

CR-05 - Goals and Outcomes

Progress the jurisdiction has made in carrying out its strategic plan and its action plan. 91.520(a)

This could be an overview that includes major initiatives and highlights that were proposed and executed throughout the program year.

During the 2020 Program Year, a total amount of \$1,362,015.03 was expended on CDBG Activities and administration costs identified in the 2020 annual Action Plan and in previous Action Plans. HUD requires a minimum of 70 percent of CDBG expenditures (not including planning and administration) benefit LMI persons or households over a one to three year reporting period. For CDBG-CV, \$875,143.50 was expended through Public Service activities to prevent, prepare for and respond to the Coronavirus. During PY 2020, all funds other than planning and administration, were expended on activities benefitting 100 percent LMI persons and households of Lexington County.

During PY 2020, a total of \$578,949.52 in HOME funds were expended for administrative and project activities identified in the Annual Action Plans. Some expenditures for activities include down Payment Assistance, Comprehensive Housing Rehabilitation and Acquisition of Affordable Housing. All funds expended on these activities benefitted LMI residents of Lexington County.

During PY 2020, ESG funds in a total amount of \$116,727.68 was expended for homeless prevention, emergency shelter, street outreach and HMIS reporting. ESG-CV funds expended were \$111,901.77 for homeless prevention and emergency shelter.

Due to the COVID-19 Pandemic, on March 27, 2020, Congress passed the Coronavirus Aid, Relief and, Economic Security Act (CARES Act) (Public Law 116-136) to directly address the impacts of the Novel Coronavirus and COVID-19. These funds were used to undertake projects to prevent, prepare for, and respond to the Coronavirus pandemic. Lexington County received \$2,501,688 in Community Development Block Grant Coronavirus (CDBG-CV) funds and \$542,372 (round 1) and a second round in the amount of \$1,203,878 in Emergency Solutions Grant Coronavirus (ESG-CV) funds. The 2020 was amended to include the CDBG-CV and ESG-CV funds, but no funds were expended during the PY 2020.

Comparison of the proposed versus actual outcomes for each outcome measure submitted with the consolidated plan and explain, if applicable, why progress was not made toward meeting goals and objectives. 91.520(g)

Categories, priority levels, funding sources and amounts, outcomes/objectives, goal outcome indicators, units of measure, targets, actual outcomes/outputs, and percentage completed for each of the grantee's program year goals.

Goal	Category	Source / Amount	Indicator	Unit of Measure	Expected – Strategic Plan	Actual – Strategic Plan	Percent Complete	Expected – Program Year	Actual – Program Year	Percent Complete
2015 CDBG-Disaster Recovery	Affordable Housing Homeless Non-Homeless Special Needs Housing Buyout		Homeowner Housing Rehabilitated	Household Housing Unit	17	17	100.00%	17	17	100.00%
2015 CDBG-Disaster Recovery	Affordable Housing Homeless Non-Homeless Special Needs Housing Buyout		Homelessness Prevention	Persons Assisted	81	81	100.00%	81	81	100.00%
2015 CDBG-Disaster Recovery	Affordable Housing Homeless Non-Homeless Special Needs Housing Buyout		Buildings Demolished	Buildings	81	81	100.00%	81	81	100.00%
Action on Homeless	Homeless	ESG: \$	Homeless Person Overnight Shelter	Persons Assisted	350	484	138.29%	350	484	138.29%
Action on Homeless	Homeless	ESG: \$	Overnight/Emergency Shelter/Transitional Housing Beds added	Beds	200	103	51.50%	200	103	51.50%

Action on Homeless	Homeless	ESG: \$	Homelessness Prevention	Persons Assisted	200	484	242.00%	200	3	1.50%
Administration	Administration	CDBG: \$ / HOME: \$	Other	Other	1	1	100.00%	1	1	100.00%
Education/Promotion of Fair Housing Practices	Affordable Housing	CDBG: \$	Other	Other	100	25	25.00%	100	25	25.00%
Homebuyer Assistance Program	Affordable Housing	HOME: \$	Homeowner Housing Added	Household Housing Unit	8	2	25.00%	8	2	25.00%
Homebuyer Assistance Program	Affordable Housing	HOME: \$	Direct Financial Assistance to Homebuyers	Households Assisted	8	2	25.00%			
Housing for Non-Homeless Special Population	Affordable Housing	CDBG: \$ / HOME: \$	Rental units rehabilitated	Household Housing Unit	2	1	50.00%	2	1	50.00%
Lead-Based Paint Hazards Reduction	Lead Based Paint Hazard Remediation	CDBG: \$	Homeowner Housing Rehabilitated	Household Housing Unit	10	3	30.00%	10	3	30.00%
Owner Occupied Housing Rehabilitation	Affordable Housing Non-Homeless Special Needs	CDBG: \$ / HOME: \$	Homeowner Housing Rehabilitated	Household Housing Unit	22	9	40.91%	22	9	40.91%

Public Facilities/Infrastructure Development	Non-Housing Community Development	CDBG: \$	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit	Persons Assisted	0	0		25000	7565	30.26%
Public Facilities/Infrastructure Development	Non-Housing Community Development	CDBG: \$	Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit	Households Assisted	25000	7565	30.26%			
Public Services	Non-Homeless Special Needs	CDBG: \$	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	3000	0	0.00%	3000	0	0.00%

Table 1 - Accomplishments – Program Year & Strategic Plan to Date

Assess how the jurisdiction’s use of funds, particularly CDBG, addresses the priorities and specific objectives identified in the plan, giving special attention to the highest priority activities identified.

Since the inception of the County's CDBG, HOME and ESG programs, various project and activities have been implemented to address projects identified in the plan. During PY 2020 activities completed include operational support for Midlands Housing Alliance, ICRC Afternoon Adventures for Children with Special needs ICRC Athletic Scholarship program Boys and Girls Clubs of America Harvest Hope Diabetic Pantries Brookland Bathroom Renovations Pelion Sewer Line West Columbia Collection Systems, Batesburg/Leesville Floating Aerators Arc of the Midlands ThriftWorks Job Training Town of Batesburg-Leesville Pump Station Rehabilitation. Also completed for PY2020 was fair housing outreach, rental of 4 digital boards throughout Lexington County promoting the month of Fair Housing and fair housing collaboration with

neighboring CDBG recipients. Continuation of in-house programs such as minor home, comprehensive housing repair and down payment assistance programs. All activities benefit a diverse area of low-and moderate-low income areas and residents across Lexington County.

Most activities that closed during PY20 met or exceeded their proposed beneficiary count. In March, 2020, CDC declared the COVID-19 pandemic and due to this pandemic, some goals could not be reached. (Schools closing, business closures, etc.). Due to the lack of affordable housing within Lexington County, it is making it more difficult for first time home buyers to find a home, therefore the goal of 16 DPA assisted first time homebuyers was not met along with the effects of the pandemic. Lexington County is working with their CHDO's and Habitat to increase affordable housing within our area.

Lexington County along with Richland County and the City of Columbia rented digital billboards throughout the two counties to promote fair housing. Meeting were being held to discuss Civil Rights but due to the pandemic were put on hold.

According to the PR 54 report, it states that the General Administration and Planning expenditures were \$410,291.64. The actual administrative expenditures for 2020 were \$167,322.95. The balance of the funds were actually from 2019 funds.

CR-10 - Racial and Ethnic composition of families assisted

Describe the families assisted (including the racial and ethnic status of families assisted).

91.520(a)

	CDBG	HOME	ESG
White	2,596	8	0
Black or African American	5,381	17	0
Asian	10	0	0
American Indian or American Native	0	0	0
Native Hawaiian or Other Pacific Islander	0	0	0
Total	7,987	25	0
Hispanic	110	2	0
Not Hispanic	7,877	23	0

Table 2 – Table of assistance to racial and ethnic populations by source of funds

Narrative

As a requirement of receiving federal CDBG, HOME and ESG funding, at the end of each fiscal year, the U.S. Department of Housing and Urban Development requires Entitlement (Formula Grantees) Communities to report to their citizens and elected officials how they have used CDBG, HOME and ESG Funds to impact the community and its citizens. The Consolidated Annual Performance and Evaluation Report (CAPER) is the HUD prescribed vehicle for providing this information.

The County of Lexington completed its new Five-Year Consolidated Plan which represents years 2020-2024. Activities undertaken during this period reflect the goals and objectives as stated in the Plan and the 2020 Annual Action Plan. The Community Development Grant Programs Division strives to be effective stewards of federal funds in the service to our residents.

The above table reflects the racial and ethnic status of assisted families for CDBG and HOME. Ethnic and racial status of assisted families through the ESG program is reported in the eCart tool.

CR-15 - Resources and Investments 91.520(a)

Identify the resources made available

Source of Funds	Source	Resources Made Available	Amount Expended During Program Year
CDBG	public - federal	1,846,159	1,780,452
HOME	public - federal	708,445	578,949
ESG	public - federal	157,288	116,727

Table 3 - Resources Made Available

Narrative

During the program year the County focused its CDBG funds on infrastructure, public facilities, neighborhood revitalization, public service activities and minor home rehab. The County focused its HOME funds on affordable housing projects and homeowner rehabilitation projects and ESG funds for Emergency Shelter and HMIS reporting. Through funding projects, it has been found that the County's most LMI areas are in the rural portions of the County, therefore the County will continue to focus on the needs of the rural Lexington County areas.

Lexington County received CARES Act funds for our CDBG and ESG programs. The amount of funding received for CDBG-CV was \$2,501,688 and ESG-CV \$1,746,250. These funds are shown in the above chart as "other". The amount of funds expended for CDBG-CV was \$875,1453.50 and ESG-CV \$111,901.77.

Identify the geographic distribution and location of investments

Target Area	Planned Percentage of Allocation	Actual Percentage of Allocation	Narrative Description
Geographic Priority Area			The County of Lexington Serves all of Unincorporated and Incorporated Lexington County. No priority
The Count of Lexington has not designated specific priority areas			The County of Lexington services as the CDBG and HOME Administrator for 14 diverse regions

Table 4 – Identify the geographic distribution and location of investments

Narrative

All activities are carried out within Lexington County. Geographic Distribtuion within Lexington County as follows:

City of West Columbia 29%, City of Cayce 22%, Town of Batesburg Leesville, 27%, Unicorated

Lexington 22% CDBG and Unincorporated Lexington County HOME 90%. A map of the Geographic Distribution can be found in Attachment #2.

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Leveraging

Explain how federal funds leveraged additional resources (private, state and local funds), including a description of how matching requirements were satisfied, as well as how any publicly owned land or property located within the jurisdiction that were used to address the needs identified in the plan.

The County of Lexington's community consultation process included input from public and private agencies. Additionally, the County leverages its resources by requiring a 10% match when awarding funding. Moreover, during Program Year 2020, the County also leveraged our resources by using the technical expertise of other County departments, as well as, when possible collaborating with nearby Entitlement Communities and Participating Jurisdictions (PJ's). The County of Lexington believes in partnering with area non-profits in an effort to leverage resources in its support of various community development projects.

The County has no public owned land or property that was used to address the needs identified in the plan.

Fiscal Year Summary – HOME Match	
1. Excess match from prior Federal fiscal year	1,708,871
2. Match contributed during current Federal fiscal year	426,851
3. Total match available for current Federal fiscal year (Line 1 plus Line 2)	2,135,722
4. Match liability for current Federal fiscal year	160,263
5. Excess match carried over to next Federal fiscal year (Line 3 minus Line 4)	1,975,459

Table 5 – Fiscal Year Summary - HOME Match Report

Match Contribution for the Federal Fiscal Year								
Project No. or Other ID	Date of Contribution	Cash (non-Federal sources)	Foregone Taxes, Fees, Charges	Appraised Land/Real Property	Required Infrastructure	Site Preparation, Construction Materials, Donated labor	Bond Financing	Total Match
Non 2019 01	10/01/2019	0	0	0	0	29,574	0	29,574
Non 2019 02	11/01/2019	0	0	0	0	60,746	0	60,746
Non 2019 03	12/01/2019	0	0	0	0	11,159	0	11,159
Non 2020 04	01/01/2020	0	0	0	0	21,751	0	21,751
Non 2020 05	02/01/2020	0	0	0	0	25,925	0	25,925
Non 2020 06	03/01/2020	0	0	0	0	87,057	0	87,057
Non 2020 07	04/01/2020	0	0	0	0	29,139	0	29,139
Non 2020 08	05/01/2020	0	0	0	0	12,550	0	12,550
Non 2020 09	06/01/2020	0	0	0	0	35,697	0	35,697
Non 2020 10	07/01/2020	0	0	0	0	50,860	0	50,860
Non 2020 11	08/01/2020	0	0	0	0	24,137	0	24,137
Non 2020 12	09/01/2020	0	0	0	0	38,262	0	38,262

Table 6 – Match Contribution for the Federal Fiscal Year

HOME MBE/WBE report

Program Income – Enter the program amounts for the reporting period				
Balance on hand at begin-ning of reporting period \$	Amount received during reporting period \$	Total amount expended during reporting period \$	Amount expended for TBRA \$	Balance on hand at end of reporting period \$
684	33,052	28,809	0	4,243

Table 7 – Program Income

Minority Business Enterprises and Women Business Enterprises – Indicate the number and dollar value of contracts for HOME projects completed during the reporting period						
	Total	Minority Business Enterprises				White Non-Hispanic
		Alaskan Native or American Indian	Asian or Pacific Islander	Black Non-Hispanic	Hispanic	
Contracts						
Dollar Amount	143,305	0	0	30,295	0	113,010
Number	6	0	0	1	0	5
Sub-Contracts						
Number	0	0	0	0	0	0
Dollar Amount	0	0	0	0	0	0
	Total	Women Business Enterprises	Male			
Contracts						
Dollar Amount	0	0	0			
Number	0	0	0			
Sub-Contracts						
Number	0	0	0			
Dollar Amount	0	0	0			

Table 8 - Minority Business and Women Business Enterprises

Minority Owners of Rental Property – Indicate the number of HOME assisted rental property owners and the total amount of HOME funds in these rental properties assisted						
	Total	Minority Property Owners				White Non-Hispanic
		Alaskan Native or American Indian	Asian or Pacific Islander	Black Non-Hispanic	Hispanic	
Number	0	0	0	0	0	0
Dollar Amount	0	0	0	0	0	0

Table 9 – Minority Owners of Rental Property

Relocation and Real Property Acquisition – Indicate the number of persons displaced, the cost of relocation payments, the number of parcels acquired, and the cost of acquisition						
Parcels Acquired		0		0		
Businesses Displaced		0		0		
Nonprofit Organizations Displaced		0		0		
Households Temporarily Relocated, not Displaced		0		0		
Households Displaced	Total	Minority Property Enterprises				White Non-Hispanic
		Alaskan Native or American Indian	Asian or Pacific Islander	Black Non-Hispanic	Hispanic	
Number	0	0	0	0	0	0
Cost	0	0	0	0	0	0

Table 10 – Relocation and Real Property Acquisition

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CR-20 - Affordable Housing 91.520(b)

Evaluation of the jurisdiction's progress in providing affordable housing, including the number and types of families served, the number of extremely low-income, low-income, moderate-income, and middle-income persons served.

	One-Year Goal	Actual
Number of Homeless households to be provided affordable housing units	0	0
Number of Non-Homeless households to be provided affordable housing units	32	20
Number of Special-Needs households to be provided affordable housing units	0	0
Total	32	20

Table 11 – Number of Households

	One-Year Goal	Actual
Number of households supported through Rental Assistance	5	3
Number of households supported through The Production of New Units	0	0
Number of households supported through Rehab of Existing Units	22	16
Number of households supported through Acquisition of Existing Units	5	1
Total	32	20

Table 12 – Number of Households Supported

Discuss the difference between goals and outcomes and problems encountered in meeting these goals.

During PY 2020, affordable housing fell short by a couple of units due to the inability of potential first time homebuyers to find an affordable home. The goal of providing affordable rental housing has been met and in certain areas exceed our one-year goal due to our CHDO's rental properties and Habitat for Humanity building new affordable homes this Program year. Currently, the first time homebuyer program is increasing as well as the new projects scheduled for upcoming months to provide affordable housing through working with our CHDO's and Habitat for Humanity. The County will continue to

monitor our annual goals going forward to make sure all are met. Due to the pandemic, the County's rehabilitation program slowed down tremendously.

Discuss how these outcomes will impact future annual action plans.

When the pandemic hit, it slowed our housing program down for a while and the outcome was uncertain. But it also enabled Lexington County to find additional qualified contractors and hired an in-staff residential building inspector. The housing rehabilitation programs, both CDBG minor home repair and HOME comprehensive housing repair are in a high demand. With the addition of the residential building inspector along with additional contractors, we will be able to meet the goals and provide quality of work for our homeowner while also creating/sustaining jobs for local residents.

Include the number of extremely low-income, low-income, and moderate-income persons served by each activity where information on income by family size is required to determine the eligibility of the activity.

Number of Households Served	CDBG Actual	HOME Actual
Extremely Low-income	2	2
Low-income	4	7
Moderate-income	0	5
Total	6	14

Table 13 – Number of Households Served

Narrative Information

Lexington County recognizes the need for safe and affordable housing as a fundamental need for its residents. The County uses its annual allocation of HOME funds and portions of CDBG funds to shape its efforts and programs related to affordable housing. For the Down Payment Assistance program, Lexington County requires all applicants to complete a HUD Certified Homebuyer Education Counseling Program which focuses on credit awareness, budget management and the mortgage loan process. Our homeowners that received rehabilitation to their homes fell largely in the low 50% level, were mainly elderly and most were single females head of household.

Down Payment Assistance was awarded to the following:

Low - 1 Moderate - 1

CDBG funds were used to assist 5 homeowners with rehab to their homes. Homeowners assisted were low to moderate-low income. HOME funds were used to assist 5 homeowners with comprehensive housing rehabilitation. Among the 5 homeowners assisted, 2 were extremely low income, 2 were low income and 1 was moderate low income.

During PY20, Lexington County CDBG expended funds to assist the Town of Batesburg-Leesville with upgrading outdated wastewater pump stations, the City of West Columbia Collection System Improvements, Brookland Bathroom renovations , Irmo Chapin Athletic Scholarship, BE Great Afterschool Program provided Irmo Chapin Recreation Commission with funds that provides respite for families of students with disabilities and scholarship to attend the athletic programs and provided funding for Harvest Hope Diabetic Food Pantries.

Lexington County CDBG also provides funding for the local homeless shelter, which offers not only shelter and food but various programs such as substance abuse/medical counseling, job training, computer classes, laundry facilities. This shelter is open to both men and women.

The County supports our local CHDOs to develop affordable housing. All CHDO funded projects serve low-to-moderate low income families through income based rental units.

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CR-25 - Homeless and Other Special Needs 91.220(d, e); 91.320(d, e); 91.520(c)

Evaluate the jurisdiction's progress in meeting its specific objectives for reducing and ending homelessness through:

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

Service providers in the County of Lexington continue to work collaboratively to provide a wide range of expertise in housing, social, and supportive services within each components of the continuum. A strategy to address homelessness in the CoC is to strengthen and enhance these existing assets. In regards to goals for eliminating chronic homelessness, the County of Lexington works closely with other municipalities, community leaders, and other stakeholders to accomplish this goal. Christ Central Ministries currently operates shelters for women and children, families, and veterans facing homelessness. Sistercare continues to operate shelters for abused women and children, although at the current time, during the pandemic they had to shut down their shelters and move the women and children into motel rooms to ensure social distancing. Our ESG-CV program assisted Sistercare during the pandemic by reimbursing the motel room costs to allow safe distancing. The United Way of the Midlands serves as a lead agency for the local homeless continuum since 2006. The United Way of the Midlands works in a variety of areas related to youth homelessness, continuum coordination, increasing employment for people experiencing homelessness. According to their annual PIT 1,205 people were identified as experiencing homelessness in the 13 counties of the Midlands continuum with 132 people identified in Lexington County.

Addressing the emergency shelter and transitional housing needs of homeless persons

The County of Lexington, our non-profit organizations and municipal partners will continue to dedicate funding and support the operations of expansion of existing emergency shelters throughout the county.

Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: likely to become homeless after 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); and, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs

Each year the County of Lexington, through the support of its subrecipients works both directly and indirectly assisting individuals from becoming homeless once they are discharged from publicly funded institutions. Job training programs such as Arc of the Midlands for the disabled, training and counseling

services through Sistercare, Inc for battered women and their children, food stability programs through Harvest Hope Food Bank, collaborations with Cayce Housing Authority, are all supported through our CDBG program. Working with the Central Midlands Council of Governments, area non-profits, as well as its fourteen (14) municipalities, Lexington County has targeted significant CDBG, HOME and ESG resources within the low-income areas described in this Plan. Each year the County works to leverage these resources, which in turn acts as a catalyst to spur additional public and private investments in our Low and Moderate Income areas and serve to increase the quantity and quality of affordable housing, as well as help low-to-moderate low income residents acquire the skills necessary to improve their employment opportunities.

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 of Lexington, through the support of its subrecipients, works both directly and indirectly assisting individuals from becoming homeless. Through our support with job training programs such as Arc of the Midlands for the disabled, supporting Midlands Housing Alliance/Transitions in training and counseling services as well as through Sistercare, Inc. for battered women and their children, food stability programs through Harvest Hope Food Bank, and Collaborations with the Cayce Housing Authority, all assist with the transition to permanent housing and independent living. Working with Central Midlands Council of Governments, area non-profits, as well as its fourteen (14) municipalities, Lexington County has targeted significant CDBG, HOME and ESG resources within the low-income areas described in this Plan. Each year the County works to leverage these resources, which in turn acts as a catalyst to spur additional public and private investments in our Low and Moderate Income areas and serves to increase the quantity and quality of affordable housing, as well as help low-to-moderate low income residents acquire the skills necessary to improve their employment opportunities.

CR-30 - Public Housing 91.220(h); 91.320(j)

Actions taken to address the needs of public housing

While Lexington County does not operate any public housing units, the County of Lexington does work with the Cayce Housing Authority (CHA) and the State Department of Housing and Finance; the CHA and State Department of Housing and Finance offer Section 8 Housing Choice Vouchers. The CHA has a small number of public housing units. The County is engaged with CHA in an effort with HOME funds in expanding the availability of public housing to the community.

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

All of the communities at the Cayce Housing Authority (CHA) have representatives that participate in a Community Club that meets every other month. Due to the pandemic, these are being held virtually. Residents provide input to management as to their concerns and offer suggestions and/or solutions. Once the pandemic is over the Club will again coordinate special events for public housing residents.

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 a 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 16-hour course in becoming a homeowner: financing a home, credit worthiness, 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, local banks and financial institutions.

Actions taken to provide assistance to troubled PHAs

Not Applicable. Columbia Housing Authority is not on the list of troubled PHAs.

CR-35 - Other Actions 91.220(j)-(k); 91.320(i)-(j)

Actions taken 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. 91.220 (j); 91.320 (i)

The County of Lexington's Grant Programs Division through its CDBG and HOME housing acquisition and rehabilitation programs have addressed some of the issues of affordability by increasing the availability of affordable single family homes in the County's rental inventory through its partnerships with our local CHDOs and developers. Additionally, the County is working with Habitat for Humanity, the faith based community and the Cayce Housing Authority in an effort to identify strategies for collaborative funding opportunities through the use of CDBG, HOME, tax credits, etc.

Actions taken to address obstacles to meeting underserved needs. 91.220(k); 91.320(j)

Grant Programs Division staff continue 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, child care, mental health services, and economic disparities that exist in the County. Through the Consolidated Plan consultation process, County staff has been able to identify organizations that are providing services in the community. It is important that the County serve as a catalyst to promote collaboration amongst the various organizations. During PY 2020, the Grant Programs Division continued to reach out to several new and existing services providers to address their underserved needs. With the additional CDBG-CV funds and ESG-CV funds, it resulted in several new relationships.

Actions taken to reduce lead-based paint hazards. 91.220(k); 91.320(j)

It is estimated that 8.3% of the housing stock in the County may have some lead-based paint (LBP). Of these units, 96-100% are estimated to be low-and moderate income households. The County continues its efforts towards reducing the hazards of lead based paint to its citizens and particularly those who are LMI. Staff maintains a variety of HUD-developed brochures describing the dangers of lead and lead base paint. The brochures include information on common instances of LBP such as home remodeling. The County continues to make these brochures available to the public and has ongoing communication with the South Carolina Department of Health and Environmental Control and the County's Building Services division to distribute this information. During PY 2019 the County's Lead Based Paint Inspectors conducted approximately 6 LBP evaluations/inspections as part of the County's Minor Home and Comprehensive Housing repair programs.

The County's CDBG Minor Home Repair and its HOME Comprehensive Housing Rehabilitation programs has incorporated in its policies lead based paint testing and abatement. The County has contracted a lead based paint consulting firm who goes out and inspects all homes that were built prior to 1978 and prepares a formal report to the County. During PY20 the County's Lead Base Paint inspector

conducted approximately 9 LBP evaluations/inspections and clearance inspections as part of the County's Minor Home and Comprehensive Housing repair programs.

Actions taken to reduce the number of poverty-level families. 91.220(k); 91.320(j)

The County of Lexington continues to utilize CDBG and HOME resources toward the public service, low- and moderate low income populations of the County. The work of the County in conjunction with our numerous partners, such as Sistercare, Habitat for Humanity and United Way of the Midlands will act as a catalyst to invite additional public and private investment of capital and services to increase the quantity and quality of affordable housing and to help low to moderate low income residents acquire needed information, knowledge, and skills to improve their employment opportunities.

Actions taken to develop institutional structure. 91.220(k); 91.320(j)

The County has collaborated with the Urban League of Greater Columbia, The Community Relations Council, as well as the Central Midlands Council of Governments, and USDA-Rural to perform comprehensive outreach and education activities throughout the County of Lexington. The Grant Programs Division will continue to aggressively seek partners that will encourage the development of strategies for affordable housing in the County of Lexington. Over the next 4 years, the County of Lexington anticipates expending approximately \$30,000 on fair housing programs and services as well as working with SC Legal services to provide free legal services and public meetings for the residents of Lexington County who feel that they have been discriminated against.

Actions taken to enhance coordination between public and private housing and social service agencies. 91.220(k); 91.320(j)

There is no Public Housing Authority for residents living in the incorporated or unincorporated areas of the County. The Cayce Housing Authority is the only public housing authority in the County and assists nearly 100 residents in five different housing communities. During Program Year 2020, the Cayce Housing Authority expended an estimate amount of \$165,000.00 toward housing assistance for the areas of low-and moderate low income residents

Identify actions taken to overcome the effects of any impediments identified in the jurisdictions analysis of impediments to fair housing choice. 91.520(a)

The mission of Community Development embodies fair and equal access to decent, safe and affordable housing and the County integrates this mission in a day to day business of the Community Development Department. Although HUD suspended the AFH tool in May, 2018, Lexington County continues to create The Analysis of Impediments to Fair Housing for Lexington County continues to create data using the integrated assessment tool to help the County look beyond the ordinary and to analyze the community from a demographic point of view. The impediment issues emerged from an extensive review of current policies and practices in both the public and private sectors, interviews with key

service providers and a detailed examination of social and economic data. Each major need is summarized as follows, along with a brief overview of the existing conditions surrounding each issue and proposed implementation strategies to address identified resource gaps and needs. A list of some measures that can be used to assess progress in mitigating impediments to fair housing is also included for each key issue.

Impediment 1: There is a need for educational programs within Lexington County to assist the public. Areas such as pre-housing counseling, Fair Housing Laws, Homeowner counseling and credit counseling should be covered to assist first time homeowners.

Actions to Date: The County has continued to partner with local organizations to hold workshops and other events to provide educational opportunities to the community. Government agencies in the area (including the City of Columbia and Richland County) have worked with private entities who are HUD certified Housing Counselors, to leverage their expertise to train and educate future homebuyers in Lexington in County.

Impediment 2: Lexington County has a need for more affordable housing.

Actions to Date: As stated in the Lexington County Con Plan. The County continues to support local groups, such as Habitat for Humanity, the Cayce Housing Authority, local developers and non-pro-profit community organizations, as well as USDA-Rural, who work to provide affordable housing and seek viable financial options for low to moderate-low income home buyers. County staff also work 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 of Lexington anticipates assisting more than 100 families with owner-occupied housing rehabilitation and increasing the availability of affordable housing through its housing acquisition, construction and repair programs through CDBG and HOME programs.

CR-40 - Monitoring 91.220 and 91.230

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

Lexington County will comply with its monitoring responsibilities of subrecipient projects funded under Title I of the Housing and Community Development Act of 1974, as amended. The Grants staff will utilize both "desk monitoring" and "internal/on-site" monitoring to assess the quality of program performance over the duration of the agreement or contract.

The areas monitored include: Overall Management System, Program Benefit, Record Keeping, Progress in Activities, National Objectives, Environmental Review, Financial Management, Procurement, Labor Standards, Non-Construction Contracts, Acquisition/Relocation, Compliance with Federal Regulations.

Citizen Participation Plan 91.105(d); 91.115(d)

Describe the efforts to provide citizens with reasonable notice and an opportunity to comment on performance reports.

Citizens are encouraged to participate and provide comment 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* and/or post notices throughout the County Administration Building, 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 number 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**

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 Development, Lexington County Administration Building. All documents will be made available in a form accessible to persons with disabilities upon request and reasonable notice. **No comments were received during the Public Hearings for the Five Year Consolidated Plan and Action Plan.**

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CR-45 - CDBG 91.520(c)

Specify the nature of, and reasons for, any changes in the jurisdiction’s program objectives and indications of how the jurisdiction would change its programs as a result of its experiences.

Due to the COVID-19 Pandemic, Lexington County was awarded a new program grant funds, Community Development Block Grant Coronavirus (CDBG-CV) and Emergency Solutions Grant (ESG-CV) for PY 2019. In CDBG-CV1 was in the amount of \$1,086,200 and CDBG-CV3 in the amount of \$1,415,488. ESG-CV1 was in the amount of \$542,372 and ESG-CV2 in the amount of \$1,203,878. CDBG-CV funds were awarded to Sistercare, Inc., Harvest Hope Food Bank, Midlands Housing Alliance/Transitions, Brookland Foundation and Boys and Girls Club of America. ESG-CV funds were awarded to Brookland Foundation, Sistercare, Inc., One 80 Place and Arc of the Midlands. Lexington County is keeping the application process open, as all funding has not been committed at this time.

Does this Jurisdiction have any open Brownfields Economic Development Initiative (BEDI) grants?

No

[BEDI grantees] Describe accomplishments and program outcomes during the last year.

DRAFT

CR-50 - HOME 91.520(d)

Include the results of on-site inspections of affordable rental housing assisted under the program to determine compliance with housing codes and other applicable regulations

Please list those projects that should have been inspected on-site this program year based upon the schedule in §92.504(d). Indicate which of these were inspected and a summary of issues that were detected during the inspection. For those that were not inspected, please indicate the reason and how you will remedy the situation.

The County of Lexington HOME funded activities currently under the affordability period requirements are Ridge Terrace Rental Housing Projects, Lloydswood Rental Housing Project, 101 Wynnsun Trail, 137 Tylers Trail, 145 Wynnsun Trail 115 Shirway Court, 160 Toucan Way, 100 Amberchase Drive, 117 Linville Court, 217 S. Wrenwood, 402 and 404 Camelot Court, 551 Old Bush River Road, 237 Friarsgate Blvd, 205 S. Wrenwood, 312 Cross Hill and 145 Burma Road. Lexington County monitors all affordable rental housing assisted under the program to determine compliance with housing codes and other applicable regulations. Lexington County attributes HOME funds for the development of affordable rental housing owned by our CHDO's. All CHDOs are required to provide inspection reports and verify tenant income annually. Lexington County does on-site monitoring as well as desk monitoring on all affordable units.

All properties have been inspected, no problems were identified, and no repairs were needed as the homes have all be upgraded with new appliances and brought up the International Residential Building Codes during rehabilitation.

Provide an assessment of the jurisdiction's affirmative marketing actions for HOME units. 92.351(b)

The HOME units are currently owned by Community Assistance Providers (CAP) and/or Santee Lynches Affordable Housing and CDC. Both organizations have an Affirmative Fair Housing Marketing Plan and compliance is verified through yearly monitoring and their reports.

The Lexington County Community Development Department provides for education workshops, the Analysis of Impediments and numerous outreach events to further Fair Housing, and the homeowner rehab selection criteria includes a non-discrimination statement.

Refer to IDIS reports to describe the amount and use of program income for projects, including the number of projects and owner and tenant characteristics

Program income used during PY 2020 totaled \$33,052.98. Program income was used for all projects associated with HOME programs. The projects consisted of Comprehensive Housing Rehabilitation (\$12,525.53 PI) and Homebuyer Assistance Program (\$7662.51 PI). There were 5 Comprehensive Housing Repairs (CHR), 2 Homebuyer Assistance and 1 CHDO acquisition. CHR owner characteristics

consist of 3 elderly adults, 1 non elderly single parent with 2 children, 1 single elderly adult. Homebuyer program assisted 1 single parent with 5 children, 2 parent household with 2 children to purchase a home and the CHDO acquisition is rented to a single adult.

Describe other actions taken to foster and maintain affordable housing. 91.220(k) (STATES ONLY: Including the coordination of LIHTC with the development of affordable housing). 91.320(j)

The County continues to support local groups, such as Habitat for Humanity, the Cayce Housing Authority, local developers and non-profit community housing organizations who work to provide affordable homes and seek viable financing options for low to moderate low income home buyers. The County also works with local lenders to identify changes in lending practices, especially those that impact low-income, minorities, Section 3 residents and other special populations.

CR-60 - ESG 91.520(g) (ESG Recipients only)

ESG Supplement to the CAPER in *e-snaps*

For Paperwork Reduction Act

1. Recipient Information—All Recipients Complete

Basic Grant Information

Recipient Name	LEXINGTON COUNTY
Organizational DUNS Number	030115885
EIN/TIN Number	576000379
Identify the Field Office	COLUMBIA
Identify CoC(s) in which the recipient or subrecipient(s) will provide ESG assistance	Columbia/Midlands CoC

ESG Contact Name

Prefix	Mrs
First Name	Sandy
Middle Name	0
Last Name	Fox
Suffix	0
Title	Grants Administrator

ESG Contact Address

Street Address 1 212 South Lake Drive
Street Address 2 0
City Lexington
State SC
ZIP Code -
Phone Number 8037858121
Extension 0
Fax Number 0
Email Address sfox@lex-co.com

ESG Secondary Contact

Prefix
First Name
Last Name
Suffix
Title
Phone Number
Extension
Email Address

2. Reporting Period—All Recipients Complete

Program Year Start Date 07/01/2020
Program Year End Date 06/30/2021

3a. Subrecipient Form – Complete one form for each subrecipient

Subrecipient or Contractor Name: SISTERCARE
City: Columbia
State: SC
Zip Code: 29202, 1029
DUNS Number: 119183515
Is subrecipient a victim services provider: Y
Subrecipient Organization Type: Other Non-Profit Organization
ESG Subgrant or Contract Award Amount: 102000

Subrecipient or Contractor Name: Midlands Housing Alliance Inc

City: Columbia

State: SC

Zip Code: 29201, 2125

DUNS Number: 010034618

Is subrecipient a victim services provider: N

Subrecipient Organization Type: Other Non-Profit Organization

ESG Subgrant or Contract Award Amount: 25000

Subrecipient or Contractor Name: United Way of the Midlands Inc

City: Columbia

State: SC

Zip Code: 29201, 3518

DUNS Number: 128407194

Is subrecipient a victim services provider: N

Subrecipient Organization Type: Other Non-Profit Organization

ESG Subgrant or Contract Award Amount: 30288

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CR-65 - Persons Assisted

4. Persons Served

4a. Complete for Homelessness Prevention Activities

Number of Persons in Households	Total
Adults	0
Children	0
Don't Know/Refused/Other	0
Missing Information	0
Total	0

Table 16 – Household Information for Homeless Prevention Activities

4b. Complete for Rapid Re-Housing Activities

Number of Persons in Households	Total
Adults	0
Children	0
Don't Know/Refused/Other	0
Missing Information	0
Total	0

Table 17 – Household Information for Rapid Re-Housing Activities

4c. Complete for Shelter

Number of Persons in Households	Total
Adults	0
Children	0
Don't Know/Refused/Other	0
Missing Information	0
Total	0

Table 18 – Shelter Information

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4d. Street Outreach

Number of Persons in Households	Total
Adults	0
Children	0
Don't Know/Refused/Other	0
Missing Information	0
Total	0

Table 19 – Household Information for Street Outreach

4e. Totals for all Persons Served with ESG

Number of Persons in Households	Total
Adults	0
Children	0
Don't Know/Refused/Other	0
Missing Information	0
Total	0

Table 20 – Household Information for Persons Served with ESG

5. Gender—Complete for All Activities

	Total
Male	0
Female	0
Transgender	0
Don't Know/Refused/Other	0
Missing Information	0
Total	0

Table 21 – Gender Information

6. Age—Complete for All Activities

	Total
Under 18	0
18-24	0
25 and over	0
Don't Know/Refused/Other	0
Missing Information	0
Total	0

Table 22 – Age Information

7. Special Populations Served—Complete for All Activities

Number of Persons in Households

Subpopulation	Total	Total Persons Served – Prevention	Total Persons Served – RRH	Total Persons Served in Emergency Shelters
Veterans	0	0	0	0
Victims of Domestic Violence	0	0	0	0
Elderly	0	0	0	0
HIV/AIDS	0	0	0	0
Chronically Homeless	0	0	0	0
Persons with Disabilities:				
Severely Mentally Ill	0	0	0	0
Chronic Substance Abuse	0	0	0	0
Other Disability	0	0	0	0
Total (Unduplicated if possible)	0	0	0	0

Table 23 – Special Population Served

CR-70 – ESG 91.520(g) - Assistance Provided and Outcomes

10. Shelter Utilization

Number of New Units - Rehabbed	0
Number of New Units - Conversion	0
Total Number of bed-nights available	0
Total Number of bed-nights provided	0
Capacity Utilization	0.00%

Table 24 – Shelter Capacity

11. Project Outcomes Data measured under the performance standards developed in consultation with the CoC(s)

Lexington County continues to engage and work with the Midlands CoC's. Our three (3) ESG subrecipients were able to deliver Emergency shelter, Homeless Prevent and HMIS reporting within Lexington and surrounding counties. The data measured and performance outcomes are generated from HMIS software then uploaded on the SAGE report which is attached on CR-00 of the CAPER. Also, there are 5 ESG-CV subrecipients - Brookland Foundation - Rent Utilities and PPE (\$141,649), Sistercare, Inc. - Homeless Prevention and Shelter (\$249,960), One 80 Place - Homeless Prevention and Rapid Rehousing (\$190,000), Arc of the Midlands - Shelter, Rapid Rehousing and Admin (\$104,715) and United Way of the Midlands - HMIS Reporting (\$4,237.77).

CR-75 – Expenditures

11. Expenditures

11a. ESG Expenditures for Homelessness Prevention

	Dollar Amount of Expenditures in Program Year		
	2018	2019	2020
Expenditures for Rental Assistance			
Expenditures for Housing Relocation and Stabilization Services - Financial Assistance			
Expenditures for Housing Relocation & Stabilization Services - Services			
Expenditures for Homeless Prevention under Emergency Shelter Grants Program			
Subtotal Homelessness Prevention			

Table 25 – ESG Expenditures for Homelessness Prevention

11b. ESG Expenditures for Rapid Re-Housing

	Dollar Amount of Expenditures in Program Year		
	2018	2019	2020
Expenditures for Rental Assistance			
Expenditures for Housing Relocation and Stabilization Services - Financial Assistance			
Expenditures for Housing Relocation & Stabilization Services - Services			
Expenditures for Homeless Assistance under Emergency Shelter Grants Program			
Subtotal Rapid Re-Housing			

Table 26 – ESG Expenditures for Rapid Re-Housing

11c. ESG Expenditures for Emergency Shelter

	Dollar Amount of Expenditures in Program Year		
	2018	2019	2020
Essential Services			
Operations			
Renovation			
Major Rehab			
Conversion			
Subtotal			

Table 27 – ESG Expenditures for Emergency Shelter

11d. Other Grant Expenditures

	Dollar Amount of Expenditures in Program Year		
	2018	2019	2020
Street Outreach			
HMIS			
Administration			

Table 28 - Other Grant Expenditures

11e. Total ESG Grant Funds

Total ESG Funds Expended	2018	2019	2020

Table 29 - Total ESG Funds Expended

11f. Match Source

	2018	2019	2020
Other Non-ESG HUD Funds			
Other Federal Funds			
State Government			
Local Government			
Private Funds			
Other			
Fees			
Program Income			
Total Match Amount			

Table 30 - Other Funds Expended on Eligible ESG Activities

11g. Total

Total Amount of Funds Expended on ESG Activities	2018	2019	2020

Table 31 - Total Amount of Funds Expended on ESG Activities