

Executive Summary

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

1. Introduction

The County of Lexington has been a participant in the Community Development Block Grant (CDBG) Program since July 1, 2000. On July 1, 2008, the County became a Participating Jurisdiction (PJ) in the HOME Investment Partnerships (HOME) Program. On July 1, 2018 Lexington County became a participant in the Emergency Solutions Grant (ESG) Program. On March 27, 2020, President Trump signed the Coronavirus Aid, Relief, and Economic Security Act (CARES Act), Public Law 116-136 to respond to the growing effects of the historic public health crisis. The County was awarded a cumulative CDBG-CV funds in the amount of \$2,501,688 and \$1,746,250 of ESG-CV funds. These funds will be used for the public service, prevention of homes, rapid re-housing, buildings and improvements including public facilities to prevent, prepare for and respond to the Coronavirus. Additionally, on September 22, 2021, Lexington County was awarded \$2,619,353 for the HOME Investment Partnerships - America Rescue Plan (HOME-ARP) funds. These programs are sponsored by the United States Department of Housing and Urban Development (HUD) through an annual federal budget allocation. The HOME-ARP funds will be used to address the need for homelessness assistance and supportive services.

2. Summarize the objectives and outcomes identified in the Plan

This could be a restatement of items or a table listed elsewhere in the plan or a reference to another location. It may also contain any essential items from the housing and homeless needs assessment, the housing market analysis or the strategic plan.

In accordance with HUD guidelines, the Annual Action Plan is developed each year to identify specific activities that address priorities and goals established in the Five-Year Consolidated Plan.

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

The Consolidated Plan outlines the following goals for the County's HUD Entitlement Grant Programs:

- Priority Goal 1: Owner occupied housing rehabilitation.
- Priority Goal 2: Provide and/or support adequate, safe, and affordable housing through Homebuyer Assistance Program.
- Priority Goal 3: Housing for Non-Homeless Special Population.

- Priority Goal 4: Public Facilities / Infrastructure Development.
- Priority Goal 5: Education / Promotion of Fair Housing practices.
- Priority Goal 6: Lead-Based Paint Reduction
- Priority Goal 7: Establish or support programs that provide needed public services and /or increase the level of service provided by existing programs.

3. Evaluation of past performance

This is an evaluation of past performance that helped lead the grantee to choose its goals or projects.

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 of Lexington’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 of Lexington’s homeless and vulnerable (non-homeless) populations. The County of Lexington 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.

4. Summary of Citizen Participation Process and consultation process

Summary from citizen participation section of plan.

Summary from citizen participation section of plan.

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

- 9/23/2021 Consolidated Annual Performance and Evaluation Report (CAPER) and Annual Needs Assessment Public Hearing
- 2/2/2022 Grant Programs Division Advisory Committee Meeting
- 3/17/2022 Draft 2022 Annual Action Plan Public Notice
- 4/12/2022 Lexington County Council Administration Committee Meeting
- 7/26/2022 Lexington County Council Approval

Annual Action Plan
2022

- A public notice and notice of a public hearing for the draft 2022 Annual Action Plan was published in *The Lexington County Chronicle* and the draft Plan was placed on the County's website on April 15, 2022. A virtual public hearing was held on April 15, 2022. No comments were received.

5. Summary of public comments

This could be a brief narrative summary or reference an attached document from the Citizen Participation section of the Con Plan.

No comments were received.

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

No comments were received.

7. Summary

The County of Lexington'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 of Lexington administers the Community Development Block Grant (CDBG) program, Home Improvement Partnership Program (HOME) and the Emergency Solutions Grant (ESG) program.

The County has Intergovernmental Agreements with the municipalities of Batesburg-Leesville, Chapin, Gaston, 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, HOME and ESG funds on their behalf.

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

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

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

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

Table 1 – Responsible Agencies

Narrative (optional)

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

Consolidated Plan Public Contact Information

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

1. Introduction

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

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

In addition to maintaining an open door policy and having ongoing daily communication with the area's many service providers, specific steps the County has taken to enhance coordination include: entering into intergovernmental agreements with its fourteen (14) municipalities to 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 Office of Community Development maintains close relationships with the City of Columbia, which administers the Housing Opportunities for Persons with Aids (HOPWA) Program on behalf of the County, as well as other nearby communities. The County also works closely with the Central Midlands Council of Governments, the Cities of West Columbia and Cayce, Lexington Medical Center and CMRTA on transportation issues.

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

The County of Lexington's Office of Community Development is an active supporter of local Continuum of Care (CoC) services and is a strong supporter and member of the Midlands Area Consortium for the Homeless (MACH). Moreover, the County has provided general fund, CDBG and ESG resources to the Transitions homeless facility in the City of Columbia, where it is estimated that the facility provides housing transitional services and counseling to some 200 Lexington County residents annually. Additional funds were awarded to Homeless No More and MIRCI, to provide transitional housing for the homeless and clinical services for the homeless. Each year the County allocates hundreds of thousands of dollars through CDBG and HOME funds for the acquisition and rehabilitation and rental of affordable housing (in an effort to increase affordable rental housing units to help aid in the prevention of homelessness). The County is a supporter of United Way of the Midlands and One80 Place agencies supported by Lexington's community and an organizations that provides food stability

programs, rental and utility assistance to Lexington’s low-and-moderate income residents. Additionally, the County uses its resources to consistently provide infrastructure and public service(s) to support to Sistercare’s transitional shelter for battered women and their children as a strategy for combating homelessness in our community.

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

United Way of the Midlands (UWM), serves as lead HUD agency for the Midlands Area Consortium for the Homeless (MACH) that is the HUD designated Homeless Continuum of Care (SC-502) for Lexington County. As a team, UWM/MACH are committed to ending homelessness in the Midlands. MACH member agencies and other partners provide the direct services, shelter and housing that assist our community’s homeless families, individuals, youth and veterans to stability. The complexity of the issue, diversity of the populations and shifting resources and priorities of the community and federal government make coordination key to community success. UWM/MACH works to ensure quality services, continuous planning, and coordination for efficiency and cost effectiveness and collaborate with Lexington County with these efforts. Lexington County participates in MACH meetings, the annual point-in-time count, and an annual consultation on ESG program certification including developing ESG performance measures.

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

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

MACH provides ESG certification based on the following factors:

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

Participation in HMIS (except providers serving domestic violence survivors)

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

Table 2 – Agencies, groups, organizations who participated

1	Agency/Group/Organization	Town of Lexington
	Agency/Group/Organization Type	Other government - Local
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homeless Needs - Chronically homeless Market Analysis Economic Development Anti-poverty Strategy Lead-based Paint Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The County maintains a close working relationship with the Town of Lexington. In addition to entering into an Intergovernmental Funding Agreement with the Town for CDBG, HOME and ESG funds, the County regularly meets with grant managers and administrative officials to gain input on how certain projects fit into the Town's overall housing and economic development goals, as well as to gain insight into overall area wide planning and strategy.
2	Agency/Group/Organization	City of West Columbia
	Agency/Group/Organization Type	Other government - Local
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy Market Analysis Economic Development Anti-poverty Strategy Lead-based Paint Strategy

	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The County maintains a close working relationship with the City of West Columbia. In addition to entering into an Intergovernmental Funding Agreement with the Town for CDBG, HOME and ESG funds, the County regularly meets with grant managers and administrative officials to gain input on how certain projects fit into the City's overall housing and economic development goals, as well as to gain insight into overall area wide planning and strategy.
3	Agency/Group/Organization	SISTERCARE
	Agency/Group/Organization Type	Services-Victims of Domestic Violence
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy Non-Homeless Special Needs Market Analysis Anti-poverty Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Lexington consulted with Sistercare, Inc., the community's premiere agency providing services to battered spouses and children to include long-term sheltering, counseling, and job training. The outcome of this consultation included the need for further assistance to Spanish speaking populations, a community which ranked domestic violence as among the highest public service priorities in the community.
4	Agency/Group/Organization	Irmo Chapin Recreation Commission
	Agency/Group/Organization Type	Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Education

	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs Market Analysis Economic Development
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The Irmo Chapin Recreation Commission was consulted as a way to assist the County of Lexington in assessing the needs of children, adults, the elderly and persons with disabilities in the community. The Irmo Chapin Recreation Commission is offering groundbreaking programming for adults, seniors, and youth with disabilities and the outcome of the consultation, included the County of Lexington working to implement and support programs for persons with autism and severe disabilities in our community.
5	Agency/Group/Organization	SANTEE-LYNCHES AFFORDABLE HOUSING & CDC
	Agency/Group/Organization Type	Services - Housing Service-Fair Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Non-Homeless Special Needs Market Analysis Anti-poverty Strategy Lead-based Paint Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Lexington staff consulted with its local CHDO, Santee Lynches CDC in an effort to gain a better understanding of the County's housing needs assessment, non-homeless special needs, and market analysis to name a few. The outcome is that the staff gain a wider breadth of the overall housing needs of our low-and-moderate income residents living in our incorporated and unincorporated communities.

6	Agency/Group/Organization	CENTRAL SOUTH CAROLINA HABITAT FOR HUMANITY
	Agency/Group/Organization Type	Housing Services - Housing Services-Education Service-Fair Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Market Analysis Economic Development Anti-poverty Strategy Lead-based Paint Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Lexington staff consulted with its local CHDO, Central Midlands Habitat for Humanity in an effort to gain a better understanding of the County's housing needs assessment, non-homeless special needs, and market analysis to name a few. The outcome is that the staff gain a wider breadth of the overall housing needs of our low-and-moderate income residents living in our incorporated and unincorporated communities.

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

None

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

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care	United Way of the Midlands	The goals of the annual action plan, as developed in coordination with the local Continuum of Care, will enhance and strengthen programs directly benefitting homeless and those at risk of becoming homeless.

Table 3 – Other local / regional / federal planning efforts

Narrative (optional)

AP-12 Participation – 91.105, 91.200(c)

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

As the administrator(s) of the County of Lexington’s CDBG, HOME and ESG programs, the Office of Community Development acts as a hub for community, economic and social engagement for our community, a role and public trust that we take very seriously. To this end, our staff has worked diligently to maintain and foster open lines of communication between the County and our community’s many non-profit and social service agencies. Besides an open door policy, each year our grant staff participate in numerous outreach meetings and hosts housing roundtables and meetings for subrecipients, contractors, and citizens interested in learning more about our grant programs.

Due to the ongoing pandemic (COVID-19), HUD recognizes the efforts to contain COVID-19 require limiting in-person public gatherings to obtain citizen views. HUD has waived provisions at 24 CFR 91.105(e)(1) and 24 CFR 91.115 (b)(3)(i) to permit the following: As long as national or local health authorities recommend social distancing and limiting gatherings for health reasons, CDBG, ESG, HOME, HTF and HOPWA grantees, units of general local government receiving grant funds may hold virtual public hearings in lieu in-person public hearings to fulfill public hearing requirements.

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	Newspaper Ad	Non-targeted/broad community	Public Notice placed in the Chronicle.	No Comments Received	None	
2	Virtual Hearings	Non-targeted/broad community	0 citizens attended virtual public hearing	No Comments Received	None	

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)
3	Internet Outreach	Non-targeted/broad community	Draft 2022 Annual Action Plan was placed on Lexington County's website.	No Comments Received	None	

Table 4 – Citizen Participation Outreach

Expected Resources

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

Introduction

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	1,862,133	33,978	0	1,896,111	3,629,098	

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	840,327	27,215	0	867,542	1,270,085	
ESG	public - federal	Conversion and rehab for transitional housing Financial Assistance Overnight shelter Rapid re-housing (rental assistance) Rental Assistance Services Transitional housing	159,160	0	0	159,160	312,522	

Table 5 - 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

In an effort to strengthen and increase the utilization of CDBG funds and to leverage additional funding, the County of Lexington requires that all CDBG sub-recipients provide a 10% cash match for the funding awarded. Match funds must be identified on the application and subrecipients

are required to provide documentation of their match funds in the monthly reporting and /or with reimbursement requests. All subrecipients are monitored annually by County staff and provided technical assistance where needed. Home funds will be used for administration, housing rehab, neighborhood revitalization, CHDO's and increase as well as support our community transitional housing. HOME funds are matched by sweat equity and CHDO rehab match. ESG funds will be used for Program Admin (7.5%), HMIS reporting, Street Outreach and Emergency Shelter. Subrecipients are required to match ESG funds 100%.

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

The County's Administration Building acts as the hub for administering the CDBG, HOME and ESG programs as well as a meeting place for public hearings and meetings to discuss plan goals.

Discussion

Community facilities and services are available to all County residents in the quest to meet the day-to-day needs of the Lexington community and to enhance quality the overall quality of life. Community Facilities are divided into several categories: general government facilities; educational facilities; libraries, and park and recreation facilities. The Central Midlands Regional Transit Authority is a provider of 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.

Annual Goals and Objectives

AP-20 Annual Goals and Objectives

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Owner Occupied Housing Rehabilitation	2020	2024	Affordable Housing Non-Homeless Special Needs		Lead-Based Paint Hazard Reduction Substandard Owner Occupied Housing	CDBG: \$38,000 HOME: \$250,440	Rental units rehabilitated: 2 Household Housing Unit Homeowner Housing Rehabilitated: 9 Household Housing Unit
2	Homebuyer Assistance Program	2020	2024	Affordable Housing		Homebuyer Assistance Program	HOME: \$20,000	Homeowner Housing Added: 4 Household Housing Unit
3	Housing for Non-Homeless Special Population	2020	2024	Affordable Housing	The Count of Lexington has not designated specific priority areas	Housing for Non-Homeless Special Population Substandard Owner Occupied Housing	HOME: \$489,887	Rental units rehabilitated: 1 Household Housing Unit Homeowner Housing Added: 3 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	2020	2024	Non-Housing Community Development	Geographic Priority Area	Public Facilities and Infrastructure Development	CDBG: \$1,220,823	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 25000 Persons Assisted
5	Public Services	2020	2024	Non-Homeless Special Needs	The Count of Lexington has not designated specific priority areas	Public Services	CDBG: \$248,462	Public service activities other than Low/Moderate Income Housing Benefit: 3500 Persons Assisted
6	Action on Homeless	2020	2024	Homeless	The Count of Lexington has not designated specific priority areas		ESG: \$159,160	Homeless Person Overnight Shelter: 350 Persons Assisted Overnight/Emergency Shelter/Transitional Housing Beds added: 200 Beds Homelessness Prevention: 200 Persons Assisted
7	Administration	2020	2024	Administration			CDBG: \$354,848 HOME: \$80,000	

Table 6 – Goals Summary

Goal Descriptions

1	Goal Name	Owner Occupied Housing Rehabilitation
	Goal Description	
2	Goal Name	Homebuyer Assistance Program
	Goal Description	
3	Goal Name	Housing for Non-Homeless Special Population
	Goal Description	
4	Goal Name	Public Facilities/Infrastructure Development
	Goal Description	
5	Goal Name	Public Services
	Goal Description	
6	Goal Name	Action on Homeless
	Goal Description	
7	Goal Name	Administration
	Goal Description	

Projects

AP-35 Projects – 91.220(d)

Introduction

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

MIT- Lexington County continues with disaster recovery efforts resulting from the 2015 floods through the CDBG-MIT program. The Buyout and Infrastructure program continue in our on-going effort to provide safe and secure homes for our residents and to implement improvements to public infrastructure and facilities that will reduce impacts of future storms on public safety and property damage. All information regarding the program can be found here: <http://www.lex-co.sc.gov/departments/DeptAH/communitydevelopment/Pages/CDBG-MIT.aspx>

CDBG-CV, HOME-ARP and ESG-CV - The County will continue to assist the residents of Lexington County to prevent, prepare for and respond to the coronavirus through public service, public facility and homeless prevention.

Projects

#	Project Name
1	Infrastructure and Public Facilities
2	Public Services
3	Affordable Housing and Neighborhood Revitalization
4	CDBG Program Administration
5	Community Housing Development Organization (CHDO)
6	Comprehensive Housing Rehabilitation Program
7	Affordable Housing/Acquisition
8	Homeowner Assistance Program
9	HOME Program Administration
10	HESG22- Lexington County
11	HOME Project Delivery

Table 7 - Project Information

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

needs

During the needs assessment process the Grants Program Division was able to identify a myriad of infrastructure needs in Lexington County low-and-moderate income areas. The needs ranged from water and sewer lines to sidewalks and streets and public facilities, to include community and youth centers, job training programs ADA compliant bathrooms and diabetic food pantries.

AP-38 Project Summary
Project Summary Information

1	Project Name	Infrastructure and Public Facilities
	Target Area	
	Goals Supported	Public Facilities/Infrastructure Development
	Needs Addressed	Public Facilities and Infrastructure Development
	Funding	CDBG: \$1,220,823
	Description	This program will support the planning and development of adequate public facilities and improvements, including but not limited to, streets, sidewalks, water, sewer, parks, playgrounds, and facilities for LMI persons and persons with special needs such as the homeless.
	Target Date	6/30/2024
	Estimate the number and type of families that will benefit from the proposed activities	Approximately 19008 persons and 5467 households will be assisted from these proposed activities.
	Location Description	
	Planned Activities	Town of Batesburg/Leesville - \$458,201 City of West Columbia - \$385,000 Lexington Fires Service - \$165,224 Brookland Center for Community Economic Change - \$212,398
2	Project Name	Public Services
	Target Area	
	Goals Supported	Public Services
	Needs Addressed	Public Services
	Funding	CDBG: \$248,462
	Description	The primary objective of the CDBG Program is to develop sustainable communities for persons of low- and moderate-income (LMI), thereby improving the housing, quality of life, and economic conditions of the Lexington community. HUD defines LMI as household income that is less than 80% of area median income.
	Target Date	6/30/2024

	Estimate the number and type of families that will benefit from the proposed activities	Public Services should benefit approximately 4990 LMI persons. Approximately 450 Homeless Persons assisted with overnight shelter.
	Location Description	
	Planned Activities	Boys and Girls Club of America - \$58,000 Harvest Hope Food Bank - \$30,000 ICRC Afternoon Adventures - \$85,462 ICRC Athletic Scholarship Program - \$25,000 Midlands Housing Alliance/Transitions - \$50,000
3	Project Name	Affordable Housing and Neighborhood Revitalization
	Target Area	
	Goals Supported	Owner Occupied Housing Rehabilitation
	Needs Addressed	Substandard Owner Occupied Housing Lead-Based Paint Hazard Reduction
	Funding	CDBG: \$20,000
	Description	Minor Home Repair program is an on-going program that assists LMI homeowners with minor repairs to their homes.
	Target Date	6/30/0024
	Estimate the number and type of families that will benefit from the proposed activities	Approximately 4 homeowners will be assisted with rehabilitation to their homes.
	Location Description	
	Planned Activities	Minor housing rehabilitation for approximately 4 households.
4	Project Name	CDBG Program Administration
	Target Area	
	Goals Supported	Administration
	Needs Addressed	Education/Promotion of Fair Housing Practices
	Funding	CDBG: \$354,848

	Description	Planning and Administration
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	Funds will be used for the administration of the CDBG Program.
5	Project Name	Community Housing Development Organization (CHDO)
	Target Area	
	Goals Supported	Housing for Non-Homeless Special Population
	Needs Addressed	Housing for Non-Homeless Special Population
	Funding	HOME: \$352,712
	Description	At least 15% of the County's HOME funds will be set aside for organizations which are designated by the County of Lexington as Community Housing Development Organizations (CHDO). Funding allocated 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.
	Target Date	6/30/2024
	Estimate the number and type of families that will benefit from the proposed activities	Acquisition and/or rehab of 2 homes for rental to LMI Lexington County residents using CHDO reserves.
	Location Description	All properties are located in Lexington County.
	Planned Activities	
6	Project Name	Comprehensive Housing Rehabilitation Program
	Target Area	
	Goals Supported	Owner Occupied Housing Rehabilitation
	Needs Addressed	Substandard Owner Occupied Housing

	Funding	HOME: \$250,440
	Description	The Comprehensive Housing Rehabilitation Program assists low-and moderate income families, disabled, elderly and veteran homeowners with qualifying repairs to their primary residence. Funds will be used to assist approximately 9 homeowners with significant repairs to their homes. Maximum repair amounts for each home typically shall not exceed \$25,000 with limited assistance above \$25,000 in certain circumstances.
	Target Date	6/30/2024
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	Comprehensive Housing Rehabilitation will be provided to approximately 9 Lexington County homeowners to have repairs completed on their homes and home brought up to code compliance.
7	Project Name	Affordable Housing/Acquisition
	Target Area	
	Goals Supported	Housing for Non-Homeless Special Population
	Needs Addressed	Lead-Based Paint Hazard Reduction Housing for Non-Homeless Special Population
	Funding	HOME: \$164,390
	Description	This activity will continue an existing County program to acquire and rehabilitate affordable housing for either homeownership or rental activities. Funds may be used for non-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.
	Target Date	6/30/2024
	Estimate the number and type of families that will benefit from the proposed activities	Approximately 2 families will benefit from this activity.

	Location Description	
	Planned Activities	This activity will continue an existing County program to acquire and/or rehabilitate affordable housing for either homeowner's or rental activities. Funds may be used for non-profit developers, for-profit developers, in conjunction with our CHDO's or for Lexington County homeowner residents.
8	Project Name	Homeowner Assistance Program
	Target Area	
	Goals Supported	Homebuyer Assistance Program
	Needs Addressed	Homebuyer Assistance Program
	Funding	HOME: \$20,000
	Description	The Homeownership Assistance Program will provide down-payment assistance and/or closing costs assistance to low-moderate low 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 approximately 4 first time homebuyers.
	Target Date	6/30/2024
	Estimate the number and type of families that will benefit from the proposed activities	Approximately 4 Lexington County individuals will be provided with Down Payment and/or closing cost assistance.
	Location Description	Lexington County
	Planned Activities	Assist approximately 4 first time homebuyers with down payment and/or closing costs assistance.
9	Project Name	HOME Program Administration
	Target Area	
	Goals Supported	Administration
	Needs Addressed	
	Funding	HOME: \$80,000
	Description	Administration
	Target Date	

	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	Funds used to administer the HOME Program.
10	Project Name	HESG22- Lexington County
	Target Area	
	Goals Supported	Action on Homeless
	Needs Addressed	Action on Homeless
	Funding	ESG: \$159,160
	Description	The Homeless Emergency Assistance and Rapid Transition 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.
	Target Date	6/30/2024
	Estimate the number and type of families that will benefit from the proposed activities	Estimate 450 will be assisted with overnight shelter and homelessness prevention.
	Location Description	
Planned Activities	United Way of the Midlands -\$25,000 - HMIS Reporting Sistercare, Inc. - \$110,000 Emergency Shelter - \$65,200 HMIS - \$44,800 One 80 Place - \$24,160 Rapid Re-Housing (Case Management)	

11	Project Name	HOME Project Delivery
	Target Area	
	Goals Supported	Owner Occupied Housing Rehabilitation Homebuyer Assistance Program
	Needs Addressed	Substandard Owner Occupied Housing Homebuyer Assistance Program Lead-Based Paint Hazard Reduction
	Funding	CDBG: \$51,978
	Description	CDBG funding is used to pay the project delivery costs associated with implementing the HOME Program. The total amount of funds includes our projected program income for 2023.
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	Approximately 9 LMI households will benefit from this activity.
	Location Description	
Planned Activities	Housing Inspections, Lead Base Paint Inspections, Attorney fees	

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

Target Area Percentage of Funds

Batesburg/Leesville 38%

West Columbia 48%

Lexington County 8%

Unincorporated Lexington County CDBG 6%

Unincorporated Lexington County HOME Investment Partnerships 87%

Geographic Distribution

Target Area	Percentage of Funds
Geographic Priority Area	
The Count of Lexington has not designated specific priority areas	

Table 8 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

Grant Programs Division staff is confident in the geographic distribution of CDBG and HOME funds. The allocations were reviewed and analyzed by the County of Lexington’s Grant Advisory Committee and projects were ranked according to need and followed a rigorous application process. Moreover, the County holds intergovernmental agreements with all fourteen (14) municipalities in the County and ensures that each of the communities has access to CDBG 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 extensive measures 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 and HOME funded owner-occupied housing rehabilitation programs public services, and DPA programs that are open to all low-and-moderate income persons in the County with there being no geographic segregation. The County of Lexington has several pockets of poverty. ESG program addresses our homeless prevention and emergency shelter.

Affordable Housing

AP-55 Affordable Housing – 91.220(g)

Introduction

During Program Year 2022, the County of Lexington along with its municipal partners and its non-profit and for profit housing developers will work diligently through the use of CDBG, HOME and ESG funds toward the development and preservation of affordable housing, homeless prevention and emergency shelter. We will accomplish this through these four broad categories:

- 1) Owner occupied housing repair programs (minor home and comprehensive housing repair program)
- 2) Our ongoing support of homeless prevention services and operations
- 3) The support of organizations such as Habitat for Humanity and our certified CHDO's
- 4) The County of Lexington's DPA (Down Payment Assistance Program)

One Year Goals for the Number of Households to be Supported	
Homeless	2
Non-Homeless	19
Special-Needs	0
Total	21

Table 9 - One Year Goals for Affordable Housing by Support Requirement

One Year Goals for the Number of Households Supported Through	
Rental Assistance	4
The Production of New Units	4
Rehab of Existing Units	9
Acquisition of Existing Units	4
Total	21

Table 10 - One Year Goals for Affordable Housing by Support Type

Discussion

Lexington County will be focusing with the HOME program on adding affordable housing for Lexington County residents as well as expanding our outreach through the HOME Program to help with Homelessness. With the allocation of ESG funds for PY 2022 Lexington County will be able to assist further with homeless issues throughout the County. Street outreach, emergency shelter, homeless prevention and rapid re-housing are eligible components of this program and will serve the community

well.

AP-60 Public Housing – 91.220(h)

Introduction

The County of Lexington works with the Cayce Housing Authority and the State Department of Housing and Finance; the Cayce Housing and the SC Housing and Finance offers Section 8 Housing Choice Vouchers and does not have any public housing units. The CHA has a small number of public housing units as well as Section 8 Housing Choice Vouchers. The County has recently engaged the Cayce Housing Authority in an effort to collaborate in expanding the availability of public housing for the community.

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

Continue to collaborate with Cayce Housing Authority for expanding the availability of public housing throughout Lexington County.

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

The County continues to encourage local support service providers to expand existing Consumer Credit Counseling and First Time Home-Buyer programs with funding assistance where possible. Additionally, through the use of CDBG and HOME funds the County of Lexington's Grant Programs Division will continue working with community groups to seek additional resources to build consumer credit education counseling and awareness among low income and minority residents to include local faith-based organizations, higher education institutions, libraries, and other forums for fair housing. All of the County's first time homebuyers must attend a HUD approved homebuyer class before awarded any funds.

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

Not Applicable

Discussion

Not Applicable

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

Introduction

The County of Lexington is focusing on planning efforts that create various ways to address the issues of homelessness and chronic homelessness. It is difficult to accurately measure the number of persons at risk of becoming homeless. Moreover, it is impossible to gauge at any one time the number of people who are threatened with eviction, unemployment, foreclosure, or termination of utilities. Families and individuals are at-risk of becoming homeless when they no longer have any cushion against the perils of life. Most commonly, a family is at-risk when it lives paycheck-to-paycheck without any savings for sudden emergencies. The County's elderly and families are the face of the homeless in Lexington. Experts in the field suggest that if the County can somehow assist entities that addressing issues of mental illness, invest in job training, and work development programs, then our community would begin addressing issues of chronic homelessness. The County's CDBG program supports The Arc of the Midlands with a meal delivery program that teaches adults with disabilities food prep and cooking lessons.

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

Service providers in the County of Lexington will work collaboratively to provide a wide range of expertise in housing, social, and supportive services within each component 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. What's more, the faith-based organization has purchased property and intends to open additional shelters for young (teenage) males, families and others within the next five years. As part of the strategic planning initiative, these organizations will 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.

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. Funding provided to local shelters to expand service and create new programs to address multiple

persons and housing needs. Lexington County's HOME Investment Partnerships Program (HOME) will focus more directly in our planned activities to provide transitional and permanent housing to individuals experience homelessness. Lexington County is currently working to expand the resources to provide emergency shelters for homeless families with children.

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

Each year the County of Lexington without a doubt, through the support of its subrecipients, is both directly and indirectly assisting individuals from becoming homeless once they are discharged from publicly funded institutions through our support of the job training programs with Goodwill and the Fatherhood Initiative, our collaborations with the Cayce Housing Authority, or support of training and counseling services for Sistercare, Inc, a local non-profit which advocates on behalf of battered spouses and their children, Homeless No More, a local non-profit which advocates for homeless families with children and provides emergency shelter and finally through our support of food stability programs which are CDGB through Brookland Foundation Food Bank and Harvest Hope Food Bank. Moreover, 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 catalyst to spur additional public and private investment 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 income residents acquire the skills necessary to improve their employment opportunities.

Lexington County was awarded \$2,619, 353 in HOME Investment Partnerships-American Rescue Plan (HOME-ARP) funds. At this time, this program is in the planning stages but is focusing on transitional housing within Lexington County.

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.

Additionally, each year the County works with the Central Midlands Council of Governments, area non-profits, as well as its fourteen (14) municipalities to target significant CDBG and HOME resources within

the low-income areas described in this Plan. Each year the County works to leverage these resources, which in turn acts as catalyst to spur additional public and private investment 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 income residents acquire the skills necessary to improve their employment opportunities. For example, during Program Year 2022 the County is not only providing funding for the Midlands Housing Alliance/Transitions Facility, but we are using CDBG resources for job training, as well as to provide resources to persons with disabilities and battered women and their children. Lexington County is also working with its partners Brookland Foundation Food Bank and Harvest Hope Food bank to address food instability among our children and elderly residents.

Discussion

As part of the strategic planning initiative, various organizations, along with Lexington County, will 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.

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

Introduction:

The most recent Analysis of Impediments to Fair Housing identifies six areas of concern. The barriers to addressing housing needs, such as demand for both renter and owner-occupied housing units (based on the current inventory of rental units), fair market rent for these units, the current waiting lists for public housing, and the income levels of those experiencing housing problems clearly show a need for affordable rental units. Additionally, the disproportionate level of low wages as compared to high cost of available rental units is another barrier for LMI individuals.

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

The County of Lexington's Grant Programs Division through its housing acquisition and rehabilitation programs through CDBG and HOME has 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 community CHDO's 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.

Discussion:

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 three years the County of Lexington anticipates expending approximately \$37,500 on fair housing programs and services.

Due to COVID-19, the County had to cancel the monthly outreach meetings at local libraries to educate residents on Fair Housing and the rules, regulations and rights. Once the public health crisis is over, County staff will return to public meetings to educate on Fair Housing. The County continues to collaborate with other local government entities with various Fair Housing outreach programs/events as well as providing brochures, pamphlets, and social media outreach such as City TV, YouTube, Twitter and Facebook.

AP-85 Other Actions – 91.220(k)

Introduction:

The County continues to encourage local support service providers to expand existing Consumer Credit Counseling and First Time Home-Buyer programs with funding assistance where possible. Additionally, through the use of CDBG and HOME funds the County of Lexington's Grant Programs Division will continue working with community groups to seek additional resources to build consumer credit education counseling and awareness among low income and minority residents to include local faith-based organizations, higher education institutions, libraries, and other forums for fair housing

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, child care, 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 serve as a catalyst to promote collaboration amongst the various organizations. To this end, in 2022 the Grant Programs Division staff intends to host a service provider meeting that will engage these organizations in an effort to better serve our low-and-moderate income populations

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 homebuyers. 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 continuously enters into an agreements with the Cayce Housing Authority, Habitat for Humanity as well as local CHDO's 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

The County currently contracts with a lead based paint specialist and will continue to support programs available through DHEC and continue to be diligent in following our lead hazard control program to eliminate lead hazards in housing when a unit undergoes rehabilitation through the CDBG and HOME

Programs

Actions planned to reduce the number of poverty-level families

The County of Lexington has targeted significant CDBG and HOME 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 our numerous partners 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 income residents acquire needed information, knowledge, and skills to improve their employment opportunities.

Actions planned to develop institutional structure

Lexington County's Grant Programs Division staff intends to host a service provider meeting that will engage these organizations in an effort to better serve our low-and-moderate income populations.

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

The County has entered into an agreements with the Cayce Housing Authority, Habitat for Humanity as well as local CHDOs to increase the availability of housing for low-and-moderate income families, as well as seniors that are severely housing cost burdened.

Discussion:

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 homebuyers.

Program Specific Requirements

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

Introduction:

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. All Program Income received is automatically reprogrammed to open activities.

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

Other CDBG Requirements

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

HOME Investment Partnership Program (HOME) Reference 24 CFR 91.220(I)(2)

1. A description of other forms of investment being used beyond those identified in Section 92.205 is

as follows:

Not Applicable

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 has adopted the recapture provisions for HOME funds. This is a mechanism to recapture all or a portion of the direct HOME subsidy if the HOME recipient decides to sell the house within the affordability period at whatever price the market will bear. Recaptures funds may be used for any HOME-eligible activity. Recaptured funds are deposited in the local HOME account and is treated like Program Income, which includes recording in IDIS as Program Income

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 of Lexington 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:

Not applicable to our program as we currently do not do multifamily housing.

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, 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 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 posted a NOFA for agencies to apply for ESG eligible activities. Applications are reviewed and scored by Community Development staff for discussion and funding recommendations. After the required comment period and a Public Hearing, funding recommendations are presented to 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 UWM when prioritizing policy and funding decisions related to the ESG program.

5. Describe performance standards for evaluating ESG.

Lexington County has established Policy and Procedures for the ESG Program and will adhere to the strict monitoring guidelines for the CDBG program.

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

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 1st and ends June 30th.

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.

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.

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 cancelling 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 response to the COVID-19 Pandemic, or any declared disaster or emergency event, Lexington County is amending its Citizen Participation Plan, to promote and support "social distancing" while continuing to offer the public an opportunity to provide valuable citizen input and insight into the policies, and procedures of the Department of Housing, particularly as it relates to the administration and implementation of its federal programs. The following process will be used to solicit citizen participation and input into any programmatic amendments necessary to quickly and

effectively administer federal funding made available either directly or indirectly as a result of the COVID-19 Pandemic.

- 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/>. Staff will prepare an amendment to its Consolidated Plan and/or Annual Action Plan, where applicable, and the amendment shall include a discussion of the amount of assistance the County expects to receive, the range of activities it will undertake with this assistance, and, to the extent possible, the benefit to low and moderate income people of these proposed activities.
- The Amendment will be posted in a prominent place on the County's website and in the County Administration building (a public facility), along with a notice identifying the availability of the amendment. The Notice will include the opportunity to provide electronic comment for a period of not less than five days. As part of the Notice, the County will provide information on how citizens who have special needs may obtain the Amendment in a form which is accessible to them.
- Any comments received during the public comment period will be considered by the County before the final amended action plan is submitted to HUD. A summary of the comments and the agency's responses will be an attachment to the final amended action plan.
- The procedures and actions discussed above will constitute the County's citizen participation plan for any substantial amendments, which may need to be made in the course of the program year.
- This amended citizen participation plan will itself be made available to the public for a five day public comment period prior to implementation, and any interest groups may review and comment accordingly.
- Public comment will be received solely via the email 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 Demick, 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
2	Sandy Fox	August 14, 2020 – Updated Citizen Participation Plan to include CARES Act. Updated to include CDBG-CV and ESG-CV project award and project activities – Approved by Cindi Hennigan
Special Comments:		



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

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 1st and ends June 30th.

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.

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

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Lexington County
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Special Comments:		

Grantee Unique Appendices



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:

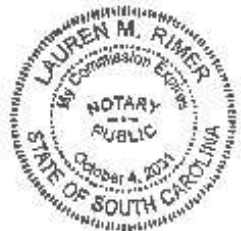
March 17, 2022

Parker Rogers
Lexington County Chronicle
& The Dispatch-News

Sworn to before me this 17th day of
March, 2022

Lauren Rimer
Lauren Rimer
Notary Public for South Carolina

My Commission Expires Oct. 4, 2031



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

Affidavit of Publication

PUBLIC NOTICE

NOTICE OF AVAILABILITY AND PUBLIC HEARING
County of Lexington
Continuity Development Block Grant Program (CDG)
HOME Investment Partnerships Program (PLUR)

Emergency Solutions Grant (ESG)
Draft of 2022 Annual Action Plan
The County of Lexington announces its Annual Action Plan for the 2022 Program Year, July 1, 2022 - June 30, 2023 is available for review. The plan prepared by the US Dept. of Housing & Urban Development (HUD) for the County to receive its allocation of CDG, ESG and ESF funding. It describes how the County intends to collaborate with CDG, HOME and ESG funds in FY 2022-23.

Public review and comment on the 2022 Annual Action Plan is encouraged. Written comments will be accepted through April 18, 2022. Please address them to: Emily Fox, 942 South Lakeside Dr, Suite 401, Lexington, SC 29072.

The plan is available at: <https://www.actionplan2022.com> or by email to: emfox@lccgov.com

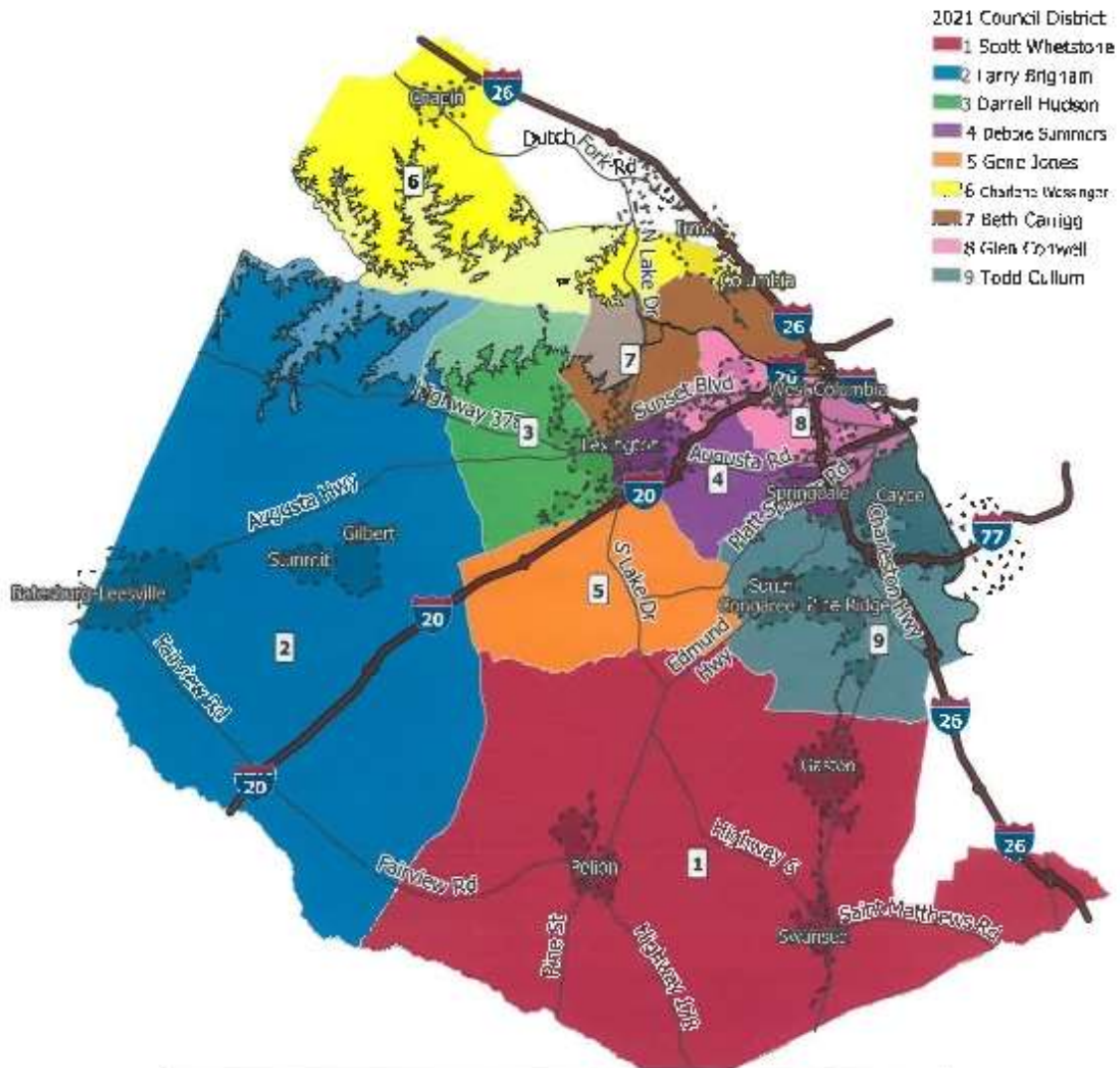
The Lexington County Continuity Development Office will conduct a Public Hearing on Friday, April 15, 2022 at 10:00 am. This will be a virtual meeting. To join the meeting from your computer, tablet or smartphone go to the following: <https://lccgov.com/2022/04/15/2022-04-15-1000>

You can also dial in using your phone. United States: +1 (877) 340-8212
Access Code: 667-688-061

Lexington County does not discriminate on the basis of age, color, religion, sex, marital status, sexual orientation, or disability and therefore complies with the provisions of section 504 of the Rehabilitation Act of 1973, as amended, and section 508 of the Rehabilitation Act of 1973, as amended, and any other applicable federal laws and regulations.

3/17/22

Lexington County Council Districts from 2021 Redistricting



Chemical Feed Modification District 2	Harvest Hope Food Bank All Districts
Mill Village Water System District 8	ICRC District 7
Fire Service District 1	Midlands Housing All Districts
BCCEC Renovation District 8	Boys and Girls Club District 8



Lexington County shall assume no liability for any errors, omissions, or inaccuracies in the information provided, regardless of how caused, or any decision made or action taken or not taken by any person, in reliance upon any information or data furnished, hereafter, for a complete

County of Lexington – HOME Policies and Procedures Manual

HOME INVESTMENT PARTNERSHIPS POLICIES AND PROCEDURES MANUAL



County of Lexington, Community Development
212 S. Lake Drive, Suite 401
Lexington, South Carolina

COUNTY OF LEXINGTON
COMMUNITY DEVELOPMENT DEPARTMENT
GRANTS DIVISION

Community Development Block Grant Staff

Robbie Derrick, Community Development Director

Sandy Fox, Title VI, Grants Manager

Wicki Rouse, Grants Administrator

Anita Ballington, Financial Coordinator

Sara Byrd, Housing Program Coordinator

Katherine Cason, DPA/Grants Assistant

Physical Address:

County of Lexington
Administration Building
212 South Lake Drive, Suite 401
Lexington, SC 29072

Office Hours: 8:00 AM - 5:00 PM

Phone: (803) 785-8121

Fax: (803) 785-8188

Website: <http://www.lex-co.sc.gov/departments/communitydevelopment>

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OVERVIEW OF THE HOME INVESTMENT PARTNERSHIPS PROGRAM

Introduction

The HOME Investment Partnerships Program, created under Title 11 (the HOME Investment Partnerships Act) of the Cranston-Gonzales National Affordable Housing Act of 1990, represented a historic affirmation of the Federal Government's commitment to providing decent, safe, and affordable housing for low-to-moderate low-income families and to alleviate the problems of excessive rent burdens, homelessness, and deteriorating housing stock nationwide. The following objectives are the intent of the HOME program:

- To provide decent affordable housing to lower-income households.
- To expand the capacity of non-profit housing providers.
- To strengthen the ability of state and local governments to provide housing.
- To leverage private sector participation.

The HOME program was designed to reinforce several important values and principles of community development:

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

HOME funds may be used for a variety of projects and programs that will increase and/or enhance affordable housing:

- Owner-occupied Housing rehabilitation,
- Homeownership Assistance,
- Acquisition, construction and/or rehabilitation of affordable housing for rental housing
- Community Housing Development Organizations (CHDO's)
- Administration and Planning

Non-profit owners/developers/subrecipients and CHDOs and for-profit owners/developers/subrecipients may apply for HOME funding.

Distribution of Funding 2 CFR 200.203

Applications for County of Lexington HOME funds are solicited once a year. The HOME Investment Partnerships Program has an "open door" policy which allows CHDO's, Subrecipients, Owners,

Developers and Sponsors to submit an application for funding throughout the year. Before committing funds to a project, the County of Lexington will underwrite the project, assess the capacity and fiscal soundness of the developer and assess the neighborhood market for demand. HOME funds may be used in combination with CDBG funds to provide the most in affordable housing.

The competitive selection criteria for projects will be published at the time applications are solicited.

Planning and Administration Costs, CHDOs (§92.207, 92.208, 92.300, 2 CFR Part 200)

- PJ may use up to 10% of its annual allocation for eligible and reasonable planning and administrative costs.
- PJ may allocate up to 5% of its annual allocation for CIIDO operating expenses
- PJ must reserve a minimum of 15% of its annual allocation for qualified CHDOs

HOME-Funded Activities (§92.209, 92.252, 92.254)

- Homeowner rehabilitation
- Homebuyer activities
- Rental housing

Commitment and Expenditure of Funds

PJs have 24 months to enter into legally binding HOME written agreements with developers, owners, contractors, subrecipients or CHDOs to use a specific amount of funds.

Major PJ Obligations

- Matching Requirements (§92.218-92.222)
- Minimum & Maximum Subsidy Limit, Underwriting, and Subsidy Layering (§92.250)
- Policies & Procedures, Monitoring, Recordkeeping, and Reporting (§92.504, 92.508 and 92.509)

GLOSSARY OF HOME TERMS

1. **Action Plan:** The one-year portion of the Consolidated Plan. It includes the PJ's annual application for HOME funds.

2. **Adjusted Income:** Adjusted income is annual (gross) income reduced by deductions for dependents, elderly households, medical expenses, handicap assistance expenses and child care. Adjusted income is used in HOME to compute the actual tenant payment in TBRA programs and the low HOME rent in rental projects in which rents are based on 30% of a family's adjusted gross income.

3. **Affordability:** The requirements of the HOME Program that relate to the cost of housing both at initial occupancy and over established timeframes, as prescribed in the HOME Final Rule. Affordability requirements vary depending upon the nature of the HOME assisted activity (i.e., homeownership or rental housing).

4. **Annual Income:** Lexington County HOME Program uses the definition of Annual income as defined in 24 CFR 5 referred to as "Part 5 Annual Income". The Part 5 definition of annual income is the gross amount of income of all adult household members that is anticipated to be received during the coming 12-month period.

5. **Commitment:** A "commitment" under the HOME program is required for the purposes of meeting the 24-month commitment deadline. "Commitments" are legally binding HOME written agreements and must comply with all of the requirements of the definition in the regulation and all additional prerequisite requirements. A "Commitment" means one of three things (1) The PJ has executed a legally binding written agreement with a State recipient, a subrecipient, or a contractor to use a specific amount of HOME funds to administer a portion of a PJ's HOME programs to produce affordable housing, provide down payment assistance, or provide tenant-based rental assistance; or has executed a written agreement with a CHDO to use HOME set-aside funds for a specific CHDO homebuyer or rental housing development project; or (3) the PJ has executed a legally binding agreement committing funds to a specific local project (which includes CHDO's and also as defined below).

6. **Commitment to a specific local project:** Commitment to a specific local project means that a legally binding agreement was executed committing funds to an identifiable project. Specific requirements are based on the type of activity being funded.

(a) For rehabilitation or new construction projects, the PJ (or other entity) and the project owner will execute an agreement for an identifiable project under which construction or rehabilitation which can reasonably be expected to start within 12 months of the agreement date.

(b) If the project consists of acquisition of standard housing by the PJ, the agreement must be a binding contract for the sale of an identifiable property and the property title must be transferred to the PJ (or other entity) within six months of the date of the contract.

(c) If the project involves the acquisition of standard housing and the PJ is providing HOME funds to a purchaser, under the agreement, the title of the property must be transferred to the purchaser within six months of the agreement date.

(d) If the project consists of TBRA, the PJ must enter into a rental assistance contract with the owner or the tenant in accordance with the provisions of 24 CFR Part 92.209.

(e) All necessary financing must be secured, with a budget and schedule of construction and/or rehabilitation has been established and the PJ has completed the underwriting for the specific project. Note that preliminary or conditional "commitments" may be made, but no funds are considered committed under the rules unless the above conditions have been met.

Consolidated Plan: A plan prepared in accordance with the requirements set forth in 24 CFR Part 91 which describes community needs, resources, priorities and proposed activities to be undertaken under certain HUD programs, including HOME.

Consortium: Geographically contiguous units of general local government consolidated to be in a single unit of general local government for HOME Program purposes when certain requirements are met.

Community Housing Development Organization (CHDO): A private, nonprofit organization that meets a series of qualifications prescribed in the HOME regulations at 24 CFR Part 92.2. A participating jurisdiction must award at least 15 percent of its annual HOME allocation to CHDOs.

Draw-Down: The process of requesting and receiving HOME funds. PJs and authorized state recipients draw down funds from a line of credit established by HUD.

Final Rule: The Final HOME Rule was published at 24 CFR Part 92 on September 16, 1996 and became effective on October 16, 1996. It was amended on August 22, 1997.

Group Home: Housing occupied by two or more single persons or families consisting of common space and/or facilities for group use by the occupants of the unit, and (except in the case of shared one-bedroom units) separate private space for each family.

HOME-Assisted Units: A term that refers to the units within a HOME project for which rent, occupancy and/or resale restrictions apply. The number of units designated as HOME-assisted affects the maximum HOME subsidies that may be provided to a project.

HOME Funds: All appropriations for the HOME Program, plus all repayments and interest or other returns on the investment of these funds.

HOME Investment Trust Fund: The term given to the two accounts – one at the Federal level and one at the local level - that "hold" the PJ's HOME funds. The Federal HOME Investment Trust Account is the U.S. Treasury account for each participating jurisdiction. The local HOME Investment Trust Fund account includes repayments of HOME funds, matching contributions and payment of interest or other returns on investment.

Household: One or more persons occupying a housing unit.

Insular Areas: Guam, the Northern Mariana Islands, the United States Virgin Islands and American Samoa.

Jurisdiction: A state or unit of general local government.

Low-Income Families: Families whose annual incomes do not exceed 80 percent of the median income for the area (adjusted for family size).

Match: Match is the PJ's contribution to the HOME Program – the local, non-Federal contribution to the partnership. The PJ's match contribution must equal not less than 25 percent of the HOME funds drawn down for projects in that fiscal year.

New Construction: The creation of new dwelling units. Any project which includes the creation of new or additional dwelling units in an existing structure is considered new construction.

Participating Jurisdiction (PJ): The term given to any state, local government or consortium that has been designated by HUD to administer a HOME Program. HUD designation as a PJ occurs if a state or local government meets the funding thresholds, notifies HUD that they intend to participate in the program and has a HUD-approved Consolidated Plan.

Program Income: Gross income received by the PJ, state recipient, or a subrecipient directly generated from the use of HOME funds or matching contributions.

Project: A site or an entire building or two or more buildings, together with the site or sites on which the building or buildings is located, that are under common ownership, management and financing and are to be assisted with HOME funds, under a commitment by the owner, as a single undertaking. The HOME Final Rule eliminated the requirement that all buildings fall within a four block radius.

Project completion: All necessary title transfer requirements and construction work have been performed; the project complies with all HOME requirements; the final draw-down has been disbursed for the project; and the project completion information has been entered in the disbursement and information system established by HUD. For TERA, project completion means the final draw-down has been disbursed for the project.

Reconstruction (also rehabilitation): The rebuilding, on the same lot, of housing standing on a site at the time of project commitment. The number of housing units on the lot may not be changed as part of the reconstruction project, but the number of rooms per unit may change. Reconstruction also includes replacing an existing substandard unit of manufactured housing with a new or standard unit of manufactured housing.

Single-Room Occupancy (SRO): Housing consisting of single-room dwelling units that is the primary residence of its occupant or occupants. The unit must contain food preparation and/or sanitary facilities if the project involves new construction, conversion of non-residential space, or reconstruction. If the units do not contain sanitary facilities, the building must contain sanitary facilities shared by the tenants.

State Recipient: State PJs can award their HOME funds to units of local government to run HOME locally. Any unit of local government designated by a state to receive HOME funds is called a "state recipient." The state is responsible for ensuring that HOME funds allocated to state recipients are used in accordance with the HOME regulations and other applicable laws.

Subrecipient: A public agency or nonprofit organization selected by a PJ to administer all or a portion of the PJ's HOME Program. A public agency or nonprofit organization that receives HOME funds solely as a developer or owner of housing is not a subrecipient.

Targeting: Requirements of the HOME Program relating to the income or other characteristics of households that may occupy HOME-assisted units.

Tenant-Based Rental Assistance (TBRA): A form of direct rental assistance in which the recipient tenant may move from a dwelling unit with a right to continued assistance. Includes security and utility deposits associated with the rental of dwelling units.

Very-Low-Income Families: Families whose annual incomes do not exceed 50 percent of the median income for the area (adjusted for family size).

Uniform Physical Condition Standards (UPCS): Uniform National Standards established by HUD pursuant to 24 CFR 5.703 for housing that is decent, safe, sanitary, and in good repair. Standards are established for inspectable items for each of the following areas: site, building exterior, building systems, dwelling units, and common areas.

GENERAL PROGRAM RULES

Eligible Forms of Subsidy (§92.205)

The HOME program allows almost any form of financial assistance, or subsidy to be provided to eligible beneficiaries and eligible projects. The P] determines the form of assistance it will provide. HOME regulation allows the following forms of subsidy as eligible:

- Interest-bearing loans or advances
- Non-interest-bearing loans or advances
- Deferred, forgivable or repayable loans
- Grants
- Interest subsidies
- Equity investments
- Loan guarantees
- Other forms approved by HUD

Eligible Project Costs (§92-206)

HOME funds may be used to pay the following eligible costs:

Development Hard Costs- actual costs of constructing or rehabilitating housing (All HOME-assisted housing must meet Property Standards as stated in §92.251)

- New Construction
- Rehabilitation
- Reconstruction
- Conversion
- Site Improvements
- Acquisition of Property
- Acquisition of Vacant Land
- Demolition
- Relocation costs
- Refinancing
- Initial Operating Reserve

Eligible Administrative and Planning Costs (2 CFR Part 200, §92.207) a P] may use up to 10% of its annual HOME grant plus up to 10% of program income received during the program year for eligible and "reasonable" Administrative and Planning Costs

Typical program administration costs are but not limited to:

- General management
- Staff and overhead costs to administer HOME program
- Budget and scheduling
- Development of written agreements
- Report preparation
- Office expenses
- Official travel
- Legal, audit and accounting services
- Fair Housing activities

- Indirect costs charged under an approved cost allocation plan
- Costs of complying with other Federal Requirements
- **Project Related Soft Costs** - other reasonable and necessary costs associated the financing or development (or both) of new construction, rehabilitation and acquisition of housing assisted with HOME funds.
- **Pre-Award Costs** - PJs are allowed to incur costs which have been budgeted to its new program year prior to the date that HUD signs the new Agreement but only after the PJ has received its HOME allocation for the new year.

Prohibited Activities and Fees (§92.214)

HOME funds shall not be used to:

- Acquisition of vacant land or demolition only
- Provide project reserve accounts, except as provided in § 92.206(d)(5) to provide initial operating deficit reserves;
- Development, operations, or modernization of public housing
- Double-dipping (a PJ may not commit additional funds to a project after the first year of project completion)
- Provide non-federal matching contributions required under any other Federal program;
- Provide assistance authorized under section 9 of the 1937 Act (Public Housing Capital and Operating Funds);
 - Provide assistance to eligible low-income housing under 24 CFR part 248 (Prepayment of Low Income Housing Mortgages), except that assistance may be provided to priority purchasers as defined in 24 CFR 248.101;
 - Provide assistance (other than tenant-based rental assistance or assistance to a homebuyer to acquire housing previously assisted with HOME funds) to a project previously assisted with HOME funds during the period of affordability established by the participating jurisdiction in the written agreement under §92.504. However, additional HOME funds may be committed to a project up to one year after project completion (see § 92.532), but the amount of HOME funds in the project may not exceed the maximum per-unit subsidy amount established under § 92.250.
 - Pay for the acquisition of property owned by the County of Lexington, except for property acquired by the participating jurisdiction with HOME funds, or property acquired in anticipation of carrying out a HOME project; or Pay delinquent taxes, fees or charges on properties to be assisted with HOME funds.
 - Pay for delinquent taxes, fees, or charges on properties to be assisted with HOME funds
 - Fees charged by PJs, State Recipients, and Subrecipients
 - Fees charged by rental property owners
 - Pay for any cost that is not eligible under §§ 92.206 through 92.209.

SUBSIDY LIMITS (§92.205 AND 92.250)

Minimum amount of assistance. The minimum amount of HOME assistance that may be invested per unit is \$1,000.00.

Maximum HOME subsidy limit: The maximum HOME subsidy per HOME-assisted unit that a PJ can provide to a project can vary. The Basic Statutory Mortgage Limits for 2018 are established under Section 234 – Condominium Housing Basic Mortgage Limits for Elevator Type. HUD determines and issues the maximum per-unit subsidy annually. PJs use the HUD published limits.

UNDERWRITING AND SUBSIDY LAYERING (§92.250)

The County of Lexington certifies in its Consolidated Plan that prior to committing HOME funds to a project it will conduct an underwriting and subsidy layering evaluation in accordance with §92.250-254.

Exception: Certain aspects of underwriting and subsidy layering requirements do not apply to the homebuyer downpayment assistance program or to the homebuyer rehabilitation program.

The PJ's underwriting review will include the following:

- Review of Sources and Uses
- Market Assessment
- Assessment of Developer Capacity

TYPE AND CONDITION OF PROPERTY

The County of Lexington will abide by the HOME rules specification of the types of property that are eligible upon each specific program activity. The homeowner receiving housing rehabilitation and the homebuyer receiving assistance for down payment and/or closing costs will be in accordance with the HOME limits determined by HUD (§92.254).

Property Standards (§92.251)

All HOME funded projects will meet either State and local standards, International Residential Code standards, Housing Quality Standards and all funded project will meet the Lead Safe Housing Rule Standards.

THE APPLICANT/BENEFICIARY (§92.252, 92.254 and 92.203)

Program Targeting (§92.252, 92.254)

PJ will use its HOME funds to assist households with annual gross incomes at or below 80 percent of the area median income.

At least 20% of HOME assisted rental units must be occupied by households with income at or below 50% of AMI throughout the affordability period.

Applicant Income Eligibility (§92.203)

Beneficiaries of HOME funds [homebuyers, homeowners or tenants] must be low-income or very low income. Their income eligibility is based on their annual income and will be calculated by using the Part 5 definition of annual (gross) income.

For the rental program, annual re-certifications of income are required.

Long-Term Affordability:

To ensure HOME investments provide affordable housing over the long term, rent and occupancy restrictions continue throughout the period of Affordability.

The minimum length of an affordability period depends on the amount of the HOME investment in the property and the nature of the activity:

HOME Activity	HOME Investment per Unit*	Length of the Affordability Period
Homebuyer* and rental housing acquisition and/or rehabilitation	Less than \$15,000	5 Years
	\$15,000 – 40,000	10 Years
	More than \$40,000	15 Years
New construction of rental housing	Any \$ Amount	20 Years
Refinancing of rental housing	Any \$ Amount	15 Years

*For homebuyer programs, when the FJ uses a recapture provision, the period of affordability is based on the amount of HOME assistance to the buyer, rather than the amount invested per unit.

Throughout the period of affordability, income eligible households must occupy the assisted units.

When designated rental units become vacant during the period of affordability, subsequent tenants must be income eligible and must be charged the applicable rent.

If a home purchased with HOME funds is sold during the period of affordability, the County will comply with the recapture provisions outlined in the HOME Program regulations at 24 CFR Part 92.254.

Site and Neighborhood Standards:

Proposed sites for potential HOME projects must meet the following site and neighborhood standards:

- Be adequate to accommodate the number and type of units proposed;
- Have sufficient utilities and streets to service the site;
- Be in full compliance with the applicable provisions of Title VI of the Civil Rights Act of 1964, Title VIII of the Civil Rights Act of 1968, E.O. 11063;
- Promote greater choice of housing opportunities;
- Avoid undue concentration of assisted persons in areas containing a high proportion of low-income persons.

- Be accessible to social, recreational, educational, commercial, and health facilities and services.
- Be accessible to municipal facilities and services that are at least equivalent to those typically found in neighborhoods consisting largely of unassisted, standard housing of similar market rents.
- Be located to places of employment providing a range of jobs for lower income workers.
- The neighborhood must not be one which is seriously detrimental to family life or other undesirable conditions predominate, unless there is actively in progress a concerted program to remedy the undesirable conditions.

The site must not be located in an area of minority concentration, except as permitted below:

- Sufficient, comparable opportunities exist for housing for minority families, in the income range to be served by the proposed project, outside areas of minority concentration; or
- The project is necessary to meet overriding housing needs that cannot be met in that housing market area.

COMMUNITY HOUSING DEVELOPMENT ORGANIZATION (CHDO)

A private, non-profit, tax-exempt (IRS§ 501(c) (3) or (4)) community based organization with qualified staff that is receiving HOME funds as the owner, developer, or sponsor of affordable housing for the community it serves.

If a property supported (acquired, rehabilitated, etc.) by a CHDO with HOME funds is ultimately unable to provide affordable housing in accordance with HUD regulations, the project will be deemed ineligible and subject to the recapture of HOME funds.

Community Housing Development Organization (CHDO) Costs:

- A CHDO is defined as a private, nonprofit organization that meets a series of qualifications prescribed in the HOME regulations at 24 CFR Part 92.2.
- The HOME New Rule requires that CHDO's have paid staff with demonstrated capacity appropriate to the CHDO's role (this requirement cannot be met through volunteer, donated staff, shared staff, or board members).
- CHDOs must be organized under state and local law and the purpose of the organization must be evidenced in either their Charter, Articles of Incorporation, By-Laws; or A resolution of the CHDO's board of directors.
- No part of the CHDO's profits may benefit any member, founder, contributor or individual.
- The CHDO's board must be organized as: at least one-third be representatives of low-income community; no more than one-third may be elected or appoint public officials or employees of governmental entities; and the balance of board membership is unrestricted.
- A CHDO must have a least one year of experience serving the community where it intends to develop the HOME assisted housing.
- CHDO status must be recertified regularly by the County of Lexington.
- CHDOs rental units will be monitored on a yearly basis throughout the affordability period.
- In an owner or developer role, the CHDO must own the HOME-assisted housing in fee simple absolute or have a long term ground lease.
- Costs include Operating Expense and Capacity Building Costs for eligible CHDO's. Operating expenses are reasonable and necessary costs for the operation of the community housing development organization. (salaries, wages, utilities, materials) and if a PJ cannot identify

organizations with adequate capacity to become a CHDO, it may use the lesser of 20% of the CHDO setaside or \$150,000 to develop the capacity of CHDO(s).

- Costs **DO NOT** include operating expenses incurred by a CHDO acting as a subrecipient or contractor under the HOME Program.
- **Community Housing Development Organization Costs**
 - CHDO Setaside – PJs must set aside at least 15% of their total HOME allocation for use by CHDOs as owner, developer or sponsor of affordable housing (§92.300(a)(1))
 - CHDO set aside activities – eligible activities, when carried out by a CHDO acting as an owner, sponsor, or developer may include Acquisition and/or rehabilitation of rental housing, acquisition and management of standard rental housing, new construction of rental housing, acquisition and/or rehabilitation of homebuyer properties.
 - Ineligible set-aside activities for a CHDO (but may be carried out by a subrecipient) are tenant-based rental assistance (TBRA), homeowner rehabilitation, brokering or other real estate transactions

Special Assistance

- A PJ has the option to use HOME funds to provide special assistance to CHDO's which include project-specific predevelopment assistance, operating assistance, HOME project proceeds and capacity building assistance.

CHDO Proceeds

- HOME Final Rule at § 92.300(a)(2) gives PJs the option of permitting CHDOs to retain any proceeds resulting from the CHDO's investment of its CHDO set-aside funds or requiring the CHDO to return these proceeds to the participating jurisdiction.
- The project proceeds must be used for HOME-eligible activities and other low-income housing activities.

Program Income

- Program Income is income generated from use of HOME funds by our local CHDO's. Generally, these funds are from payments of principal and interest on loans made with HOME funds for the purchase of rental properties for the CHDO's. (2 CFR 200.307)

RENTAL HOUSING ACTIVITIES

HOME funds may be used for acquisition, new construction or rehabilitation of affordable rental housing. The developers or owners of the rental properties must be CHDOs, non-profit housing providers or for profit developers.

PJs may provide financial assistance to rental housing in numerous forms as discussed above. Eligible expenses for rental project are the same as other HOME activities.

As with all HOME assisted projects, the minimum investment for each project is \$1,000 per unit. In project with more than one HOME-assisted unit, the minimum is an average per-unit subsidy.

Before receiving HOME funding commitment, all rental projects will be evaluated in accordance with the underwriting and subsidy layering requirements. HOME rental projects may be one or more buildings on a single site or multiple sites

Properties previously assisted with HOME funds may not receive additional HOME funds during the affordability period unless it is provided during the first year after project completion.

Rental properties, whether new construction or rehabilitation, must meet the applicable HOME property standards as stated in §92.251.

Within six months of completion, the units must be occupied by tenants. If they are not occupied, a marketing plan must be submitted to the PI showing the steps to be taken to get the unit rented. If within 18 months of completion and the unit is not occupied by a tenant, the project will be considered ineligible and owner/developer/subrecipient or CHDO will have to sale the property and repay the County of Lexington the HOME funds invested in the project.

HOME Rent Requirements

HOME assisted units are subject to High and Low HOME rent limits that are published annually by HUD and include utilities. If the tenant pays for utilities, the owner must make adjustment in the tenants rent. All HOME rents are based on the Fair Market Rents and calculation of rents affordable to families earning 65% and 50% of AMI. All HOME rental units must be occupied by low-income households. The CHDO/Owner must submit to the PI the project's rents each year.

The County of Lexington (PI) requires that the CHDO/Owner/Developer use the Part 5 definition to determine annual (gross) income. Before a tenant occupies a unit, their eligibility must be documented with two (2) months of source documents, such as wage statements, interest statements, and unemployment compensation statements.

Due to the HOME Program occupancy restrictions, tenant's income must be recertified on an annual basis. Methods of income certification may be in the form of a written statement from the family indicating family size and annual income which includes a certification from the family that the information is complete and accurate and must indicate that documents will be provided upon request. Another option is a written statement from the administrator of another government program under which the family receives benefits that examines the annual (gross) income of the family each year using the Part 5 definition.

Leases

There must be a written lease between the CHDO/Owner/Developer and the tenant of the HOME-assisted rental unit. The lease must be for a minimum of one (1) year and the CHDO/Owner/Developer and the property managers must follow state and local tenant landlord law.

The lease between the owner and tenant in a HOME-assisted property **can not** contain any of the following:

a. Agreement to be sued: Agreement by the tenant to be sued, admit guilt or to a judgment in favor of the owner in a lawsuit brought in connection with the lease.

b. Treatment of Property: Agreement by the tenant that the owner may take, hold, or sell personal property of household members without notice to the tenant and a court decision on the rights of the parties. This prohibition however, does not apply to an agreement by the tenant concerning disposition of personal property remaining in the housing unit after the tenant has moved out of the unit. The owner may dispose of this personal property in accordance with State law.

- c. **Excusing the Owner from Responsibility:** Agreement by the tenant not to hold the owner or the owner's agents legally responsible for actions or failure to act, whether intentional or negligent.
- d. **Waiver of Notice:** Agreement by the tenant that the owner may institute a lawsuit without notice to the tenant.
- e. **Waiver of Legal Proceedings:** Agreement by the tenant that the owner may evict the tenant or household members without instituting a civil court proceeding in which the tenant would have the opportunity to present a defense.
- f. **Waiver of Legal Trial:** Agreement by the tenant to waive any right to a jury trial.
- g. **Waiver of Right to Appeal Court Decision:** Agreement by the tenant to waive their right to appeal or to otherwise challenge in court a decision in connection with the lease.
- h. **Tenant Chargeable with Cost of Legal Actions regardless of Outcome:** Agreement by the tenant to pay attorney fees or other legal costs even if the tenant wins the court proceeding by the owner against the tenant. The tenant however, may be obligated to pay costs if the tenant loses.
- i. **Requirement for tenants to participate in mandatory service,**

Tenant Selection

An owner of HOME-assisted rental housing must adopt and follow written tenant selection policies that:

- a. Limit the HOME-assisted housing to very low-income and low-income families;
- b. Applicant's ability to perform the obligations of the lease;
- c. Selection of tenants from a written waiting list in chronological order of their application as much as practicable;
- d. Give prompt written notification to any rejected applicant of the grounds for any rejection
- e. An applicant cannot be excluded who has a certificate or voucher under the Section 8 Tenant Based Assistance Housing Choice Voucher Program (24 CFR Part 982)
- f. Maintain a Unit Mix throughout the affordability period (62.252; 92.504)

Monitoring and Inspections (2 CFR 200.328-331, 92.504)

All projects are subject to HOME compliance monitoring requirements. At a minimum, the owners of projects are responsible for conducting the following annually:

- 1) Maximum rent and utility allowances must be reviewed and recalculated annually upon the anniversary of the lease renewal date.
- 2) The HOME Final Rule requires approval of all rents on an annual basis for developments with HOME units.
- 3) The annual income or annual gross income of tenants in HOME projects must be reviewed and verified each year.
- 4) Periodic on-site inspections must be conducted by the owners to ensure compliance with HOME rental program requirements.

HOME requires documentation for all rental projects to show that all program regulations have been met.

SUMMARY OF OTHER FEDERAL REQUIREMENTS

Other Federal Requirements	Applies to Rental Housing Programs?	Special Issues/ Considerations	Regulatory Citations and References
<i>Non-Discrimination and Equal Access Rules</i>			

Fair Housing and Equal Opportunity	Yes.	PJs must affirmatively further fair housing. Pay particular attention to signs of discrimination in leasing practices.	92.202 and 92.250 Title VI of Civil Rights Act of 1964 (42 U.S.C. 2000d et. seq.) • Fair Housing Act (42 U.S.C. 3601-3620) • Executive Order 11063 (amended by Executive Order 12269) • Age Discrimination Act of 1975, as amended (42 U.S.C. 6101) • 24 CFR 5.105(a)
Affirmative Marketing	Yes; for projects containing five or more HOME-assisted units.	PJ must adopt specific procedures and requirements.	• 92.351
Handicapped Accessibility	Yes.		Section 504 of the Rehabilitation Act of 1975 (implemented at 24 CFR Part 8) • For multi-family buildings only. 24 CFR 100.205 (implements the Fair Housing Act) n
Employment and Contracting Rules			
Equal Opportunity Employment	Yes.	Contracts and subcontracts over \$10,000 should include language prohibiting discrimination.	• Executive Order 11246 (implemented at 41 CFR Part 60)
Section 3 Economic Opportunity	Yes, if amount of assistance exceeds \$200,000 OR contract or subcontract exceeds \$100,000.	Include Section 3 clause in contracts and subcontracts.	• Section 3 of the Housing and Urban Development Act of 1968 (implemented at 24 CFR Part 136)
Minority/Women Employment	Yes.	PJ must prescribe procedures and include in contracts and subcontracts.	• Executive Order's 11625, 12432 and 12138 • 24 CFR 85.36(e)
Davis-Bacon	Yes, if construction contract includes 12 or more HOME-assisted units.	Include language in all contracts and subcontracts. Requirements apply to whole project not just the HOME-assisted units.	• 92.354 • Davis Bacon Act (40 U.S.C. 276a-5) • 24 CFR Part 70 (volunteers) • Copeland Anti-Kickback Act (40 U.S.C. 276c)
Conflict of Interest	Yes.	PJs should ensure compliance both in-house and when using subrecipients.	• 92.356 • 24 CFR 85.36 • 24 CFR 84.42

**SUMMARY OF OTHER FEDERAL REQUIREMENTS
(Continued)**

Other Federal Requirements	Applies to Rental Housing Programs?	Special Issues/ Considerations	Regulatory Citations and References
Debarred Contractors	Yes.	PJs should check HUD list of debarred contractors.	• 24 CFR Part 5
Environmental Requirements			
Environmental Reviews	Yes.	Level of review depends upon the activity. For rehabilitation and new construction (4 or fewer units); categorically excluded subject to 58.6. New Construction (more than 5 units) subject to environmental assessment.	• 92.352 • 24 CFR Part 58 • National Environmental Policy Act (NEPA) of 1969
Flood Insurance	Yes for PJs that are cities or counties. No for state programs..	Must obtain flood insurance if located in a FEMA designated 100-year flood plain. Community must be	• Section 202 of the Flood Disaster Protection Act of 1973 (42 U.S.C. 4106)

		participating in FEMA's flood insurance program.	
Site and Neighborhood Standards	Yes; for new construction only.		24 CFR 893.6(b)
Lead-Based Paint	Yes for rehabilitation of pre-1978 units. Applies to HOME and non-HOME-assisted units. Requirements differ depending on whether rehabilitation work is performed.	Rehabilitation Notices to owners. Paint testing of surfaces to be disturbed. Risk assessment, if applicable, based on level of rehabilitation assistance. Appropriate level-hazard reduction activity (based on level of rehabilitation assistance). Safe work practices and clearance. Provisions included in all contracts and subcontracts. Activities not involving rehabilitation Notices to purchasers and tenants. Visual assessment must be performed. Paint stabilization must be completed (if applicable). Safe work practices and clearance. Provisions included in all contracts and subcontracts.	• 92.355 - Lead Based Paint Poisoning Prevention Act of 1971 (42 U.S.C. 4821 et. seq.) • 24 CFR Part 35 - 962.401(j) (except paragraph 962.401(j)(1)(i))
Relocation	Yes	Displacement must be minimized; existing tenants must be provided a reasonable opportunity to lease a dwelling unit in the building upon completion of the project. Reimbursement for temporary relocation, including moving costs and increases in monthly rent/utilities, must be provided, as well as advisory services.	§2.353 - Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 (URA) (42 U.S.C. 4201-4655) 49 CFR Part 24 24 CFR Part 42 (subpart B) • Section 104(d) "Barney Frank Amendments"

Program Design and Implementation Issues

Lexington County HOME Investment Partnerships Program offers HOME funds to potential developers of affordable rental housing by the **Open Funding Window** approach. The PJ will state minimum requirements and projects that meet these requirements are funded on a first come first served, subject to funding availability.

HOUSING REHABILITATION PROGRAMS OVERVIEW

The purpose of the Comprehensive Housing Rehabilitation (CHR) Program is to:

- Maintain Lexington County homes for the long-term sustainability of our community.
- Provide financial housing rehabilitation assistance to the County of Lexington's low- and moderate-income residents.

The County of Lexington receives funds from the United States Department of Housing and Urban Development (HUD) on an annual basis to implement housing and community development activities in the County. Funding for the CHR Program is provided by the HOME Investment Partnerships (HOME) Program.

While all program grants are subject to the requirements of these guidelines additional federal provisions may apply. Program guidelines may be amended at any time by the County of Lexington Grant Programs Division to reflect changes in the federal requirements of this program or other changes incidental to the operation of the programs.

COMPREHENSIVE HOUSING REHABILITATION (CHR) PROGRAM

The CHR Program generally provides up to \$30,000 in assistance for comprehensive housing rehabilitations. An amount exceeding \$30,000 may be approved at the discretion of the County Council with justification for the repair costs.

- Only single-family detached homes (this excludes manufactured homes) are eligible for assistance through the CHR Program.

Deferred Forgivable Loan Provisions

All income qualified low- and moderate-income homeowners (as defined by HUD) may receive assistance in the form of a deferred forgivable loan on a pro-rata basis not to exceed five (5) years. If the property is sold within the five (5) year loan period, the pro-rata balance will be due in full.

Properties assisted under the CHR Program are subject to the Federal requirements found in the HOME Final Rule (24 CFR Part 92, subpart H). The requirements of this subpart include nondiscrimination, equal opportunity, disclosure, debarment, drug-free workplaces, affirmative marketing, minority outreach, environmental reviews, relocation, labor, lead-based paint, conflict of interest, Executive Order 12372, and consultant activities.

PROPERTY REHABILITATION STANDARDS

In compliance with HOME and other HUD requirements, the programs will follow the 2018 International Residential Code (IRC) as the minimum property standard. The property standard ensures that all houses rehabilitated with HUD funds adequately address and protect public health, safety, and welfare.

The property is subject to the Rehabilitation Inspector's recommendations and the Community Development Grant Programs Division's approval. It will be inspected to determine its suitability for rehabilitation based on feasibility and reasonableness. The unit may not be eligible for assistance if it is not structurally or financially feasible for rehabilitation. This assessment may be based on such factors as the presence of mold, lead, absence of a solid foundation or lack of a structural base capable of supporting rehabilitation construction (due to flooding, termite damage, inadequate original construction, etc.), thereby preventing the unit from being improved (feasibility test). The unit may not be assisted if cost of rehabilitation exceeds 75% of the after-rehabilitation value (reasonableness test). Final approval and acceptance will be determined by the Grant Programs Division.

Applicants and properties must meet all criteria outlined below to qualify for assistance through the MHR Program and CHR Program.

ELIGIBILITY REQUIREMENTS - APPLICANTS AND PROPERTIES

The Grant Programs Division will review and verify all applications to determine if repairs can be undertaken within the scope of the program. If a property does not qualify for assistance based on the inspection, the homeowner will be notified in writing. Factors to be evaluated include but are not limited to:

- Only completed applications will be reviewed for eligibility.
- The property must be located in Lexington County and its municipalities.
- The homeowner must have owned and occupied the property as their primary/legal residence for at least 18 months at the time of application. Their properties are eligible as long as the heirs are low-income, occupy the housing as his or her principal residence and pays all costs associated with ownership and maintenance of the housing. Life estate properties are not eligible for assistance.
- Applicants who have previously been denied acceptance into the County's Comprehensive Housing Rehabilitation program due to ineligible repairs and/or rehabilitation costs exceeding the parameters of the program must wait a period of five (5) years (from the date of denial) prior to re-applying to the Comprehensive Housing Rehabilitation program.
- The applicant must not be in arrears on mortgage payments nor be delinquent in real estate taxes, or in active bankruptcy on any property within Lexington County.
- If the applicant's marital status is separated, the applicant must provide a copy of the legal separation agreement.
- If the applicant is divorced, the applicant may be required to provide a copy of his or her divorce decree.
- Applicants must show proof of property hazard insurance including flood insurance when the

property lies within the one hundred year floodplain zone.

- o If insurance cannot be obtained due to the rehabilitation needed for the property, the applicant shall be required to: provide documentation of insurability and to sign a certificate of hazard insurance at the completion of work, agreeing to maintain insurance on the property for the term of the loan, and in an amount not less than the total of outstanding encumbrances on the property. The County of Lexington shall be assigned as a mortgagee on the required hazard insurance policy for the term of the loan.
- Applicants may be denied participation in the program if a conflict of interest exists, such as:
 1. exercises or has exercised any functions or responsibilities with respect to this program; or
 2. participates in the decision-making process related to funds for this program; or
 3. an elected or appointed official of the County.

The type and total cost of repair(s) will be evaluated by the Rehabilitation Inspector.

- Repair costs must be estimated to be a minimum of \$1,000.00 (emergency repairs will be evaluated on a case-by-case basis).
- Applicants previously assisted by the CDR Programs must wait 10 years before applying for additional assistance.
 - o In special circumstances, the Community Development Director has the ability to make an exception to this rule. All program eligibility requirements remain the same.
- The after-rehabilitation property value must be less than 95 percent of the median purchase price for Lexington County (\$162,000)¹. This value will be determined by County staff through the Assessors' Office.
- Funds used for rehabilitation of owner-occupied single family property must meet the requirement of the homeownership requirement limits provided by HUD for existing housing 24 CFR 92.254 (2)(iii).

INCOME REQUIREMENTS

County Rehabilitation Programs will use the Part 5 definition for annual income (as defined by the IRS and HUD) to determine eligibility. All household members 18 years and older shall be required to provide a copy of their State and Federal Income Tax Returns for the most recent two calendar years or if exempt from filing, sign a 4506-T, so that the County of Lexington may receive non-filing status verification from the IRS. The State and Federal Income Tax Returns will be used to verify gross income.

¹ <https://www.hudexchange.info/program/home/home-income-limits/>

Household income requirements are based upon household size, as demonstrated in the table below:

2022 Maximum Income Chart	
Household Size	Maximum Income
1	\$45,150
2	\$51,600
3	\$58,050
4	\$64,500
5	\$69,700
6	\$74,850
7	\$80,000
8	\$85,150

Source: US Department of Housing & Urban Development. Figures on this chart are subject to change without notice as calculated by HUD.

Note: *Income eligibility is valid for six months from the date of application, after which the household income will need to be re-verified.*

Income is considered to be the gross amount, before any deductions, of all funds received by the applicant and adults (18 and over) household members over the past twelve (12) months and projected for the upcoming twelve (12) months, from sources including, but not limited to:

- **Forms of income** – all wages, salaries, overtime pay, commissions, fees, tips, bonuses, alimony, child support, social security, disability, unemployment, retirement, and other compensation for personal services (before payroll deductions). Employment income must be verified using the "Verification of Employment" sheet that will be sent to the employer.
- **Net income from self-employment** – this is defined as the higher of either current year-to-date net income (verified through bank statements), or the highest net income shown on any

one of the last three years' State and Federal Income Tax Returns, with all schedules and attachments. Net income is defined as gross income plus depreciation, plus amortization, plus deductions for use of a home, plus deductions. Transcripts of tax returns provided by the IRS will be required.

- All gross period payments received from Social Security, annuities, interest and dividend income, insurance policies, retirement funds, pensions, disability or death benefits, and other similar types of periodic receipts.
- Payment in lieu of earnings such as unemployment, workers compensation, severance pay, and welfare assistance. However, lump sum payments under health and accident insurance such as workers compensation are excluded.
- Periodic and determinable allowances, such as alimony and child support payments, and regular contributions or gifts received from persons not residing in the dwelling to the extent that such payments are reasonably expected to continue.
- All regular pay, special pay, and allowances of a member of the Armed Forces (whether living in the dwelling or not) who is the head of the household, spouse, or other person whose dependents are residing in the unit.
- Income of household members between the ages of 18 to 24 and who are full-time students will be counted up to a maximum of \$480.00 with the exception of head of household or spouse.
- Net rental proceeds.

The following exceptions shall apply in the determination of gross income:

- Income of household members under the age of 18
- Payments received for the care of foster children. *Note:* Foster children shall not be used in the determination of the number of persons in the household.
- Lump sum additions to family assets such as inheritance, insurance payments (including payments under health and accident insurance and workers compensation), capital gains, and settlement for personal and property losses. These items shall be considered assets for the purposes of this program and are subject to the requirements regarding maximum assets on hand.
- Amounts received by the family that are specifically for, or in reimbursement of the cost of medical expenses for any family member.
- Income from a live-in aide. *Note:* A live-in aide shall not be used in the determination of the number of persons in the household.
- Amounts of education scholarships paid directly to the student or the educational institution, and amounts paid by the government to veterans for use in meeting the costs of tuition, fees, books, and equipment. Any amounts not used for these purposes are to be included as income.
- Special pay for a household member serving in the Armed Forces who is exposed to hostile fire.
- Temporary, non-recurring, or sporadic income.
- Lump sum payments of Social Security Insurance and Social Security benefits, the value of the allotment provided under the Food Stamp Act of 1977.

Income verification cannot be more than six (6) months old from the date the contract is signed. Income will be verified through income tax returns, pay stubs, bank statements, and through other

means deemed necessary by the Grant Programs Division staff. Assistance is considered awarded when a contract is signed between the County, contractor, and the homeowner.

ELIGIBLE REPAIRS

Below is a non-exhaustive list of common eligible program repairs. Please seek staff guidance for other eligible activities.

- Code violations (2018 International Residential Code) (CHR Program only)
- Roof repair
- Plumbing
- Repair/replace wells and septic tanks
- Tree removal when tree poses an immediate risk
- Repair/replace insulation
- Replace electrical wiring and panel boxes
- Replace rotted wood, windows, and doors
- Repair/replace handrails, banisters, walls, or steps
- Repair damaged walls and floors
- Replace faulty HVAC, furnace equipment and duct work
- Handicap Accessibility Improvements (Ramps, etc.)
- Repairs involving paint deterioration, loose paint, visible surface dust, paint chips or the disturbance of a painted surface will involve a lead based paint evaluation. (CHR Program only)
- Rehabilitation assistance funded through this program must provide for the purchase and/or installation of interconnected smoke detectors in all dwellings proposed for rehabilitation which do not contain such devices; location and installation shall comply with State law.

INELIGIBLE REPAIRS AND IMPROVEMENTS

- Elaborate/luxury materials, fixtures, and landscaping which exceed those customarily used in the locality.
- Repair or replacement of non-essential items such as hot tubs and swimming pools.
- Work on other buildings on the property not considered the primary residence (e.g. detached garage, sheds, or barns).
- Properties may be deemed ineligible based on such factors as the presence of mold, lead, absence of a solid foundation or lack of a structural base capable of supporting rehabilitation construction (due to flooding, termite damage, inadequate original construction, etc.), thereby preventing the unit from being improved (feasibility test).
- Properties may be deemed ineligible if there are obstructions posing safety hazards and limited access to areas of repairs.
- Any addition or any portion of a home that has been modified without a permit issued from the County of Lexington and constructed by a licensed contractor, will not be eligible for repairs. (i.e. garages that have been closed in and made part of living quarters, porches enclosed and made part of the living quarters, etc.).

- The property may be deemed ineligible depending on the results of the environmental review and evaluation.

If assistance is granted, it is the applicants' responsibility to move all furnishings, personal belongings, etc. as necessary in the area of repairs.

AFFORDABILITY PERIOD AND POST REPAIRS OCCUPANCY REQUIREMENTS

Comprehensive Housing Rehabilitation

To ensure the HOME investments yield affordable housing, HOME imposes occupancy requirements over the length of an affordability period of five (5) years for the CHR Program.

If there is a change in ownership or occupancy of the property within the five (5) year period, the pro-rata loan balance is due in full. The property owner must sign an agreement that will place a lien against the property for five (5) years.

Residential Anti-displacement and Relocation

The County will be undertaking homeownership and homeowner rehabilitation activities. These activities are not anticipated to result in any person(s) being displaced from their home(s). If the County must conduct any relocation activities funded in whole or in part with grant funds or conducted in conjunction with grant funded activities, it will be done in compliance with the requirements of the Uniform Relocation Assistance and Real Property Acquisition Act of 1970, its amendments and implementing regulations.

COMPREHENSIVE HOUSING REHABILITATION IMPLEMENTATION

I. Grant Application

Applicants must complete the full application packet to be considered for assistance through the Comprehensive Housing Rehabilitation Programs.

II. Environmental Review

The HOME regulations require program administrators to comply with a number of laws relating to the environment. No federal funds can be spent or committed to the project until an environmental review has been completed. No work will commence until the full environmental review process has been completed. However, the property still may be deemed ineligible for the CHR Programs depending upon the results of the environmental review and evaluation.

III. Staff Initial Inspection/Housing Rehabilitation Specialist Inspection

An initial staff inspection of property will be performed when the applicant is income qualified and the environmental review is complete. Once County staff has performed the initial inspection, an

inspection with the County's contracted Housing Rehabilitation Specialist will inspect the home, evaluate repairs and determine if the home qualifies for the CHR program.

IV. PBE/After Rehab Assessment and Work Write Up

After the inspection has been completed by the Rehabilitation Specialist a PBE (Public Body Estimate) will be generated to estimate the cost of repairs. An after rehabilitation assessment will be completed based upon the PBE and if acceptable a Work Write Up (WWU) will be prepared for bidding purposes.

If the work write-up is \$30,000 or less, the bid procedure will not be handled through procurement but by Lexington County Grant Staff. If the work write-up is \$30,000 or greater, the approved work write-up is sent to Procurement to be advertised on the County's and the South Carolina Business Opportunity (SCBO) websites for ten (10) calendar days. If the work write-up exceeds \$25,000, it will be presented to County Council for approval.

V. Bidding Process/Contractors (2 CFR 200.317-326)

Contractors interested in participating in the program:

- Must be registered with Sam.gov
- Must not be listed on the Federal, State, or County debarment list.
- Must submit a completed *Contractor Application* and new vendor packet.
- Must participate in the County's Contractor's Workshop.
- Must have verification of current contractor liability, worker's compensation, auto insurance.

Once all applicable requirements are satisfied; contractors will be placed on a list of approved contractors for Lexington County and will be given the opportunity to bid on repair projects as they become available.

The bidding process must follow Lexington County Procurements Rules and Regulations:

- Purchases not exceeding \$1,500, no competition required if price is deemed fair and reasonable;
- Purchases of \$1,501 to \$5,000 require two verbal or written bids;
- Purchases of \$5,001 to \$25,000 require three written quotes by qualified bidder's
- Purchases over \$25,000 shall be based upon formal bid requirements through Procurement

Once a contractor is awarded a project, the contractor is responsible for the quality of their work, the work of his/her employees, and work performed by any subcontractors and their employees. They are responsible to obtain all permits required to complete the job and request inspections from Lexington County to inspect and approve all work that has been permitted. The contractor must supply to homeowner all manufacturers' warranties and copies to the Grant Programs Division at the time of the final inspection.

The contractor must warranty all work for a period of one (1) year from the date of completion (final inspection and acceptance by homeowner) of the entire job under contract. The contractor will correct any defects that occur during that period at no additional cost to the homeowner or County.

The responsible contractor should respond to warranty calls within seven (7) days of notification by the homeowner. Emergency warranty calls should be responded to the same day the complaint is received. A contractor's failure to respond to homeowner's service request within a reasonable time could result in the removal of approved vendor status with the County.

Should the contractor or subcontractor be located outside the geographical service area of Lexington County, the contractor is prohibited from charging residents a premium service fee or denying warranty work. The contractor shall treat the property as if it were located in the contractor's service area when providing repairs and warranty services.

The CD staff reserves the right to debar any contractor or subcontractor from participating in this program on the basis of unsatisfactory performance or impropriety with the contractor's participation in the program. The contractor's or subcontractor's insurance agency shall allow the County ten (10) days before said insurance can be canceled. This provision shall be included in the Homeowner – Contractor Agreement.

VI. Notice to Proceed

The contractor must begin work on the property no later than ten (10) business days after the Three day right of recession, receipt of the *Notice to Proceed* and the execution of the *Homeowner and Contractor Agreement* unless a later date is mutually agreed upon by the homeowner, contractor, and Grant Programs staff.

IX. Change Orders

A change order involves any modification of the original agreed upon scope of work. Under the County's program guidelines, **Change Orders should only occur when items are discovered during the rehabilitation process and could not be identified during an initial inspection. Excessive and unnecessary change orders will not be honored.**

Since change orders add to the administrative cost of the job they will only be considered if additional code violations (2018 International Residential Code) are discovered during the repair or if the change is necessary for proper completion of the job.

X. Final Inspection and Close Out

The final inspection/close-out meeting will be scheduled once the contractor notifies the County that all repairs have been completed. Staff will schedule a final inspection with the Rehabilitation Inspector and homeowner and will prepare a final close-out packet for the homeowner. If the homeowner will not sign off on the close-out documents and all rehab has been approved by Lexington County Inspectors, then Grants Staff will have the option to process the contractor's invoice and void the contractor's one year warranty to the homeowner.

XVII. LIENS

It is the County of Lexington's Practice to place a lien on all properties receiving financial assistance, to include DPA and the Comprehensive Rehabilitation Program.

XII. Marketing Program

The CRR Program may be marketed in a variety of ways. This may include informational brochures, flyers, newspaper articles, advertisements, the County's website, community meetings, and other methods.

XIII. Denials

Applications for assistance may be denied for the following reasons:

1. Applicant and/or household occupants' failure to meet the eligibility criteria.
2. Property failed to meet the rehabilitation standard eligibility criteria.
3. Applications that contain false or misleading information.
4. Failure to provide complete information to the County, within the requested timeframe.
5. Applicants who have previously been denied acceptance into the County's Comprehensive Housing Rehabilitation program due to ineligible repairs and/or rehabilitation costs exceeding the parameters of the program must wait a period of five (5) years (from the date of denial) prior to re-applying to the Comprehensive Housing Rehabilitation program.

XIV. Appeals

Applicants may appeal a decision of denial by filing a written appeal to the Grants Division within thirty (30) calendar days of receipt of such a written decision. The CD Director will review the appeal and make a final decision or defer to the Grant Programs Advisory Committee, if necessary.

XV. PROGRAM CHANGES

At the discretion of the Grant Programs Division, the program may be modified to ensure maximum efficiency and effectiveness of program funds and to otherwise meet the intent of assisting low- and moderate-income households in improving their homes through the programs. In appropriate circumstances, provisions of the policy may be waived by the County unless required by law.

XVI. INTERNAL CONTROLS

The HOME Investment Partnerships Program is administered by the Grants Division within the Community Development Department. Other individuals and/or departments play a key role in the day to day of the HOME program such as the County Administrator, County Council, County Counselor, Director of Community Development, Procurement Department, Finance Department and the Advisory Committee. Lexington County Grants Division follows 2 CFR 200.303 (e) to ensure that reasonable measures are taken to safeguard all personal identifiable information.

XVII. DISCLAIMER

Any discussions with or any information given by a Lexington County employee or its designee regarding application for the Lexington County Rehabilitation Programs prior to receipt of a formal commitment letter from Lexington County or its designee committing a specific amount of funds to the project is only for program information and may not be considered a binding commitment on the part of Lexington County to provide funds or technical assistance to the project.

Any costs incurred prior to receipt of a formal commitment letter from Lexington County or its designee committing a specific amount of funds to the project is at the risk and expense of the applicant.

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

The implementation procedures may be modified at the discretion of the Community Development Grant Programs Division.

HOMEOWNERSHIP ASSISTANCE PROGRAM

Purpose of Program

- To provide down payment and closing cost assistance to homebuyers in Lexington County.
- To increase the opportunity of homeownership for low and moderate income persons/families.
- To increase awareness of the need for affordable housing within Lexington County.
- To educate citizens about homeownership, credit repair, and financing.

Eligible Participants

Must be employed. If applicant is not employed, he/she must have income documentation supporting one of the following:

- 1) Disability Benefits
- 2) Social Security Benefits
- 3) Other Retirement Benefits
- 4) Proof of Job Displacement
- 5) Proof of Registration with Employment Security Commission

Must be qualified as a household of low to moderate income (Lexington County will use the Part 5 Definition of income - based on 80% of the area median income with adjustments for household size see below):

Number of Members in Family	Maximum Allowable Income
1	\$45,150
2	\$51,600
3	\$58,050
4	\$64,500
5	\$69,700
6	\$74,850
7	\$80,000
8	\$85,150

Source: 2022 HUD Income Limits

Must be able to secure a home mortgage independent of a co-signer

Must occupy the property as a principal residence

Cannot presently own a home or land, nor have previously owned a home or land as principle residence in the last three (3) years.

Must complete required homeownership education course

Must provide legal separation documents to support marital status if separated or divorce decree

Applicants wishing to qualify for assistance may not have "liquid assets" in excess of \$20,000. Applicants sixty-two (62) years or older however, may have liquid assets up to a maximum of \$30,000.

Grant Amount

The assistance shall not exceed \$5,000 per applicant or household. The assistance will be applied toward down payment and/or closing costs, which is specified by the lending institution. Grant funds will be provided on a first-come, first-served basis until all available funds are expended.

Other Funding Sources

Other state/federal housing grant or loan assistance programs can be used in conjunction with Lexington County's assistance. These programs, however, cannot interfere with the County's program requirements and the County must maintain 2nd lien position.

Lead Base Paint

It is a federal requirement that all homes built prior to 1978 be inspected for lead-based paint. This regulation requires corrective measures that cannot be avoided. The lead-based paint removal would be considered a rehabilitation expense, and is not included in the Lexington County Homeownership Assistance Program.

Recapture of Funds

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

Enforcement of the recapture restrictions will be ensured through a lien [recorded deed of trust or mortgage securing repayment of the HOME subsidy].

GRANT PROGRAMS ADVISORY COMMITTEE

The Lexington County Grant Programs Advisory Committee provides input to and maximizes the effectiveness of the HOME program. The members of the Committee act in an advisory role to the CD staff. All members shall reside in Lexington County or represent organizations or businesses serving residents of Lexington County. The Committee provides advice to staff in reviewing written appeals.

The review functions of the Committee shall be as follows:

1. Review program complaints;
2. Act on appeals of any decisions of the CD staff regarding complaints or interpretation of program guidelines.
3. Hear appeals of decisions made by Staff regarding the program

Program Amendments

The CD Staff has the authority to amend any Housing Rehabilitation Program Guidelines.

FEDERAL REQUIREMENTS

THE FOLLOWING REQUIREMENTS APPLY TO ALL GRANTS ADMINISTERED BY THE LEXINGTON COUNTY COMMUNITY DEVELOPMENT GRANT PROGRAM DIVISION – HOME DIVISION:

HOME-assisted projects are subject to the Federal requirements found in the HOME Final Rule (24 CFR Part 92, subpart H). The requirements of this subpart include nondiscrimination, equal opportunity, disclosure, debarment, drug-free workplaces, affirmative marketing, minority outreach, environmental reviews, relocation, labor, lead-based paint, conflict of interest, Executive Order 12372, and consultant activities.

Residential Anti-Displacement and Relocation (49 CFR Part 24)

Lexington County will be undertaking homeownership and homeowner rehabilitation activities. These activities are not anticipated to result in any person(s) being displaced from their home(s). If Lexington County must conduct any relocation activities funded in whole or in part with grant funds or conducted in conjunction with grant funded activities, it will be done in compliance with the requirements of the Uniform Relocation Assistance and Real Property Acquisition Act of 1970, its amendments and implementing regulations.

Conflict of Interest (2 CFR 200.318 (a)(1))

It has been determined that employees of Lexington County Government may be eligible, based on income, to participate in the affordable housing programs, with the exception of any employee who exercise any functions or responsibilities with respect to the activities assisted with this program. All participants in the program must meet eligibility and program requirements.

Persons with questions or comments concerning this issue may contact the Community Development Grant Program Division at 212 South Lake Drive, Suite 401, Lexington, SC 29072, at (803) 705-8121.

The County of Lexington does not discriminate on the basis of age, color, religion, sex, national origin, familial status, or disability in the admission or access to, or treatment of employees in its federally assisted programs or activities. Cindi Hennigan, County of Lexington Administrative, Grants & Title VI manager, has been designated to coordinate compliance with the discrimination requirements contained in the US Department of Housing and Urban Development's regulations implementing Section 504 (24CFR Part B, dated June 2, 1988).

Appeal Procedures

Applicants may appeal a decision of denial by filing a written appeal to the Lexington County Community Development HOME Investment Partnerships Program within 30 calendar days of receipt of such a written decision. The Grant Programs Division Manager, Administrators, and the Community Development Director will review all appeals. If the appeal is not approved the denial will be final.

If the applicant is deemed ineligible due to family income, there will be no appeal to the Committee. All decisions on appeals must be in accordance with the HUD and County guidelines. The Committee does not have the authority to waive or modify mandatory eligibility requirements.

Handicapped Accessibility

HOME-assisted projects are required to be in compliance with the following three (3) regulations regarding accessibility of federally assisted buildings, facilities and programs.

Section 504: HOME-assisted multi-family housing must meet the accessibility requirements of Section 504 of the Rehabilitation Act of 1973. The Act prohibits discrimination against persons with disabilities in the operation of programs receiving Federal financial assistance. HUD regulations implementing Section 504 contain accessibility requirements for new construction and rehabilitation of housing as well as requirements for ensuring that the programs themselves are operated in a manner that is accessible to and usable by persons with disabilities.

New Construction projects with five (5) or more units must have a minimum of five percent (5%) of the units accessible to individuals with mobility impairments and an additional two percent (2%) of the units accessible to individuals with sensory impairments.

Rehabilitation projects with fifteen (15) or more units and rehabilitation costs that will be seventy-five percent (75%) or more of the replacement costs of the completed facility must have a minimum of five percent (5%) of the units accessible to individuals with mobility impairments and an additional two percent (2%) of the units accessible to individuals with sensory impairments.

Americans with Disabilities Act (ADA): The ADA requires all facilities designed or constructed after January 26, 1993 must be accessible and usable by disabled persons. The ADA also requires the removal of structural architectural and communication barrier in existing facilities. Removal must be readily achievable, easily accomplished and able to be carried out without much difficulty or expense.

Fair Housing: Multi-family dwelling units must comply with the Fair Housing Act construction and design requirements as required by 24 CFR 100.205.

Davis Bacon

The Davis-Bacon Act (24 CFR Part 92.354) as administered under the HOME Program applies to every contract for the construction (rehabilitation or new construction) of housing (rental and homeownership activities) that includes 12 or more units assisted with HOME funds. It requires contractors to pay prevailing wages to all laborers and mechanics employed in the development and allows for the withholding of funds to ensure compliance. Prevailing wages are determined by the Department of Labor. Wage determinations are listed by construction type and county. They can be found online at www.access.gpo.gov/davisbacon/ or www.wdol.gov. Wage decisions are locked in when the contract is executed and no future modifications are applicable to the contract or project. While construction is underway, HOME recipients that must comply with the Davis Bacon Act must submit weekly payroll information to the County, conduct on-site employee interviews, and have contracts and procurement policies that are in compliance with Federal Labor Standards. Once Davis-Bacon is triggered, the requirements are applicable to the construction of the entire project, including portions of the project that are not assisted with HOME funds. HOME prohibits breaking a single project into multiple contracts for the purpose of avoiding Davis-Bacon.

The purpose of on-site interviews is to compare the worker's views on hours worked type of work performed and wages received against the information submitted in the certified payroll documents.

Davis-Bacon exceptions (does not apply to individuals who):

- Perform a service or services for which the individual has volunteered, and thus receives no compensation.
- Receive payment for expenses, reasonable benefits, or a nominal fee to perform services for which the individual has volunteered, and such persons are not otherwise employed at any time in the construction work.
- Participate in a sweat equity program which permits members of an eligible family to provide labor in exchange for acquisition of property for homeownership or to provide labor in lieu of, or as a supplement to, rent payments.
- Apprentice enrolled in a bona fide apprenticeship program approved and registered with the Department of Labor or a DOL recognized State Apprenticeship Council.

Small and Minority Business Involvement

HUD and the County encourage and support the involvement of small, minority and female-owned business firms in HOME projects. Accordingly, affirmative steps should be taken to assure that small, minority and female-owned businesses have the opportunity to provide supplies, equipment, construction and services. Affirmative steps include the following:

- Ensure that qualified small, minority and female owned businesses are included on solicitation lists.
- Assure that small, minority and female owned businesses are solicited whenever they are potential sources.
- Where the requirement permits, establish delivery schedules that will encourage participation by small, minority and female owned business.
- Use the services and assistance of the Small Business Administration, the Office of Minority Business Enterprise of the U. S. Department of Commerce and the Community Services Administration as required.
- The Governor's Office of Small and Minority Business Assistance includes a directory of certified minority and female-owned small businesses on its website at www.govsepp.state.sc.us/usmba/.
- If any subcontracts are to be let, require the prime contractor to take the affirmative steps listed above.

Environmental Review

Each HOME funded project is required to conduct an Environmental Review in accordance with 24 CFR Parts 50 and 58, as amended. In accordance with 24 CFR Part 58 applicants, recipients, owners, developers, sponsors or any third party partners cannot take any physical actions on a site, start construction, commit, expend or enter into any legally binding agreements that constitute choice limiting actions for any HUD or non-HUD funds before the environmental review process has been completed and an "Authority to Use Grant Funds" has been received from HUD. Any violation of the statutory regulation will result in the automatic de-obligation of a HOME award or remove an application from funding consideration. The environmental review process must be completed before executing a construction contract or taking any physical actions on a site. HOME funds may not be used to reimburse a non-governmental entity for project-related costs incurred after the entity

has submitted an application for HOME funds and before approval by HUD of the Request for Release of Funds has been received except for activities that are exempt or are excluded and not subject to the laws in 58.5 and for certain relocation expenses.

If construction is underway before submitting the application for HOME funds, all work must cease immediately once the application for HOME funds has been made. No work or choice limiting action may occur after the application date. Work may only recommence after an environmental review has been completed and an "Authority to Use Grant Funds" notification has been received.

Asbestos Policy

The U.S. Department of Housing and Urban Development (HUD) does not require that the County test for asbestos in its CRR housing rehabilitation program. Furthermore, the South Carolina Department of Health and Environmental Control (DHEC) exempts private residence from its asbestos renovation/demolition standards. DHEC defines a private residence as a residence containing four or fewer units (i.e., single family home, duplex), unless the property and or project is being repurposed for commercial purposes. There are, however federal standards governing the removal and disposal of asbestos.

According to the South Carolina Department of Health and Environmental Control, asbestos is only dangerous when it's deteriorated to the point where its tiny fibers can be released into the air and inhaled. If the material is solid (in appearance and to touch) and maintained in good condition, it presents no problem.

Therefore, the County's Grant Programs will test for asbestos in its rehabilitation programs if an area to be disturbed during the course of a project is suspected of containing friable asbestos material.

The County of Lexington has competitively procured the services of a company specializing in asbestos removal.

Lead Based Paint

HOME assisted projects are subject to comply with Lead Based Paint Regulations. Effective September 15, 2000, the U.S. Department of Housing and Urban Development (HUD) issued a new regulation designed to protect young children from lead-based paint hazards in housing that is financially assisted by the federal government or being sold by the government. The regulation, "Requirements for Notifications, Evaluation and Reduction of Lead-Based Paint Hazards in Federally Owned Residential Property and Housing Receiving Federal Assistance," was published in the Federal Register on September 15, 1999. This regulation appears within title 24 of the Code of Federal Regulations as part 35 (24 CFR Part 35). The requirements apply to housing built before 1978; the year lead-based paint was banned nationwide for consumer use. The regulation requires dust testing after paint is disturbed to make sure the home is lead-safe. Specific requirements depend on whether the housing is being disposed of or assisted by the federal government, and also on the type and amount of financial assistance, the age of the structure, and whether the dwelling is rental or owner-occupied.

Types of Housing Covered

- Federally-owned housing being sold.
- Housing receiving a federal subsidy that is associated with the property, rather than with the occupants (project-based assistance).
- Public Housing

- ✓ Housing occupied by a family (with a young child) receiving tenant-based subsidy (such as a voucher or certificate).
- ✓ Multifamily housing for which mortgage insurance is being sought.
- ✓ Housing receiving federal assistance for rehabilitation, reducing homelessness, and other special needs.
- ✓ All units constructed prior to January 1, 1978 assisted with HOME funds for rehabilitation, conversion, acquisition, down payment and closing cost assistance and tenant based rental assistance.

Types of Housing Not Covered

- ✓ Housing built on or after January 1, 1978, when lead paint was banned for residential use.
- ✓ Housing exclusively for the elderly or people with disabilities, unless a child under age 6 is expected to reside there for a prolonged periods of time.
- ✓ Zero-bedroom, dwellings, including efficiency apartments, single-room occupancy housing, dormitories, or military barracks.
- ✓ Property that has been found to be free of lead-based paint by a certified lead-based paint inspector.
- ✓ Property where all lead-based paint has been removed and clearance has been achieved.
- ✓ Unoccupied housing that will remain vacant until it is demolished.
- ✓ Non-residential property
- ✓ Any rehabilitation or housing improvement that does not disturb a painted surface.

All lead-based paint activities shall be performed using safe work practice standards as required by 40 CFR Part 745. All lead-based paint activities must be undertaken by an EPA Lead-Based Paint Certified individual or firm. When applicable, the lead-based paint disclosure rule requires that all tenants, owners and purchasers are provided with the pamphlet titled "Protect Your Family from Lead in Your Home". Lead-based paint regulations apply to all units in a HOME-assisted project regardless of the occupancy of the unit, including acquisition not involving rehabilitation (e.g. downpayment assistance programs.) In each unit receiving HOME assistance, all intact and non-intact interior and exterior surfaces in HOME-assisted projects must be inspected for presence of defective paint, i.e. cracking, scaling, chipping, peeling, or loose paint. Where defective paint is found, it must be treated to eliminate immediate hazards. At a minimum, treatment is removal of the defective paint and repainting of the surface.

Four Approaches to Implementing Lead Hazard Evaluation and Reduction

Approach 1. DO NO HARM		
Lead Hazard Evaluation	Lead Hazard Reduction	Options
Paint testing performed on surfaces to be disturbed.	Repair surfaces disturbed during work. Safe work practices used when working on areas identified as lead-based paint.	Presume lead-based paint is present and use safe work practices on all surfaces being disturbed.
Approach 2. IDENTIFY AND STABILIZE DETERIORATED PAINT		
Lead Hazard Evaluation	Lead Hazard Reduction	Options
Visual assessment performed to identify deteriorated paint.	Paint Stabilization of identified deteriorated paint. Safe work practices used.	Perform paint testing on deteriorated paint. Safe work practices requirements only apply to lead-based paint.
Approach 3. IDENTIFY AND CONTROL LEAD HAZARDS		
Lead Hazard Evaluation	Lead Hazard Reduction	Options
Paint testing performed on surface to be disturbed. Risk assessment performed on entire dwelling.	Interim controls performed on identified hazards. Safe work practices used.	Presume lead based paint and/or lead based paint hazards are present and perform standards treatments.
Approach 4. IDENTIFY AND ABATE LEAD HAZARDS		
Lead Hazard Evaluation	Lead Hazard Reduction	Options
Paint testing performed on surfaces to be disturbed. Risk assessment performed on entire dwelling.	Abatement performed on identified hazards. Interim Controls performed on identified hazards on the exterior that are not disturbed by rehabilitation. Safe work practices used. Clearance performed	Presume lead-based paint and/or lead-based paint hazards are present and perform abatement on all applicable surfaces- deteriorated, impact, friction, chewable surfaces, and surfaces to be disturbed.

LEXINGTON COUNTY
COMMUNITY DEVELOPMENT

HOME PROGRAM
212 SOUTH LAKE DRIVE, SUITE 401
LEXINGTON, SOUTH CAROLINA 29072
(803) 785-8121

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

Appendix A: Revision History

REVISION HISTORY			
Issue No.	Changed By	Approved By	Date + Description of Change
1	Sandy Fox		6/3/19 Included 2 CFR Part 200; updated Income limits
2	Noelle Jacobs	Sandy Fox	Updated CCDBG Staff – Robble Derrick; January 28, 2020
3	Noelle Jacobs	Sandy Fox	Updated International Building Code from 2015 to 2018; January 28, 2020
4	Noelle Jacobs	Sandy Fox	Updated HUD Income and Purchase Price Limits for 2020
5	Katherine Cason	Sandy Fox	8/24/2020 Updated HUD Income Limits
6	Noelle Jacobs	Sandy Fox	Updated CDI designated person from Michael Moore to Cindi Hennigan
7	Katherine Cason	Sandy Fox	Updated Financial Coordinator to Haley Smith.
8	Noelle Jacobs	Sandy Fox	Updated the income limits for 2021: 04/21
9	Katherine Cason	Sandy Fox	Updated Rehab Assistance amounts and lien period. 11/22/21.
10	Sara Byrd	Sandy Fox	Updated HOME Income Limits
Special Comments:			


REVISION HISTORY			
Issue No.	Changed By	Approved By	Date + Description of Change

Grantee SF-424's and Certification(s)

OMB Number 4040-0004
Expiration Date: 12/31/2022

Application for Federal Assistance SF-424		
* 1. Type of Submission: <input type="checkbox"/> Pre-application <input checked="" type="checkbox"/> Application <input type="checkbox"/> Changed/Corrected Application		
* 2. Type of Application: <input type="checkbox"/> New <input type="checkbox"/> Continuation <input type="checkbox"/> Revision		
* 3. Revision, select appropriate letter(s): <input type="text"/>		
* 4. Other (Specify): <input type="text"/>		
* 5. Date Received: <input type="text" value="11/15/2022"/>		
* 6. Application Identifier: <input type="text" value="E-22-00-45-3064"/>		
5a. Federal Entity Identifier: <input type="text"/>		5b. Federal Award Identifier: <input type="text"/>
State Use Only:		
6. Date Received by State: <input type="text"/>		7. State Application Identifier: <input type="text"/>
8. APPLICANT INFORMATION:		
* a. Legal Name: <input type="text" value="Community Dev. Lexington"/>		
* b. Employer/Taxpayer Identification Number (EIN/TIN): <input type="text" value="07-5806376"/>		* c. UEI: <input type="text" value="AUKLJHNYL18"/>
d. Address:		
* Street 1: <input type="text" value="212 S. East Street, Suite 101"/>		
Street 2: <input type="text"/>		
* City: <input type="text" value="Lexington"/>		
County/Parish: <input type="text"/>		
* State: <input type="text" value="SC - South Carolina"/>		
Province: <input type="text"/>		
* Country: <input type="text" value="USA - UNITED STATES"/>		
* Zip / Postal Code: <input type="text" value="29012"/>		
e. Organizational Unit:		
Department Name: <input type="text"/>		Division Name: <input type="text"/>
f. Name and contact information of person to be contacted on matters involving this application:		
First Name: <input type="text" value="Derrick"/>		Last Name: <input type="text" value="Derrick"/>
Middle Name: <input type="text"/>		
* Last Name: <input type="text" value="Derrick"/>		
Suffix: <input type="text"/>		
Title: <input type="text" value="Community Development Director"/>		
Organizational Affiliation: <input type="text"/>		
* Telephone Number: <input type="text" value="(815) 789-8121"/>		Fax Number: <input type="text" value="(815) 789-8162"/>
* Email: <input type="text" value="derrick@flex-co.com"/>		

Application for Federal Assistance SF-424	
* 9. Type of Applicant 1: Select Applicant Type: <input type="text" value="City Government"/>	
Type of Applicant 2: Select Applicant Type: <input type="text"/>	
Type of Applicant 3: Select Applicant Type: <input type="text"/>	
* Other (specify): <input type="text"/>	
* 10. Name of Federal Agency: <input type="text" value="U.S. Department of Housing and Urban Development"/>	
11. Catalog of Federal Domestic Assistance Number: <input type="text" value="14-518"/> UHWA . Its <input type="text"/>	
* 12. Funding Opportunity Number: <input type="text" value="H 22 L045 0004"/> Title: <input type="text" value="CDBG"/>	
13. Competition Identification Number: <input type="text"/> Title: <input type="text"/>	
14. Areas Affected by Project (Cities, Counties, States, etc.): <input type="text"/> <div style="display: flex; justify-content: space-around; margin-top: 5px;"> Add Attachment Delete Attachment View Attachment </div>	
* 15. Descriptive Title of Applicant's Project: <input type="text" value="County of Washington CDBG Program"/>	
Attach supporting documents as specified in agency instructions. <div style="display: flex; justify-content: space-around; margin-top: 5px;"> Add Attachments Delete Attachments View Attachments </div>	

Application for Federal Assistance SF-424	
16. Congressional Districts Of:	
* a. Applicant: <input type="text" value="2"/>	* b. Program/Project: <input type="text" value="2"/>
Attach an additional list of Program/Project Congressional Districts if needed.	
<input type="text"/>	<input type="button" value="Add Attachment"/> <input type="button" value="Delete Attachment"/> <input type="button" value="View Attachment"/>
17. Proposed Project:	
* a. Start Date: <input type="text" value="07/01/2022"/>	* b. End Date: <input type="text" value="07/31/22"/>
18. Estimated Funding (\$):	
* a. Federal:	<input type="text" value="1,952,133.00"/>
* b. Applicant:	<input type="text" value=""/>
* c. State:	<input type="text" value=""/>
* d. Local:	<input type="text" value=""/>
* e. Other:	<input type="text" value=""/>
* f. Program Income:	<input type="text" value=""/>
* g. TOTAL:	<input type="text" value="1,952,133.00"/>
* 18. Is Application Subject to Review By State Under Executive Order 12872 Process?	
<input checked="" type="checkbox"/> a. This application was made available to the State under the Executive Order 12872 Process for review or <input type="text" value=""/>	
<input type="checkbox"/> b. Program is subject to E.O. 12872 but has not been selected by the State for review	
<input type="checkbox"/> c. Program is not covered by E.O. 12872	
* 20. Is the Applicant Delinquent On Any Federal Debt? (If "Yes," provide explanation in attachment.)	
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
If "Yes" provide explanation and attach	
<input type="text"/>	<input type="button" value="Add Attachment"/> <input type="button" value="Delete Attachment"/> <input type="button" value="View Attachment"/>
21. "By signing this application, I certify (1) to the statements contained in the list of certifications** and (2) that the statements herein are true, complete and accurate to the best of my knowledge. I also provide the required assurances** and agree to comply with any resulting terms. If I accept an award, I am aware that any false, fictitious, or fraudulent statements or claims may subject me to criminal, civil, or administrative penalties. (U.S. Code, Title 28, Section 1001)	
<input checked="" type="checkbox"/> ** I AGREE	
** The list of certifications and assurances, or an Internet site where you may obtain the list, is contained in the announcement or agency specific instructions.	
Authorized Representative:	
Prefix: <input type="text" value="S"/>	* First Name: <input type="text" value="Lynn"/>
Middle Name: <input type="text"/>	
* Last Name: <input type="text" value="Stul"/>	
Suffix: <input type="text"/>	
* Title: <input type="text" value="County Administrator"/>	
* Telephone Number: <input type="text" value="(903) 784-8100"/>	Fax Number: <input type="text" value="(903) 784-8100"/>
* Email: <input type="text" value="lstul@lucex-co.com"/>	
* Signature of Authorized Representative: 	* Date Signed: <input type="text" value="07/27/2022"/>

CERTIFICATIONS

In accordance with the applicable statutes and the regulations governing the consolidated plan regulations, the jurisdiction certifies that:

Affirmatively Further Fair Housing --The jurisdiction will affirmatively further fair housing.

Uniform Relocation Act and Anti-displacement and Relocation Plan -- It will comply with the acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended, (42 U.S.C. 4601-4655) and implementing regulations at 49 CFR Part 24. It has in effect and is following a residential anti-displacement and relocation assistance plan required under 24 CFR Part 42 in connection with any activity assisted with funding under the Community Development Block Grant or HOME programs.

Anti-Lobbying --To the best of the jurisdiction's knowledge and belief:

1. No Federal appropriated funds have been paid or will be paid, by or on behalf of it, to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any Federal contract, the making of any Federal grant, the making of any Federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any Federal contract, grant, loan, or cooperative agreement;
2. If any funds other than Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this Federal contract, grant, loan, or cooperative agreement, it will complete and submit Standard Form-111, "Disclosure Form to Report Lobbying," in accordance with its instructions; and
3. It will require that the language of paragraph 1 and 2 of this anti-lobbying certification be included in the award documents for all subawards at all tiers (including subcontracts, subgrants, and contracts under grants, loans, and cooperative agreements) and that all subrecipients shall certify and disclose accordingly.

Authority of Jurisdiction --The consolidated plan is authorized under State and local law (as applicable) and the jurisdiction possesses the legal authority to carry out the programs for which it is seeking funding, in accordance with applicable HUD regulations.

Consistency with plan --The housing activities to be undertaken with Community Development Block Grant, HOME, Emergency Solutions Grant, and Housing Opportunities for Persons With AIDS funds are consistent with the strategic plan in the jurisdiction's consolidated plan.

Section 3 -- It will comply with section 3 of the Housing and Urban Development Act of 1968 (12 U.S.C. 1701a) and implementing regulations at 24 CFR Part 75.



Signature of Authorized Official

7/12/2022

Date

County Administrator
Title

Specific Community Development Block Grant Certifications

The Entitlement Community certifies that:

Citizen Participation – It is in full compliance and following a detailed citizen participation plan that satisfies the requirements of 24 CFR 91.105.

Community Development Plan -- Its consolidated plan identifies community development and housing needs and specifies both short-term and long-term community development objectives that have been developed in accordance with the primary objective of the CDBG program (i.e., the development of viable urban communities, by providing decent housing and expanding economic opportunities, primarily for persons of low and moderate income) and requirements of 24 CFR Parts 91 and 570.

Following a Plan -- It is following a current consolidated plan that has been approved by HUD.

Use of Funds -- It has complied with the following criteria:

1. Maximum Feasible Priority. With respect to activities expected to be assisted with CDBG funds, it has developed its Action Plan so as to give maximum feasible priority to activities which benefit low- and moderate-income families or aid in the prevention or elimination of slums or blight. The Action Plan may also include CDBG-assisted activities which the grantee certifies are designed to meet other community development needs having particular urgency because existing conditions pose a serious and immediate threat to the health or welfare of the community, and other financial resources are not available (see Optional CDBG Certification).

2. Overall Benefit. The aggregate use of CDBG funds, including Section 108 guaranteed loans, during program year(s) _____ [a period specified by the grantee of one, two, or three specific consecutive program years], shall principally benefit persons of low and moderate income in a manner that ensures that at least 70 percent of the amount is expended for activities that benefit such persons during the designated period.

3. Special Assessments. It will not attempt to recover any capital costs of public improvements assisted with CDBG funds, including Section 108 loan guaranteed funds, by assessing any amount against properties owned and occupied by persons of low and moderate income, including any fee charged or assessment made as a condition of obtaining access to such public improvements.

However, if CDBG funds are used to pay the proportion of a fee or assessment that relates to the capital costs of public improvements (assisted in part with CDBG funds) financed from other revenue sources, an assessment or charge may be made against the property with respect to the public improvements financed by a source other than CDBG funds.

In addition, in the case of properties owned and occupied by moderate-income (not low-income) families, an assessment or charge may be made against the property for public improvements financed by a source other than CDBG funds if the jurisdiction certifies that it lacks CDBG funds to cover the assessment.

Excessive Force – It has adopted and is enforcing:

1. A policy prohibiting the use of excessive force by law enforcement agencies within its jurisdiction against any individuals engaged in non-violent civil rights demonstrations; and

2. A policy of enforcing applicable State and local laws against physically barring entrance to or exit from a facility or location which is the subject of such non-violent civil rights demonstrations within its jurisdiction.

Compliance with Anti-discrimination laws -- The grant will be conducted and administered in conformity with title VI of the Civil Rights Act of 1964 (42 U.S.C. 2000d) and the Fair Housing Act (42 U.S.C. 3601-3619) and implementing regulations

Lead-Based Paint -- Its activities concerning lead-based paint will comply with the requirements of 24 CFR Part 35, Subparts A, B, J, K and R.

Section 3 -- It will comply with section 3 of the Housing and Urban Development Act of 1968 (12 U.S.C. 1701u) and implementing regulations at 24 CFR Part 75.

Compliance with Laws -- It will comply with applicable laws.



Signature of Authorized Official

7/12/2022

Date

County Administrator

Title

OPTIONAL Community Development Block Grant Certification

Submit the following certification only when one or more of the activities in the action plan are designed to meet other community development needs having particular urgency as specified in 24 CFR 570.208(c):

The grantee hereby certifies that the Annual Plan includes one or more specifically identified CDBG-assisted activities which are designed to meet other community development needs having particular urgency because existing conditions pose a serious and immediate threat to the health or welfare of the community and other financial resources are not available to meet such needs.


Signature of Authorized Official

713-2022
Date

County Administrator
Title

APPENDIX TO CERTIFICATIONS

INSTRUCTIONS CONCERNING LOBBYING CERTIFICATION:

Lobbying Certification

This certification is a material representation of fact upon which reliance was placed when this transaction was made or entered into. Submission of this certification is a prerequisite for making or entering into this transaction imposed by section 352, title 31, U.S. Code. Any person who fails to file the required certification shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure.

ASSURANCES - CONSTRUCTION PROGRAMS

GMR Number: 4040-0009
Expiration Date: 02/28/2026

Public reporting burden for this collection of information is estimated to average 15 minutes per response, including time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. Send comments regarding this burden estimate or any other aspect of this collection of information, including suggestions for reducing this burden, to the Office of Management and Budget, Paperwork Reduction Project (2549-0042), Washington, DC 20503.

PLEASE DO NOT RETURN YOUR COMPLETED FORM TO THE OFFICE OF MANAGEMENT AND BUDGET. SEND IT TO THE ADDRESS PROVIDED BY THE SPONSORING AGENCY.

NOTE: Certain of these assurances may not be applicable to your project or program. If you have questions, please contact the Awarding Agency. Further, certain Federal assistance awarding agencies may require applicants to certify to additional assurances. If such is the case, you will be notified.

As the duly authorized representative of the applicant, certify that the applicant:


1. Has the legal authority to apply for Federal assistance and the institutional, managerial and financial capability (including funds sufficient to pay the non-Federal share of project costs) to ensure proper planning, management and completion of project described in this application.
2. Will give the awarding agency, the Comptroller General of the United States and, if appropriate, the State, the right to examine all records, books, papers, or documents related to the assistance; and will establish a proper accounting system in accordance with generally accepted accounting standards or agency directives.
3. Will not dispose of, modify the use of, or change the terms of the real property title or other interests in the site and facilities without permission and instructions from the awarding agency. Will record the Federal awarding agency directives and will include a covenant in the title of real property acquired in whole or in part with Federal assistance funds to assure non-discrimination during the useful life of the project.
4. Will comply with the requirements of the assistance awarding agency with regard to the drafting, review and approval of construction plans and specifications.
5. Will provide and maintain competent and adequate engineering supervision at the construction site to ensure that the complete work conforms with the approved plans and specifications and will furnish progressive reports and such other information as may be required by the assistance awarding agency or State.
6. Will initiate and complete the work within the applicable time frame after receipt of approval of the awarding agency.
7. Will establish safeguards to prohibit employees from using their positions for a purpose that constitutes or presents the appearance of personal or organizational conflict of interest, or personal gain.
8. Will comply with the Intergovernmental Personnel Act of 1970 (42 U.S.C. §§4728-4763) relating to prescribed standards of merit systems for programs funded under one of the 19 statutes or regulations specified in Appendix A of OPM's Standards for a Merit System of Personnel Administration (5 C.F.R. 900, Subpart F).
9. Will comply with the Lead-based Paint Poisoning Prevention Act (42 U.S.C. §§4601 et seq.) which prohibits the use of lead-based paint in construction or rehabilitation of residence structures.
10. Will comply with all Federal statutes relating to non-discrimination. These include but are not limited to: (a) Title VI of the Civil Rights Act of 1964 (P.L. 88-352) which prohibits discrimination on the basis of race, color or national origin; (b) Title IX of the Education Amendments of 1972, as amended (20 U.S.C. §§1681-1683, and 1685-1685), which prohibits discrimination on the basis of sex; (c) Section 504 of the Rehabilitation Act of 1973, as amended (29 U.S.C. §794), which prohibits discrimination on the basis of handicap; (d) the Age Discrimination Act of 1975, as amended (42 U.S.C. §§6101-6107), which prohibits discrimination on the basis of age; (e) the Drug Abuse Office and Treatment Act of 1972 (P.L. 92-255), as amended relating to nondiscrimination on the basis of drug abuse; (f) the Comprehensive Alcohol Abuse and Alcoholism Prevention, Treatment and Rehabilitation Act of 1970 (P.L. 91-618), as amended, relating to nondiscrimination on the basis of alcohol abuse or alcoholism; (g) §§523 and 527 of the Public Health Service Act of 1912 (42 U.S.C. §§290 dd-5 and 290 ee 3), as amended relating to confidentiality of alcohol and drug abuse patient records; (h) Title VIII of the Civil Rights Act of 1968 (42 U.S.C. §§3601 et seq.) as amended, relating to nondiscrimination in the sale, rental or financing of housing; (i) any other nondiscrimination provisions in the specific statute(s) under which application for Federal assistance is being made; and (j) the requirements of any other nondiscrimination statute(s) which may apply to the application.

Previous Edition Useful:

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Standard Form 424C (Rev. 7-87)
Prescribed by OMB Circular A-112

11. Will comply, or has already complied, with the requirements of Titles II and III of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 (P.L. 91-646) which provide for fair and equitable treatment of persons displaced or whose property is acquired as a result of Federal and federally-assisted programs. These requirements apply to all interests in real property acquired for project purposes regardless of Federal participation in purchases.
12. Will comply with the provisions of the Hatch Act (5 U.S.C. §§1501-1509 and 7324-7326) which limit the political activities of employees whose principal employment activities are funded in whole or in part with Federal funds.
13. Will comply, as applicable, with the provisions of the Davis-Bacon Act (40 U.S.C. §§276a to 276e-7), the Copeland Act (40 U.S.C. §276c and 18 U.S.C. §874), and the Contract Work Hours and Safety Standards Act (40 U.S.C. §§327-333) regarding labor standards for federally-assisted construction agreements.
14. Will comply with flood insurance purchase requirements of Section 102(a) of the Flood Disaster Protection Act of 1973 (P.L. 93-234) which requires recipients in a special flood hazard area to participate in the program and to purchase flood insurance if the total cost of insurable construction and acquisition is \$10,000 or more.
15. Will comply with environmental standards which may be prescribed pursuant to the following: (a) institution of environmental quality control measures under the National Environmental Policy Act of 1969 (P.L. 91-190) and Executive Order (EO) 11514; (b) notification of violating facilities pursuant to EO 11738; (c) protection of wetlands pursuant to EO 11980; (d) evaluation of flood hazards in floodplains in accordance with EO 11988; (e) assurance of project consistency with the approved State management program developed under the Coastal Zone Management Act of 1972 (16 U.S.C. §§1451 et seq.); (f) conformity of Federal actions to State (Clean Air) implementation Plans under Section 176(c) of the Clean Air Act of 1955, as amended (42 U.S.C. §§7401 et seq.); (g) protection of underground sources of drinking water under the Safe Drinking Water Act of 1974, as amended (P.L. 93-523); and, (h) protection of endangered species under the Endangered Species Act of 1973, as amended (P.L. 93-205).
16. Will comply with the Wild and Scenic Rivers Act of 1988 (16 U.S.C. §§1271 et seq.) related to protecting components or potential components of the national wild and scenic rivers system.
17. Will assist the awarding agency in assuring compliance with Section 106 of the National Historic Preservation Act of 1986, as amended (16 U.S.C. §470), EO 11593 (Identification and protection of historic properties), and the Archaeological and Historic Preservation Act of 1974 (16 U.S.C. §§469e-1 et seq.).
18. Will cause to be performed the required financial and compliance audits in accordance with the Single Audit Act Amendments of 1986 and OMB Circular No. A-133, "Audits of States, Local Governments, and Non-Profit Organizations."
19. Will comply with all applicable requirements of all other Federal laws, executive orders, regulations, and policies governing this program.
20. Will comply with the requirements of Section 108(g) of the Trafficking Victims Protection Act (TVPA) of 2000, as amended (22 U.S.C. 7104) which prohibits grant award recipients or a sub-recipient from: (1) Engaging in severe forms of trafficking in persons during the period of time that the award is in effect; (2) Producing a commercial sex act during the period of time that the award is in effect; or (3) Using forced labor in the performance of the award or subawards under the award.

SIGNATURE OF AUTHORIZED CERTIFYING OFFICIAL	TITLE
	County Administrator
APPLICANT ORGANIZATION	DATE SUBMITTED
County of Lexington	3/10/2021

SF-42-C (Rev. 7/87) Back

Application for Federal Assistance SF-424		
* 1. Type of Submission:		* 2. Type of Application:
<input type="checkbox"/> Preapplication <input checked="" type="checkbox"/> Application <input type="checkbox"/> Changed/Corrected Application		<input type="checkbox"/> New <input type="checkbox"/> Continuation <input type="checkbox"/> Revision
		* 3. Newstart, select appropriate label(s): <input type="text"/> * Other (Specify): <input type="text"/>
* 3. Date Received: <input type="text"/>	4. Applicant Identifier: <input type="text"/>	
5a. Federal Entity Identifier: <input type="text"/>		5b. Federal Award Identifier: <input type="text"/>
State Use Only:		
6. Date Received by State: <input type="text"/>	7. State Application Identifier: <input type="text"/>	
B. APPLICANT INFORMATION:		
* a. Legal Name: <input type="text"/> County of Lexington		
* b. Employer/Taxpayer Identification Number (EIN/TIN): <input type="text"/> 07-0306319		* c. UEI: <input type="text"/> UGKXJHEV1319
* d. Address:		
* Street:	<input type="text"/> 312 S. Wake Drive, Suite 401	
* Street2:	<input type="text"/>	
* City:	<input type="text"/> Lexington	
* County/Parish:	<input type="text"/>	
* State:	<input type="text"/> KY; South Carolina	
* Precinct:	<input type="text"/>	
* Country:	<input type="text"/> USA; UNITED STATES	
* Zip/Postal Code:	<input type="text"/> 40503	
* e. Organizational Unit:		
Department Name: <input type="text"/>		Division Name: <input type="text"/>
* f. Name and contact information of person to be contacted on matters involving this application:		
* Prefix:	<input type="text"/> Mr.	* First Name: <input type="text"/> Eobracie
* Middle Name:	<input type="text"/>	
* Last Name:	<input type="text"/> Smith	
* Suffix:	<input type="text"/>	
* Title:	<input type="text"/> Community Development Director	
Organizational Affiliation: <input type="text"/>		
* Telephone Number:	<input type="text"/> 703-795-1121	* Fax Number: <input type="text"/> 703-795-8158
* Email:	<input type="text"/> eobracie@lexingtonky.gov	

Application for Federal Assistance SF-424	
* 9. Type of Applicant 1: Select Applicant Type: <input type="text" value="B: County Government"/> Type of Applicant 2: Select Applicant Type <input type="text"/> Type of Applicant 3: Select Applicant Type <input type="text"/> * Other (specify): <input type="text"/>	
* 10. Name of Federal Agency: <input type="text" value="U.S. Department of Housing and Urban Development"/>	
11. Catalog of Federal Domestic Assistance Number: <input type="text" value="14-210"/> CFDA Title: <input type="text"/>	
* 12. Funding Opportunity Number: <input type="text" value="H-09-CO-15-0200"/> Title: <input type="text" value="HOME ENTREPRENEURSHIP PROGRAM"/>	
13. Competition Identification Number: <input type="text"/> Title: <input type="text"/>	
14. Areas Affected by Project (Cities, Counties, States, etc.): <input type="text"/> <input type="button" value="Add Attachment"/> <input type="button" value="Delete Attachment"/> <input type="button" value="View Attachment"/>	
* 15. Descriptive Title of Applicant's Project: <input type="text" value="County of Des Moines EDCB Involvement, Entrepreneurship Program"/>	
Attach supporting documents as specified in agency instructions. <input type="button" value="Add Attachments"/> <input type="button" value="Delete Attachments"/> <input type="button" value="View Attachments"/>	

Application for Federal Assistance SF-424

16. Congressional Districts Of:

* a. Applicant: * b. Program/Project:

Attach an additional list of Program/Project Congressional Districts if needed.

17. Proposed Project:

* a. Start Date: * b. End Date:

18. Estimated Funding (\$):

* a. Federal	643,327.00
* a. Applicant	
* c. State	
* d. Local	
* e. Other	
* f. Program Expense	
* g. TOTAL	643,327.00

*** 19. Is Application Subject to Review By State Under Executive Order 12872 Process?**

a. This application was made available to the State under the Executive Order 12872 Process for review on

b. Program is subject to E.O. 12872 but has not been selected by the State for review

c. Program is not covered by E.O. 12872

*** 20. Is the Applicant Delinquent On Any Federal Debt? (If "Yes," provide explanation in attachment.)**

Yes No

If "Yes" provide explanation and attach

21. *By signing this application, I certify (1) to the statements contained in the list of certifications* and (2) that the statements herein are true, complete and accurate to the best of my knowledge. I also provide the required assurances* and agree to comply with any resulting terms if I accept an award. I am aware that any false, fictitious, or fraudulent statements or claims may subject me to criminal, civil, or administrative penalties. (U.S. Code, Title 28, Section 1001)

* I AGREE

* The list of certifications and assurances, or an alternate site where you may obtain the list, is contained in the announcement or agency specific instructions


Authorized Representative:

Prefix: * First Name: * Last Name: Suffix:

* Title:

* Telephone Number: * Fax Number:

* Email:

* Signature of Authorized Representative:  * Date Signed:

Specific HOME Certifications

The HOME participating jurisdiction certifies that:

Tenant Based Rental Assistance – If it plans to provide tenant-based rental assistance, the tenant-based rental assistance is an essential element of its consolidated plan.

Eligible Activities and Costs -- It is using and will use HOME funds for eligible activities and costs, as described in 24 CFR §§92.205 through 92.209 and that it is not using and will not use HOME funds for prohibited activities, as described in §92.214.

Subsidy layering – Before committing any funds to a project, it will evaluate the project in accordance with the guidelines that it adopts for this purpose and will not invest any more HOME funds in combination with other Federal assistance than is necessary to provide affordable housing;



Signature of Authorized Official

7/12/2022

Date

County Administrator

Title

ASSURANCES - CONSTRUCTION PROGRAMS

OMB Number: 4040-0029
 Expiration Date: 02/26/2026

Public reporting burden for this collection of information is estimated to average 15 minutes per response, including time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. Send comments regarding this burden estimate or any other aspect of this collection of information, including suggestions for reducing this burden, to the Office of Management and Budget, Paperwork Reduction Project (0348-0042), Washington, DC 20503.

PLEASE DO NOT RETURN YOUR COMPLETED FORM TO THE OFFICE OF MANAGEMENT AND BUDGET. SEND IT TO THE ADDRESS PROVIDED BY THE SPONSORING AGENCY.

NOTE: Certain of these assurances may not be applicable to your project or program. If you have questions, please contact the Awarding Agency. Further, certain Federal assistance awarding agencies may require applicants to certify to additional assurances. If such is the case, you will be notified.

As the duly authorized representative of the applicant, I certify that the applicant:


1. Has the legal authority to apply for Federal assistance, and the institutional, managerial and financial capability (including funds sufficient to pay the non-Federal share of project costs) to ensure proper planning, management and completion of project described in this application.
2. Will give the awarding agency, the Comptroller General of the United States and, if appropriate, the State, the right to examine all records, books, papers or documents related to the assistance; and will establish a proper accounting system in accordance with generally accepted accounting standards or agency directives.
3. Will not dispose of, modify the use of, or change the terms of the real property title or other interest in the site and facilities without permission and instructions from the awarding agency. Will record the Federal awarding agency directives and will include a covenant in the title of real property acquired in whole or in part with Federal assistance funds to assure non-discrimination during the useful life of the project.
4. Will comply with the requirements of the assistance awarding agency with regard to the drafting, review and approval of construction plans and specifications.
5. Will provide and maintain competent and adequate engineering supervision at the construction site to ensure that the complete work conforms with the approved plans and specifications and will furnish progressive reports and such other information as may be required by the assistance awarding agency or State.
6. Will initiate and complete the work within the applicable time frame after receipt of approval of the awarding agency.
7. Will establish safeguards to prohibit employees from using their positions for a purpose that constitutes or presents the appearance of personal or organizational conflict of interest, or personal gain.
8. Will comply with the Intergovernmental Personnel Act of 1970 (42 U.S.C. §§4726-4763) relating to prescribed standards of merit systems for programs funded under one of the 16 statutes or regulations specified in Appendix A of OPM's Standards for a Merit System of Personnel Administration (5 C.F.R. 900, Subpart F).
9. Will comply with the Lead-Based Paint Poisoning Prevention Act (42 U.S.C. §§4801 et seq.) which prohibits the use of lead-based paint in construction or rehabilitation of residence structures.
10. Will comply with all Federal statutes relating to non-discrimination. These include but are not limited to: (a) Title VI of the Civil Rights Act of 1964 (P.L. 88-352) which prohibits discrimination on the basis of race, color or national origin; (b) Title IX of the Education Amendments of 1972, as amended (20 U.S.C. §§1681-1693, and 1585-1686), which prohibits discrimination on the basis of sex; (c) Section 504 of the Rehabilitation Act of 1973, as amended (29 U.S.C. §794), which prohibits discrimination on the basis of handicaps; (d) the Age Discrimination Act of 1975, as amended (42 U.S.C. §§6101-6107), which prohibits discrimination on the basis of age; (e) the Drug Abuse Office and Treatment Act of 1972 (P.L. 92-256), as amended relating to nondiscrimination on the basis of drug abuse; (f) the Comprehensive Alcohol Abuse and Alcoholism Prevention, Treatment and Rehabilitation Act of 1970 (P.L. 91-616), as amended, relating to nondiscrimination on the basis of alcohol abuse or alcoholism; (g) §§523 and 527 of the Public Health Service Act of 1912 (42 U.S.C. §§290 dd-3 and 290 ee-3), as amended, relating to confidentiality of alcohol and drug abuse patient records; (h) Title VIII of the Civil Rights Act of 1968 (42 U.S.C. §§3601 et seq.), as amended, relating to nondiscrimination in the sale, rental or financing of housing; (i) any other nondiscrimination provisions in the specific statute(s) under which application for Federal assistance is being made; and (j) the requirements of any other nondiscrimination statute(s) which may apply to the application.

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Standard Form 424C (Rev. 7-97)
 Prescribed by OMB Circular A-102

11. Will comply, or has already complied, with the requirements of Titles II and III of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 (P.L. 91-646) which provide for fair and equitable treatment of persons displaced or whose property is acquired as a result of Federal and federally-assisted programs. These requirements apply to all interests in real property acquired for project purposes regardless of Federal participation in purchases.
12. Will comply with the provisions of the Hatch Act (5 U.S.C. §§ 601-1506 and 7324-7328) which limit the political activities of employees whose principal employment activities are funded in whole or in part with Federal funds.
13. Will comply, as applicable, with the provisions of the Davis-Bacon Act (40 U.S.C. §§276a to 276a-7), the Copeland Act (40 U.S.C. §276c and 18 U.S.C. §874), and the Contract Work Hours and Safety Standards Act (40 U.S.C. §§327-333) regarding labor standards for federally-assisted construction subagreements.
14. Will comply with flood insurance purchase requirements of Section 102(a) of the Flood Disaster Protection Act of 1973 (P.L. 93-234) which requires recipients in a special flood hazard area to participate in the program and to purchase flood insurance if the total cost of insurable construction and acquisition is \$10,000 or more.
15. Will comply with environmental standards which may be prescribed pursuant to the following: (a) institution of environmental quality control measures under the National Environmental Policy Act of 1969 (P.L. 91-190) and Executive Order (EO) 11514; (b) notification of violating facilities pursuant to EO 11738; (c) protection of wetlands pursuant to EO 11990; (d) evaluation of flood hazards in floodplains in accordance with EO 11988; (e) assurance of project consistency with the approved State management program developed under the Coastal Zone Management Act of 1972 (16 U.S.C. §§1451 et seq.); (f) conformity of Federal actions to State (Clean Air) Implementation Plans under Section 176(c) of the Clean Air Act of 1955, as amended (42 U.S.C. §§7401 et seq.); (g) protection of underground sources of drinking water under the Safe Drinking Water Act of 1974, as amended (P.L. 93-523); and, (h) protection of endangered species under the Endangered Species Act of 1973, as amended (P.L. 93-205).
16. Will comply with the Wild and Scenic Rivers Act of 1968 (16 U.S.C. §§1271 et seq.) related to protecting components or potential components of the national wild and scenic rivers system.
17. Will assist the awarding agency in assuring compliance with Section 106 of the National Historic Preservation Act of 1966, as amended (16 U.S.C. §470), EO 11593 (identification and protection of historic properties), and the Archaeological and Historic Preservation Act of 1974 (16 U.S.C. §§409a et seq.).
18. Will cause to be performed the required financial and compliance audits in accordance with the Single Audit Act Amendments of 1996 and OMB Circular No. A-133, "Audits of States, Local Governments, and Non-Profit Organizations."
19. Will comply with all applicable requirements of all other Federal laws, executive orders, regulations, and policies governing this program.
20. Will comply with the requirements of Section 106(g) of the Trafficking Victim Protection Act (TVPA) of 2000, as amended (22 U.S.C. 7104) which prohibits grant award recipients or a sub-recipient from (1) Engaging in severe forms of trafficking in persons during the period of time that the award is in effect (2) Procuring a commercial sex act during the period of time that the award is in effect or (3) Using forced labor in the performance of the award or subaward under the award.

SIGNATURE OF AUTHORIZED CERTIFYING OFFICIAL	TITLE
	County Administrator
APPLICANT ORGANIZATION	DATE SUBMITTED
County of Berkeley	6/11/2021

SI-4240 (Rev. 7-97) Risk

Application for Federal Assistance SF-424	
* 1. Type of Submission: <input type="checkbox"/> Preapplication <input checked="" type="checkbox"/> Application <input type="checkbox"/> Changed/Cancelled Application	
* 2. Type of Application: <input type="checkbox"/> New <input type="checkbox"/> Continuation <input type="checkbox"/> Revision	
* If Revision, select appropriate alternate: <input type="text"/> * Other (Specify): <input type="text"/>	
* 3. Date Received: <input type="text"/>	
4. Applicant Identifier: <input type="text"/>	
6a. Federal Entry Identifier: <input type="text"/>	
5a. Federal Award Identifier: <input type="text"/>	
State Use Only:	
6. Date Received by State: <input type="text"/>	
7. State Application Identifier: <input type="text"/>	
8. APPLICANT INFORMATION:	
* a. Legal Name: <input type="text"/>	
* b. Employer's Taxpayer Identification Number (EIN/TIN): <input type="text"/>	
* c. DUNS: <input type="text"/>	
* d. Address:	
* Street: <input type="text"/>	
Street2: <input type="text"/>	
* City: <input type="text"/>	
County/Parish: <input type="text"/>	
* State: <input type="text"/>	
Province: <input type="text"/>	
* Country: <input type="text"/>	
* Zip/Postal Code: <input type="text"/>	
e. Organizational Unit:	
Department Name: <input type="text"/>	
Director Name: <input type="text"/>	
9. Name and contact information of person to be contacted on matters involving this application:	
Prefix: <input type="text"/>	
* First Name: <input type="text"/>	
Middle Name: <input type="text"/>	
* Last Name: <input type="text"/>	
Suffix: <input type="text"/>	
Title: <input type="text"/>	
Organizational Affiliation: <input type="text"/>	
* Telephone Number: <input type="text"/>	
Fax Number: <input type="text"/>	
* Email: <input type="text"/>	

Application for Federal Assistance SF-424			
* 8. Type of Applicant 1: Select Applicant Type:			
<input type="text" value="E - County - Recipients I"/>			
Type of Applicant 2: Select Applicant Type			
<input type="text"/>			
Type of Applicant 3: Select Applicant Type:			
<input type="text"/>			
* Other (specify):			
<input type="text"/>			
* 10. Name of Federal Agency:			
<input type="text" value="U.S. Department of Housing and Urban Development"/>			
* 11. Catalog of Federal Domestic Assistance Number:			
<input type="text" value="14-815"/>			
CFDA Title:			
<input type="text"/>			
* 12. Funding Opportunity Number:			
<input type="text" value="F-22-HQ-45-0014"/>			
* Title:			
<input type="text"/>			
* 13. Competition Identification Number:			
<input type="text"/>			
Title:			
<input type="text"/>			
* 14. Areas Affected by Project (Cities, Counties, States, etc.):			
<input type="text"/>	<input type="button" value="Add Attachment"/>	<input type="button" value="Delete Attachment"/>	<input type="button" value="View Attachment"/>
* 16. Descriptive Title of Applicant's Project			
<input type="text" value="County of Inspiration Emergency Relief Grant Program"/>			
Attach supporting documents as specified in agency instructions.			
<input type="button" value="Add Attachments"/>	<input type="button" value="Delete Attachments"/>	<input type="button" value="View Attachments"/>	

Application for Federal Assistance SF-424	
16. Congressional Districts Of:	
* a. Applicant: <input type="text" value="2"/>	* b. Program/Project: <input type="text" value="2"/>
Attach an additional list of Program/Project Congressional Districts, if needed. <input type="text"/> <input type="button" value="Add Attachment"/> <input type="button" value="Delete Attachment"/> <input type="button" value="View Attachment"/>	
17. Proposed Project:	
* a. Start Date: <input type="text" value="07/01/2022"/>	* b. End Date: <input type="text" value="06/30/2023"/>
18. Estimated Funding (\$):	
* a. Federal	<input type="text" value="150,160.00"/>
* b. Applicant	<input type="text" value=""/>
* c. State	<input type="text" value=""/>
* d. Local	<input type="text" value=""/>
* e. Other	<input type="text" value=""/>
* f. Program Income	<input type="text" value=""/>
* g. TOTAL	<input type="text" value="150,160.00"/>
* 18. Is Application Subject to Review By State Under Executive Order 12372 Process?	
<input checked="" type="checkbox"/> a. This application was made available to the State under the Executive Order 12372 Process for review on <input type="text" value=""/>	
<input type="checkbox"/> b. Program is subject to E.O. 12372 but has not been screened by the State for review	
<input type="checkbox"/> c. Program is not covered by E.O. 12372.	
* 20. Is the Applicant Delinquent On Any Federal Debt? (If "Yes," provide explanation in attachment.)	
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
If "Yes", provide explanation and attach <input type="text"/> <input type="button" value="Add Attachment"/> <input type="button" value="Delete Attachment"/> <input type="button" value="View Attachment"/>	
21. By signing this application, I certify (1) to the statements contained in the list of certifications** and (2) that the statements herein are true, complete and accurate to the best of my knowledge. I also provide the required assurances** and agree to comply with any resulting terms if I accept an award. I am aware that any false, fictitious, or fraudulent statements or claims may subject me to criminal, civil, or administrative penalties. (U.S. Code, Title 28, Section 1001)	
<input checked="" type="checkbox"/> ** I AGREE	
** The list of certifications and assurances, or an Internet site where you may obtain this list, is contained in the announcement or agency specific instructions.	
Authorized Representative:	
Prefix: <input type="text" value="ms."/>	First Name: <input type="text" value="Lynn"/>
Middle Name: <input type="text"/>	
Last Name: <input type="text" value="Scazzie"/>	
Suffix: <input type="text"/>	
* Title: <input type="text" value="County Administrator"/>	
* Telephone Number: <input type="text" value="(801) 785-3105"/>	Fax Number: <input type="text" value="(801) 785-9101"/>
* Email: <input type="text" value="lscuzzie@utah-co.gov"/>	
* Signature of Authorized Representative: <input type="text" value="Lynn Scazzie"/>	* Date Signed: <input type="text" value="07/12/2022"/>

Emergency Solutions Grants Certifications

The Emergency Solutions Grants Program recipient certifies that:

Major rehabilitation/conversion/renovation – If an emergency shelter's rehabilitation costs exceed 75 percent of the value of the building before rehabilitation, the recipient will maintain the building as a shelter for homeless individuals and families for a minimum of 10 years after the date the building is first occupied by a homeless individual or family after the completed rehabilitation.

If the cost to convert a building into an emergency shelter exceeds 75 percent of the value of the building after conversion, the recipient will maintain the building as a shelter for homeless individuals and families for a minimum of 10 years after the date the building is first occupied by a homeless individual or family after the completed conversion.

In all other cases where ESG funds are used for renovation, the recipient will maintain the building as a shelter for homeless individuals and families for a minimum of 3 years after the date the building is first occupied by a homeless individual or family after the completed renovation.

Essential Services and Operating Costs – In the case of assistance involving shelter operations or essential services related to street outreach or emergency shelter, the recipient will provide services or shelter to homeless individuals and families for the period during which the ESG assistance is provided, without regard to a particular site or structure, so long as the recipient serves the same type of persons (e.g., families with children, unaccompanied youth, disabled individuals, or victims of domestic violence) or persons in the same geographic area.

Renovation – Any renovation carried out with ESG assistance shall be sufficient to ensure that the building involved is safe and sanitary.

Supportive Services – The recipient will assist homeless individuals in obtaining permanent housing, appropriate supportive services (including medical and mental health treatment, victim services, counseling, supervision, and other services essential for achieving independent living), and other Federal, State, local, and private assistance available for these individuals.

Matching Funds – The recipient will obtain matching amounts required under 24 CFR 576.201.

Confidentiality – The recipient has established and is implementing procedures to ensure the confidentiality of records pertaining to any individual provided family violence prevention or treatment services under any project assisted under the ESG program, including protection against the release of the address or location of any family violence shelter project, except with the written authorization of the person responsible for the operation of that shelter.

Homeless Persons Involvement – To the maximum extent practicable, the recipient will involve, through employment, volunteer services, or otherwise, homeless individuals and families in constructing, renovating, maintaining, and operating facilities assisted under the ESG program, in providing services assisted under the ESG program, and in providing services for occupants of facilities assisted under the program.

Consolidated Plan – All activities the recipient undertakes with assistance under ESG are consistent with its consolidated plan.

Discharge Policy – The recipient will establish and implement, to the maximum extent practicable and where appropriate, policies and protocols for the discharge of persons from publicly funded institutions or systems of care (such as health care facilities, mental health facilities, foster care or other youth facilities, or correction programs and institutions) in order to prevent this discharge from immediately resulting in homelessness for these persons.



Signature of Authorized Official

7/12/2022

Date

County Administrator

Title

ASSURANCES - CONSTRUCTION PROGRAMS

OMB Number: 4043-0030
 Expiration Date: 02/28/2025

Public reporting burden for this collection of information is estimated to average 15 minutes per response, including time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. Send comments regarding this burden estimate or any other aspect of this collection of information, including suggestions for reducing this burden, to the Office of Management and Budget, Paperwork Reduction Project (0348-0042), Washington, DC 20503.

PLEASE DO NOT RETURN YOUR COMPLETED FORM TO THE OFFICE OF MANAGEMENT AND BUDGET. SEND IT TO THE ADDRESS PROVIDED BY THE SPONSORING AGENCY.

NOTE: Certain of these assurances may not be applicable to your project or program. If you have questions, please contact the Awarding Agency. Further, certain Federal assistance awarding agencies may require applicants to certify to additional assurances. If such is the case, you will be notified.

As the duly authorized representative of the applicant, I certify that the applicant:


1. Has the legal authority to apply for Federal assistance, and the institutional, managerial and financial capability (including funds sufficient to pay the non-Federal share of project costs) to ensure proper planning, management and completion of project described in this application.
2. Will give the awarding agency, the Comptroller General of the United States and, if appropriate, the State, the right to examine all records, books, papers, or documents related to the assistance; and will establish a proper accounting system in accordance with generally accepted accounting standards or agency directives.
3. Will not dispose of, modify the use of, or change the terms of the real property title or other interest in the site and facilities without permission and instructions from the awarding agency. Will record the Federal awarding agency directives and will include a covenant in the title of real property acquired in whole or in part with Federal assistance funds to ensure non-discrimination during the useful life of the project.
4. Will comply with the requirements of the assistance awarding agency with regard to the drafting, review and approval of construction plans and specifications.
5. Will provide and maintain competent and adequate engineering supervision at the construction site to ensure that the complete work conforms with the approved plans and specifications and will furnish progressive reports and such other information as may be required by the assistance awarding agency or State.
6. Will initiate and complete the work within the applicable time frame after receipt of approval of the awarding agency.
7. Will establish safeguards to prohibit employees from using their positions for a purpose that constitutes or presents the appearance of personal or organizational conflict of interest, or personal gain.
8. Will comply with the Intergovernmental Personnel Act of 1970 (42 U.S.C. §§472E-4783) relating to prescribed standards of merit systems for programs funded under one of the 19 statutes or regulations specified in Appendix A of OPM's Standards for a Merit System of Personnel Administration (5 C.F.R. §60, Subpart F).
9. Will comply with the Lead-Based Paint Poisoning Prevention Act (42 U.S.C. §§4801 et seq.) which prohibits the use of lead-based paint in construction or rehabilitation of residence structures.
10. Will comply with all Federal statutes relating to non-discrimination. These include but are not limited to: (a) Title VI of the Civil Rights Act of 1964 (P.L. 88-352) which prohibits discrimination on the basis of race, color or national origin; (b) Title IX of the Education Amendments of 1972, as amended (20 U.S.C. §§1681-1683, and 1685-1686), which prohibits discrimination on the basis of sex; (c) Section 504 of the Rehabilitation Act of 1973, as amended (29 U.S.C. §794), which prohibits discrimination on the basis of handicaps; (d) the Age Discrimination Act of 1975, as amended (42 U.S.C. §§6101-6107), which prohibits discrimination on the basis of age; (e) the Drug Abuse Office and Treatment Act of 1972 (P.L. 92-255), as amended relating to nondiscrimination on the basis of drug abuse; (f) the Comprehensive Alcohol Abuse and Alcoholism Prevention, Treatment and Rehabilitation Act of 1970 (P.L. 91-616), as amended, relating to nondiscrimination on the basis of alcohol abuse or alcoholism; (g) §§523 and 527 of the Public Health Service Act of 1944 (42 U.S.C. §§290 dd-3 and 290 ee-5), as amended, relating to confidentiality of alcohol and drug abuse patient records; (h) Title VIII of the Civil Rights Act of 1968 (42 U.S.C. §§8021 et seq.), as amended, relating to nondiscrimination in the sale, rental or financing of housing; (i) any other nondiscrimination provisions in the specific statute(s) under which application for Federal assistance is being made; and (j) the requirements of any other nondiscrimination statute(s) which may apply to the application.

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Standard Form 424-L (Rev. 7-87)
 Prescribed by OMB Circular A-102

11. Will comply, or has already complied, with the requirements of Titles II and III of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 (P.L. 91-646) which provide for fair and equitable treatment of persons displaced or whose property is acquired as a result of Federal and federally-assisted programs. These requirements apply to all interests in real property acquired for project purposes regardless of Federal participation in purchases.
12. Will comply with the provisions of the Hatch Act (5 U.S.C. §§1501-1508 and 7324-7328) which limit the political activities of employees whose principal employment activities are funded in whole or in part with Federal funds.
13. Will comply, as applicable, with the provisions of the Davis-Bacon Act (40 U.S.C. §§268a to 268a-7); the Copeland Act (40 U.S.C. §278a and 18 U.S.C. §874), and the Contract Work Hours and Safety Standards Act (40 U.S.C. §§327-333) regarding labor standards for federally-assisted construction subagreements.
14. Will comply with flood insurance purchase requirements of Section 102(a) of the Flood Disaster Protection Act of 1973 (P.L. 93-234) which requires recipients in a special flood hazard area to participate in the program and to purchase flood insurance if the total cost of insurable construction and acquisition is \$10,000 or more.
15. Will comply with environmental standards which may be prescribed pursuant to the following: (a) institution of environmental quality control measures under the National Environmental Policy Act of 1969 (P.L. 91-190) and Executive Order (E.O.) 11514; (b) notification of violating facilities pursuant to EO 11738; (c) protection of wetlands pursuant to EO 11988; (d) evaluation of flood hazards in floodplains in accordance with EO 11988; (e) assurance of project consistency with the approved State management program developed under the Coastal Zone Management Act of 1972 (16 U.S.C. §§1451 et seq.); (f) conformity of Federal actions to State (Clean Air) implementation Plans under Section 176(c) of the Clean Air Act of 1955, as amended (42 U.S.C. §§7401 et seq.); (g) protection of underground sources of drinking water under the Safe Drinking Water Act of 1974, as amended (P.L. 93-523); and, (h) protection of endangered species under the Endangered Species Act of 1973, as amended (P.L. 93-205).
16. Will comply with the Wild and Scenic Rivers Act of 1968 (16 U.S.C. §§1271 et seq.) related to protecting components or potential components of the national wild and scenic rivers system.
17. Will assist the awarding agency in assuring compliance with Section 105 of the National Historic Preservation Act of 1966, as amended (16 U.S.C. §470), EO 11593 (identification and protection of historic properties), and the Archaeological and Historic Preservation Act of 1974 (16 U.S.C. §§469a- et seq.).
18. Will cause to be performed the required financial and compliance audits in accordance with the Single Audit Act Amendments of 1996 and OMB Circular No. A-133, "Audits of States, Local Governments, and Non-Profit Organizations."
19. Will comply with all applicable requirements of all other Federal laws, executive orders, regulations, and policies governing this program.
20. Will comply with the requirements of Section 106(g) of the Trafficking Victims Protection Act (TVPA) of 2000, as amended (22 U.S.C. 7104) which prohibits grant award recipients or a sub-recipient from: (1) Engaging in severe forms of trafficking in persons during the period of time that the award is in effect; (2) Procuring a commercial sex act during the period of time that the award is in effect or (3) Using forced labor in the performance of the award or subawards under the award.

SIGNATURE OF AUTHORIZED CERTIFYING OFFICIAL	TITLE
	County Administrator
APPLICANT ORGANIZATION	DATE SUBMITTED
County of Washington	01/27/22

SF 4240 (Rev. 7-97) Back