handicapped ramps that can adjust to any unit entrance. These are stored in the Central Warehouse until a resident makes the request and has the medical documentation for assistance.

According to the Cayce Housing Authority Annual Plan, the Housing Authority intends to dispose of its 41 public housing during 2024-2025 and convert families in public housing units to Project Based Voucher tenants. The public housing units will be 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 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 24CFR 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.

### **Activities to Increase Resident Involvements**

According to the Cayce Housing Authority Annual Plan, the Housing Authority intends to dispose of its 41 public housing during 2024-2025 and convert families in public housing units to Project Based Voucher tenants. The public housing units will be 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 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 24CFR 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.

Due to the fact that Cayce HA is eliminating the last of its public housing units there will be no public housing residents in the County to engage in public housing “resident involvement”.

**Is the public housing agency designated as troubled under 24 CFR part 902?**

N/A

**Plan to remove the ‘troubled’ designation**

## **SP-55 Barriers to affordable housing – 91.215(h)**

### **Barriers to Affordable Housing**

The passing of the Fair Housing Act in 1968 was a critical step towards addressing the longstanding issue of housing discrimination in America. The Fair Housing Act mandates that the U.S. Department of Housing and Urban Development (HUD) “affirmatively further fair housing” through its programs. Towards this end, HUD requires that the County of Lexington proactively take steps to identify fair housing issues and develop steps that will lead to less discriminatory housing markets and better living conditions for minority groups and vulnerable populations.

Although public policies are often made with the intention to positively address the needs of citizens in the jurisdiction, there are times where they may have an unforeseen negative effect on certain aspects of the community, which in this case is affordable housing and residential investment. Affordable housing and public and private residential investments are key components in furthering fair housing in any community.

To identify these negative effects and further the purpose of the Fair Housing Act, the U.S. Department of Housing and Urban Development made it a legal requirement that entitlement grantees affirmatively further fair housing.

The following is a list of commonly perceived barriers to fair housing identified by residents and local governments of Lexington County.

- Lack of infrastructure
- Lack of transportation to work
- Lack of affordable rental and homeownership choices
- Lack of funds for housing
- Lack of housing counseling services
- Lack of model tools and strategies to facilitate the provision of affordable housing
- Lack of variety of housing types to address the wide range of housing needs within a community
- Lack of “reasonable accommodation” provisions
- Excessive minimum lot size requirements
- Excessive limits or requirements for housing unit density allowances
- Zoning definitions and allowances that unfairly or unnecessarily limit housing type and choice
- Limiting zoning that provides for affordable housing types or higher density housing to unfavorable, dangerous, or remote areas
- Lack of definition or overly restrictive regulations for group homes
- Effects of predatory lending
- Not in My Back Yard (NIMBY) Factor
- Community perceptions

## **Strategy to Remove or Ameliorate the Barriers to Affordable Housing**

The County plans to continue thoughtfully and deliberately address the issue of affordability by continuing to provide funding for the availability of affordable housing, including single-family units and support for multifamily developments throughout the incorporated and unincorporated communities in the County. Over the next five years the County intends to implement the following strategies aimed at ameliorating the barriers to affordable housing:

- Partnerships with the South Carolina Human Affairs Commission for the investigation, review, of rulings and complaints. This also includes collaborations with the South Carolina Fair Housing Center, located in downtown Columbia.
- Increase collaborations with the Cayce Housing Authority to provide annual programming and education on issues of fair housing, as well as credit counseling and issues of budgeting.
- The funding of programs and services with the Urban League and Community Relations Council to educate citizens as well as representatives from the realty, banking and mortgage communities on fair housing standards and practices.
- The County has also engaged the Lexington Public Library in an effort to educate our youth on the importance of fair housing/diversity issues.
- Lexington County along with non-profits will implement Tenant Based Rental Assistance program to assist low income families with their rent and housing utility costs.

## **SP-60 Homelessness Strategy – 91.215(d)**

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

The County of Lexington works with the 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 14 counties throughout the Midlands. The CoC has certified MACH Access Points (MAPs) distributed throughout the 14-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 for housing and service needs and prioritize 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 is available 24/7 and can be accessed by phone or computer.

CoC materials are made available for persons with limited English proficiency, blind or have low vision, speech impairments, limited mobility and deaf or hard of hearing.

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 and transitional housing needs of homeless persons**

The CoC has an Affordable Housing Coordinator that provides housing navigation assistance. The duties of this position include client-level rental search assistance. This entails weekly community housing searchers with clients and a specialized risk mitigation fund (United Way funded) to encourage landlords to rent to people with housing barriers by providing extra security deposit funds and linkage to specialized job readiness and employment placement program.

Also, MACH, faith-based organizations, and the Midlands Housing Alliance (Transitions) have a comprehensive strategy that will assist in the mitigation of homelessness in the community. As part of the strategic planning initiative these organizations include goals set out by the Federal Government's inter-agency Strategic Plan to End Homelessness called Opening Doors. These goals include: 1) Finish the

job of ending chronic homelessness in 5 years; 2) Prevent and end homelessness among Veterans in 5 years; 3) Prevent and end homelessness for families, youth, and children in 10 years; 4) Set a path to ending all types of homelessness.

**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.**

The County's strategy for rapid rehousing primarily involves working closely with its municipalities, community leaders, and other stakeholders to develop and support programs and resources to assist in rehousing people and households as quickly as possible. This involves providing support for homeless service programs and service providers such as those listed below:

- Midlands Area Consortium for the Homeless (MACH-Regional Continuum of Care)
- Catholic Charities of Midlands
- Alston Wilkes Society
- Central Midlands Transitional Retreat
- Christ Central Ministries Retreat House
- Family Promise of Midlands
- Hannah House (Women)
- Homeless No More - *Homeless service provider.*
- Housing Development Corporation of Rock Hill.
- Lexington Richland Alcohol and Drug Abuse Council (LRADAC)
- Mission Lexington (Food Pantry)
- Nancy K. Perry Children's Shelter.
- Oliver Gospel Mission Men's Center
- One80 Place
- Palmetto Place Children & Youth Services
- Providence Home in Columbia
- Samaritan's Well (Women's Shelter)
- South Carolina Interagency Council on Homelessness
- The Cooperative Ministry
- The Salvation Army of the Midlands
- Transitions Homeless Center



**Help low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families who are likely to become homeless after being discharged from a publicly funded institution or system of care, or who are receiving assistance from public and private agencies that address housing, health, social services, employment, education or youth needs**

Each year the County, through the support of its subrecipients is both, directly and indirectly, assisting individuals from becoming homeless once they are discharged from publicly funded institutions. The County is able to assist through the support of the job training programs with Goodwill and the Fatherhood Initiative, collaborations with the Cayce Housing Authority managed by Columbia Housing, support of training and counseling services for Sistercare, Inc, and through the support of food stability programs which are CDBG funded through Lexington Interfaith Community Services (LICS), and Harvest Hope Food Bank.

Another program that the County allocates federal grant money for is:

**Homeless Prevention and Rapid Re-Housing Program (HPRP)** - The program is aimed at people who would otherwise become homeless without housing assistance. HPRP helps people pay rent, security deposits, utility bills, and overall prevents evictions.

## **SP-65 Lead based paint Hazards – 91.215(i)**

### **Actions to address LBP hazards and increase access to housing without LBP hazards**

Lexington County's Community Development Department will administer CDBG and HOME program activities through the Comprehensive Housing Rehabilitation Program to reduce the hazards of lead-based paint (LBP) to its citizens. The housing rehabilitation program will include processed to identify and remediate lead based paint hazards. 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.

### **How are the actions listed above related to the extent of lead poisoning and hazards?**

Lead-based paints were commonly used in the United States until 1978 when the Consumer Product Safety Commission (CPSC) banned the sale of lead-based paint to consumers, and banned its application in areas where consumers have direct access to painted surfaces. Homes built prior to then may contain lead-based paints in portions of the home such as window and door frames, walls, ceilings, or in some cases throughout the entire home. While the number of units that contain lead-based paint hazards and are occupied by low or moderate-income families is not clear, statics do show that there is a total of 12,479 units rented and 8926 owned that are at risk (2011-2015 ACS).

Children are at highest risk of experiencing lead-based paint related illnesses. According to 2011-2015 CHAS, 12,479 of owner-occupied (16%) and 8926 of renter-occupied (31%) homes built before 1980 that are at risk of having lead-based paints have children living in the home. The County also looked at more recent Census data, including 2023 ACS 5-Year data. This data indicated that there were 41,575 housing units built before 1980 and these housing units made up 32% of the total housing stock. This appears to indicate even a greater proportion of housing at risk of containing the presence of lead based paint than the 2011-2015 CHAS data.

Since there are a significant number of dwellings that are at risk of lead-based paint, the County will require all housing programs to follow LBP regulations as required by HUD.

### **How are the actions listed above integrated into housing policies and procedures?**

Private sector providers are available for inspections of pre-1978 homes that are being remodeled and are suspected to contain lead-based paint. As a matter of County practice, all housing units undergoing emergency repairs or rehabilitation that were built prior to 1978 will have a lead inspection/risk assessment before any physical work begins on the unit. Also, information will be distributed regarding lead-based paint to all residents that participate in any housing program. The County, therefore, will continue to support programs available through DHEC and has developed a lead hazard control program to eliminate lead hazards in housing when a unit undergoes rehabilitation through all CDBG and HOME programs. What's more, the County has contracted the services of a company whose sole focus is the remediation of lead-based paint hazards. If children are present in a home, the County will relocate residents/homeowners prior to the commencement of work. Moreover, each staff member is familiar with the HUD website governing the identification and abatement of lead-based paint at **[www.hud.gov/lea/leadhelp](http://www.hud.gov/lea/leadhelp)**.

## **SP-70 Anti-Poverty Strategy – 91.215(j)**

### **Jurisdiction Goals, Programs and Policies for reducing the number of Poverty-Level Families**

The County of Lexington’s 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

### **How are the Jurisdiction poverty reducing goals, programs, and policies coordinated with this affordable housing plan**

Over the previous five years, and in subsequent years the County continues to target a significant amount of its CDBG and HOME resources within the low-income areas of the County and toward the goals outlined in the Plan. The CDBG and HOME funds that the County receives from HUD is a catalyst that spurs additional public and private investment of capital and services to increase the quantity and quality of affordable housing and assist our low to moderate-income residents in acquiring the needed information, knowledge, and skills to improve their economic opportunities.

Grant Management staff strategically use the Five Year Plan and Annual Action Plan in supporting community-based efforts that help support ongoing affordable housing opportunities through its owner-occupied housing rehabilitation programs and DPA program, the funding of job training programs and after school care. What’s more, the County provides CDBG funds for a family health care center that provides mental health services to the community. The County acknowledges that the reduction of poverty in the community is a long term investment and will support the goals and strategies that are aimed at mitigating the impact of poverty on the families and the community.

### **SP-80 Monitoring – 91.230**

**Describe the standards and procedures that the jurisdiction will use to monitor activities carried out in furtherance of the plan and will use to ensure long-term compliance with requirements of the programs involved, including minority business outreach and the comprehensive planning requirements**

## **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, HUD has recommended that the County just utilize the previous year's (2024-2025) funding allocation as an estimate for the 2025-

2026 program year. Therefore, the County anticipates receiving \$1,850,758 for CDBG, \$704,796.75 for HOME, and \$160,713 for ESG.

### 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	1,850,758.00	19,699.00	1,278,150.00	3,148,607.00	7,481,828.00	Annual allocation includes anticipated funding for PY 2025-2026 only. Prior year resources include 2024 funds (\$1,278,151) which had not been drawn down at the time of this Con Plan. The expected amount available for the rest of the Con Plan include estimated annual funding (\$1,850,758/yr), annual estimated program income (\$34,000/yr rounded) projected over 5 years, plus the remaining resources from 2024. See AP 35.

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	704,797.00	27,216.00	541,236.00	1,273,249.00	2,928,052.00	Annual allocation includes anticipated funding for PY 2025-2026 only. Prior year resources include 2024 funds (\$541,236) which had not been drawn down at the time of this Con Plan. The expected amount available for the rest of the Con Plan include estimated annual funding (\$704,796/yr), annual estimated program income (\$27,216/yr) projected over 5 years, plus the remaining resources from 2024. See AP 35.



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	36,614.00	197,327.00	642,852.00	Annual allocation includes anticipated funding for PY 2025-2026 only. The expected amount available for the rest of the Con Plan include estimated annual funding (\$160,713/yr).

**Table 59 - 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 \$46,915 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 publically 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. 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
<b>1</b>	Owner Occupied Housing Rehabilitation	2015	2019	Affordable Housing Non-Homeless Special Needs		Lead-Based Paint Hazard Reduction Substandard Owner Occupied Housing	CDBG: \$48,000.00	Homeowner Housing Rehabilitated: 10 Household Housing Unit
<b>2</b>	Homebuyer Assistance Program	2015	2019	Affordable Housing		Action on Homeless Homebuyer Assistance Program Substandard Owner Occupied Housing	HOME: \$10,000.00	Homeowner Housing Added: 2 Household Housing Unit
<b>3</b>	Housing for Non-Homeless Special Population	2015	2019	Affordable Housing		Homebuyer Assistance Program Lead-Based Paint Hazard Reduction Public Services	HOME: \$226,948.00	Rental units rehabilitated: 2 Household Housing Unit

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
4	Public Facilities/Infrastructure Development	2015	2019	Non-Housing Community Development		Public Facilities and Infrastructure Development	CDBG: \$1,123,501.00	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 5000 Persons Assisted
5	Education/Promotion of Fair Housing Practices	2015	2019	Affordable Housing		Education/Promotion of Fair Housing Practices Public Services	CDBG: \$5,000.00	Public service activities other than Low/Moderate Income Housing Benefit: 100 Persons Assisted
6	Lead-Based Paint Hazards Reduction	2015	2019	Lead Based Paint Hazard Remediation		Lead-Based Paint Hazard Reduction Substandard Owner Occupied Housing	CDBG: \$6,700.00	Homeowner Housing Rehabilitated: 5 Household Housing Unit
7	Public Services	2015	2019	Non-Homeless Special Needs		Public Facilities and Infrastructure Development Public Services	CDBG: \$259,106.00	Public service activities other than Low/Moderate Income Housing Benefit: 600 Persons Assisted
8	Action on Homeless	2018	2019	Homeless		Action on Homeless	ESG: \$106,713.00	Homeless Person Overnight Shelter: 70 Persons Assisted Homelessness Prevention: 40 Persons Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
9	Administration	2020	2024	Administration			CDBG: \$360,151.00 HOME: \$60,000.00	Other: 1 Other
10	2015 CDBG-Disaster Recovery	2016	2020	Affordable Housing Homeless Non-Homeless Special Needs Housing Buyout		Action on Homeless	CDBG: \$36,555,000.00	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 4430 Persons Assisted
11	Rental Assistance	2025	2029	Affordable Housing		Rental Assistance	HOME: \$266,919.00	Tenant-based rental assistance / Rapid Rehousing: 10 Households Assisted

Table 60 – Goals Summary

## Goal Descriptions

1	Goal Name	Owner Occupied Housing Rehabilitation
	Goal Description	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.

<b>2</b>	<b>Goal Name</b>	Homebuyer Assistance Program
	<b>Goal Description</b>	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.
<b>3</b>	<b>Goal Name</b>	Housing for Non-Homeless Special Population
	<b>Goal Description</b>	The outcome of this goal is to make available a minimum of 2 affordable housing units 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.
<b>4</b>	<b>Goal Name</b>	Public Facilities/Infrastructure Development
	<b>Goal Description</b>	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, including, but not limited to streets, sidewalk, water, sewer, parks, playgrounds, and other public facilities are major goals for the County.
<b>5</b>	<b>Goal Name</b>	Education/Promotion of Fair Housing Practices
	<b>Goal Description</b>	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.
<b>6</b>	<b>Goal Name</b>	Lead-Based Paint Hazards Reduction
	<b>Goal Description</b>	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.
<b>7</b>	<b>Goal Name</b>	Public Services
	<b>Goal Description</b>	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 struggle with food insecurity and other needs. As a rule, the County allocates 15% of its annual CDBG allocation for public service programs.

8	<b>Goal Name</b>	Action on Homeless
	<b>Goal Description</b>	The County and its partners will assist households with rapid re-housing to prevent homelessness and to provide overnight shelter for homeless individuals. This goal also includes HMIS administration.
9	<b>Goal Name</b>	Administration
	<b>Goal Description</b>	Lexington County will administer the CDBG, HOME and ESG federal programs.
10	<b>Goal Name</b>	2015 CDBG-Disaster Recovery
	<b>Goal Description</b>	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 associated goal quantities will only apply to those projects.
11	<b>Goal Name</b>	Rental Assistance
	<b>Goal Description</b>	Census ACS 5-Year data indicates that in the 10 years from 2013 to 2023 the median home value has increased by 55% while the median household income has only increased by 39%. Furthermore, the U.S. currently has a deficit of 7.3 million affordable and available rental homes for extremely low-income renters, the majority of whom are severely cost burdened and must spend more than half of their incomes on rent to remain housed. 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.





## 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 2025 projects include the following:

- CDBG - \$1,850,758
- 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

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

**Table 61 – 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.

**AP-38 Project Summary**  
**Project Summary Information**

1	<b>Project Name</b>	Infrastructure and Public Facilities
	<b>Target Area</b>	
	<b>Goals Supported</b>	Public Facilities/Infrastructure Development
	<b>Needs Addressed</b>	Public Facilities and Infrastructure Development
	<b>Funding</b>	CDBG: \$1,123,501.00
	<b>Description</b>	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: Wastewater Pump Station and Control Upgrades (Batesburg-Leesville) Wastewater Collection System Improvements (West Columbia) Public Facility Roof and HVAC Replacement Purchase Box Truck (non-equipment)
	<b>Target Date</b>	12/31/2025
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	The County anticipates benefitting approximately 5,000 people through areas served or clientele who benefit from function of the facility.
	<b>Location Description</b>	Wastewater Pump Station and Control Upgrades (Batesburg-Leesville) Wastewater Collection System Improvements (West Columbia) Public Facility Roof and HVAC Replacement (Cayce) Purchase Box Truck (Lexington)
2	<b>Planned Activities</b>	Wastewater Pump Station and Control Upgrades (Batesburg-Leesville) Wastewater Collection System Improvements (West Columbia) Public Facility Roof and HVAC Replacement (Cayce) Purchase Box Truck (Lexington)
	<b>Project Name</b>	Public Services
	<b>Target Area</b>	
	<b>Goals Supported</b>	Public Services
	<b>Needs Addressed</b>	Public Services
	<b>Funding</b>	CDBG: \$259,106.00

	<b>Description</b>	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 violenceIrmo-Chapin Recreation Commission youth adventure program Irmo-Chapin Recreation Commission athletic scholarship program Irmo-Chapin Recreation Commission youth enrichment programMidlands Housing Alliance/Transitions homeless services Brookland Foundation food pantry Boys and Girls Club of Midland scholarship for Be Great Academy
	<b>Target Date</b>	12/31/2025
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	The County anticipates assisting approximately 600 LMI qualified people in 2025.
	<b>Location Description</b>	Public service projects will occur at locations throughout the County and/or will benefit people located throughout the County.
	<b>Planned Activities</b>	Activities include the following: <ul style="list-style-type: none"> <li>• Sistercare – services for victims of domestic violence</li> <li>• Irmo-Chapin Recreation Commission – youth adventure program</li> <li>• Irmo-Chapin Recreation Commission – athletic scholarship program</li> <li>• Irmo-Chapin Recreation Commission – youth enrichment program</li> <li>• Midlands Housing Alliance/Transitions – homeless services</li> <li>• Brookland Foundation – food pantry</li> <li>• Boys and Girls Club of Midland – scholarship for Be Great Academy</li> </ul>
<b>3</b>	<b>Project Name</b>	Community Housing Development Organization (CHDO)
	<b>Target Area</b>	
	<b>Goals Supported</b>	Owner Occupied Housing Rehabilitation
	<b>Needs Addressed</b>	Substandard Owner Occupied Housing

	<b>Funding</b>	:
	<b>Description</b>	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 for 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 CHDO's to assist the Community Development Department in accomplishing the goals and objects of the HOME Program.
	<b>Target Date</b>	12/31/2025
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	The County anticipates assisting two households in 2025.
	<b>Location Description</b>	Sites to be rehabilitated may be located throughout in the County.
	<b>Planned Activities</b>	Acquisition and rehabilitation of properties to be made available to income qualified households.
4	<b>Project Name</b>	Tenant Based Rental Assistance (TBRA)
	<b>Target Area</b>	
	<b>Goals Supported</b>	Rental Assistance
	<b>Needs Addressed</b>	Rental Assistance
	<b>Funding</b>	:
	<b>Description</b>	Tenant Based Rental Assistance Program (TBRA) provides assistance with rent, security deposits and utilities 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.
	<b>Target Date</b>	12/31/2025
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	The County anticipates assisting approximately 10 households in 2025.
	<b>Location Description</b>	Households receiving assistance may be located throughout in the County.

	<b>Planned Activities</b>	The provision of financial assistance to help income qualified households with rent, security deposits and utilities for those looking to lease safe, decent, and affordable rental housing.
<b>5</b>	<b>Project Name</b>	Affordable Housing/Acquisition
	<b>Target Area</b>	
	<b>Goals Supported</b>	Owner Occupied Housing Rehabilitation
	<b>Needs Addressed</b>	Substandard Owner Occupied Housing Housing for Non-Homeless Special Population
	<b>Funding</b>	:
	<b>Description</b>	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-profit developers, for-profit developers, and in conjunction with the Community Housing Development Organization (CHDO). Also funds will be used for the promotion of Fair Housing.
	<b>Target Date</b>	4/30/2025
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	The County anticipates rehabilitating two properties to be made available to income qualified households.
	<b>Location Description</b>	Sites to be acquired/rehabilitated may be located throughout in the County.
	<b>Planned Activities</b>	Acquisition and rehabilitation of properties to be made available to income qualified households.
<b>6</b>	<b>Project Name</b>	Homeowner Assistance Program
	<b>Target Area</b>	
	<b>Goals Supported</b>	Homebuyer Assistance Program
	<b>Needs Addressed</b>	Homebuyer Assistance Program
	<b>Funding</b>	:



	<b>Description</b>	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 2 first time homebuyers.
	<b>Target Date</b>	12/31/2025
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	The County anticipates assisting 2 income qualified households in 2025.
	<b>Location Description</b>	Households receiving assistance may be located throughout in the County.
	<b>Planned Activities</b>	The provision of financial assistance to help income qualified households with down-payment assistance and/or closing costs in the pursuit of homeownership.
7	<b>Project Name</b>	Affordable Housing and Neighborhood Revitalization
	<b>Target Area</b>	
	<b>Goals Supported</b>	Owner Occupied Housing Rehabilitation
	<b>Needs Addressed</b>	Substandard Owner Occupied Housing
	<b>Funding</b>	CDBG: \$108,000.00
	<b>Description</b>	Minor Home Repair program is an on-going program that assists LMI homeowners with minor repairs to their homes.
	<b>Target Date</b>	12/31/2025
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	The County anticipates assisting 10 households. Household types will vary based upon applications received.
	<b>Location Description</b>	Households receiving assistance may be located throughout in the County.
	<b>Planned Activities</b>	Activities include CDBG housing rehabilitation program to improve the quality of housing and living conditions for LMI qualified households throughout the County.
	<b>Project Name</b>	CDBG Program Administration

8	<b>Target Area</b>	
	<b>Goals Supported</b>	Administration
	<b>Needs Addressed</b>	
	<b>Funding</b>	CDBG: \$360,151.00
	<b>Description</b>	Planning and Administration of the CDBG program.
	<b>Target Date</b>	12/31/2025
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	NA
	<b>Location Description</b>	NA
	<b>Planned Activities</b>	Planning and Administration of the CDBG program.
9	<b>Project Name</b>	HOME Program Administration
	<b>Target Area</b>	
	<b>Goals Supported</b>	Administration
	<b>Needs Addressed</b>	
	<b>Funding</b>	:
	<b>Description</b>	Planning and Administration of the HOME program.
	<b>Target Date</b>	12/31/2025
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	NA
	<b>Location Description</b>	NA
	<b>Planned Activities</b>	Planning and Administration of the CDBG program.
10	<b>Project Name</b>	ESG25 Homeless Services
	<b>Target Area</b>	
	<b>Goals Supported</b>	Action on Homeless
	<b>Needs Addressed</b>	Action on Homeless
	<b>Funding</b>	ESG: \$160,713.00

	<b>Description</b>	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.
	<b>Target Date</b>	12/31/2025
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	The County anticipates assisting approximately 110 individuals. Unfortunately, it is difficult to estimate the number and types of families that may be assisted due to the variety of factors that contribute to homelessness and ever changing demographics. Additionally, the complexity of estimating the number of families served is increased since the PIT homeless data that was available only indicated the number of people in families and not the actual number of families being served.
	<b>Location Description</b>	Assistance will be provided to address homeless service needs throughout the County.
	<b>Planned Activities</b>	<p>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:</p> <ul style="list-style-type: none"> <li>• Brookland-Lakeview Empowerment Center (West Columbia)</li> <li>• United Way of the Midlands (HMIS data analysis)</li> <li>• One 80 Place (Rapid Re-Housing)</li> <li>• MIRCI (Street Outreach)</li> <li>• Homeless No More (Emergency Shelter)</li> <li>• Sistercare (Emergency Shelter – Domestic Violence)</li> <li>• Transitions (Emergency Shelter)</li> </ul>

## **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**

<b>Target Area</b>	<b>Percentage of Funds</b>
No priority areas have been designated by the County.	

**Table 62 - 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**

As part of this Consolidated Planning effort, 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 in order 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 2020-2021, 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	110
Non-Homeless	20
Special-Needs	2
Total	132

**Table 63 - One Year Goals for Affordable Housing by Support Requirement**

One Year Goals for the Number of Households Supported Through	
Rental Assistance	10
The Production of New Units	0
Rehab of Existing Units	10
Acquisition of Existing Units	2
Total	22

**Table 64 - One Year Goals for Affordable Housing by Support Type**

#### Discussion

CDBG-DR and MIT will not be undertaking any housing projects over the next year.



## **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 intends to dispose of its 41 public housing during 2024-2025 and convert families in public housing units to Project Based Voucher tenants. The public housing units will be 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 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.

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

Since Cayce Housing is disposing 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 will be 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 COVID-19 friendly 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 of Lexington regularly participates in the efforts of organizations addressing homelessness and special needs activities and provides technical assistance with HUD programs. Community Development staff regularly attends 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, blind or have low vision,

speech impairments, limited mobility and deaf or hard of hearing.

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)
- **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.

- **Christ Central Ministries Retreat House** - Housing for veterans who have graduated out of Central Midlands Transitional Retreat. It offers more independence while maintaining a structure that requires accountability.
- **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.
- **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.
- **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. An employee from the County's Assessor Office visits and measures each home 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 (i.e., there are no required minimum lot sizes). The R-1 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 Consolidated Plan 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	19,699
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
<b>Total Program Income:</b>	<b>19,699</b>

#### Other CDBG Requirements

1. The amount of urgent need activities	0
<TYPE=[text] REPORT_GUID=[A698417B4C924AE0218B42865313DACF] DELETE_TABLE_IF_EMPTY=[YES]>	
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.	80.00%

## **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)). <TYPE=[text] REPORT\_GUID=[A0BBB986408D8C25582AC4BE59FA99C5]>

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 HESG 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.

The County of Lexington has a substantial HOME Program, which includes a comprehensive rehabilitation program, housing acquisition, rehab, and 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.

## Attachments



## APPENDIX A

# CITIZEN PARTICIPATION PLAN

Lexington County  
Community Development Department  
212 South Lake Drive, Suite 401  
Lexington, South Carolina 29072





## APPENDIX A – CITIZEN PARTICIPATION PLAN

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### Introduction

Lexington County receives funds annually from the United States Department of Housing and Urban Development (HUD) to implement the Community Development Block Grant (CDBG) program. The primary goals of the CDBG program are to provide decent housing, a suitable living environment, and expand economic opportunities particularly for low- and moderate-income persons.

To receive CDBG funds, the County is required to develop and implement a Citizen Participation Plan (CPP). The purpose of the CPP is to encourage citizen participation in the development, implementation and evaluation of the specific activities described within the Consolidated Plan and funded through the CDBG program.

The Consolidated Plan is a comprehensive planning process that describes the County's housing market conditions, identifies overall needs for affordable housing and non-housing community development, and provides strategies to address those needs. The Consolidated Plan also serves as the application for Federal funding under the Community Development Block Grant (CDBG) program.

The Citizen Participation Plan sets forth the policies and procedures for citizen involvement in the following components of the Consolidated Plan:

- Five-Year Consolidated Plan
- Annual One-Year Action Plan
- Substantial Amendments
- Consolidated Annual Performance Report (CAPER)

### Definitions

The following terms are used in the Citizen Participation Plan and can be defined as follows:

***Consolidated Plan***

This is the collective term for the Five-Year Consolidated Plan, Annual One-Year Action Plan, and the Consolidated Annual Performance Evaluation Report (CAPER).

***Five-Year Consolidated Plan***

This document is prepared once every five years and serves as the County's housing and community development plan. HUD requires the Plan from the County to receive CDBG funds.

The Plan is prepared in accordance with the process prescribed in 24 CFR Part 91 and describes the County's housing and community development needs, resources, and priorities and proposed activities to be undertaken over a five-year period.

***Annual One-Year Action Plan***

This document is prepared annually and is an update to the Five-Year Consolidated Plan. This Plan describes the needs, resources, priorities and proposed activities to be undertaken over a one-year period.

***CDBG (Community Development Block Grant Program):*** A U.S. Department of Housing and Urban Development (HUD) grant which provides for a variety of community development programs that benefit low- and moderate-income persons.

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

This document is prepared annually and describes the efforts and progress made in implementing the Five-Year Consolidated Plan and One-Year Action Plan for the preceding Program Year.

***Program Year***

The year in which CDBG, HOME and ESG activities are carried out. The program year begins July 1<sup>st</sup> and ends June 30<sup>th</sup>.

***Substantial Amendment***

HUD requires grantees to submit an amendment to their Annual Action Plan when there is a substantial change in the allocation priorities or methods of distribution to projects funded with CDBG. A substantial amendment is defined as one of the following:

1. Project deletions or changes made in allocation priorities or methods of distribution that have the effect of changing the funding level of individual CDBG projects identified in the Annual Action Plan by more than 30% of an entitlement jurisdiction's annual funding level;
2. Any new eligible activity funded with CDBG not already identified in the Annual Action Plan;
3. Significant changes in the use of CDBG funds from one eligible activity to another, in an amount greater than 30% of the annual CDBG allocation.

Substantial amendments will be made available for public comment at the same locations previously described for the Consolidated Plan/Annual Action Plan. Resident comments (verbal and written) received during the citizen participation process will be summarized in writing and included in an attachment to any amendments submitted to HUD.

## **Citizen Participation Plan Adoption / Amendments**

The County will make the CPP available to the public and provide citizens with reasonable notice and opportunity to comment on the adoption of, and amendments to, the CPP. Upon request, the CPP will be provided in a format accessible to persons with disabilities. Prior to adopting or amending the CPP, the County will publish a notice in The Chronicle Newspaper and in the Lexington County's Administration Building (a public facility) establishing a minimum of 15 days for the public to comment.

## **Development of the Consolidated Plan**

In developing the Consolidated Plan, the County will utilize information obtained through citizen participation at public hearings, written comments received, electronic and hard copy surveys (provided in English and Spanish), and consultation with:

- Public and private agencies that provide:
  - Assisted Housing
  - Health Services
  - Social Services For:
    - ∞ Children
    - ∞ Elderly
    - ∞ Persons with Disabilities
    - ∞ Persons with HIV/AIDS and Their Families
    - ∞ Homeless Persons
- Local Health and Child Welfare Agencies
- (Lead-Based Paint Hazards and Poisoning).
- Adjacent Jurisdictions (Non-housing Community Development Needs)
- State of South Carolina (Non-housing Community Development Needs)
- Area Planning Agencies (Central Midlands Council of Governments)

## **Amendments to the Consolidated Plan**

HUD requires the County to amend its approved Five-Year Consolidated Plan and/or One-Year Annual Action Plan whenever one of the following decisions is made:

- To make a change in allocation priorities or a change in the method of distribution of funds;
- To carry out an activity using funds from any program covered by the Consolidated Plan not previously described in the Annual Action Plan (including program income); or
- To change the purpose, scope, location or beneficiaries of an activity.

Prior to implementation, the County will classify an amendment as either substantial or non-substantial. The public will be notified of any amendments classified as substantial and will be provided the opportunity to comment as described in Section VI (Public Comment). An amendment will be considered substantial if it meets the following criteria:

- The amendment will result in a change in the use of CDBG funds from one eligible activity to another when the activity funds are greater than 30% of the Fiscal Year's CDBG entitlement grant award.
- Adds an activity; or
- Deletes an activity

Following the implementation of any amendment, the County will notify HUD that an amendment has been made by submitting a copy of the amendment along with any supporting documentation.

## **Public Comment**

Citizens are encouraged to participate and provide comments on the Five-Year Consolidated Plan, One-Year Annual Action Plan, substantial amendments, and the CAPER. Prior to submission to HUD, the County will place a notice in The Chronicle Newspaper informing citizens of the availability of the document and the time period allowed for submitting comments before the documents are finalized and submitted to HUD. Any public comments received during the comment period shall be considered, summarized and attached to the documents prior to submission to HUD. The numbers of days allowed for public comment on each document are as follows:

- Five-Year Consolidated Plan – 30 days
- One-Year Annual Action Plan – 30 days
- Substantial Amendment(s) – 30 days
- CAPER – 15 days

## **Public Hearings**

The County will hold a minimum of two (2) public hearings each program year to obtain citizens views and respond to proposals and questions. The purposes of the hearings are to allow the public the opportunity to comment on:

- Program Performance

- Housing and Community Development Needs
- Development of Proposed Activities

Public hearings will be held at times and locations convenient to potential or actual beneficiaries, and with accommodation for persons with disabilities. The hearings will generally be held at the Lexington County Administration Building. Also, throughout the comment period surveys and comment cards will be left at various public facilities within Lexington County for community input. Accommodations for persons with visual, hearing or other impairments will be made upon request and reasonable notice. If a significant number of non-English speaking persons can be reasonably expected to attend the hearing, the County will make translation services available. At a minimum, hearings will be conducted during normal County business hours. When practical, hearings may be conducted after normal business hours.

**The first public hearing** is held during the development of the Consolidated Annual Performance Report (CAPER) and prior to making the Annual One-Year Action Plan or Five-Year Consolidated Plan available for public comment. The purpose of this hearing is to:

- Discuss the County's annual performance in achieving its goals and objectives for the preceding program year, and
- Obtain views from citizens on housing and community development needs, including priority non-housing community development needs, for the upcoming program year.

Input from this hearing is utilized in finalizing the CAPER and developing the Annual One-Year Action Plan or Five-Year Consolidated Plan.

**The second public hearing** is held during the development of the Annual One-Year Action Plan or Five-Year Consolidated Plan. This hearing is held primarily to discuss and obtain views from citizens regarding the draft plan including input on proposed activities, and funding amounts.

- Public Hearing on CAPER ..... August – September
- Public Hearing on proposed Annual Action Plan ..... April - May

Notice of the public hearings will be published in The Chronicle and in the Lexington County's Administration Building (a public facility) at least 7 days before the scheduled hearing date. Notices will include the date, time, location, and purpose of the hearing, and the name and phone number of the County contact person for questions and clarification.

In the event that national or local health officials recommend social distancing and/or limited public gatherings for public health reasons, virtual or web-based hearings will be used in lieu of in-person hearings. If this format is used, real-time responses, timely responses from local officials to all citizen questions and issues, public access to all questions and response and

accommodations for persons with disabilities or limited English proficiency will be made to the greatest extent possible.

The hearings generally address housing, social, and community development needs, proposed activities and the review of program performance. On the day of the public hearing, comments may be submitted in writing or made orally during the hearing.

### **Notices During A Disaster Or State Of Emergency**

In the event of certain disasters or emergencies, HUD may provide waivers and or alternative requirements relative to public notification processes. In such events, the County will avail itself of any alternatives, provided that it will help in the expediting notifications for the delivery of assistance to the communities.

### **Meetings**

In the event local meetings are held in addition to public hearings in the development of the Consolidated Plan, the County will provide citizens with reasonable and timely access. Notice of such meetings will be accomplished by direct invitation, media releases, or similar means to ensure that interested persons have an opportunity to participate. The County will determine the specific form and timing of notification based on the purpose of the meeting.

### **Availability to Public**

Copies of the CPP, Consolidated Plan, substantial amendments and CAPER will be available to the public for review during normal County business hours at the Department of Community and Economic Development, Lexington County Administration Building. All documents will be made available in a form accessible to persons with disabilities upon request and with reasonable notice.

### **Disasters, Emergency Provisions**

In the event of a declared disaster or emergency, it may be necessary to expedite the adoption of the Annual Action Plan and/or substantial amendments to the Consolidated Plan. These amendments may include funding new activities and or the reprogramming of funds, including canceling activities to meet needs resulting from a declared disaster or emergency. Therefore, the County may utilize CDBG and ESG funds to meet these needs with a 5 day public comment period instead of a 30 day public comment period (which is otherwise required). With respect to a declared disaster or emergency event, the County may elect to use CDBG and/or ESG funds to address needs not provided for by the Federal Emergency Management Agency (FEMA) and the

Small Business Administration or other disaster relief efforts. Funding for disaster relief may not duplicate other efforts undertaken by federal or local sources unless allowed by the federal government. Potential eligible uses of funds are those that are included in this Citizen Participation Plan, the Consolidated Plan or any other CDBG eligible use. HUD may provide new guidance on eligible uses in which the County will comply with and may utilize as well.

In the event of declared disaster or emergency event, such as a pandemic or any other event that leads to the closure of Lexington County Administration Building, the County has the option to use the following provisions:

- When soliciting input for the County's Consolidated Plan, Annual Action Plan, substantial amendments or Annual Performance Report, AFH or substantial AFH revision a short summary description of each will be provided in each public notice for informational purposes and will be posted online on the County's website <https://lex-co.sc.gov/>. Hard copies will not be required to be posted.
- Public comment will be received solely via the email [cdcustomerservice@lex-co.com](mailto:cdcustomerservice@lex-co.com)
- Public hearings may be held virtually, to be consistent with national/local health authorities recommending social distancing and limiting public gatherings for public health reasons, and there will be a process in place detailing how citizens can virtually participate in the public hearings.
- The public comment period will be shortened to 5 days

### Access to Records

The County will provide citizens, public agencies and other interested parties with reasonable and timely access to information and records relating to the County's Consolidated Plan and the County's use of CDBG assistance. Specific requests for such information must be submitted in writing to:

Robbie Derrick, Director  
Lexington County  
Community Development Department  
212 South Lake Drive  
Lexington, South Carolina 29072

## Technical Assistance

The County will provide technical assistance to group representatives of persons of low- and moderate-income that request such assistance in developing proposals for funding assistance under the County's CDBG program. The level and type of assistance provided will be determined by the County on a case-by-case basis depending on the needs and capacity of the groups requesting assistance. The technical assistance provided will not include the provision of funds to the groups.

## Displacement

The County will make every effort to minimize displacement of persons affected by any CDBG activities. It will comply with the acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended (43 U.S.C. 4601), and implementing regulations at 49 CFR part 135.

## Complaints

The County will provide, at a minimum, a timely, substantive, written response to all written citizen complaints related to the Consolidated Plan, amendments, and CAPER. The response will be provided within 15 working days, when practicable, after receipt of the complaint. All complaints must be submitted in writing to the following address:

Robbie Derrick, Director  
Lexington County  
Community Development Department  
212 South Lake Drive  
Lexington, South Carolina 29072



### Appendix A: Citizen Participation Plan - Revision History

REVISION HISTORY		
Issue No.	Changed By	Approved By Date + Description of Change
1	Sandy Fox	April 2, 2020 – include virtual or web based hearings in lieu of in-person hearings
Special Comments:		



Post Office Box 9  
Lexington, SC 29071  
(803) 359-7633

## Affidavit of Publication

I hereby certify that on the dates appearing below, I did publish the attached notice in the Lexington County Chronicle & The Dispatch-News, a newspaper of general circulation in the County of Lexington, State of South Carolina, in accordance with the laws of said county and state.

Publication Dates:

4-2-2020

*Michael B. Hulse*  
Lexington County Chronicle  
& The Dispatch-News

Sworn to before me this 2nd day of  
April, 2020

*Jewel Hull*  
Jewel Hull  
Notary Public for South Carolina

My Commission Expires October 3, 2028



**COUNTY OF LEXINGTON PUBLIC REVIEW NOTICE OF PROPOSED CITIZEN PARTICIPATION PLAN**

The County of Lexington's Citizen Participation Plan describes HUD-funded programs to Lexington County and citizen participation opportunities related to the CDBG, HOME, CDBG and HUD Funded Programs, as well as Annual Performance Reports, other Citizen Participation Plans, and regarding the Citizen Participation Plan.

The Office of Community Development is soliciting comments on the proposed HUD mandated Citizen Participation Plan.

**Public Comment Period**

A draft of the Citizen Participation Plan will be made available for public review and comment on April 7, 2020. Copies of the Plan may be downloaded from the County website, <https://lexco.org/development/citizen-participation-program-overview/back-ground-program>.

**Public Hearing Notice**

Due to the COVID-19, additional public hearings will not be scheduled. All information on the Citizen Participation Plan will be posted on Lexington County's website, Facebook page and Twitter. If you are unable to access the online survey, you may call 803-359-8101 and request the survey to be mailed to you. You may also request to speak to either the Grants Manager or the Grants Administrator if you should have questions regarding the Plan.

**Written Comments**

The Venue of citizens, public opinion and other interested parties are encouraged. The Office of Community Development will receive written comments on the Plan. All questions and comments may be emailed to the Manager of Civil Engineering, Grants Manager and/or Sandy Fox, Grants Administrator at The Lexington County Office of Community Development, One South Lane Drive, Suite 401, Lexington, SC 29072. Written comments will be received through April 17, 2020. Alternatively, any comments may be emailed to [lexco@lexco.org](mailto:lexco@lexco.org).

**Other Information**

Persons with special needs or accommodations relating to Handicapped accessibility or foreign language should contact Sandy Fox at [sfox@lexco.com](mailto:sfox@lexco.com) or Civil Engineering at [lexco@lexco.com](mailto:lexco@lexco.com) or by phone at (803) 359-8121. Interpretive services are available upon request.

The County of Lexington does not discriminate in any of its programs or services.



Post Office Box 9  
Lexington, SC 29071  
(803) 359-7633

## Affidavit of Publication

I hereby certify that on the dates appearing below, I did publish the attached notice in the Lexington County Chronicle & The Dispatch-News, a newspaper of general circulation in the County of Lexington, State of South Carolina, in accordance with the laws of said county and state.

Publication Dates:

4-9-2020

MacLeod Bellman  
Lexington County Chronicle  
& The Dispatch-News

Sworn to before me this 9th day of  
April, 2020

Jewel Hull  
Jewel Hull  
Notary Public for South Carolina

My Commission Expires October 3, 2028



**NOTICE OF AVAILABILITY  
AND PUBLIC HEARING**  
County of Lexington  
2020-2024 Consolidated Plan and  
Annual Action Plan

The County of Lexington Department of Community Development announces the preparation of the 2020-2024 Consolidated Plan and Annual Action Plan. These documents are required by the United States Department of Housing and Urban Development (HUD) in order for the County to receive its annual allocation of Community Development Block Grant (CDBG), HOME Investment Partnerships Program (HOME) and Emergency Solutions Grant (ESG) funds.

Due to the COVID-19, a Public Hearing for the Consolidated Plan and Annual Action Plan will not be held. However, if you would like to review the 2020-2024 Consolidated Plan and Annual Action Plan, a copy is posted on the Lexington County Website at <http://www.lexcountysc.gov> or you may request a copy of the draft plan by contacting the County of Lexington Community Development Department, Grant Programs Division at (803) 766-6127 or e-mail [grant@lexcountysc.gov](mailto:grant@lexcountysc.gov). There is a thirty day (30) comment period which begins April 10, 2020.

April 10, 2020 - Draft Available for Public Review and Comment  
May 10, 2020 - End of Public Comment Period  
May 10, 2020 - Plan Submitted to HUD

Written comments will be accepted through May 10, 2020. All comments should be addressed to: Andy Hall, County of Lexington Community Development Department, 1400 South Lake Drive, Lexington, SC 29072.

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

Date of Notice: April 8, 2020



A Paid Newspaper of General Circulation  
in the County of Lexington, SC

I hereby certify that on the dates appearing  
below, I did publish the attached notice in  
the Lexington County Chronicle & The  
Dispatch-News, a newspaper of general  
circulation in the County of Lexington,  
State of South Carolina, in accordance  
with the laws of said county and state.

Publication Dates:

March 7, 2024

  
Lexington County Chronicle

Sworn to before me this 7th day of  
March, 2024.

  
Lauren Rimer  
Notary Public for South Carolina

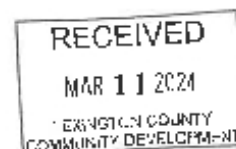
My Commission Expires  
October 4, 2031.



514 East Main Street  
Lexington, SC 29072  
(803) 359-7633

## Affidavit of Publication

**PUBLIC NOTICE**  
Lexington County Community Development  
Notice of Consolidated Plan/Jackson Plan  
Public Notice No. 2024-01  
In Re: Community Development  
The Lexington County Community Development  
Department hereby gives notice of the  
availability of the Consolidated Plan/Jackson Plan  
for the year 2024. The Consolidated Plan/Jackson Plan  
is a document that outlines the community development  
needs of the county and provides a framework for  
the allocation of federal funds. The Consolidated Plan/Jackson Plan  
is available for public review and comment. The public  
comment period will be from March 7, 2024, to March 14, 2024.  
The Consolidated Plan/Jackson Plan is available for  
review at the Lexington County Community Development  
Department, 514 East Main Street, Lexington, SC 29072.  
The Consolidated Plan/Jackson Plan is also available  
online at the Lexington County Community Development  
Department website, <http://www.lexingtoncountysc.gov>.  
The Consolidated Plan/Jackson Plan is a document that  
outlines the community development needs of the county  
and provides a framework for the allocation of federal  
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The Consolidated Plan/Jackson Plan is also available  
online at the Lexington County Community Development  
Department website, <http://www.lexingtoncountysc.gov>.



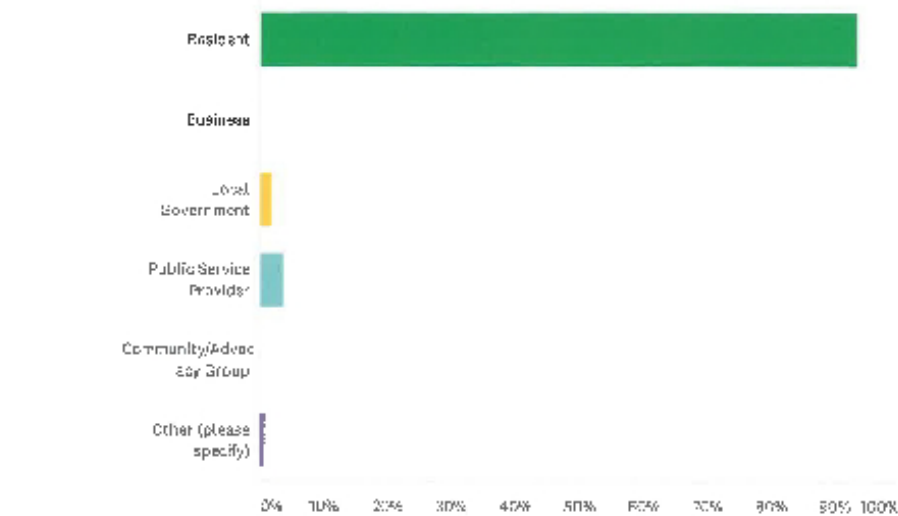
# Appendix B

## Primary Needs Assessment Online Survey

# Lexington County Community Needs Survey

## Q1 Which best describes you?

Answered: 436 Skipped: 1



ANSWER CHOICES		RESPONSES	
Resident		93.58%	408
Business		0.00%	0
Local Government		1.83%	8
Public Service Provider		3.67%	16
Community/Advocacy Group		0.00%	0
Other (please specify)		0.92%	4
TOTAL			436

#	OTHER (PLEASE SPECIFY)	DATE
1	Resident and Business Owner within the County	3/30/2020 10:34 AM
2	26170	3/25/2020 3:17 PM
3	First responder	3/25/2020 2:43 PM
4	Resident and Business	3/25/2020 2:39 PM

Lexington County Community Needs Survey

Q2 What is your zip code?

Answered: 437 Skipped: 0

# Lexington County Community Needs Survey

#	RESPONSES	DATE
1	29150	3/31/2020 8:05 AM
2	29210	3/30/2020 7:48 PM
3	29123	3/30/2020 1:34 PM
4	29123	3/30/2020 11:59 AM
5	29070	3/30/2020 10:34 AM
6	29072	3/30/2020 10:16 AM
7	29072	3/30/2020 8:55 AM
8	29170	3/30/2020 8:53 AM
9	29073	3/30/2020 7:54 AM
20	29036	3/29/2020 11:57 PM
11	29170	3/29/2020 11:05 PM
12	29073	3/29/2020 10:53 AM
13	29072	3/29/2020 9:57 AM
14	29072	3/29/2020 5:12 AM
15	29170	3/29/2020 4:23 AM
16	29072	3/29/2020 3:20 AM
17	29054	3/29/2020 2:19 AM
18	29073	3/28/2020 11:44 PM
19	29072	3/28/2020 11:20 PM
20	29072	3/28/2020 9:29 PM
21	29053	3/28/2020 8:40 PM
22	29073	3/28/2020 8:20 PM
23	29073	3/28/2020 7:39 AM
24	29054	3/28/2020 2:37 AM
25	29072	3/28/2020 1:50 AM
26	29073	3/28/2020 1:43 AM
27	29073	3/28/2020 1:26 AM
28	29170	3/28/2020 12:24 AM
29	29072	3/27/2020 11:59 PM
30	29073	3/27/2020 10:55 PM
31	29072	3/27/2020 8:30 PM
32	29054	3/27/2020 7:59 PM
33	29073	3/27/2020 7:18 PM
34	29054	3/27/2020 7:02 PM
35	29160	3/27/2020 5:24 PM
36	29054	3/27/2020 4:46 PM
37	29070	3/27/2020 3:51 PM



# Lexington County Community Needs Survey

38	29073	3/27/2020 3:06 PM
39	29073	3/27/2020 2:53 PM
40	20073	3/27/2020 2:28 PM
41	29123	3/27/2020 1:34 PM
42	29189	3/27/2020 1:10 PM
43	29054	3/27/2020 12:46 PM
44	29073	3/27/2020 12:13 PM
45	29073	3/27/2020 12:06 PM
46	20072	3/27/2020 11:57 AM
47	29073	3/27/2020 11:04 AM
48	29073	3/27/2020 9:26 AM
49	29054	3/27/2020 9:38 AM
50	29073	3/27/2020 9:28 AM
51	29072	3/27/2020 9:19 AM
52	29072	3/27/2020 9:10 AM
53	29072	3/27/2020 8:58 AM
54	29073	3/27/2020 8:34 AM
55	29073	3/27/2020 8:14 AM
56	29072	3/27/2020 8:12 AM
57	29073	3/27/2020 8:02 AM
58	29072	3/27/2020 8:00 AM
59	29073	3/27/2020 7:54 AM
60	29073	3/27/2020 7:52 AM
61	29073	3/27/2020 7:25 AM
62	29072	3/27/2020 7:14 AM
63	29073	3/27/2020 7:08 AM
64	29072	3/27/2020 6:47 AM
65	29072	3/27/2020 6:01 AM
66	29053	3/27/2020 4:38 AM
67	29170	3/27/2020 4:23 AM
68	29073	3/27/2020 3:22 AM
69	29072	3/27/2020 3:21 AM
70	29073	3/27/2020 3:04 AM
71	29054	3/27/2020 1:29 AM
72	29073	3/27/2020 1:25 AM
73	29053	3/27/2020 12:36 AM
74	29170	3/26/2020 11:17 PM
75	29072	3/25/2020 10:50 PM

Lexington County Community Needs Survey

76	29072	3/26/2020 10:49 PM
77	29072	3/26/2020 10:57 PM
78	29072	3/26/2020 10:26 PM
79	29170	3/26/2020 10:22 PM
80	29072	3/26/2020 10:17 PM
81	29072	3/26/2020 10:10 PM
82	29072	3/26/2020 9:42 PM
83	29072	3/26/2020 9:40 PM
84	29073	3/26/2020 9:28 PM
85	29073	3/26/2020 9:56 PM
86	29180	3/26/2020 9:51 PM
87	29072	3/26/2020 9:44 PM
88	29070	3/26/2020 9:38 PM
89	29073	3/26/2020 9:32 PM
90	29070	3/26/2020 9:21 PM
91	29036	3/26/2020 9:20 PM
92	29073	3/26/2020 7:52 PM
93	29073	3/26/2020 7:49 PM
94	29170	3/26/2020 7:31 PM
95	29072	3/26/2020 7:31 PM
96	29070	3/26/2020 7:19 PM
97	29073	3/26/2020 6:15 PM
98	29073	3/26/2020 6:14 PM
99	29073	3/26/2020 6:00 PM
100	29054	3/26/2020 5:36 PM
101	29072	3/26/2020 5:32 PM
102	29170	3/26/2020 5:28 PM
103	29072	3/26/2020 5:12 PM
104	29070	3/26/2020 5:06 PM
105	29170	3/26/2020 5:03 PM
106	29073	3/26/2020 4:57 PM
107	29072	3/26/2020 4:01 PM
108	29061	3/26/2020 4:00 PM
109	29054	3/26/2020 3:59 PM
110	29070	3/26/2020 3:53 PM
111	29170	3/26/2020 3:48 PM
112	29073	3/26/2020 3:47 PM
113	29036	3/26/2020 3:44 PM

# Lexington County Community Needs Survey

114	29172	3/26/2020 3:38 PM
115	29073	3/26/2020 3:11 PM
116	29053	3/26/2020 3:04 PM
117	23170	3/25/2020 3:03 PM
118	29073	3/26/2020 2:50 PM
119	29072	3/26/2020 2:34 PM
120	29072	3/26/2020 2:21 PM
121	29054	3/25/2020 2:20 PM
122	29053	3/26/2020 2:17 PM
123	29053	3/25/2020 2:15 PM
124	29036	3/25/2020 2:03 PM
125	29073	3/25/2020 1:56 PM
126	29073	3/25/2020 1:56 PM
127	29054	3/25/2020 1:53 PM
128	29169	3/26/2020 1:51 PM
129	29053	3/26/2020 1:44 PM
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131	29073	3/26/2020 1:38 PM
132	29073	3/26/2020 1:32 PM
133	29073	3/26/2020 1:19 PM
134	29070	3/26/2020 12:58 PM
135	29073	3/26/2020 12:55 PM
136	29072	3/26/2020 12:40 PM
137	29170	3/26/2020 12:45 PM
138	29072	3/26/2020 12:41 PM
139	29079	3/26/2020 12:40 PM
140	29057	3/26/2020 12:38 PM
141	29123	3/26/2020 12:37 PM
142	29053	3/26/2020 12:31 PM
143	29053	3/26/2020 12:27 PM
144	29073	3/26/2020 12:24 PM
145	29072	3/26/2020 12:23 PM
146	29036	3/26/2020 12:17 PM
147	29123	3/26/2020 12:17 PM
148	29073	3/26/2020 12:12 PM
149	29072	3/26/2020 12:06 PM
150	29036	3/26/2020 12:06 PM
151	29170	3/26/2020 12:02 PM

# Lexington County Community Needs Survey

152	29053	3/28/2020 11:54 AM
153	29073	3/28/2020 11:54 AM
154	29123	3/28/2020 11:51 AM
155	29170	3/28/2020 11:51 AM
156	29170	3/28/2020 11:46 AM
157	29053	3/28/2020 11:36 AM
158	29073	3/28/2020 11:36 AM
159	29073	3/28/2020 11:31 AM
160	29072	3/28/2020 11:28 AM
161	29036	3/28/2020 11:22 AM
162	29053	3/28/2020 11:22 AM
163	29073	3/28/2020 11:22 AM
164	29070	3/28/2020 11:19 AM
165	29070	3/28/2020 11:15 AM
166	29073	3/28/2020 11:14 AM
167	29123	3/28/2020 11:09 AM
168	29054	3/28/2020 11:06 AM
169	29073	3/28/2020 10:35 AM
170	29072	3/28/2020 10:32 AM
171	29072	3/28/2020 10:32 AM
172	29073	3/28/2020 10:25 AM
173	29070	3/28/2020 10:25 AM
174	29172	3/28/2020 10:14 AM
175	29172	3/28/2020 10:06 AM
176	29053	3/28/2020 10:06 AM
177	29172	3/28/2020 10:05 AM
178	29792	3/28/2020 10:01 AM
179	29073	3/28/2020 9:59 AM
180	29072	3/28/2020 9:57 AM
181	29073	3/28/2020 9:55 AM
182	29072	3/28/2020 9:49 AM
183	29073	3/28/2020 9:47 AM
184	29063	3/28/2020 9:42 AM
185	29073	3/28/2020 9:32 AM
186	29054	3/28/2020 9:28 AM
187	29053	3/28/2020 9:29 AM
188	29073	3/28/2020 9:23 AM
189	29054	3/28/2020 9:20 AM

Lexington County Community Needs Survey

190	29006	3/25/2020 9:20 AM
191	29212	3/26/2020 9:18 AM
192	29072	3/26/2020 9:17 AM
193	29077	3/26/2020 9:14 AM
194	29073	3/26/2020 9:14 AM
195	29051	3/26/2020 9:10 AM
196	29072	3/26/2020 9:08 AM
197	29073	3/26/2020 9:06 AM
198	29166	3/26/2020 9:03 AM
199	29073	3/26/2020 9:02 AM
200	29073	3/26/2020 9:00 AM
201	29073	3/26/2020 8:56 AM
202	29070	3/26/2020 8:55 AM
203	29073	3/26/2020 8:45 AM
204	29170	3/26/2020 8:46 AM
205	29166	3/26/2020 8:41 AM
206	29072	3/26/2020 8:38 AM
207	29073	3/26/2020 8:38 AM
208	29170	3/26/2020 8:32 AM
209	29073	3/26/2020 8:31 AM
210	29070	3/26/2020 8:22 AM
211	29072	3/26/2020 8:21 AM
212	29063	3/26/2020 8:20 AM
213	29160	3/26/2020 8:16 AM
214	29072	3/26/2020 8:15 AM
215	29072	3/26/2020 8:14 AM
216	29170	3/26/2020 8:12 AM
217	29166	3/26/2020 8:11 AM
218	29036	3/26/2020 8:10 AM
219	29170	3/26/2020 8:07 AM
220	29054	3/26/2020 8:03 AM
221	29073	3/26/2020 8:00 AM
222	29166	3/26/2020 8:00 AM
223	29054	3/26/2020 7:58 AM
224	29073	3/26/2020 7:54 AM
225	29170	3/26/2020 7:53 AM
226	29073	3/26/2020 7:53 AM
227	29123	3/26/2020 7:50 AM

# Lexington County Community Needs Survey

228	28123	3/26/2020 7:50 AM
229	29053	3/26/2020 7:48 AM
230	23053	3/26/2020 7:47 AM
231	29070	3/26/2020 7:46 AM
232	29054	3/26/2020 7:45 AM
233	29054	3/26/2020 7:41 AM
234	29073	3/26/2020 7:40 AM
235	29172	3/26/2020 7:38 AM
236	29072	3/26/2020 7:35 AM
237	29050	3/26/2020 7:24 AM
238	29073	3/26/2020 7:31 AM
239	29073	3/26/2020 7:31 AM
240	29073	3/26/2020 7:20 AM
241	29054	3/26/2020 7:27 AM
242	29179	3/26/2020 7:28 AM
243	29006	3/26/2020 7:26 AM
244	29070	3/26/2020 7:26 AM
245	29072	3/26/2020 7:24 AM
246	29172	3/26/2020 7:24 AM
247	29072	3/26/2020 7:22 AM
248	29073	3/26/2020 7:21 AM
249	29073	3/26/2020 7:21 AM
250	29006	3/26/2020 7:21 AM
251	29072	3/26/2020 7:20 AM
252	28123	3/26/2020 7:18 AM
253	29073	3/26/2020 7:15 AM
254	29073	3/26/2020 7:14 AM
255	29073	3/26/2020 7:11 AM
256	29073	3/26/2020 7:10 AM
257	29073	3/26/2020 7:07 AM
258	29160	3/26/2020 7:07 AM
259	29170	3/26/2020 7:05 AM
260	29070	3/26/2020 7:04 AM
261	29160	3/26/2020 7:04 AM
262	29070	3/26/2020 7:04 AM
263	29072	3/26/2020 7:03 AM
264	29160	3/26/2020 7:01 AM
265	29054	3/26/2020 7:00 AM

Lexington County Community Needs Survey

256	29073	3/26/2020 7:10 AM
257	29172	3/26/2020 7:00 AM
258	29172	3/26/2020 7:00 AM
259	29072	3/26/2020 6:57 AM
270	29033	3/26/2020 6:57 AM
271	29054	3/26/2020 6:54 AM
272	29072	3/26/2020 6:53 AM
273	29172	3/26/2020 6:53 AM
274	29212	3/26/2020 6:50 AM
275	29053	3/26/2020 6:49 AM
276	29036	3/26/2020 6:49 AM
277	29070	3/26/2020 6:48 AM
278	29036	3/26/2020 6:47 AM
279	29054	3/26/2020 6:47 AM
280	29054	3/26/2020 6:46 AM
281	29053	3/26/2020 6:44 AM
282	29073	3/26/2020 6:43 AM
283	29073	3/26/2020 6:38 AM
284	29169	3/26/2020 6:38 AM
285	29070	3/26/2020 6:38 AM
286	29170	3/26/2020 6:37 AM
287	29123	3/26/2020 6:37 AM
288	29170	3/26/2020 6:36 AM
289	29123	3/26/2020 6:35 AM
290	29073	3/26/2020 6:01 AM
291	29072	3/26/2020 4:24 AM
292	29072	3/26/2020 1:38 AM
293	29053	3/26/2020 12:47 AM
294	29072	3/26/2020 12:41 AM
295	29072	3/25/2020 10:59 PM
296	29170	3/25/2020 10:30 PM
297	29054	3/25/2020 9:43 PM
298	29212	3/25/2020 9:27 PM
299	29072	3/25/2020 8:53 PM
300	29072	3/25/2020 8:31 PM
301	29072	3/25/2020 8:17 PM
302	29073	3/25/2020 8:41 PM
303	29072	3/25/2020 8:39 PM

Lexington County Community Needs Survey

304	29160	3/25/2020 8:35 PM
305	29073	3/25/2020 8:34 PM
306	29072	3/25/2020 8:00 PM
307	29170	3/25/2020 7:29 PM
308	29170	3/25/2020 7:10 PM
309	29073	3/25/2020 7:09 PM
310	29172	3/25/2020 6:52 PM
311	29073	3/25/2020 6:15 PM
312	29277	3/25/2020 5:59 PM
313	29073	3/25/2020 5:42 PM
314	29072	3/25/2020 5:37 PM
315	29054	3/25/2020 5:11 PM
316	29170	3/25/2020 5:03 PM
317	29170	3/25/2020 5:03 PM
318	29072	3/25/2020 5:03 PM
319	29073	3/25/2020 4:46 PM
320	29072	3/25/2020 4:46 PM
321	29203	3/25/2020 4:41 PM
322	29072	3/25/2020 4:34 PM
323	29072	3/25/2020 4:32 PM
324	29073	3/25/2020 4:30 PM
325	29054	3/25/2020 4:24 PM
326	29073	3/25/2020 4:18 PM
327	29073	3/25/2020 3:59 PM
328	29072	3/25/2020 3:57 PM
329	29172	3/25/2020 3:52 PM
330	29054	3/25/2020 3:49 PM
331	29036	3/25/2020 3:44 PM
332	29072	3/25/2020 3:42 PM
333	29072	3/25/2020 3:39 PM
334	29160	3/25/2020 3:31 PM
335	29166	3/25/2020 3:31 PM
336	29073	3/25/2020 3:30 PM
337	29070	3/25/2020 3:27 PM
338	Not	3/25/2020 3:17 PM
339	29073	3/25/2020 3:15 PM
340	29063	3/25/2020 3:15 PM
341	29070	3/25/2020 3:12 PM



Lexington County Community Needs Survey

342	29073	3/25/2020 3:04 PM
343	29123	3/25/2020 3:03 PM
344	29070	3/25/2020 3:01 PM
345	29170	3/25/2020 3:00 PM
346	29212	3/25/2020 2:59 PM
347	29072	3/25/2020 2:55 PM
348	29072	3/25/2020 2:53 PM
349	29072	3/25/2020 2:52 PM
350	29072	3/25/2020 2:51 PM
351	29070	3/25/2020 2:51 PM
352	29072	3/25/2020 2:45 PM
353	29142	3/25/2020 2:45 PM
354	29123	3/25/2020 2:44 PM
355	29054	3/25/2020 2:43 PM
356	29026	3/25/2020 2:43 PM
357	29073	3/25/2020 2:41 PM
358	29160	3/25/2020 2:41 PM
359	29072	3/25/2020 2:39 PM
360	29072	3/25/2020 2:38 PM
361	29053	3/25/2020 2:38 PM
362	29073	3/25/2020 2:38 PM
363	29072	3/25/2020 2:27 PM
364	29072	3/25/2020 2:23 PM
365	29072	3/25/2020 2:19 PM
366	29210	3/25/2020 2:18 PM
367	29073	3/25/2020 2:16 PM
368	29073	3/25/2020 2:11 PM
369	29073	3/25/2020 2:06 PM
370	29172	3/25/2020 2:05 PM
371	29070	3/25/2020 1:59 PM
372	29073	3/25/2020 1:50 PM
373	29170	3/25/2020 1:44 PM
374	29172	3/25/2020 1:43 PM
375	29072	3/25/2020 1:40 PM
376	29073	3/25/2020 1:38 PM
377	29170	3/25/2020 1:37 PM
378	29170	3/25/2020 1:29 PM
379	29072	3/25/2020 1:26 PM

# Lexington County Community Needs Survey

360	29170	3/23/2020 1:06 PM
361	29054	3/25/2020 1:05 PM
362	29072	3/25/2020 12:59 PM
363	29122	3/25/2020 12:55 PM
364	29070	3/25/2020 12:57 PM
365	29210	3/25/2020 12:53 PM
366	29070	3/25/2020 12:51 PM
367	29073	3/25/2020 12:50 PM
368	29054	3/25/2020 12:45 PM
369	29078	3/25/2020 12:44 PM
370	29054	3/25/2020 12:43 PM
371	29072	3/25/2020 12:35 PM
372	29006	3/25/2020 12:35 PM
373	29072	3/25/2020 12:34 PM
374	29070	3/25/2020 12:34 PM
375	29036	3/25/2020 12:31 PM
376	29077	3/25/2020 12:30 PM
377	29072	3/25/2020 12:29 PM
378	29054	3/25/2020 12:28 PM
379	29053	3/25/2020 12:28 PM
400	29054	3/25/2020 12:27 PM
401	29036	3/25/2020 12:27 PM
402	29072	3/25/2020 12:26 PM
403	29073	3/25/2020 12:26 PM
404	29189	3/25/2020 12:26 PM
405	29072	3/25/2020 12:26 PM
406	29173	3/25/2020 12:25 PM
407	29054	3/25/2020 12:24 PM
408	29072	3/25/2020 12:21 PM
409	29073	3/25/2020 12:20 PM
410	29072	3/25/2020 12:08 PM
411	29072	3/25/2020 11:57 AM
412	29072	3/25/2020 11:56 AM
413	29172	3/25/2020 11:53 AM
414	29072	3/25/2020 11:51 AM
415	29072	3/25/2020 11:49 AM
416	29170	3/25/2020 11:49 AM
417	29954	3/25/2020 11:47 AM

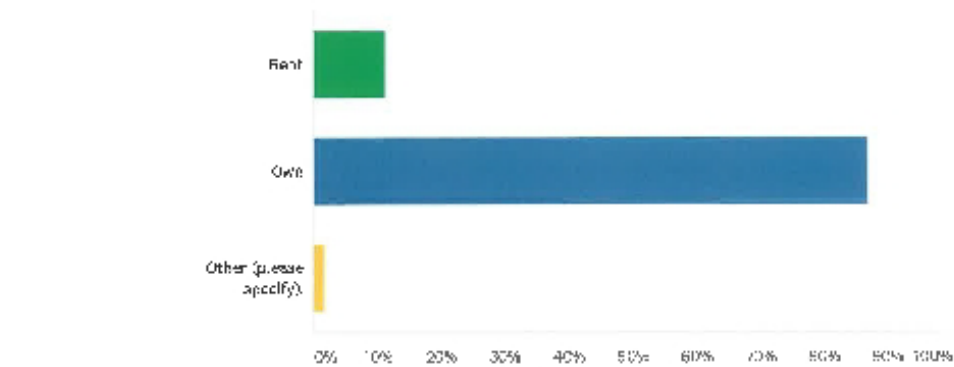
Lexington County Community Needs Survey

418	29072	3/25/2023 11:42 AM
419	29072	3/25/2023 11:43 AM
420	29073	3/25/2023 11:42 AM
421	29072	3/25/2023 11:40 AM
422	29072	3/25/2023 11:39 AM
423	29072	3/25/2023 11:39 AM
424	29212	3/25/2023 11:38 AM
425	29072	3/25/2023 11:37 AM
426	29169	3/25/2023 11:34 AM
427	29072	3/25/2023 11:32 AM
428	29212	3/25/2023 11:30 AM
429	29210	3/25/2023 11:29 AM
430	29072	3/25/2023 11:19 AM
431	29210	3/25/2023 11:18 AM
432	29166	3/25/2023 11:16 AM
433	29073	3/25/2023 11:14 AM
434	29083	3/25/2023 11:14 AM
435	29073	3/25/2023 11:10 AM
436	29070	3/25/2023 11:06 AM
437	29072	3/25/2023 8:58 AM

# Lexington County Community Needs Survey

## Q3 Do you rent or own your home?

Answered: 435 Skipped: 2



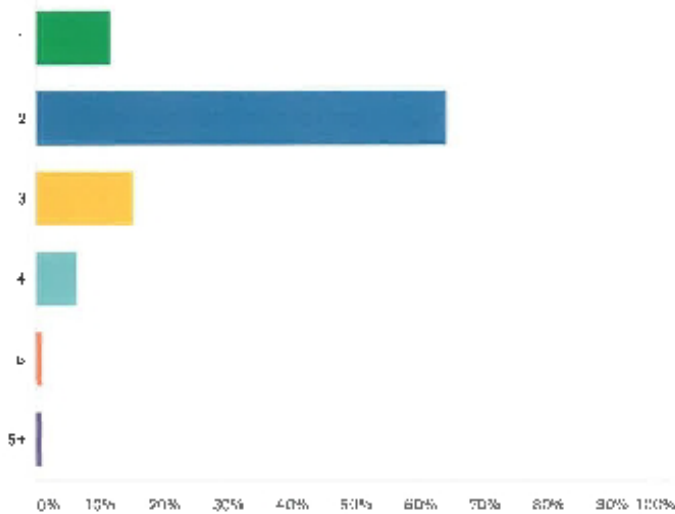
ANSWER CHOICES	RESPONSES	
Rent	11.26%	49
Own	87.13%	379
Other (please specify)	1.61%	7
TOTAL		435

#	OTHER (PLEASE SPECIFY):	DATE
1	Live with parent	3/29/2020 11:37 PM
2	J	3/28/2020 11:31 AM
3	live with father	3/27/2020 12:06 PM
4	Live with family	3/26/2020 10:26 PM
5	Live at home	3/25/2020 2:43 PM
6	Live with my parents	3/25/2020 2:23 PM
7	Live with parents temporarily while finding new house	3/24/2020 11:39 AM

Lexington County Community Needs Survey

Q4 How many adults (18+) live in your household?

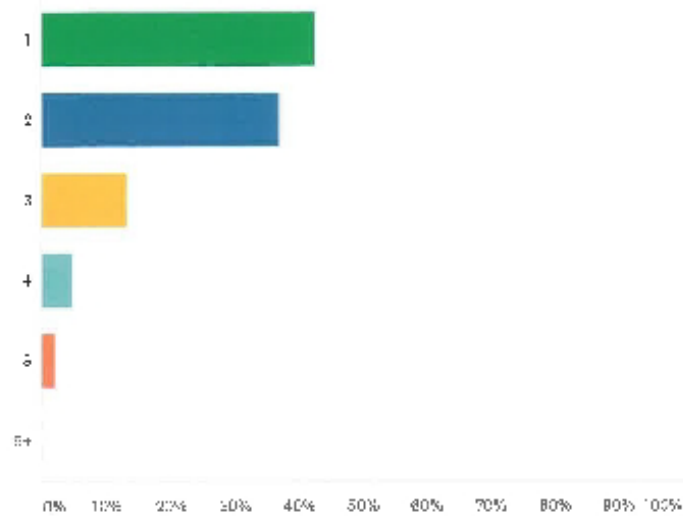
Answered: 436 Skipped: 0



ANSWER CHOICES	RESPONSES	
1	11.70%	51
2	54.22%	238
3	15.37%	67
4	6.42%	28
5	1.15%	5
5+	1.15%	5
TOTAL		436

## Q5 How many children (under the age of 18) live in your household?

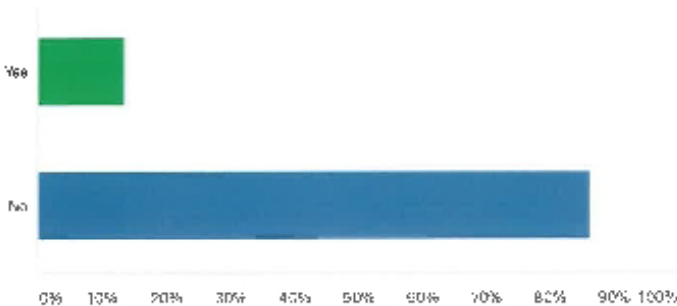
Answered: 232 Skipped: 205



ANSWER CHOICES	RESPONSES	
1	42.67%	99
2	31.57%	88
3	13.36%	31
4	4.74%	11
5	2.16%	5
5+	0.00%	0
TOTAL		232

Q6 Do any of your household members have a physical or mental impairment?

Answered: 435 Skipped: 2



ANSWER CHOICES

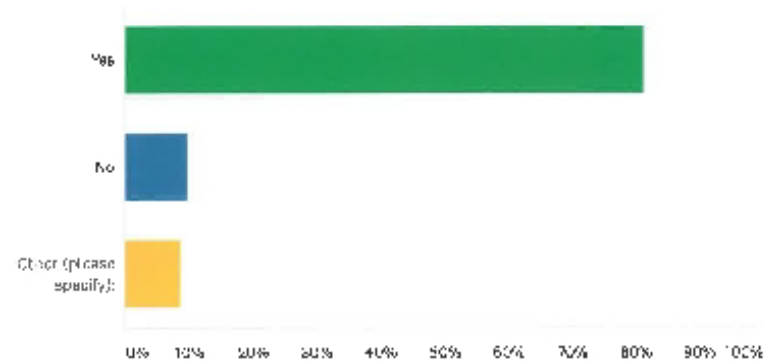
RESPONSES

Yes	13.56%	59
No	86.44%	376
TOTAL		435

Lexington County Community Needs Survey

Q7 Are you currently employed?

Answered: 434 Skipped: 3



ANSWER CHOICES	RESPONSES	
Yes	82.34%	357
No	9.37%	40
Other (please specify):	8.76%	38
TOTAL		434



Lexington County Community Needs Survey

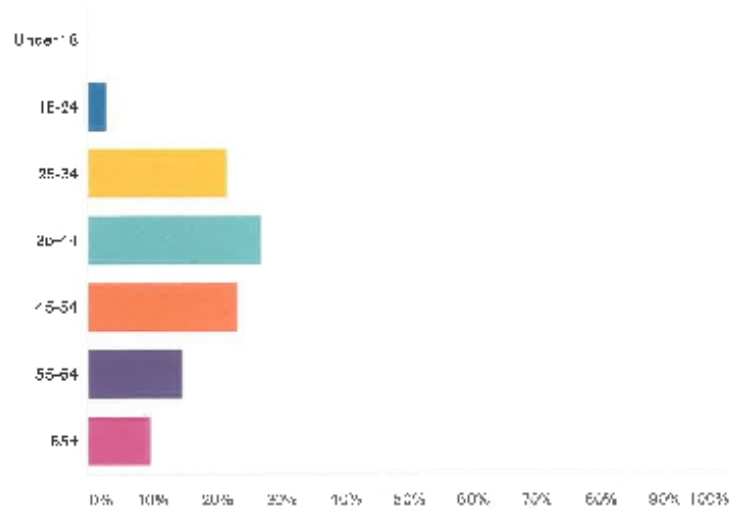
#	OTHER (PLEASE SPECIFY):	DATE
1	Part-time	3/25/2020 5:41 PM
2	Retired	3/27/2020 10:08 PM
3	Retired	3/27/2020 2:23 PM
4	Retired	3/27/2020 5:55 AM
5	Husband is	3/26/2020 7:31 PM
6	Retired	3/26/2020 6:14 PM
7	retired	3/26/2020 5:36 PM
8	Substitute Teacher	3/26/2020 2:50 PM
9	Retired	3/26/2020 2:17 PM
10	Disabled hi	3/26/2020 2:15 PM
11	Retired	3/26/2020 1:53 PM
12	Retired	3/26/2020 12:31 PM
13	Retired	3/26/2020 12:02 PM
14	retired	3/26/2020 11:36 AM
15	Stay at home mom	3/26/2020 11:22 AM
16	Retired	3/25/2020 10:32 AM
17	retired	3/25/2020 9:14 AM
18	Employee, but not working	3/25/2020 9:02 AM
19	retired	3/25/2020 8:50 AM
20	Retired	3/25/2020 8:41 AM
21	Store closed due to COVID19	3/25/2020 8:20 AM
22	Covid-19 layoff	3/26/2020 8:11 AM
23	Retired	3/26/2020 8:10 AM
24	Retired	3/26/2020 8:00 AM
25	Retired	3/26/2020 7:31 AM
26	Retired	3/26/2020 7:30 AM
27	Selfm	3/26/2020 7:26 AM
28	Retired	3/26/2020 7:24 AM
29	Student	3/26/2020 7:04 AM
30	Retired	3/26/2020 6:50 AM
31	Retired	3/25/2020 5:59 PM
32	Disabled	3/25/2020 3:12 PM
33	Retired	3/25/2020 1:44 PM
34	retired	3/25/2020 1:26 PM
35	retired	3/25/2020 12:53 PM
36	COVID-19 has made me temporarily unemployed	3/25/2020 11:39 AM
37	Retired	3/25/2020 11:23 AM



# Lexington County Community Needs Survey

## Q8 What is your age range?

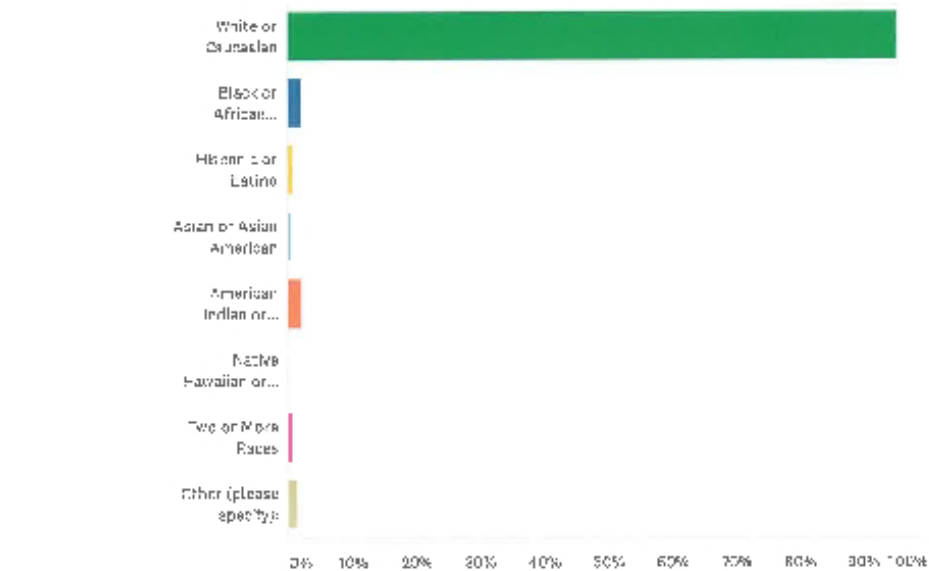
Answered: 430 Skipped: 1



ANSWER CHOICES	RESPONSES	
Under 18	0.30%	0
18-24	2.30%	10
25-34	21.78%	95
35-44	27.06%	118
45-54	23.39%	102
55-64	14.91%	65
65+	3.05%	13
TOTAL		430

### Q9 What is your race or ethnic background (choose all that apply)?

Answered: 434 Skipped: 0



#### ANSWER CHOICES

#### RESPONSES

White or Caucasian	95.62%	415
Black or African American	2.37%	9
Hispanic or Latino	0.32%	4
Asian or Asian American	0.46%	2
American Indian or Alaska Native	2.37%	9
Native Hawaiian or other Pacific Islander	0.50%	3
Two or More Races	0.82%	4
Other (please specify):	1.88%	6

Total Respondents: 434

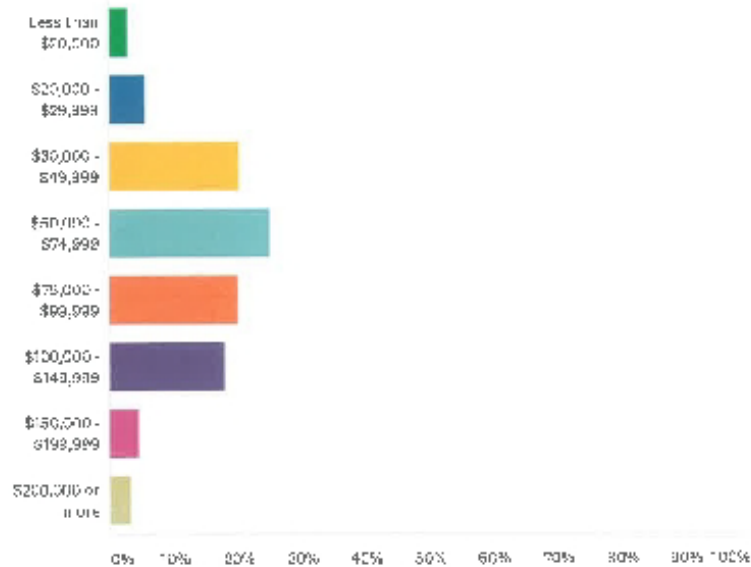
### Lexington County Community Needs Survey

#	OTHER (PLEASE SPECIFY):	DATE
1	American	3/28/2023 9:29 PM
2	American	3/26/2023 7:51 PM
3	Greek	3/26/2023 11:22 AM
4	It's nobody's matter	3/26/2023 9:47 AM
5	White Native American Born in USA	3/25/2023 2:43 PM
6	Mediterranean	3/25/2023 2:19 PM

Lexington County Community Needs Survey

Q10 What is the amount of money your family earns in a single year?

Answered: 422 Skipped: 15

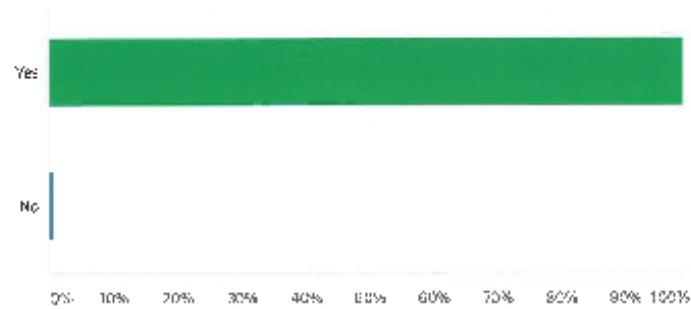


ANSWER CHOICES	RESPONSES	
Less than \$20,000	2.84%	12
\$20,000 - \$29,999	5.69%	24
\$30,000 - \$49,999	20.58%	86
\$50,000 - \$74,999	25.12%	106
\$75,000 - \$99,999	20.14%	85
\$100,000 - \$149,999	18.01%	75
\$150,000 - \$199,999	4.50%	19
\$200,000 or more	3.32%	14
TOTAL		422

# Lexington County Community Needs Survey

## Q11 Is English your first language?

Answered: 432 Skipped: 5

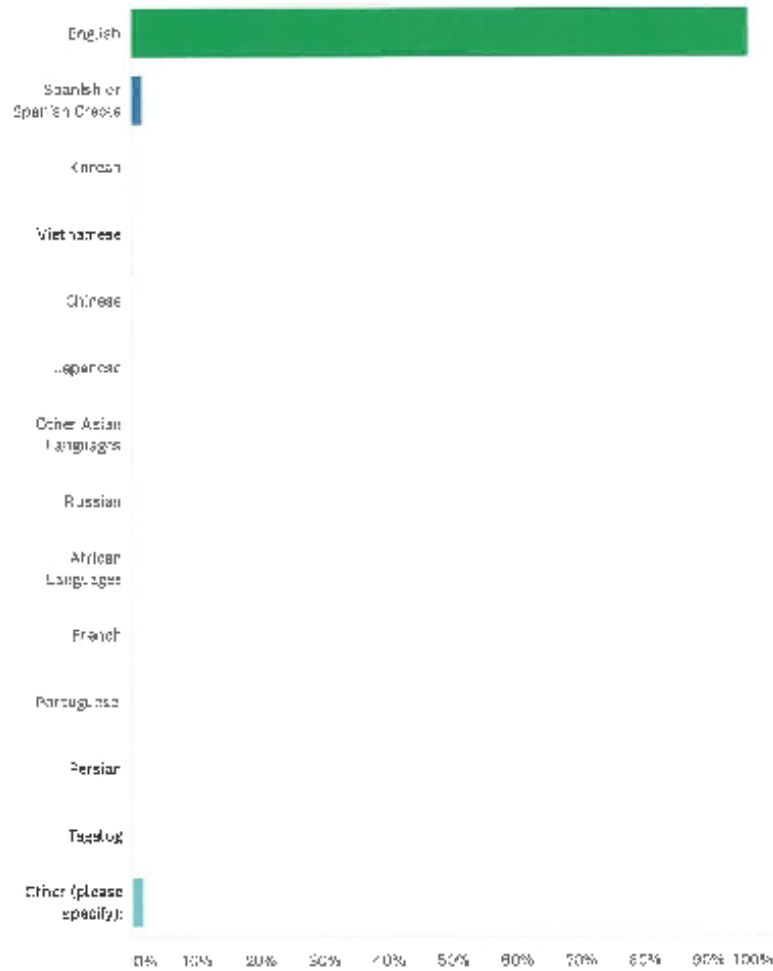


ANSWER CHOICES	RESPONSES	
Yes	99.07%	428
No	0.93%	4
TOTAL		432

Lexington County Community Needs Survey

Q12 If English is not your first language, what is your preferred language?

Answered: 123 Skipped: 324



27 / 41



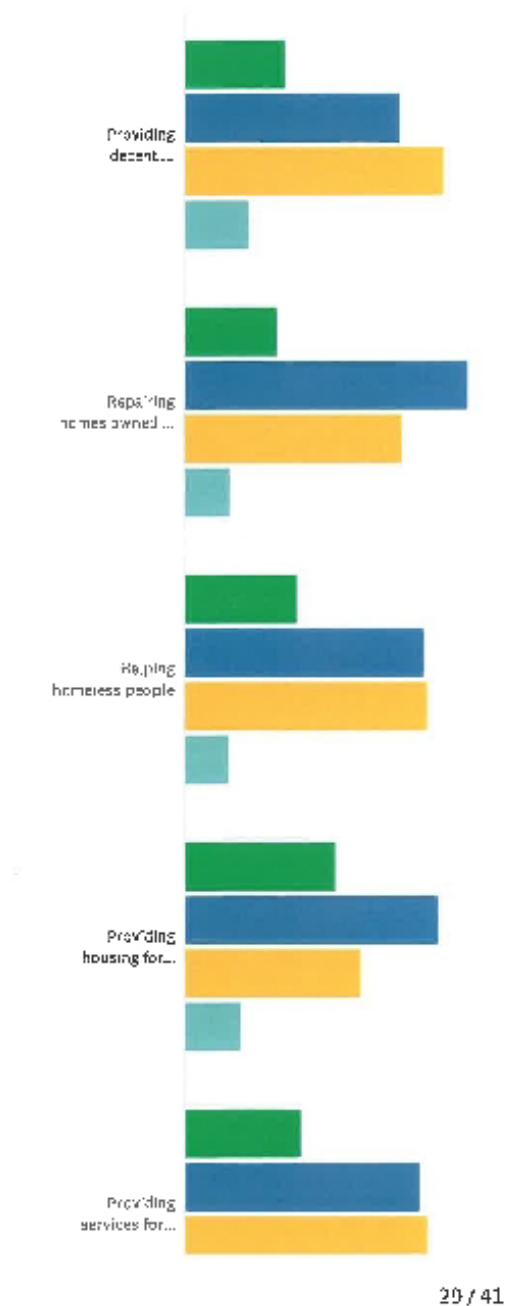
### Lexington County Community Needs Survey

ANSWER CHOICES		RESPONSES	
English		96.75%	119
Spanish or Spanish Creole		1.63%	2
Korean		0.00%	0
Vietnamese		0.00%	0
Chinese		0.00%	0
Japanese		0.00%	0
Other Asian Languages		0.00%	0
Russian		0.00%	0
African Languages		0.00%	0
French		0.00%	0
Portuguese		0.00%	0
Persian		0.00%	0
Tagalog		0.00%	0
Other (please specify):		1.63%	2
TOTAL			123
#	OTHER (PLEASE SPECIFY):	DATE	
1	Greek	3/26/2020 11:22 AM	
2	American	3/26/2020 10:35 AM	

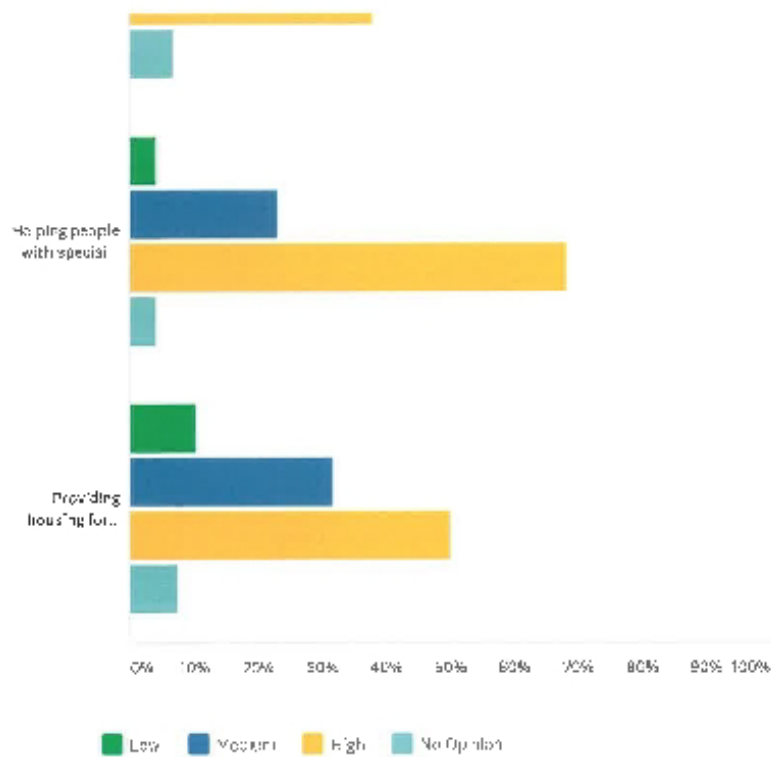
Lexington County Community Needs Survey

Q13 Please rank the housing priorities below from low to high:

Answered: 411 Skipped: 28



Lexington County Community Needs Survey

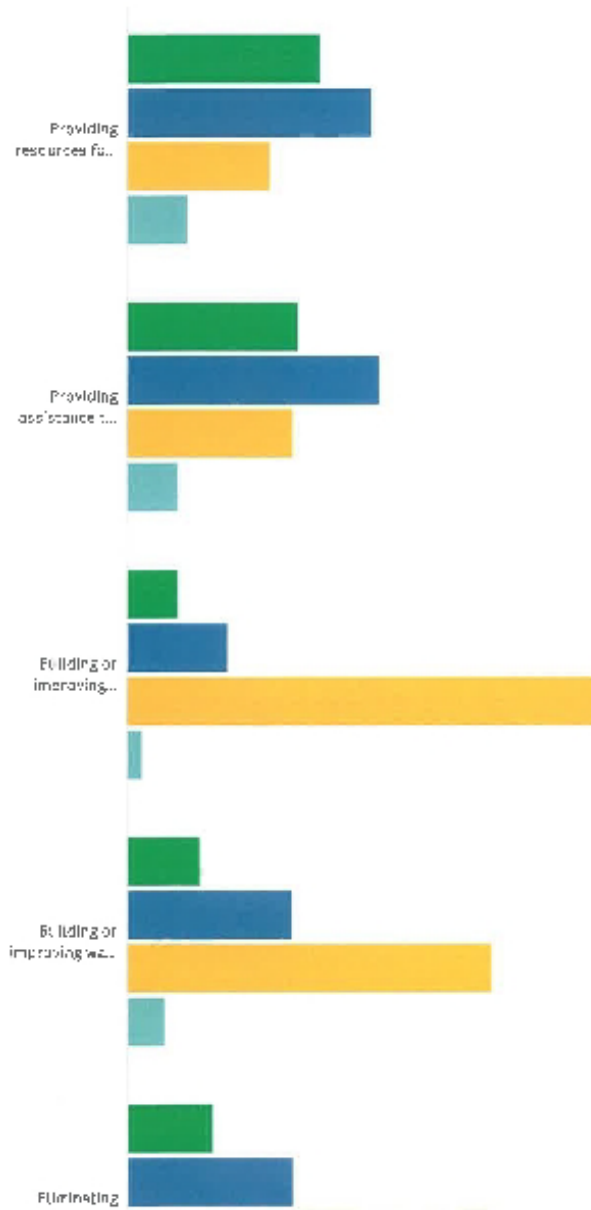


	LOW	MEDIUM	HIGH	NO OPINION	TOTAL
Providing decent, affordable housing	15.65% 64	33.74% 138	40.58% 165	10.02% 41	409
Repairing homes owned by households with low or moderate incomes	14.39% 59	44.39% 182	34.15% 140	7.07% 29	410
Helping homeless people	17.80% 72	17.41% 71	58.14% 235	6.85% 28	409
Providing housing for homeless people	23.72% 97	39.87% 162	27.83% 113	6.80% 28	410
Providing services for homeless people	16.12% 66	36.86% 150	38.28% 155	6.88% 28	410
Helping people with special needs	4.16% 17	23.23% 95	68.48% 280	4.16% 17	410
Providing housing for people with special needs, like the frail elderly, or people with disabilities, alcohol or drug addiction, or HIV/AIDS	15.16% 63	31.87% 131	50.12% 206	7.54% 31	411

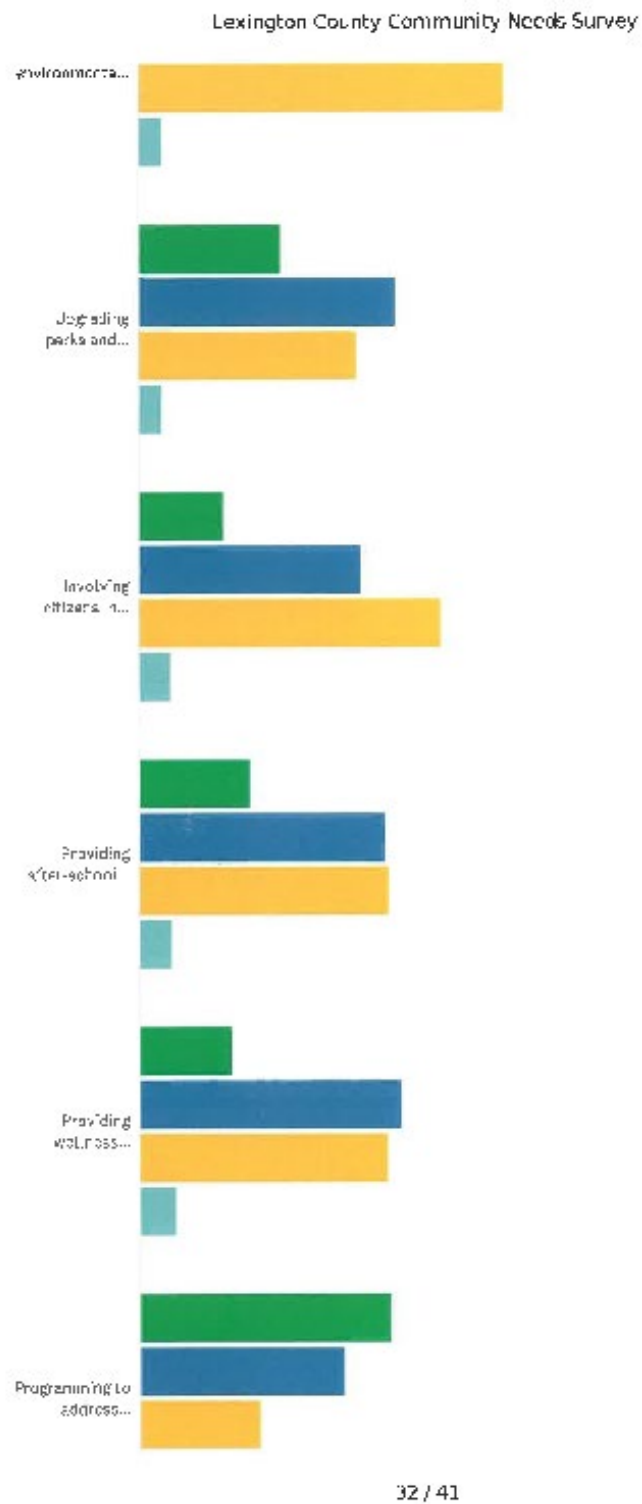
Lexington County Community Needs Survey

**Q14 Please rank the neighborhood revitalization priorities below from low to high:**

Answered: 36 / Skipped: 43



31 / 41



### Lexington County Community Needs Survey

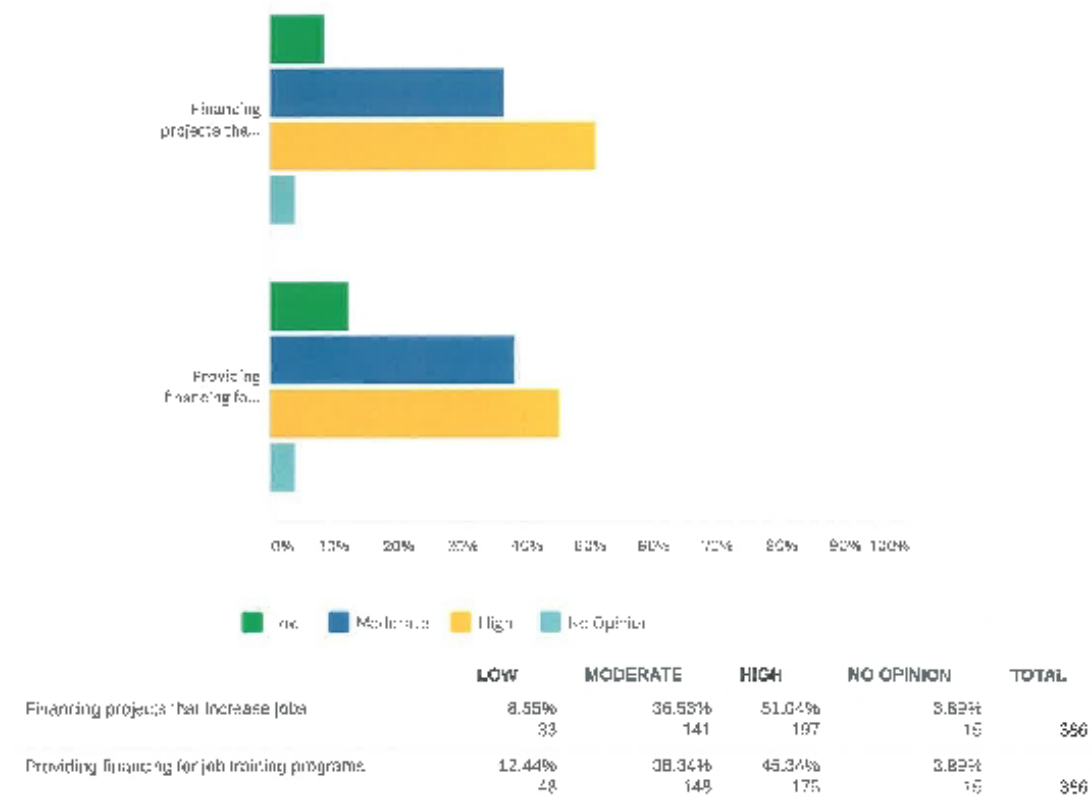


	LOW	MEDIUM	HIGH	NO OPINION	TOTAL
Providing resources for neighborhood organizing and leadership development	30.08% 118	58.17% 150	22.39% 88	9.41% 37	393
Providing assistance to neighborhoods for development of plans and strategies to encourage appropriate development	26.75% 105	59.79% 154	28.02% 102	7.91% 31	392
Building or improving streets, sidewalks, and drainage in the area	7.87% 31	13.74% 62	74.11% 292	2.28% 9	394
Building or improving water and sewer lines	11.45% 45	25.77% 101	56.80% 223	5.87% 23	392
Eliminating environmental hazards such as trash, vacant or dilapidated buildings, or overgrown lots	13.45% 53	25.89% 102	57.11% 225	3.55% 14	394
Upgrading parks and recreational facilities	22.14% 87	40.20% 158	34.10% 134	3.56% 14	393
Involving citizens in violence reduction and crime prevention efforts	10.20% 42	34.77% 137	47.21% 186	4.82% 19	394
Providing after-school programs and childcare for children and youth	17.35% 68	38.52% 151	39.03% 153	5.10% 20	392
Providing wellness programs for infants, youth, and adults	14.57% 57	40.97% 161	38.93% 153	5.53% 22	393
Programming to address discrimination and support diversity	38.39% 154	31.97% 125	18.93% 74	9.72% 38	391

Lexington County Community Needs Survey

**Q15 Please rank the economic development priorities below from low to high:**

Answered: 308 Skipped: 49

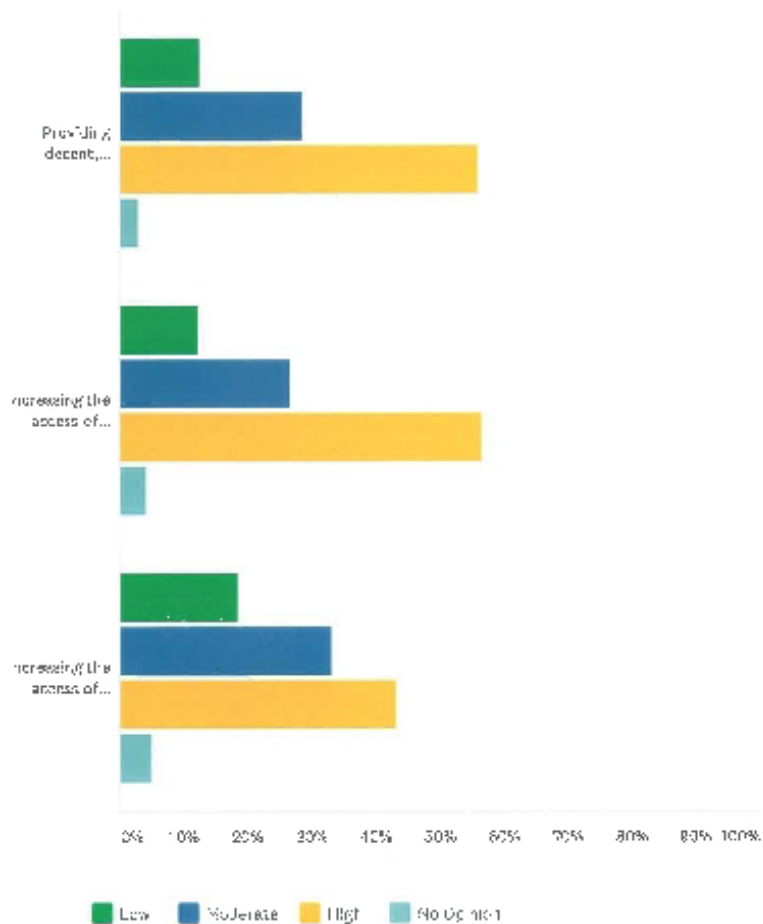


34 / 41

Lexington County Community Needs Survey

**Q16 Please rank the broadband priorities below from low to high:**

Answered: 386 Skipped: 51



	LOW	MODERATE	HIGH	NO OPINION	TOTAL
Providing decent, affordable broadband	12.47% 49	28.57% 110	56.12% 216	2.83% 11	386
Increasing the access of broadband to rural areas	12.44% 49	26.89% 103	56.74% 219	4.15% 16	386
Increasing the access of broadband to low and moderate income households	18.35% 72	33.18% 128	43.28% 167	4.92% 19	386

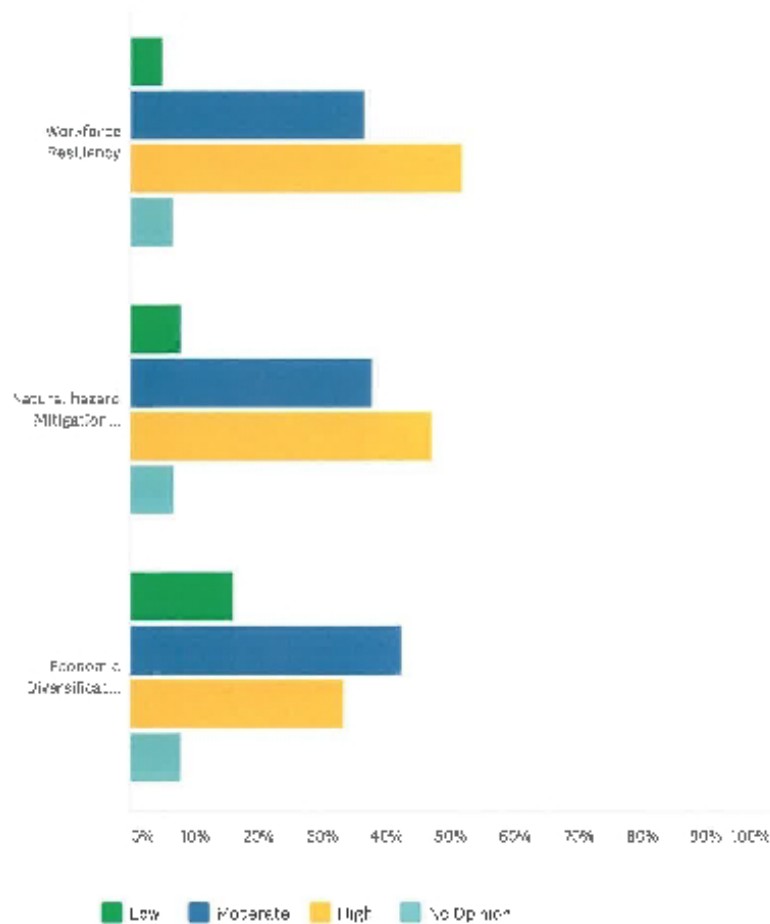
35 / 41



Lexington County Community Needs Survey

Q17 Please rank the economic resilience priorities below from low to high:

Answered: 375 Skipped: 62



	LOW	MODERATE	HIGH	NO OPINION	TOTAL
Workforce Resiliency	4.26% 18	36.54% 133	51.92% 180	6.53% 24	361
Natural Hazard Mitigation (i.e., protecting critical economic and infrastructure assets)	8.54% 30	37.62% 141	47.18% 173	6.97% 26	373
Economic Diversification (i.e., shifting the region towards more/multiple income sources from a growing range of sectors and markets)	16.04% 60	42.51% 159	33.42% 125	5.02% 30	374

36 / 41

Lexington County Community Needs Survey

**Q18 Please provide any additional thoughts, ideas, comments, etc. about this survey and your needs/priorities below:**

Answers: 75    Skipped: 3(2)

37 / 41

## Lexington County Community Needs Survey

#	RESPONSES	DATE
1	Resilient & adaptable ways of earning income, creating employment, while increasing our county's independence from external supply chains will become increasingly important in coming days. As will providing for the needs of citizens	3/30/2020 7:58 PM
2	The County is always growing, however some of these old apartments, trailer parks and old rental houses are in bad shape and the CWHJERS need to be held responsible. If a rental is not safe or is in horrible living conditions then the County needs to make them do repairs or tear it down. We don't even enforce the laws of smoke detectors in a rental so I can't even imagine what else the Land Lords are getting away with.	3/30/2020 8:04 AM
3	This county has an extensive population of addiction and homeless that needs to be addressed but they generally DO NOT fall in the category of frail elderly, disabled, HIV/AIDS. Which is why grouping them together I do not support. Having dealt with all the above mentioned categories of people on personal and professional level, they all require varying degrees of assistance and some more intense than others. There is also serious issues with children being "raised" in deplorable conditions by their parents or other family who are unavailable to properly care and provide for them practically dooming them from the start.	3/29/2020 11:13 AM
4	The biggest thing this community needs is road repair on all major thoroughfares and a moratorium on the construction of large communities. The construction of new housing developments is outpacing the resources of the community such as schools and roads.	3/29/2020 9:00 AM
5	I think that upgrades or help for those in need would be a wonderful step in the right direction.	3/29/2020 2:22 AM
6	We need more police county and town the drug problem needs to be stopped	3/27/2020 7:21 PM
7	Fix the roads already paved	3/27/2020 7:06 PM
8	Home repairs is a big issue. For mobile home owners, we pay home owners only for them to deny claims for all sorts of reasons and we can't afford to get anything fixed out of pocket	3/27/2020 1:37 PM
9	Please repave the hole roads that always are notorious for having Pot Holes. The patchwork with them now doesn't work and is a waste of time and money. We have so many now home that brings in a lot more tax money. Fix the roads. Other areas and counties have better roadways	3/27/2020 12:24 PM
10	Fix the tax structure so that new residential development is a break even proposition for the County.	3/27/2020 12:12 PM
11	I would like to see more programs for our "Wounded Warriors."	3/27/2020 12:01 PM
12	More needs to be done to protect hard working citizens and businesses from drug related theft and violence. The drug and homelessness in Lex County especially Red Bank needs to be addressed. It is unsafe and scary. More police presence	3/27/2020 11:07 AM
13	Fortunately, my family and I enjoy a good life in Lexington. I favor programs that improve transportation, programs that train people for blue collar workers, and programs that help to unify the population, decrease dependency, and motivate good citizenship.	3/27/2020 9:06 AM
14	Our roads need to be fixed bad.	3/27/2020 8:04 AM
15	Understanding military veterans with disabilities. Rather than waiting for them to become permanent and totally disabled help them more with property taxes and such to shed the burden to the other spouse having to work 2-3 jobs just to pay the property taxes. Stop building extravagant schools and go back to basics!!! Save the money taxpayers are paying for serious issues. We all went to elders schools and such and you read this is more than likely one of them and realize you didn't need all this fancy crap they're putting in schools now	3/27/2020 4:27 AM
16	Road are in bad condition	3/27/2020 12:42 AM
17	This area desperately needs access to large parks. These would include large walking paths, inclusive playgrounds, a swimming pool that doesn't require a country club membership, etc. Lexington is very limited when it comes to "free" or very low price outdoor activity. This is what comes to mind when I compare Lexington to other nice communities my family has lived in out of state. Also, infrastructure planning. Lexington needs requirements as it continues to boom. Limit inlets and outlets to those postage stamp properties along 378 and now as they move out toward Gilbert. Require multiple prescribes to come in/out of one inlet to help traffic flow. And	3/26/2020 10:22 PM

## Lexington County Community Needs Survey

	create a standard list of plants that can be planted under power lines so it doesn't look like a tree monster came into Lexington and chopped off the tops of all the trees - or move the lines underground.	
18	We definitely need more family friendly parks outside of the town limits. Fairview needs a nice park.	3/26/2020 8:41 PM
19	This survey is misleading and I'm not sure some of the population would understand the questions that did not explain the meaning or break it down in laymans terms. Obviously you want skewed responses.	3/26/2020 7:35 PM
20	I would like to see additional tax credits for businesses and individuals that are willing to renovate or restore existing vacant structures. I would like to see more dollars go to provide fully staffed paid fire companies and additional fire stations. Every structure in the county should be located within 5 miles of a station to improve ISO ratings.	3/26/2020 7:28 PM
21	Clean up, Rural areas and enforce codes for the entire county. The major thoroughfares in Lexington county are an embarrassment.	3/26/2020 6:19 PM
22	Fix the darn roads and traffic jams!	3/26/2020 5:58 PM
23	ROADS NEED REPAIR. DIRT ROADS NEED PAVING	3/26/2020 4:02 PM
24	LCSD actually proactively doing enforcement and get rid of no chase policy	3/26/2020 3:51 PM
25	Improve/replace the trash/recycle center on 3/8 at I 20. It's too small for the area it serves	3/26/2020 3:08 PM
26	Provide sewer to Lake Murray shore line to prevent pollution	3/26/2020 2:24 PM
27	At this time we have great parks and recreation. The focus has already been geared toward Lexington limits. It is time to do some work in our rural areas. Drugs are becoming a MAJOR issue. We need to slow down the meth coming in and out of Lex. Too many high schoolers are using these drugs. Secondly, the residential growth with Lexington has got to level off. We are killing and polluting our natural resources by over developing on tiny parcels and not sustaining. What is the plan to sustain? We want more people yet no way to filter all the carbon that comes with. Soon people will be turned off by the over population and shift to the next trendy area. Let's focus on being a beautiful, healthy, friendly place to live that cares about our environment. Environment love is the next trend...in case you didn't notice.	3/26/2020 2:18 PM
28	Road improvements. Sewer and water to outlying areas	3/26/2020 1:56 PM
29	Please regulate housing development.	3/26/2020 1:16 PM
30	Our roads in rural Lexington county are awful. A lot of them need to be repaved.	3/26/2020 1:01 PM
31	Subsidized utilities for fixed income citizens	3/26/2020 12:36 PM
32	Better public safety/officers/deputies. More attention should be placed on these services more ambulances, fire stations more deputies. These resources are taxed already with a growing population.	3/26/2020 12:12 PM
33	The county has let unregulated growth strain our infrastructure and communities. Too many housing developments have caused overcrowded roads, etc. Time to stop the growth and stop thinking solely about tax revenue.	3/26/2020 12:01 PM
34	We need more development of stores not drug, office and mattress sale places! Nice restaurants and things for the whole family to do!	3/26/2020 11:49 AM
35	It seems there could be a way to use the current RR tracks to provide some type of high speed rail system into the city of Columbia to provide transportation from the rural areas to the city. Many people cannot apply for jobs in Columbia due to lack of transportation. This would certainly help.	3/26/2020 10:39 AM
36	Last several years I have watched our community turn into a drug infested land! For all of us that work hard pay our taxes and cannot get Lexington county to do anything for our neighborhoods. Always have an excuse but no actions to fix it!	3/26/2020 10:05 AM
37	We are retired and live only on social security and when we had to do any major repair to our home we could not get financing or help like HVAC replacement-water heater replacement-disability ramp-mat replacement. We live in a mobile home and most of the stuff had to be replaced and it cost us our retirement money we are really running out of	3/26/2020 9:26 AM

### Lexington County Community Needs Survey

38	Fix our roads so our vehicles can get us to work. I have had to replace tires three times in three years. As well as alignment and rotor issues. Fix the roads!	3/23/2020 8:54 AM
39	Avoid redundancy of programs provided by other entities.	3/23/2020 8:47 AM
40	Fix the roads. Slow down high density development	3/25/2020 8:24 AM
41	I fix the roads in our county	3/26/2020 8:06 AM
42	The county needs not to revitalize, but needs to fix some roads paving to the rural areas of the county. I also think y'all should quit blaming one or two individuals for not being able to get roads paved. The only other thing is we have some tax issues in this county as well we pay alot of taxes but see nothing in return on that money	3/26/2020 7:51 AM
43	I fix our roads, they are horrendous. Old Charleston Road between Mond Branch Rd and Juniper Springs Rd is in need of immediate repair, filling the pot holes isn't working.	3/26/2020 7:45 AM
44	I think Lexington County government should focus on basic needs of citizens. Roads, Public Safety, Water, Trash, Convenience Stations, and Sewer. Our county is falling at these basic services now, why would we want to sink our tax dollars into broad band and building homes for homeless. FOCUS IN WHAT YOUR SUPPOSED TO BE DOING...	3/26/2020 7:32 AM
45	All roads travelled by school buses or emergency personnel need to be paved. Any road with more than 2 houses with children aged need to be paved.	3/26/2020 7:30 AM
46	Repair the roads!!	3/26/2020 7:28 AM
47	we have the worst roads in the world here and the SCDOI is wasting our money and does nothing and could care less. They are a joke!!	3/26/2020 7:24 AM
48	Personally I don't think this survey will mean anything. The majority of people that make the decisions are self serving and will do what benefits them the most. I have experienced it and doubt it will change.	3/26/2020 7:16 AM
49	pave and maintain roads	3/26/2020 7:10 AM
50	LC needs to do something about these water companies ie Blue Granite that charge high prices for water but have poor infrastructure and do not upgrade their systems. Due to poor management and misuse of funds they want to increase already high costs to improve systems they should have already been doing.	3/26/2020 7:08 AM
51	Eliminate dirt roads by paving	3/26/2020 6:55 AM
52	If low income housing is provided, with the expectation that drug users or recovering users will be offered housing, a corresponding amount of police officers should be added as well. Particularly in rural areas. The crime rate and petty theft rates are unacceptable.	3/26/2020 6:48 AM
53	The county needs to do more with code enforcement.	3/26/2020 6:40 AM
54	Woodmill drive in Gaston sc is awful, tearing up vehicles and just putting loose gravel in the holes isn't working!! We need them paved	3/26/2020 12:51 AM
55	NO MORE LOW INCOME HOUSING OR APARTMENTS IN IRMO HIGH ATTENDANCE ZONE!!!	3/25/2020 8:30 PM
56	Red bank need to be cleaned up of trash and drug trafficking .streets need to be paved. Homes/yards need to be cleared and taken care of.	3/25/2020 9:07 PM
57	More parks in the county. Dog parks. Disc golf courses. Outdoor exercise areas ( other than walking trails )	3/25/2020 7:32 PM
58	Improve Infrastructure. Roads are terrible, traffic is horrible and Blue Granite water services suck	3/25/2020 6:21 PM
59	More strategic development, better roads, less driveways along major thoroughfares, "green" intersections on all roads	3/25/2020 4:33 PM
60	Stop over developing the area. Our infrastructure is suffering. And our roads are crap. Our public safety is barely staying afloat and it needs help.	3/25/2020 2:53 PM
61	you failed to identify the meaning of a "community"	3/25/2020 2:43 PM

# Lexington County Community Needs Survey

62	traffic congestion in town limits especially, timing lights better for improved traffic flow, improving streets, sidewalks and road drainage and maintenance, possibly adding some picnic tables to the parks adding some street lights fixing these broke dams from the flood 5 years ago (Gibson pond, old mill etc.)	3/25/2020 2:48 PM
63	Stop the excessive building of homes. The infrastructure can't handle the additional building. Where is the water coming from? Where are the additional roads? Who's building the additional schools? (hint: the builder should put land aside for a school and build the shell at the request)	3/25/2020 2:47 PM
64	NA	3/25/2020 2:14 PM
65	Thank you for providing a survey! Thank you for our EYS Chief Hood for spreading the survey to our residents!	3/25/2020 1:48 PM
66	We need to stop spending taxpayers money on programs that give away, and or assist for free to those that aren't paying taxes in the first place. Start using the money in where and why it was collected in the first place. New roads, and jobs to benefit the County that the taxes are paid in.	3/25/2020 1:14 PM
67	I appreciate the opportunity to provide feedback. Thank you for making our Community better.	3/25/2020 1:02 PM
68	Improvements to and maintenance of infrastructure (roads, water, sewer) should be addressed when possible. While outside this survey, the County should immediately develop an impact fee structure on new residential development to assist in infrastructure matters.	3/25/2020 12:38 PM
69	I feel like more effort should be put into improving rural areas of the county.	3/25/2020 12:31 PM
70	I believe money should be spent in the county limits. Cayce, Lexington and West Columbia have a large tax base already so they are self supporting. Many times they use water and sewer to force annexations. They also charge out of city rates to those that are not in their cities. We have no representation with them so we can't make a stand against it. I got it in some degree but we've helped build their infrastructure. We have no where else to go for services. Take care of residents that you govern and let them take care of theirs.	3/25/2020 12:15 PM
71	Please fix our roads!	3/25/2020 11:56 AM
72	I would address no issues until critical infrastructure is repaired to a safe use level. Roads, sidewalks, drainage.	3/25/2020 11:47 AM
73	Increase public safety staffing in all areas Sheriff, Fire, EMS, and Communications	3/25/2020 11:47 AM
74	Infrastructure is an irritant for those of us who have paid taxes for years.	3/25/2020 11:28 AM
75	Please mitigate the overbuilding of homes in Lexington County. The schools and roads cannot continue to support unrestricted growth.	3/25/2020 11:17 AM

# **Appendix C**

## **Public Notice/Advertisement**



Post Office Box 6  
Lexington, SC 29071  
(803) 355-7631

## Affidavit of Publication

I hereby certify that on the dates appearing below, I did publish the attached notice in the Lexington County Chronicle & The Dispatch-News, a newspaper of general circulation in the County of Lexington, State of South Carolina, in accordance with the laws of said county and state.

Publication Dates:

3-5-2020

Kate Ritten

Lexington County Chronicle  
& The Dispatch-News

Sworn to before me this 5 day of  
March, 2020

Jewel Hull

Jewel Hull  
Notary Public for South Carolina

My Commission Expires October 3, 2028



TELL US WHAT YOU THINK!			
The County of Lexington needs your help in identifying our community's housing, economic development and neighborhood improvement needs. You are invited to attend the following Public Input Meetings to assist in the reformulating needs tool via U.S. Department of Housing and Urban Development CDBG, HOME and ESF funds. Please attend one of the Public Input Meetings below:			
Date	Location	Address	Time
Wednesday, March 11th	Lexington County County Council Chambers	218 E. Lake Drive 2nd Floor, Lexington	2 pm
Tuesday, March 12th	Lexington County Library	6400 Augusta Road Lexington	11 am
Friday, March 13th	Summerville-Lexington Branch Library	255 Armetty Street Summerville	2 pm
If you are unable to attend any of these meetings, there are surveys that will be located at the O'Neal-Wood Columbia Library (1500 Augusta Road - West Columbia) and the Rod Bank-Crossing (Department of Social Services Building located at 1070 S Lake Drive). For more information, please contact the Office of Community Development at 203-795-5181.			



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Phone 803-532-5203

BATESBURG-LEESVILLE, SOUTH CAROLINA 29008

AFFIDAVIT

STATE OF SOUTH CAROLINA  
COUNTY OF LEXINGTON

Personally appeared before me the undersigned, who deposes and says that she is the office manager of The Twin-City News, a weekly publication, published on Thursday of each week in the County of Lexington and that the attached notice was published in The Twin-City News on

March 5, 2020 and \_\_\_\_\_

Sworn to me before this

7th day of March, 2020  
Leah Bruner

Leah Bruner  
Office Manager



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player willing to learn, experi-  
ment and grow. The Sous Chef  
will be responsible for overbook-  
ing and assigning - when need-  
ed - work in the kitchen, prepar-  
ing meals for our diners, help-  
ing with the Chef to create deli-  
cious dishes to add to the res-  
taurant's menu. If you are  
passionate about the restaurant  
industry, value food quality and  
people and would like to work in a  
rewarding and lively environ-  
ment, we invite you to apply to-  
day. **RESPONSIBILITIES AND  
DUTIES WILL INCLUDE:** Follow  
the budget established by the  
restaurant manager minimizing  
wastage. Ensure safety and  
sanitation practices in the kit-  
chen and take corrective actions  
when needed, and Supervising  
staff. **QUALIFICATION AND  
SKILLS:** ANSI Certified Food  
Protection Manager, Good com-  
munication, organization and

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864-415-6500 ext. 2250  
R.Turner@SaludaCounty.SC.gov

This request for quote does not commit Saluda County to award a contract or to  
procure or contract for the services. Saluda County reserves the right to reject, in  
whole or in part, any and all quotes, to negotiate with any or all responsible and  
responsive offers, and, in its sole discretion, to determine the responsiveness of  
the quotes. Quotes which do not meet the mandatory requirements, will be  
considered non-compliant and rejected if it is in the best interest of the county to  
do so.

### Tell Us What You Think!

The County of Lexington needs your help in identifying our community's housing, economic  
development and neighborhood improvement needs. You are invited to attend the following  
Public Input Meetings to assist us in determining how to best use U.S. Department of Housing  
and Urban Development CDBG, HOME and ESG Funds. Please attend one of the Public Input  
Meetings below:

Date	Location	Address	Time
Wednesday, March 11 <sup>th</sup>	Lexington County County Council Chambers	212 S. Lake Drive 2 <sup>nd</sup> Floor, Lexington	2 pm
Thursday, March 12 <sup>th</sup>	Lexington County Library	5440 August Road Lexington	11 am
Friday, March 13 <sup>th</sup>	Batesburg-Levensville Branch Library	203 Armory Street Batesburg	2 pm

If you are unable to attend any of these meetings, there are surveys that will be located at the  
Cayce-West Columbia Library (1500 Augusta Road, West Columbia) and the Red Bank  
Crossing (Department of Social Services Building located at 1070 S Lake Drive).

For more information, please contact the Office of Community Development at 803-785-8121.

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of 30 days from the  
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**Chad Sanders**

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# **Appendix D**

## **Community Meetings**



## Tell Us What You Think!

The County of Lexington needs your help in identifying our community's housing, economic development and neighborhood improvement needs. You are invited to attend the following Public Input Meetings to assist us in determining how to best use U.S. Department of Housing and Urban Development (HUD) CDBG, HOME and ESF Funds. Please attend one of the Public Input Meetings below:

Date	Location	Address	Time
Wednesday, March 11 <sup>th</sup>	Lexington County County Council Chambers	212 S. Lake Drive 2 <sup>nd</sup> Floor, Lexington	2 pm
Thursday, March 12 <sup>th</sup>	Lexington County Library	5440 August Road Lexington	11 am
Friday, March 13 <sup>th</sup>	Batesburg-Leesville Branch Library	203 Annery Street Batesburg	2 pm

If you are unable to attend any of these meetings, there are surveys that will be located at the Cayce-West Columbia Library (1500 Augusta Road, West Columbia) and the Red Bank Crossing (Department of Social Services Building located at 1070 S Lake Drive).

For more information, please contact the Office of Community Development at 803-785-8121.

### What is Community Development Block Grant (CDBG)?!

-The Community Development Block Grant (CDBG) Entitlement Program provides annual grants on a formula basis to entitled cities and counties to develop viable urban communities by providing decent housing and a suitable living environment, and by expanding economic opportunities, principally for low- and moderate-income persons.

#### Examples of Eligible Activities:

- Infrastructure and Public Facilities
- Affordable Housing and Neighborhood Revitalization
- Public Services
- Housing Rehabilitation

Please visit the link below to participate in our online Survey

<https://ca-onc.sc.gov/departments/community-development>



### Five-Year Consolidated Plan

Lexington County  
Community Development  
Grants Division  
212 South Lake Drive  
Lexington, SC 29072  
Phone: 803-785-8121



### Lexington County Grants Division

### What is a Consolidated Plan?

-A written document describing the housing and community needs of low- and moderate-income residents and the strategies and resources used to address those needs over a five-year period.

### Three HUD Objectives:

- 1. Provide Decent Housing**  
-Homeowner Housing Rehabilitation, First Time Homebuyer Down Payment Assistance, Senior/Elderly, Housing
- 2. Provide a Suitable Living Environment**  
-Streets, Parks, Road Paving, Community Centers, Homeless Shelters
- 3. Provide Expanded Economic Opportunity**  
-Job Training, Child Care

### Three HUD Programs Administered by Lexington County:

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

### What is the HOME Investment Partnership Program (HOME)?

-The HOME Investment Partnerships Program (HOME) provides formula grants to states and localities that communities use - often in partnership with local nonprofit groups - to fund a wide range of activities including building, buying, and/or rehabilitating affordable housing for rent or homeownership to assist low-income people. It is the largest Federal block grant to state and local governments designed exclusively to create affordable housing for low-income households.



### The Consolidated Plan Process

- Research and Community Input
- Develop Objectives and Priorities
  - Public Input Meetings
- Public Review and Comment
  - Governing Body approval
  - HUD review and approval

### What is the Emergency Solutions Grant (ESG)?

The ESG program provides funding to:

- 1) engage homeless individuals and families living on the street.
- 2) improve the number and quality of emergency shelters for homeless individuals and families.
- 3) help operate these shelters.
- 4) provide essential services to shelter residents.
- 5) rapidly re-house homeless individuals and families.
- 6) prevent families/individuals from becoming homeless.

# Lexington County Public Input Meeting

Location Lexington - M.A.

Date



Name	Address	Email
Rae Register	3654 Old Barnwell Rd Lex 29073	raeregister@yahoo.com
Melie Riddle	1600 SC 29072	muelieriddle@aol.com

## Appendix - Alternate/Local Data Sources

<b>1</b>	<b>Data Source Name</b> South Carolina Homeless Assessment
	<b>List the name of the organization or individual who originated the data set.</b> United Way of the Midlands
	<b>Provide a brief summary of the data set.</b> Updated Homeless County information
	<b>What was the purpose for developing this data set?</b> Update the homeless PIT
	<b>Provide the year (and optionally month, or month and day) for when the data was collected.</b> Lexington County did not collect this data.
	<b>Briefly describe the methodology for the data collection.</b> Lexington County did not collect this data.
	<b>Describe the total population from which the sample was taken.</b> Statewide homeless count.
	<b>Describe the demographics of the respondents or characteristics of the unit of measure, and the number of respondents or units surveyed.</b> All homeless persons and families.
	<b>2</b>
<b>Data Source Name</b> HUD Revised NA-10 Severely Cost Burdened Household	
<b>List the name of the organization or individual who originated the data set.</b> Department of Housing and Urban Development	
<b>Provide a brief summary of the data set.</b> Revised severely cost burdened data set.	
<b>What was the purpose for developing this data set?</b> Data provided in IDIS was incorrect.	
<b>How comprehensive is the coverage of this administrative data? Is data collection concentrated in one geographic area or among a certain population?</b> County-wide	
<b>What time period (provide the year, and optionally month, or month and day) is covered by this data set?</b> CHAS 2016-2020	



	<b>What is the status of the data set (complete, in progress, or planned)?</b> Complete
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