

Grantee: Lexington County, SC

Grant: B-16-UH-45-0001

April 1, 2023 thru June 30, 2023 Performance Report

Grant Number:

B-16-UH-45-0001

Obligation Date:**Contract End Date:**

03/06/2024

Award Date:**Review by HUD:**

Reviewed and Approved

Grant Award Amount:

\$21,370,000.00

Grant Status:

Active

QPR Contact:

No QPR Contact Found

LOCCS Authorized Amount:

\$21,370,000.00

Estimated PI/RL Funds:**Total Budget:**

\$21,370,000.00

Disasters:

Declaration Number

FEMA-4241-SC

Narratives

Disaster Damage:

On the evening of October 1st, as the rains fell, Governor Nikki Haley issued a Declaration of a State of Emergency throughout South Carolina. At approximately 5:30 a.m. on October 4th, the County of Lexington Emergency Operations Center reached OPCON 1 (operation condition 1), the center was brought to full operational level and the first responders throughout the county were staged and ready to respond. At approximately 9:00 a.m. that morning, the first of the emergency shelters opened. As the sun set on October 4th, the rains continued to fall and the waterways continued to rise. At 1:20 a.m. on October 5th, emergency responders evacuated eighty-seven (87) residents of the Pineglen neighborhood. Less than 5 hours later, the South Carolina Electric & Gas Company opened three (3) spillway gates at the Lake Murray Dam, and the Saluda River continued to swell at a rapid pace. Evacuation notices began to be issued.

On October 5, 2015, President Obama issued a Federal Disaster Declaration for 24 counties in South Carolina activating federal resources and funding aid. On October 20, 2015, a Public Meeting was scheduled and notices were posted on each home suspected of flooding by the County. The public meeting was attended by approximately 400 citizens as well as County and state officials, representatives from FEMA, and various Local Media outlets.

As the waters finally began to subside, County of Lexington personnel began the task of assessing the damage. Within several days, aerial photography over the most impacted areas was completed, and staff from the GIS/Mapping Department helped to identify areas where damage assessment was needed. Shortly thereafter, these personnel began the task of completing Initial Damage Estimates of all structural and infrastructure damage in the County. Soon, with the assistance of personnel from FEMA and from an outside contractor brought in by the county, the process of completing FEMA Substantial Damage Assessments began. Initially maps created by first responders were key in developing an area of concentration. The Assessor's office then worked to complete a more in depth investigation of each home that had possible flood damage for the Initial Damage Assessment. Data collected was made available to Federal Emergency Management Agency personnel in the area. Using all of the collected data, the County took advantage of a robust GIS system and staff to prepare a desktop assessment of all homes in the regulatory floodplain. This desktop assessment resulted in the development of a comprehensive list of homes to investigate for the Substantial Damage Assessments (SDA). The SDA included residential and commercial structures and only structures inside the 100-year floodplain and in the unincorporated areas of the county were included. Municipalities were responsible for the completion of their SDA.

Because of the October 2015 storm event, the County of Lexington was allocated \$16,332,000 what are commonly referred to as Community Development Block Grant-Disaster Recovery or CDBG-DR funds. The Storm Event of October 2015 was indeed a catastrophic event that drastically affected citizens throughout South Carolina. The midlands region was hardest hit, and Lexington County citizens, as well as many of our neighbors across the region, suffered greatly. Eventually, the rains stopped, the water subsided and many citizens were able to get back to their "normal" lives. However, for some, normalcy still has not returned. We believe this Action Plan provides the best opportunity to bring back normalcy to our citizens and represents the best next step in Lexington County's Disaster Recovery.

Recovery Needs:

The CDBG-DR program is considered a "gap" funding source and is intended to assist with recovery needs not covered by other public and private funding sources. While recovery efforts have continued without interruption since October 2015, many impacts remain unaddressed due to several primary factors including the profound extent and diversity of the damages to housing, infrastructure, and the economy; the unique conditions and vulnerabilities of Lexington County's residents and businesses; and the limitations of available funding assistance. This unmet need assessment provides essential information to better understand the most impacted areas and populations in the County, and guides development of the most effective recovery programs and priorities. Lexington County's preliminary assessment of unmet recovery needs resulting from the October 2015 severe storm and flooding disaster (DR 4241). When major disasters occur, a significant amount of data and information must be collected and analyzed from numerous agencies, departments, and organizations. Accessing and compiling information on impacts and recovery resources can be a significant challenge due to



varying quality, availability, formatting, and timing of different sources. Estimates of unmet needs are based on the best available information as of January 2017, and represent the County’s initial calculation of remaining recovery gaps. This assessment should be considered a living document that will be updated as additional information becomes available. Unmet needs were estimated through a comparison of financial impacts of the qualified disaster event with subsequent recovery funding that has been received or is anticipated. This assessment incorporates data from the following key sources: Federal Emergency Management Agency (FEMA) Individuals Assistance Program (IA) Public Assistance Program (PA) Hazard Mitigation Grant Program (HMGP) Small Business Administration (SBA) National Flood Insurance Program (NFIP) Lexington County Substantial Damage Assessments (SDA) Departmental reports and studies Engineering estimates American Community Survey via Policy Map Central Carolina Association of Realtors Inc. Public and Stakeholder outreach and feedback Through the review of best available data and information, Lexington County identified a total of \$28,597,645 in unmet recovery needs. Of these needs, public facilities and infrastructure was identified as the largest area of unmet need followed by housing assistance, and then economic development. It is critical to understand that these figures should only be considered as initial estimates based on the available information at the time this plan was developed. The figures presented in this section are to be considered only as preliminary estimates and not as a final determination regarding the total unmet needs in the County.

For more detailed information about the County's unmet need calculations and findings, please see the County's published CDBG-DR Action Plan available at: www.lex-co.sc.gov

Overall	This Report Period	To Date
Total Projected Budget from All Sources	\$0.00	\$21,370,000.00
Total Budget	\$0.00	\$21,370,000.00
Total Obligated	\$0.00	\$20,387,123.00
Total Funds Drawdown	\$65,186.11	\$17,158,415.51
Program Funds Drawdown	\$65,186.11	\$17,158,415.51
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$4,000.00	\$16,921,290.95
HUD Identified Most Impacted and Distressed	\$65,186.11	\$16,982,477.06
Other Funds	\$ 0.00	\$ 0.00
Match Funds	\$ 0.00	\$ 0.00
Non-Match Funds	\$ 0.00	\$ 0.00

Funds Expended

Overall	This Period	To Date
County of Lexington	\$ 4,000.00	\$ 16,921,290.95
Lexington County, SC	\$ 0.00	\$ 0.00

Progress Toward Required Numeric Targets

Requirement	Target	Projected	Actual
Overall Benefit Percentage	50.00%	61.41%	50.57%
Minimum Non Federal Match	\$.00	\$.00	\$.00
Overall Benefit Amount	\$9,498,450.00	\$11,665,323.00	\$9,606,665.09
Limit on Public Services	\$3,205,500.00	\$.00	\$.00
Limit on Admin/Planning	\$4,274,000.00	\$2,373,100.00	\$739,665.43
Limit on Admin	\$1,068,500.00	\$911,900.00	\$455,081.43
Most Impacted and Distressed	\$21,370,000.00	\$21,370,000.00	\$16,982,477.06

Overall Progress Narrative:

Tetra Tech was contracted with the County of Lexington on September 1, 2021 as Project Management for our CDBG-DR Program. All projects are essentially concluded at this time except for ongoing URA payments for the Housing Buy-Outs LMI program and the Bagpipe Road infrastructure project. The County has finalized Substantial Amendment #8. The advertisement for the Amendment was published on 12/8/22 with a public comment period ending 1/8/23. No comments were received by the public. The CDBG-DR Infrastructure Program will entail paving 1.3 miles of Bagpipe Road, which was affected by the 2015 flood. The Environmental Assessment is underway on the project in coordination with the current engineering design process. There have been substantial delays due to the environmental review process because the road runs through some wetlands. The County is also currently reviewing engineering estimates for work as some costs have come in much higher than anticipated. The County drew down \$65,186.11 in for the following projects:



Infrastructure - \$45,448.11

Housing Buyouts - \$3,738

Administration - \$16,000

The \$3,738 drawn down in the Housing Buyout program accounted for the last of the URA payments required under the program. This program will be closed out in the coming quarter.

The County submitted a waiver request to HUD at the end of March requesting an 18 month extension to the CDBG-DR program due to project delays related to the Environmental Review. Performance periods accounting for the extension will be incorporated into the AP once the waiver is approved.

Project Summary

Project #, Project Title	This Report	To Date	
	Program Funds Drawdown	Project Funds Budgeted	Program Funds Drawdown
9999, Restricted Balance	\$0.00	\$0.00	\$0.00
CDBG-DR Public Facilities, Lex C CDBG-DR Public Facilities	\$0.00	\$0.00	\$0.00
CDBG-DR- Housing Buy-outs, Lex Co CDBG-DR Housing	\$3,738.00	\$16,193,367.00	\$15,531,862.38
CDBG-DR- Minor Housing Rehab, Lex Co CDBG-DR Minor	\$0.00	\$686,575.50	\$686,575.50
CDBG-DR- Program Planning, Lex Co CDBG-DR Program	\$0.00	\$1,461,200.00	\$284,584.00
CDBG-DR-Infrastructure, Lex Co CDBG-DR Infrastructure	\$45,448.11	\$2,116,957.50	\$200,312.20
CDBG-DR-Program Administration, Lex Co CDBG-DR	\$16,000.00	\$911,900.00	\$455,081.43
DELETED-ACTIVITIES, DELETED-ACTIVITIES (Temporary)	\$0.00	\$0.00	\$0.00

Activities

Project # / CDBG-DR- Housing Buy-outs / Lex Co CDBG-DR Housing



Grantee Activity Number: Buy-outs Urgent Need

Activity Title: Buy-outs Urgent Need

Activity Type:

Acquisition - buyout of residential properties

Project Number:

CDBG-DR- Housing Buy-outs

Projected Start Date:

08/31/2017

Benefit Type:

Direct (HouseHold)

National Objective:

Urgent Need

Activity Status:

Under Way

Project Title:

Lex Co CDBG-DR Housing Buyouts

Projected End Date:

04/30/2023

Completed Activity Actual End Date:

Responsible Organization:

County of Lexington

Overall

Total Projected Budget from All Sources

Apr 1 thru Jun 30, 2023 To Date

\$0.00 \$6,976,645.00

Total Budget

\$0.00 \$6,976,645.00

Total Obligated

\$0.00 \$6,976,645.00

Total Funds Drawdown

\$3,738.00 \$6,457,152.99

Program Funds Drawdown

\$3,738.00 \$6,457,152.99

Program Income Drawdown

\$0.00 \$0.00

Program Income Received

\$0.00 \$0.00

Total Funds Expended

\$0.00 \$6,449,676.99

County of Lexington

\$0.00 \$6,449,676.99

Most Impacted and Distressed Expended

\$3,738.00 \$6,453,414.99

Activity Description:

Voluntary residential buy-outs for households with incomes above 80% AMI. The cost per unit will include an estimated average purchase price of \$115,000. All participants will receive a one-time \$15,000 participation incentive. Additionally, homeowners that have purchased or will purchase another home in Lexington County (since the October 2015 storms) will be eligible for a one-time payment of \$10,000 to assist in the purchase of the home.

Once the County has purchased the property, the home will be demolished, the site cleared and returned to green space. The estimated costs for such clearance is between \$25,000 and \$35,000 per property. Therefore, the total estimated average per property costs will be between \$145,000 and \$165,000.

In addition to these costs, the County contracted with Amec Foster Wheeler, a local engineering firm, to conduct base floor elevation surveys for all homes in the flood plain within the identified neighborhoods. The total cost for these surveys was \$14,500 of which \$7,250 will be charged against this activity.

Location Description:

Residential housing buy-outs within Challedon, Pineglen, Whitehall & Coldstream.

Activity Progress Narrative:

The County drew down \$3,738 for this program during the reporting period. This was the final URA payment for the last buyout project. The County doesn't intend to utilize any further funds for Urgent Need Buy-Out activities. The County's initial program funding estimate was \$6,976,645 and a total of \$6,457,152.99 has been drawn down. The



remaining \$519,492.01 will be transferred to the County's Infrastructure project to help cover anticipated increased costs due to recent surges in the increased cost of materials as well as increased costs due to environmental compliance. The funds will be transferred in DRGR once HUD approves Amended AP #8. This final project funding correction will not require a substantial amendment as it is merely a final funding correction for actual funds spent and does not trigger actions requiring a substantial amendment.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	37/45

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	37/45
# of Singlefamily Units	0	37/45

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	0	0	0/0	0/0	37/45	0.00
# Owner	0	0	0	0/0	0/0	37/45	0.00

Activity Locations

No Activity Locations found.

Other Funding Sources

No Other Funding Sources Found

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Activity Supporting Documents: None



Grantee Activity Number: Buy-outs-LMI

Activity Title: Buy-outs-LMI

Activity Type:

Acquisition - buyout of residential properties

Project Number:

CDBG-DR- Housing Buy-outs

Projected Start Date:

08/31/2017

Benefit Type:

Direct (HouseHold)

National Objective:

Low/Mod

Activity Status:

Under Way

Project Title:

Lex Co CDBG-DR Housing Buyouts

Projected End Date:

04/30/2023

Completed Activity Actual End Date:

Responsible Organization:

County of Lexington

Overall	Apr 1 thru Jun 30, 2023	To Date
Total Projected Budget from All Sources	\$0.00	\$9,216,722.00
Total Budget	\$0.00	\$9,216,722.00
Total Obligated	\$0.00	\$9,216,722.00
Total Funds Drawdown	\$0.00	\$9,074,709.39
Program Funds Drawdown	\$0.00	\$9,074,709.39
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$9,062,134.95
County of Lexington	\$0.00	\$9,062,134.95
Most Impacted and Distressed Expended	\$0.00	\$9,058,396.95

Activity Description:

Voluntary residential buy-outs in flood prone areas of Lexington County as described in the published Action Plan. The cost per unit will include an estimated average purchase price of \$115,000 plus a one-time participation incentive of \$15,000. Additionally, homeowners that have purchased or will purchase another home in Lexington County (since the October 2015 storms) will be eligible for a one-time payment of \$20,000 to assist in the purchase of the home. Once the County has purchased the property, the home will be demolished, the site cleared and returned to green space. The estimated costs for such clearance is between \$25,000 and \$35,000 per property. Therefore, the estimated average per property costs will be between \$145,000 and \$165,000. In addition to these costs, the County contracted with Amec Foster Wheeler, a local engineering firm, to conduct base floor elevation surveys for all homes in the flood plain within the identified neighborhoods. The total cost for these surveys was \$14,500 of which \$7,250 will be charged against this activity.

Location Description:

Residential buy-outs in the four Disaster Risk Reduction areas of Lexington County including the following neighborhoods: Challedon, Pineglen, Whitehall and Coldstream.

Activity Progress Narrative:

The County did not draw down any funds on this program this quarter and doesn't intend to utilize any further funds for LMI Buy-Out activities. The County's initial program funding estimate was \$9,216,722 and a total of \$9,074,709.39 has been drawn down. The remaining \$142,012.61 will be transferred to the County's Infrastructure project to help



cover anticipated increased costs due to recent surges in the increased cost of materials as well as increased costs due to environmental compliance. The funds will be transferred in DRGR once HUD approves Amended AP #8. This final project funding correction will not require a substantial amendment as it is merely a final funding correction for actual funds spent and does not trigger actions requiring a substantial amendment.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	44/46

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	44/46
# of Singlefamily Units	0	44/46

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	0	0	23/20	21/26	44/46	100.00
# Owner	0	0	0	23/20	21/26	44/46	100.00

Activity Locations

No Activity Locations found.

Other Funding Sources

No Other Funding Sources Found

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Activity Supporting Documents: None

Project # / CDBG-DR-Infrastructure / Lex Co CDBG-DR Infrastructure



Grantee Activity Number: Infrastructure Improvements

Activity Title: Infrastructure Improvements - LMI

Activity Type:

Construction/reconstruction of water/sewer lines or systems

Project Number:

CDBG-DR-Infrastructure

Projected Start Date:

01/01/2019

Benefit Type:

Area (Survey)

National Objective:

Low/Mod

Activity Status:

Under Way

Project Title:

Lex Co CDBG-DR Infrastructure

Projected End Date:

03/06/2024

Completed Activity Actual End Date:

Responsible Organization:

County of Lexington

Overall

Total Projected Budget from All Sources

Apr 1 thru Jun 30, 2023

To Date

\$0.00

\$2,116,958.00

Total Budget

\$0.00

\$2,116,958.00

Total Obligated

\$0.00

\$1,134,080.50

Total Funds Drawdown

\$45,448.11

\$200,312.20

Program Funds Drawdown

\$45,448.11

\$200,312.20

Program Income Drawdown

\$0.00

\$0.00

Program Income Received

\$0.00

\$0.00

Total Funds Expended

\$0.00

\$90,511.59

County of Lexington

\$0.00

\$90,511.59

Most Impacted and Distressed Expended

\$45,448.11

\$107,219.96

Activity Description:

Infrastructure improvements LMI areas throughout Lexington County. At this time, the County has not identified a specific project to undertake. However, the County will be working with the Army Corps of Engineers as well as local engineers to determine the best options available for improving infrastructure capacity related to storm water management and flood mitigation efforts in the area.

Location Description:

LMI neighborhoods in Lexington County.

Activity Progress Narrative:

Michael Baker was previously selected as engineer through RFP process and is currently working on engineering/design. The County is also currently reviewing engineering estimates for work as some costs have come in much higher than anticipated. ROW plans have been submitted and final plans are still being completed. County is identifying land acquisition for project. Contractor RFP will take place in April 2024, in anticipation of extension approval, with contractor selection in May and construction start in June 2024.

The County submitted a request to HUD for an 18 month extension for this project in late March.

The County drew down \$45,448.11 for engineering services this quarter.



Accomplishments Performance Measures

No Accomplishments Performance Measures

Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.

Activity Locations

No Activity Locations found.

Other Funding Sources

No Other Funding Sources Found

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Activity Supporting Documents: None

Project # / CDBG-DR-Program Administration / Lex Co CDBG-DR

Grantee Activity Number: Program Administration

Activity Title: Program Administration

Activity Type:

Administration

Project Number:

CDBG-DR-Program Administration

Projected Start Date:

03/06/2017

Benefit Type:

N/A

National Objective:

N/A

Activity Status:

Under Way

Project Title:

Lex Co CDBG-DR Administration

Projected End Date:

03/06/2024

Completed Activity Actual End Date:

Responsible Organization:

County of Lexington

Overall	Apr 1 thru Jun 30, 2023	To Date
Total Projected Budget from All Sources	\$0.00	\$911,900.00
Total Budget	\$0.00	\$911,900.00
Total Obligated	\$0.00	\$911,900.00
Total Funds Drawdown	\$16,000.00	\$455,081.43
Program Funds Drawdown	\$16,000.00	\$455,081.43
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$4,000.00	\$379,841.92
County of Lexington	\$4,000.00	\$379,841.92
Most Impacted and Distressed Expended	\$16,000.00	\$424,319.66

Activity Description:

Administration of the CDBG-DR program for Lexington County, South Carolina including staff and contractor efforts associated with program development, citizen participation, marketing, applicant in-take, client services and overall program management. The County has contracted with Hearts and Hands to provide support for program management, application and client services. Additionally, the County has contracted with Civitas LLC to assist with program development, policies and procedures development, program management, monitoring and public reporting requirements.

Location Description:

Lexington County, South Carolina

Activity Progress Narrative:

The county is now transitioning from the housing related activities to the infrastructure related activities. Focus is now on the one proposed infrastructure improvements, Bagpipe Road, which has been confirmed to primarily serve an LMI qualified area (block group).

The County has finalized Substantial Amendment #8. The advertisement for the Amendment was published on 12/8/22 with a public comment period ending 1/8/23. No comments were received by the public. The Amended AP #8 is undergoing



minor edits requested by HUD.

The County also submitted a waiver request to extend the County's infrastructure program for 18 months due to environmental and engineering delays. The County is awaiting final approval of the waiver.

Accomplishments Performance Measures

No Accomplishments Performance Measures

Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.

Activity Locations

No Activity Locations found.

Other Funding Sources

No Other Funding Sources Found

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Activity Supporting Documents: None

Monitoring, Audit, and Technical Assistance

Event Type	This Report Period	To Date
Monitoring, Audits, and Technical Assistance	0	8
Monitoring Visits	0	5
Audit Visits	0	3
Technical Assistance Visits	0	0
Monitoring/Technical Assistance Visits	0	0
Report/Letter Issued	0	7

