

# CONSOLIDATED PLAN 2017-2021

Richland County, South Carolina

August 23, 2017

**MORNINGSIDE**  
RESEARCH AND  
CONSULTING, INC

[www.morningsideresearch.com](http://www.morningsideresearch.com)

# CONSOLIDATED PLAN 2017-2021

Richland County, South Carolina

August 23, 2017

Submitted by

Morningside Research and Consulting, Inc.

P.O. Box 4173

Austin, Texas 78765

Phone 512 302 4413 • Fax 512 302 4416

[www.morningsideresearch.com](http://www.morningsideresearch.com)

## TABLE OF CONTENTS

---

1	Executive Summary .....	1
2	The Process .....	7
3	Needs Assessment .....	16
4	Market Analysis .....	47
5	Strategic Plan .....	91
6	Action Plan .....	120
	Appendix A: Public Participation Report.....	151
	Appendix B: Public Comments .....	168
	Appendix C: Transportation PowerPoint .....	175
	Appendix D: Application for Federal Assistance SF-424 .....	193
	Appendix E: Certifications .....	202

# 1 EXECUTIVE SUMMARY

---

ES-05 EXECUTIVE SUMMARY - 24 CFR 91.200(c), 91.220(b)

## Introduction

### 1. Introduction

Richland County is situated in the heart of the Midlands region of South Carolina. Bordered to the south and west by the Congaree and Saluda Rivers and the Wateree River in the southeast, the 772 square miles of Richland County include a combination of rural and urban areas. The county is home to the state capitol, Columbia, Congaree National Park, and the Fort Jackson U.S. Army installation. With over 400,000 residents, Richland County is the second most populous county in South Carolina, and its population continues to grow rapidly. Over half of Richland County residents live in unincorporated areas of the county.

Richland County became a federal entitlement program grantee in 2002. As an entitlement grantee, Richland County receives an annual share of federal Community Development Block Grant (CDBG) and HOME Investment Partnerships Program (HOME) funds authorized under Title I of the Housing and Community Development Act of 1974, as amended. The Richland County Office of Community Development (RCCD) is responsible for administering CDBG and HOME grants for unincorporated areas of Richland County. According to its mission statement, RCCD seeks to “transform lives in partnership with the Richland County community through housing, education, and revitalization to make a difference one household at a time.”

The purpose of a Consolidated Plan is to identify housing and community development needs and to develop specific goals and objectives to address those needs over a five-year period. This Five-Year Consolidated Plan for Richland County covers the period October 1, 2017, to September 30, 2021. The Consolidated Plan enables the county to continue to receive federal housing and community development funds and, according to regulations CFR 91.200(a), must be submitted to the U.S. Department of Housing and Urban Development (HUD) no less than 45 days prior to the start of the grantee’s program year.

This Consolidated Plan consists of four major sections: an assessment of housing and community development needs (Needs Assessment), an analysis of the local housing market (Market Analysis), a five-year strategic plan for allocating county resources (Strategic Plan), and a one-year plan for implementing recommendations (Action Plan). Key findings from these sections are discussed below.



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

Based on a detailed analysis of data describing community characteristics and housing market conditions, a survey of available community resources, and an extensive community participation process, the following were identified as priority needs for Richland County:

1. Rehabilitation of existing affordable owner-occupied housing units
2. Public improvements and infrastructure
3. Revivification of dilapidated and/or abandoned commercial and/or residential properties
4. Homeless/Continuum of Care (CoC) services that benefit adults, families with children, and other special needs homeless populations
5. Council-approved eligible master planned area improvements
6. Production of affordable housing units
7. Homeownership assistance
8. Collaboration with community partners to coordinate development activities
9. Public services

In order to address these priorities, the county will set the following goals for the next five years:

- **Provide funds for owner-occupied housing rehabilitation:** Rehabilitate and stabilize the existing affordable housing stock in unincorporated Richland County by assisting elderly and special needs homeowners in the maintenance and rehabilitation of their homes.
- **Develop affordable housing:** At least 15 percent of HOME funds are set aside for Community Housing Development Organizations (CHDOs) to build or rehabilitate and acquire existing units in the county master planned areas to produce rental and homeownership opportunities for low- to moderate-income households.
- **Revivification and neighborhood master planning:** Assist with countywide efforts to restore and revitalize or demolish dilapidated housing and commercial real properties with emphasis on neighborhood master planned areas targeting housing, infrastructure, and commercial revitalization.
- **Provide deferred forgivable loans for first-time homebuyers:** Provide deferred forgivable loans of up to \$10,000 to as many as 100 first time homebuyers to purchase homes in unincorporated Richland County over five years.
- **Provide funds for essential public services:** Assist with the improvement and expansion of public services including transitional housing for the homeless, job development, and other services.
- **Provide funds for public facilities and infrastructure improvements:** Ensure the successful completion of ongoing infrastructure projects including but not limited to: sewer projects,

infrastructure for the new Shakespeare Crossing affordable housing development, and other community spaces. Promote collaboration among developers and the public transit authority to ensure transit considerations are incorporated into new construction projects from the initial stages.

- **Provide assistance to homeless and other special needs populations:** Partner organizations and service providers within Richland County to address the needs of homeless and non-homeless special needs populations including: victims of domestic violence; families with children experiencing homelessness; unaccompanied youth, veterans, and ex-offenders.
- **Effectively administer all CDBG and HOME activities.**

Additional goals set in the 2017 Assessment of Fair Housing (AFH) are also included in the Consolidated Plan to ensure clarity and consistency in tracking progress on all housing and community development goals over the next five years.

## **Overview**

### **3. Evaluation of past performance**

In partnership with other public, private, and non-profit housing providers and service agencies, Richland County has increased the available stock of affordable, safe and decent housing; helped ensure a suitable living environment for county residents; and contributed to expanding economic opportunities, especially for low- to moderate-income community members. Despite the progress made, housing and community development issues remain as pressing concerns for county residents. The present plan documents many challenges that have been addressed in previous Consolidated Plans and Consolidated Annual Performance and Evaluation Reports (CAPERs). The scale of these challenges far exceeds available resources, so progress is measured and incremental.

Richland County has consistently allocated funds to address the highest strategic plan priorities. The county has met all requirements as an entitlement grantee including administrative caps, minimum set aside requirements, and federal grant fund matching requirements. County policies and procedures comply with federal requirements to ensure that programs and activities benefit low- to moderate-income individuals and families and that community development projects appropriately identify and mitigate lead-based paint hazards.

For each year of this Consolidated Plan, the CAPER will provide an assessment of progress towards meeting the five-year goals and one-year goals adopted. The CAPER is due annually to HUD on December 30.

#### **4. Summary of citizen participation process and consultation process**

Richland County Community Development actively promotes collaboration and coordination among the dozens of public, private, and non-profit organizations providing housing and non-housing community development services in the county and region. RCCD strives to maintain open communication with partner agencies and organizations as well as Richland County residents.

Citizen and stakeholder input were crucial to the identification of community development needs and priorities for this Consolidated Plan. RCCD solicited public and stakeholder input through four public meetings, two stakeholder focus groups, one resident focus group, and a booth at two public events. These meetings were advertised on the county website; social media accounts and community partner list serves. These meetings took place from April 22, 2017 to May 11, 2017 at the following locations:

- Corn Bread Festival – Staff Booth – April 22<sup>nd</sup> – Columbia
- Sweet Potato Festival – Staff Booth - April 29<sup>th</sup> – Hopkins
- Spirit Communications Ball Stadium (Public Meeting)
- Richland County Library (Public Meeting)
- Dutch Square Mall Meeting Room (Seniors and Special Needs)
- Decker Center Meeting Room (Public Meeting)
- Garners Ferry Adult Activity Center (Public Meeting)
- PASOs (Hispanic/Latino Focus Group) Office
- Cecil Tillis Center (Public Housing- Residents Focus Group)

Interviews were also conducted with representatives from public agencies, non-profit service providers, and elected officials. Over 200 residents responded to an electronic survey. The survey provides direct feedback from Richland County residents on housing needs, factors that affect housing choice, and non-housing community development needs. Select service providers were contacted to obtain feedback for targeted special needs populations.

RCCD organized public meetings at different times of the day in accessible venues with consideration given to proximity to public transit. Of the people who stopped by the two booths, 33 completed prioritization forms. Twenty-one residents attended the public meetings, twenty-one stakeholders attended the stakeholder focus groups, and seven residents attended the resident focus group meeting.

Interviews with key stakeholders included RCCD staff, planning staff, economic development staff, Columbia Housing Authority (CHA) staff, a representative of the Midlands area Consortium for the Homeless (MACH) which coordinates homeless services in Richland County and the surrounding region, and members of the County Council, RCCD notified Richland

County residents of the Consolidated Planning process and the opportunity to communicate their opinions and priorities for housing and non-housing community development through a variety of channels:

- RCCD issued news releases requesting citizen input on housing and non-housing community development issues for the Consolidated Plan on May 1 and May 8, 2017, to area newspapers, radio and television stations, school districts, local magazines, chambers of commerce, and the United Way, News releases listed meeting dates, times, and locations. The news releases were also available on the county's website.
- RCCD issued information regarding public meetings and the electronic survey in the Richland Weekly Review, the electronic county newsletter, every Friday beginning April 28, 2017. This newsletter reaches approximately 3,600 individuals, home-owners associations, and community groups.
- RCTV, the county government access television station, aired a graphic promoting the survey beginning May 8, 2017.
- The meetings and on-line survey have been promoted on the county's website, Facebook page, and Twitter account.

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

Public input has shaped the priorities and goals adopted in this Consolidated Plan. County residents were asked on six occasions to provide input on their community development priorities. The top three issues identified by respondents, in order, were: area road improvements, rehabilitation of existing affordable housing units, and public transportation. Respondents to the online survey also expressed concern about high crime rates, a lack of homeless services, and a lack of drug and alcohol treatment facilities.

Richland County made the 2017-2021 Five-Year Consolidated Plan and 2017 Annual Action Plan available for public comment from July 17 to 31, 2017. Federal regulations 24 CFR 91.115(b)(4) and 24 CFR 91.105(b)(4) require a minimum 30-day public comment period, however, a memorandum issued on May 10, 2017 by the Department of Housing and Urban Development (HUD) waived this requirement for Consolidated Plans and Annual Action Plans for Fiscal Year 2017 due to the late enactment of HUD's FY 2017 appropriations. Two private citizens and a representative of the Columbia Housing Authority provided comments via email; further comments were recorded from participants in a transportation focus group held July 28, 2017 and in a public hearing for the Consolidated Plan held July 31, 2017.

Two representatives from the Richland County Office of Community Development, one representative from the City of Columbia, and three community members attended the public hearing. Comments received in the public hearing focused on parks and recreation, road and

sidewalk improvements, and rehabilitation of dilapidated housing. The first comment received via email highlighted the difficulty faced by housing choice voucher holders who are elderly and disabled in finding stable housing that meets their needs. The housing authority representative corrected certain discrepancies in the public housing inventory reported in the Consolidated Plan. The final comment via email indicated needs for area road improvements. Comments received during the transportation focus group expressed needs for programs that promote independence, re-entry programs for young adults, and enhanced transit service to areas with more job opportunities. To read all of the public comments in their entirety, see Appendix B.

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

All survey responses, prioritization form responses, and public comments have been accepted. Public comments are appended to the Consolidated Plan as appendix B.

## **7. Summary**

This Five-Year Consolidated Plan was developed based on input from Richland County residents, community partners, and stakeholders as well as a thorough analysis of data available from reliable sources. Significant sources of data for this report include the 2011-2015 American Community Survey (ACS) estimates, 2010-2014 Comprehensive Housing Affordability Strategy (CHAS) data, the U.S. Bureau of Labor Statistics, the 2010 Census, the 2017 Richland County AFH, the National Survey on Drug Use and Health, the South Carolina Department of Health and Environmental Control, the South Carolina Department of Public Safety, the Homeless Management Information System (HMIS), Inventory Management System/PIH Information Center (IMS/PIC), and local data sources.

The 2017-2021 Consolidated Plan will guide the community development efforts of Richland County over the five years concluding on September 30, 2021. The strategy outlined in the plan is focused on decent, safe, and affordable housing, a suitable living environment, and economic opportunity. Adhering to this fundamental community development strategy will lay a secure foundation for growth and prosperity for all Richland County residents, one household at a time.

## 2 THE PROCESS

---

### PR-05 LEAD & RESPONSIBLE AGENCIES 24 CFR 91.200(B)

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

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

**TABLE 1 – RESPONSIBLE AGENCIES**

Agency Role	Name	Department/Agency
Lead Agency	RICHLAND COUNTY	

#### **Narrative**

Morningside Research and Consulting, Inc. (Morningside) provided consultation to Richland County for the completion of this Consolidated Plan. Morningside worked with Richland County Community Development staff to plan and facilitate the citizen participation process and complete all Consolidated Plan sections. Morningside is based in Austin, Texas.

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

Jocelyn Jennings  
Richland County Community Development  
2020 Hampton Street, Suite 3063B  
Columbia, SC 29204  
Tel: 803-576-2063  
[jenningsj@rcgov.us](mailto:jenningsj@rcgov.us)

### PR-10 CONSULTATION - 91.100, 91.200(B), 91.215(L)

#### **Introduction**

Since 2002, Richland County has benefited from Entitlement Community and Participating Jurisdiction status through the U.S. Department of Housing and Urban Development (HUD). This status makes the county eligible to receive direct assistance from both the Community Development Block Grant (CDBG) and the HOME Investment Grant (HOME) programs. A HUD requirement for receiving assistance through the CDBG and HOME programs is the preparation and adoption of a Consolidated Plan that describes the county's housing and community

development needs. This detailed five-year plan also serves as the county's application for CDBG and HOME funding.

**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)).**

Richland County works with public and assisted housing providers to increase the overall supply of affordable housing units in Richland County to make independent living attainable for as many residents as possible. Richland County has selected two grantees to receive CDBG funds in support of their social service programs to address special housing needs in unincorporated areas of the county, including access to health care, mental health, and social services. The County is also working to enhance coordination between housing providers, developers and the COMET bus system to ensure residents have convenient access to health care and other essential services.

**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**

Many organizations in Richland County are working to meet the needs of individuals experiencing homelessness or who are at risk of experiencing homelessness. Dozens of these organizations coordinate their services through membership in the Midlands Area Consortium for the Homeless (MACH). Richland County has long a history of involvement and collaboration with many partner organizations, including many listed in table two below. Taken together, the services provided in Richland County address a diverse spectrum of needs facing the homeless population.

Richland County provides a number of programs and services which provide shelter for homeless and at-risk populations. Several efforts are underway to provide additional housing, emergency shelter, transitional housing, and other services. Richland County is a partner in the local Continuum of Care, the MACH, and provides CDBG funding for transitional housing. In FY 2017-2018, CDBG grants will support the St. Lawrence Place facility operated by Homeless No more as well as the Epworth Children's Home for this purpose.

Fifty three public, private, non-profit and faith-based organizations offer services directed towards assisting the homeless, various homeless sub-populations, and homelessness prevention. Many of these are members of the MACH. Through membership in the MACH, Richland County is able to coordinate with partner organizations to ensure the diverse needs of homeless populations including families with children, veterans, and unaccompanied youth are addressed.

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

Richland County does not receive Emergency Solutions Grant (ESG) funds. Organizations receiving CDBG funds through Richland County are evaluated through a monitoring process described in the 2017 Annual Action Plan and are expected to meet performance standards defined in their grant contracts. Since August 1, 2012, Richland County has transferred the administrative role of HMIS grants to the United Way of the Midlands. The county worked with the United Way of the Midlands to form a Midlands Housing Trust Fund (MHTF) program to assist with maintaining the affordability of housing for low- to moderate-income citizens by use of general County discretionary funds. Through these efforts, Richland County assists the MHTF to close the gap on affordable housing and other needs to end chronic homelessness in the Midlands. These efforts also provide gap financing and incentives to nonprofits and developers to create affordable housing for low- and moderate-income populations.

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

**TABLE 2 – AGENCIES, GROUPS, AND ORGANIZATIONS WHO PARTICIPATED**

1	Agency/Group/Organization	Midlands Area Consortium for the Homeless (MACH)
	Agency/Group/Organization Type	Continuum of Care
	What section of the Plan was addressed by Consultation?	Homeless Needs- Chronically homeless Homeless Needs- Families with children Homeless Needs- Veterans Homeless Needs- Unaccompanied you Homelessness Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	A representative from MACH was interviewed for the Consolidated Plan.
2	Agency/Group/Organization	Homeless No More
	Agency/Group/Organization Type	Services- Homeless
	What section of the Plan was addressed by Consultation?	Homeless Needs- Chronically homeless Homeless Needs- Families with children Homeless Needs- Veterans Homeless Needs- Unaccompanied you Homelessness Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	A representative from Homeless No More was interviewed for the Consolidated Plan.
3	Agency/Group/Organization	The Comet/Columbia Regional Transit Authority
	Agency/Group/Organization Type	Regional Organization
	What section of the Plan was addressed by Consultation?	Non-housing Community Development Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	A representative of the Columbia Regional Transit Authority was interviewed by phone for the Consolidated Plan.



4	<b>Agency/Group/Organization</b>	PASOs
	<b>Agency/Group/Organization Type</b>	Services- Children; Child Welfare Agency
	<b>What section of the Plan was addressed by Consultation?</b>	Non-Homeless Special Needs
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Several representatives from PASOs were interviewed for the Consolidated Plan at a stakeholder meeting held at the PASOs facility.
5	<b>Agency/Group/Organization</b>	Richland County Economic Development Office
	<b>Agency/Group/Organization Type</b>	Other Government- County
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Market Analysis Non-housing Community Development Strategy Anti-poverty Strategy
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Staff from the Richland County Economic Development Office were interviewed for the Consolidated Plan.
6	<b>Agency/Group/Organization</b>	Richland County Department of Planning and Development Services
	<b>Agency/Group/Organization Type</b>	Other Government- County; Planning Organization
	<b>What section of the Plan was addressed by Consultation?</b>	Non-housing Community Development Strategy Anti-poverty Strategy
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Staff from the Department of Planning and Development Services were interviewed for the Consolidated Plan.
7	<b>Agency/Group/Organization</b>	Richland County Council
	<b>Agency/Group/Organization Type</b>	Civic Leaders; Other Government- County
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Market Analysis Non-housing Community Development Strategy Anti-poverty Strategy
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Two members of the County Council were interviewed for the Consolidated Plan.
8	<b>Agency/Group/Organization</b>	Columbia Housing Authority (CHA)
	<b>Agency/Group/Organization Type</b>	Public Housing Agency (PHA)
	<b>What section of the Plan was addressed by Consultation?</b>	Public Housing Needs
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Two representatives from CHA were interviewed for the Consolidated Plan and 7 residents participated in a focus group.
9	<b>Agency/Group/Organization</b>	Aging and Disability Resource Center (ADRC)
	<b>Agency/Group/Organization Type</b>	Services- Elderly Persons; Services- People with Disabilities
	<b>What section of the Plan was addressed by Consultation?</b>	Non-Homeless Special Needs
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	A representative from the ADRC was interviewed for the Consolidated Plan.
10	<b>Agency/Group/Organization</b>	University of South Carolina
	<b>Agency/Group/Organization Type</b>	Services- Education
	<b>What section of the Plan was addressed by Consultation?</b>	Non-housing Community Development Strategy
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	A representative from the University of South Carolina attended a stakeholder focus group for this Consolidated Plan.

11	<b>Agency/Group/Organization</b>	United Way of the Midlands
	<b>Agency/Group/Organization Type</b>	Continuum of Care
	<b>What section of the Plan was addressed by Consultation?</b>	Homeless Needs- Chronically homeless Homeless Needs- Families with children Homeless Needs- Veterans Homeless Needs- Unaccompanied you Homelessness Strategy
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	A representative from United Way of the Midlands attended a stakeholder focus group for this Consolidated Plan.
12	<b>Agency/Group/Organization</b>	Transitions
	<b>Agency/Group/Organization Type</b>	Services- Homeless; Services- Employment
	<b>What section of the Plan was addressed by Consultation?</b>	Homeless Needs- Chronically homeless Homeless Needs- Families with children Homeless Needs- Veterans Homeless Needs- Unaccompanied you Homelessness Strategy
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	A representative from Transitions attended a stakeholder focus group for this Consolidated Plan.
13	<b>Agency/Group/Organization</b>	Keepin' It Real Ministries
	<b>Agency/Group/Organization Type</b>	Services- Homeless
	<b>What section of the Plan was addressed by Consultation?</b>	Homeless Needs- Chronically homeless Homeless Needs- Families with children Homeless Needs- Veterans Homeless Needs- Unaccompanied you Homelessness Strategy
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	A representative from Keepin' It Real Ministries attended a stakeholder focus group for this Consolidated Plan.
14	<b>Agency/Group/Organization</b>	New Paths Development and Consulting
	<b>Agency/Group/Organization Type</b>	Business Leaders
	<b>What section of the Plan was addressed by Consultation?</b>	Market Analysis Non-housing Community Development Strategy
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	A representative from New Paths Development and Consulting attended a stakeholder focus group for this Consolidated Plan.
15	<b>Agency/Group/Organization</b>	Amare Hanna Group LLC
	<b>Agency/Group/Organization Type</b>	Business Leaders
	<b>What section of the Plan was addressed by Consultation?</b>	Market Analysis Non-housing Community Development Strategy
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	A representative from Amare Hanna Group LLC attended a stakeholder focus group for this Consolidated Plan.
16	<b>Agency/Group/Organization</b>	South Carolina Uplift Community Outreach
	<b>Agency/Group/Organization Type</b>	Housing
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Market Analysis Non-housing Community Development Strategy Anti-poverty Strategy
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	A representative from SC Uplift Community Outreach attended a stakeholder focus group for this Consolidated Plan.
17	<b>Agency/Group/Organization</b>	Richland County Board of Zoning Appeals
	<b>Agency/Group/Organization Type</b>	Other Government- County
	<b>What section of the Plan was addressed by Consultation?</b>	Non-housing Community Development Strategy
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	A representative from the Richland County Board of Zoning Appeals attended a stakeholder focus group for this Consolidated Plan.

18	<b>Agency/Group/Organization</b>	Eau Claire Cooperative Health Center
	<b>Agency/Group/Organization Type</b>	Health Agency; Publicly Funded Institution/System of Care
	<b>What section of the Plan was addressed by Consultation?</b>	Non-Homeless Special Needs Lead-based Paint Strategy
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	A representative from Eau Claire Cooperative Health Center attended a stakeholder focus group for this Consolidated Plan.
19	<b>Agency/Group/Organization</b>	Palmetto Health
	<b>Agency/Group/Organization Type</b>	Services- Health; Services- Persons with HIV/AIDS
	<b>What section of the Plan was addressed by Consultation?</b>	Non-Homeless Special Needs Lead-based Paint Strategy
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	A representative from Palmetto Health attended a stakeholder focus group for this Consolidated Plan.
20	<b>Agency/Group/Organization</b>	SisterCare
	<b>Agency/Group/Organization Type</b>	Services-Victims of Domestic Violence
	<b>What section of the Plan was addressed by Consultation?</b>	Non-Homeless Special Needs
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	A representative from SisterCare was interviewed for this Consolidated Plan.

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

In accordance with June 2017 guidelines from HUD on incorporating the Assessment of Fair Housing (AFH) into the consolidated planning process, local fair housing agency FairHousingSC was contacted to discuss how Consolidated Plan goals would align with goals from the 2017 Richland County AFH. FairHousingSC did not respond to this request.

All other required Agency Types were consulted for this Consolidated Plan. The agency consultation during this Consolidated Plan was extensive and included focus groups, community meetings, and individual interviews.

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

**TABLE 3 – OTHER LOCAL/REGIONAL/FEDERAL PLANNING EFFORTS**

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Five Year Strategic Plan to End Homelessness	South Carolina Coalition for the Homeless (SCCH)	SCCH is the coordinating entity for the four regional Continuum of Care (CoC) entities in the state of South Carolina. Goals from the SCCH plan were considered for the homelessness and affordable housing components of the Strategic Plan.
2015 Comprehensive Plan	Richland County	The 2015 Comprehensive Plan set public service and infrastructure improvement goals that informed the non-housing community development goals of the Strategic Plan.
City of Columbia Consolidated Plan 2015-2019	City of Columbia	Goals outlined in the City of Columbia Consolidated Plan for 2015-2019 were considered in order to understand the context of community development efforts within the city and avoid redundancy.
2017 Richland County Assessment of Fair Housing (AFH)	Richland County	Information from the 2017 Richland County AFH was incorporated into the Strategic Plan and other sections of this Consolidated Plan in accordance with HUD guidelines.

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
2012-2017 Comprehensive Economic Development Strategy (CEDS) for the Central Midlands Region	Central Midlands Council of Governments	Strategic projects for Richland County outlined in the CEDS informed the economic development priorities of the Strategic Plan.
2017 Annual Plan	Columbia Housing Authority (CHA)	The 2017 Annual Plan for CHA provided information on public housing that was included throughout this Consolidated Plan and incorporated into Strategic Plan goals.
Richland County Community Development Block Grant Disaster Recovery (CDBG-DR) Action Plan	Richland County	Information from the CDBG-DR Action Plan was incorporated into the Strategic Plan and other sections of this Consolidated Plan in accordance with HUD guidelines.
Neighborhood Master Plan: Southeast Richland Neighborhoods	Richland County	Information from the CDBG-DR Action Plan was incorporated into the Strategic Plan and other sections of this Consolidated Plan in accordance with HUD guidelines.
Neighborhood Master Plan: Broad River Neighborhoods	Richland County	Consolidated plan goals and projects are coordinated with neighborhood plans to support eligible master planning goals including capital improvements, housing, economic development, community access and public services.
Neighborhood Master Plan: Decker Blvd / Woodfield Park	Richland County	Consolidated plan goals and projects are coordinated with neighborhood plans to support eligible master planning goals including capital improvements, housing, economic development, community access and public services.
Neighborhood Master Plan: Candlewood	Richland County	Consolidated plan goals and projects are coordinated with neighborhood plans to support eligible master planning goals including capital improvements, housing, economic development, community access and public services.
Neighborhood Master Plan: Crane Creek	Richland County	Consolidated plan goals and projects are coordinated with neighborhood plans to support eligible master planning goals including capital improvements, housing, economic development, community access and public services.
Neighborhood Master Plan: Trenholm Acres / Newcastle Neighborhoods	Richland County	Information from the CDBG-DR Action Plan was incorporated into the Strategic Plan and other sections of this Consolidated Plan in accordance with HUD guidelines.
Neighborhood Master Plan: Spring Hill	Richland County	Consolidated plan goals and projects are coordinated with neighborhood plans to support eligible master planning goals including capital improvements, housing, economic development, community access and public services.
Neighborhood Master Plan: Lower Richland	Richland County	Consolidated plan goals and projects are coordinated with neighborhood plans to support eligible master planning goals including capital improvements, housing, economic development, community access and public services.
Neighborhood Master Plan: Broad River Corridor	Richland County	Consolidated plan goals and projects are coordinated with neighborhood plans to support eligible master planning goals including capital improvements, housing, economic development, community access and public services.
Neighborhood Master Plan: Olympia (pending approval)	Richland County	Consolidated plan goals and projects are coordinated with neighborhood plans to support eligible master planning goals including capital improvements, housing, economic development, community access and public services.

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

Richland County coordinates housing and community development activities with neighboring jurisdictions including the City of Columbia, the Columbia Housing Authority, and neighboring counties as well as the state of South Carolina. For this Consolidated Plan, Richland County invited other public entities to participate in providing input on the Consolidated Plan, including The COMET bus system and Columbia Housing Authority. Recent Consolidated Plans for the City of Columbia and the Columbia Housing Authority annual plan were consulted for this Consolidated Plan. Several public entities participate on the MACH, the regional Continuum of Care, and a fellow participant organization in MACH was interviewed as was the CHA.

**PR-15 CITIZEN PARTICIPATION**

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

The stakeholder consultation and citizen input process for Richland County's Consolidated Plan included the following:

- Community meetings, including four public meetings, three stakeholder focus groups, two booths at public events, and one resident focus group to discuss housing and community development needs, held on May 8, 9, and 10, 2017. The meetings were held at different times of the day at accessible venues with most near public transit. Twenty-one residents attended the public meetings, twenty-one stakeholders attended one of the three stakeholder focus groups, of the people who stopped by the two booths, 33 completed prioritization forms and seven residents attended the resident focus group meeting.
- Interviews with key stakeholders included Richland County community development staff, planning staff, and economic development staff. Interviews were also conducted with members of the County Council, Housing Authority staff, and a representative of the Columbia/Midlands Continuum of Care for homeless services.
- A resident survey was conducted in electronic format to obtain direct feedback from Richland County residents on housing, the factors that affect housing choice, and non-housing community needs.
- Outreach to select service providers was conducted to obtain feedback for targeted special needs populations.

In addition to the community meetings, interviews, outreach and survey, residents and stakeholders in Richland County were notified through a variety of public notices and outreach

about the Consolidated Plan process and the opportunity to communicate their opinions about the priorities for housing and community development needs in the county.

**PUBLIC MEETING ADVERTISING AND OUTREACH.** To encourage community participation in the public meetings, Richland County staff advertised the meetings through the following channels:

- News releases were issued on May 1 and May 8, 2017, requesting citizen input on housing and non-housing issues for the Consolidated Plan. The releases listed the meeting dates, times and locations.
- The news releases were also available on the County’s website and were sent to area newspapers, radio and television stations, school districts, local magazines, various chambers of commerce, and the United Way.
- Information regarding the housing meetings and the on-line survey has been included in the Richland Weekly Review, the County’s electronic newsletter, every Friday since April 28, 2017. This newsletter goes out to approximately 3,600 individuals, home-owners associations, and community groups.
- A graphic promoting the survey has been running on RCTV, the County’s government access TV station, since May 8, 2017.
- The meetings and on-line survey have been promoted on the County’s Facebook page and Twitter account.

**Citizen Participation Outreach**

**TABLE 4 – 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	Community Meetings	General Public	14 attendees	See Appendix A.	All comments were accepted.	n/a
2	Booths at two county events	General Public	61 responses	See Appendix A.	All comments were accepted.	n/a
3	Focus groups	Service providers and public housing residents	28 attendees	See Appendix A.	All comments were accepted.	n/a
4	Survey	General Public	237 responses	See Appendix A.	All comments were accepted.	n/a
5	Public Hearing	General Public	6 attendees	See Appendix B.	All comments were accepted.	n/a
6	Public Comment Period	General Public	6 comments received	See Appendix B.	All comments were accepted.	n/a

## 3 NEEDS ASSESSMENT

---

### NA-05 OVERVIEW

#### **Needs Assessment Overview**

The Needs Assessment section of this Consolidated Plan provides an assessment of the housing and social service needs for various populations in Richland County. Data are provided from pre-populated U.S. Department of Housing and Urban Development (HUD) tables and supplemented with secondary research and input from the public participation process.

Section NA-10 provides a general assessment of housing needs in Richland County. This is based on HUD data for the number of households experiencing housing problems at various income levels. Data are shown in categories that include small and large families and the elderly. Combined with estimates of the population for residents with disabilities and victims of domestic violence, this section provides a general look at the availability of housing for different groups in the county.

Sections NA-15, NA-20, NA-25, and NA-30 refer to data showing how housing problems disproportionately impact racial or ethnic groups. These data are no longer displayed in the Consolidated Plan, but are included in the 2017 Richland County Assessment of Fair Housing (AFH).

Section NA-35 concerns public housing. This section includes occupancy data for public housing units managed by the Columbia Housing Authority (CHA) and discusses the demand for public housing in Richland County.

Section NA-40 provides an assessment of the needs of the homeless population in Richland County. This is based on Point-in-Time (PIT) reports from the local Continuum of Care (CoC), information from homeless service providers consulted during the public participation process, and other secondary data.

Section NA-45 concerns individuals who are not homeless but are otherwise categorized as having “special needs”. These include elderly residents, residents with disabilities, victims of domestic violence, residents with substance abuse problems, and residents with mental health concerns. The specific housing needs of these residents are analyzed and discussed using secondary data and input received during the public participation process.

Finally, Section NA-50 discusses the non-housing community development needs of the county. These include the needs for public facilities, public improvements, and public services. These were determined from the public participation process for this report and from the 2015



NA-10 HOUSING NEEDS ASSESSMENT - 24 CFR 91.205 (A,B,C)

Summary of Housing Needs

TABLE 5 – HOUSING NEEDS ASSESSMENT DEMOGRAPHICS

Demographics	Base Year: 2000	Most Recent Year: 2015	% Change
Population	320,677	397,899	24.1%
Households	129,793	145,069	11.8%
Median Income	\$39,961.00	\$49,131	22.9%

Data Source: 2000 Census (Base Year), 2015 ACS (Most Recent Year)

Number of Households Table

TABLE 6 –TOTAL HOUSEHOLDS TABLE

	0-30% HAMFI	>30-50% HAMFI	>50-80% HAMFI	>80-100% HAMFI	>100% HAMFI
Total Households *	10,495	9,600	15,455	9,340	45,205
Small Family Households *	3,525	3,915	6,249	3,830	24,320
Large Family Households *	695	462	1,204	854	3,805
Household contains at least one person 62-74 years of age	1,508	1,685	2,514	1,405	8,944
Household contains at least one person age 75 or older	828	1,110	1,310	785	2,579
Households with one or more children 6 years old or younger *	2,482	1,618	2,677	1,674	6,095

\* the highest income category for these family types is >80% HAMFI

Data Source: 2009-2013 CHAS

Housing Needs Summary Tables

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

TABLE 7 – HOUSING PROBLEMS TABLE

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Substandard Housing - Lacking complete plumbing or kitchen facilities	65	85	75	10	235	74	24	35	10	143
Severely Overcrowded - With >1.51 people per room (and complete kitchen and plumbing)	55	50	15	0	120	25	0	0	0	25
Overcrowded - With	250	103	119	50	522	40	20	35	35	130



	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
1.01-1.5 people per room (and none of the above problems)										
Housing cost burden greater than 50% of income (and none of the above problems)	4,640	2,235	505	0	7,380	2,450	1,375	1,585	195	5,605
Housing cost burden greater than 30% of income (and none of the above problems)	295	2,295	2,995	825	6,410	580	1,115	3,104	1,840	6,639
Zero/negative income (and none of the above problems)	570	0	0	0	570	493	0	0	0	493

Data Source: 2009-2013 CHAS

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

TABLE 8 – HOUSING PROBLEMS 2

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Having 1 or more of four housing problems	5,010	2,473	705	60	8,248	2,590	1,425	1,655	240	5,910
Having none of four housing problems	965	3,200	6,120	3,110	13,395	885	2,510	6,975	5,915	16,285
Household has negative income, but none of the other housing problems	570	0	0	0	570	493	0	0	0	493

Data Source: 2009-2013 CHAS

## 3. COST BURDEN > 30%

TABLE 9 – COST BURDEN >30%

	Renter				Owner			Total
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	
NUMBER OF HOUSEHOLDS								
Small Related	2,149	2,349	1,495	5,993	898	818	2,077	3,793
Large Related	495	219	275	989	48	100	269	417
Elderly	470	470	324	1,264	1,228	1,032	1,025	3,285
Other	2,185	1,725	1,480	5,390	930	534	1,309	2,773
Total need by income	5,299	4,763	3,574	13,636	3,104	2,484	4,680	10,268

Data Source: 2009-2013 CHAS

#### 4. COST BURDEN > 50%

**TABLE 10 – COST BURDEN > 50%**

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
NUMBER OF HOUSEHOLDS								
Small Related	2,030	1,024	295	3,349	800	494	603	1,897
Large Related	440	65	0	505	44	45	4	93
Elderly	405	235	55	695	804	513	392	1,709
Other	2,060	990	165	3,215	875	310	569	1,754
Total need by income	4,935	2,314	515	7,764	2,523	1,362	1,568	5,453

Data Source: 2009-2013 CHAS

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

**TABLE 11 – CROWDING INFORMATION- 1/2**

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Single family households	235	133	119	35	522	40	20	20	20	100
Multiple, unrelated family households	70	20	15	15	120	25	4	15	15	59
Other, non-family households	0	0	0	0	0	0	0	0	0	0
Total need by income	305	153	134	50	642	65	24	35	35	159

Data Source: 2009-2013 CHAS

**TABLE 12 – CROWDING INFORMATION - 2/2**

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

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

Many of the single person households in need of housing assistance in Richland County are individuals over age 62. Table 9 above shows that 3,285 elderly residents in owner-occupied housing experience cost burden, paying more than 30 percent of their gross household income on housing costs including utilities, insurance, and property taxes. Dividing this number by the total number of households experiencing cost burden reveals that elderly residents represent 32 percent of all owner-occupied households experiencing cost burden. Since residents over age 62 represent only 14 percent of the population of Richland County according to the 2015

American Community Survey, elderly residents experience cost burden at a higher rate than the overall population.

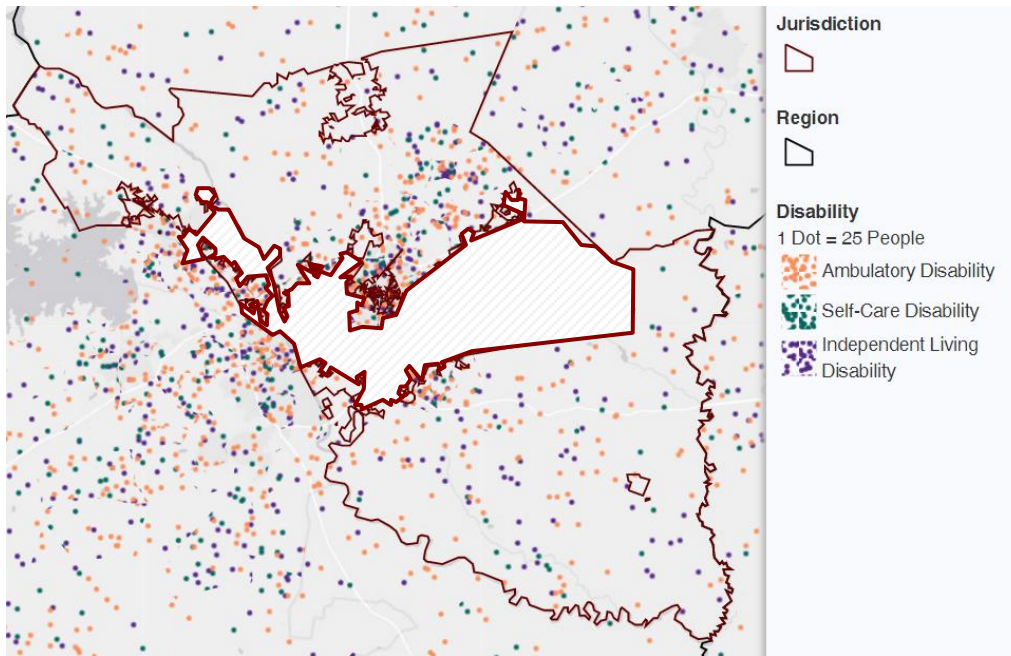
Other single person households are represented in the “Other” category in Tables 9 and 10. Renter-occupied households in this category represent the largest proportion of cost burdened households with incomes below 30 percent of AMI, while small related family households represent the largest proportion of cost burdened households at the 30 to 50 percent and 50 to 80 percent income levels. Stakeholders interviewed during the community participation process agree that elderly residents face significant challenges in finding safe and affordable rental units. According to stakeholders, many elderly renters are looking for one-bedroom units which are difficult to locate and often unaffordable. Senior housing complexes also have low rates of turnover, which limits the availability of affordable units for those in need. Elderly homeowners need assistance with home repairs and improvements in order to “age in place”. For some elderly homeowners, the deed to their property is not in their own name, making them ineligible for most home repair programs.

Respondents to the resident survey also emphasize the importance of single-family housing. Most respondents (75.3 percent) live in single-family housing, although 11.0 percent live in a condo or apartment building with five or more units, and 9.6 percent live in a townhome, condo, or apartment building with two to four units. Approximately 70.4 percent of respondents own the place where they live. The most popular zip codes of residency are 29223 (14.4 percent of respondents), 29203 (10.5 percent of respondents), and 29201 (9.6 percent of respondents). These represent the central, west-central, and western areas of Richland County, respectively.

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

According to the 2015 American Community Survey, Richland County is home to 42,490 individuals with disabilities, representing approximately 11.4 percent of all residents. Of these, 6,252 have a self-care difficulty (2.6 percent of all residents) and 13,225 have an independent living difficulty (5.5 percent of all residents). As shown in the Map below, Residents with Disabilities, most residents with disabilities live in the northeast and west-central areas of the county (around the City of Columbia) in the 29201, 29204, 29205, 29206, and 29223 zip codes. Some residents with disabilities also live in the northwest and southeast areas of the county, in zip codes 29044, 29061, and 29063.

### RESIDENTS WITH DISABILITIES.



According to stakeholders, families with disabilities in Richland County have a great need for affordable and accessible housing. Stakeholders report that landlords are often not willing to make reasonable accommodations or accept service animals. Stakeholders also note the need for wheelchair ramps, accessible doors and showers, access to public transportation, and supportive services. One stakeholder noted that rental subsidies may be necessary in the county, since many people with disabilities have incomes below 30 percent AMI and cannot afford housing without assistance.

Victims of domestic violence also represent a population in need of housing assistance in Richland County. Data on domestic violence are difficult to track due to limited reporting - according to the National Coalition Against Domestic Violence an estimated 70 percent of domestic violence incidents go unreported. The most recent (2008-2012) South Carolina Department of Public Safety report on domestic violence estimated approximately 16,421 victims of domestic violence in Richland County, 12,593 (76.7 percent) of whom are women and 74.4 percent of whom are Black/African American. A 2010 study from the Center for Disease Control estimated that as many as 45.9 percent of women and 17.8 of men in South Carolina had been victims of domestic violence perpetrated by a partner.

### What are the most common housing problems?

The tables above show that cost burden (spending more than 30 percent of household income on housing expenses) and severe cost burden (spending more than 50 percent of household

income on housing expenses) are the main housing problem among Richland County households. Combining data on both renter- and owner-occupied housing, the tables above indicate that a total of 37,121 (26 percent) households in Richland County experience either cost burden or severe cost burden and no other housing problems. This is considerably more than the number of households experiencing any one of the other housing problems (lacking complete plumbing, lacking complete kitchen facilities, overcrowded).

Another significant housing problem in Richland County is damage from the October 2015 flood. The county lost 1,340 housing units during the flood, and many homeowners were forced to find short-term rentals. This resulted in an increased demand for rental units in the housing market. Although the county has been allocated \$30.7 million in HUD disaster recovery funds to help rehabilitate homes and businesses in the impacted areas, this will not fully address the \$271.2 million in estimated damage. Even two years after the flood, many homes are still in need of repair, and unmet demand for flood assistance is significant. Some homes still rely on tarps to temporarily seal their roofs.

The most common housing concerns among respondents to the Consolidated Plan resident survey are neighborhood crime (cited by 39.1 percent of respondents); bad, rude, or loud neighbors (cited by 28.0 percent of respondents); too much traffic (cited by 26.1 percent of respondents); and inability to afford home or apartment repairs (cited by 24.8 percent of respondents). Other common concerns are high property taxes, poor schools, and low-quality roads.

Of the 70 respondents who indicated they have had difficulty finding housing, approximately 71.6 percent say that they or someone in their household has been unable to afford a down payment on a home, and 50.0 percent say that they have had trouble qualifying for home financing because of their credit rating. Sixteen percent of these respondents say that confusing or complicated rental application process limited their housing.

Respondents to the resident survey shared their beliefs about various housing issues in Richland County. As shown in the table below, approximately 44.4 of respondents believe Richland County does not have enough affordable rental units, and 39.0 percent believe Richland County does not have enough affordable homes for sale.

**RESPONDENT BELIEFS ABOUT HOUSING ISSUES IN RICHLAND COUNTY**

Do you agree that Richland County has:	Definitely Agree (Not a Problem)	Agree (Minor Problem)	Disagree (Major Problem)	Don't Know
Enough different housing types	17.0%	37.6%	27.8%	17.5%
Enough affordable homes for sale	11.8%	28.2%	39.0%	21.0%
Enough affordable rental units	7.7%	20.9%	44.4%	27.0%
Enough subsidized/assisted housing	11.3%	13.8%	31.8%	43.1%
Enough housing for people with disabilities	6.1%	11.7%	30.6%	51.5%
Enough housing for the elderly	6.2%	19.6%	34.0%	40.2%
Enough quality housing	11.3%	34.9%	31.3%	22.6%
Enough occupied housing (not too much vacant/abandoned housing)	8.8%	38.1%	24.7%	28.4%

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

Based on data in Table 8, for both renter- and owner-occupied housing, households with low incomes are more affected by these problems. Approximately 72.3 percent of households at 0 to 30 percent AMI and 40.6 percent of households at 30 to 50 percent AMI experience one of the four housing problems. By contrast, only 3.2 percent of individuals at 80 to 100 percent AMI experience one of the four problems.

During the 2015 flood, according to the Community Development Block Grant- Disaster Recovery (CDBG-DR) Action Plan for Richland County, more single-family homes were damaged than other housing types. Single family homes make up 64 percent of the overall housing stock in the county, yet they made up 85.9 percent of homes damaged in the floodplain. The highest damages occurred in zip codes 29206, 29205, 29209, and 29203, representing the City of Columbia and areas south of the city. An estimated 38.1 percent of homes damaged in the floodplain were within areas in which the majority of households are below 80 percent AMI.

According to stakeholders, low-income households in Richland County do not have access to high-quality housing. Many residents report that the affordable units are in lower-income neighborhoods where crime is higher, schools are less desirable, roads are in need of repair, amenities are fewer, and landlords are less willing to make repairs. Homeowners expressed concern that the concentration of affordable housing in lower-income areas is bringing property values down and contributing to the deterioration of neighborhoods.

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

A homeless service representative in Richland County noted in an interview that job insecurity, substance abuse, domestic violence, unemployment, low wages, behavioral health issues, divorce, and physical health are among the characteristics of populations at risk of residing in shelters or becoming unsheltered. The representative also said that formerly homeless households who receive re-housing assistance need child care, transportation, education and vocational training, life skills (including budgeting) training, career readiness, parenting classes, livable wages, affordable housing, substance abuse treatment, mental and physical health care, and better schools for their children.

Transitions, a program operated by the Midlands Housing Alliance, provides supportive programs and services to help homeless individuals and families move into permanent housing in Richland County. Since June 2011, Transitions moved 1,745 clients into permanent housing and engaged nearly 6,000 clients in additional counseling and life skills classes.

Homeless No More also provides transitional housing in Richland County. Located on 2400 Waites Road in the City of Columbia, Homeless No More is a 30-home community that provides two-bedroom units to qualifying families in need of emergency assistance. Families in the Homeless No More program pay subsidized rent and receive case management assistance and life skill classes. Each family must complete an assessment every three months to track progress in the program.

A 2015 study of homelessness from the University of South Carolina looked at data on homelessness from 2004 to 2015 and determined that Richland County is still in need of transitional housing. The study noted that in recent years, HUD seems to have shifted priorities and resources away from transitional housing and toward permanent housing. However, the study also pointed out that transitional housing services in Richland County have achieved positive outcomes including increasing housing stability and independence after leaving transitional housing units.

From 2009 to 2012, Richland County operated the Homelessness Prevention Fund to provide financial assistance and services to prevent individuals and families from becoming homeless and help those experiencing homelessness be quickly re-housed and stabilized.



The funds under this program, which have now all been expended, were intended to target individuals and families who would be homeless but for this assistance. Expanding rapid re-housing efforts would likely be very effective in addressing homelessness, as according to a 2008 HUD Family Options Study, nearly 85 percent of national rapid re-housing participants exited to permanent housing in the program's first two years.

The Connecticut Coalition to End Homelessness also found that 95 percent of families who exited rapid re-housing programs in 2010 had not returned to emergency shelter three years later.

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

Calculating the number of at-risk persons and families is difficult, but experience has shown that the number of cases in the county is significant and that current resources and programs are stretched very thin. For Richland County, being at-risk is defined as when an individual or family faces immediate eviction and cannot identify another residence or shelter. This population is typically divided into seven categories: 1) families at-risk, 2) domestic violence victims, 3) youth, 4) persons with mental illness, 5) persons with alcohol and substance abuse problems, 6) persons with health problems, and 7) ex-offenders that are re-entering society.

These groups live on the edge of homelessness constantly, as one minor emergency, unexpected bill, or temporary loss of employment can create a situation in which the mortgage or the rent cannot be paid and eviction or foreclosure can occur. Estimates of this population cannot be provided directly, but an examination of the data on overcrowding and cost-burdened households provides some insight into the extent of the problem.

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

According to the homeless service representative, groups who are at-risk of homelessness are families residing in motels, veterans (10.9 percent of the population), residents with mental illness (18.1 percent of the population), and people living in encampments. The representative stated that characteristics linked to instability and increased risk of homelessness are living in substandard housing, living in affordable housing, living in a poor neighborhood or a neighborhoods with a high crime rate, and working at a job that is unstable or pays less than the living wage. The living wage for one adult in Richland County is \$10.47 per hour according to the Massachusetts Institute of Technology (MIT) Living Wage Calculator.



During the public participation process, focus group participants noted that a disproportionate number of the mental health institutions and correctional facilities in the state of South Carolina are concentrated in or near Richland County. Individuals who are discharged from these facilities are in need of housing and support services and may be at an increased risk of homelessness.

## **Discussion**

As shown in Table 5, the population of Richland County has grown since 2000. The population has also aged over this period, with residents over 62 growing from 11.6 percent of the population in 2000 to 14 percent of the population in 2015, according to the U.S. Census Bureau. As a new generation of residents ages in Richland County, demand for specialized senior housing will continue to rise. Residents who are elderly often have difficulty finding one-bedroom units, and at least 1,264 elderly households experience cost burden in Richland County.

Cost burden and severe cost burden are the biggest housing problems for Richland County residents, as 18 percent of households experience either cost burden or severe cost burden and no other HUD housing problems. Responses to the Consolidated Plan resident survey also indicate that many residents have problems with crime, undesirable neighbors, and too much traffic. Approximately 44.3 percent of respondents believe Richland County does not have enough affordable rental units, and 39.0 percent believe Richland County does not have enough affordable units for sale.

The county also faces unique challenges in the wake of damage from the October 2015 flood. Destruction from the flooding caused an estimated \$271,206,792 in housing damage and prompted a federal disaster declaration for South Carolina on October 5, 2015. The county initially received \$77,094,925.06 in disaster recovery assistance, including the initial allocation of \$23,516,000 in CDBG-DR (disaster recovery) funds, leaving \$194,111,866.94 remaining in unmet need. The county was allocated an additional \$7,256,000 in CDBG-DR funding in May 2017.

Two groups that require housing assistance in Richland County are residents with disabilities and victims of domestic violence. Residents with disabilities frequently have difficulty finding housing with accessibility modifications, especially if their incomes are less than 30 percent AMI. Victims of domestic violence can also experience difficulty finding housing due to economic abuse (not having access to family finances, being prohibited from working, or having credit scores damaged by the abuser) or because of a limited options in available housing due to safety or confidentiality needs, according to a 2014 study from the National Network to End Domestic Violence.

Residents with disabilities are at a high risk for homelessness, particularly residents with cognitive difficulty, who may be unable to gain employment or access services, or residents with conditions that require significant medical expenses. Victims of domestic violence are also at high risk; according to the National Network to End Domestic Violence, an estimated 92 percent of homeless women have reported experiencing severe physical or sexual violence at some point in their lives. Other factors that increase the risk of homelessness in Richland County are substance abuse, unemployment, low income, behavioral health issues, and divorce.

## NA-15, NA-20, NA-25, AND NA-30 DISPROPORTIONATELY GREATER NEED

These sections are no longer included in the Consolidated Plan. For a full discussion of disproportionately greater need in the county, please refer to the 2017 Richland County AFH.

## NA-35 PUBLIC HOUSING – 91.205(B)

### **Introduction**

This section provides an overview of public housing in Richland County. The data in the tables below are pre-populated by HUD.

Public housing in Richland County is managed by the Columbia Housing Authority (CHA). The housing authority has been in operation since 1934 and is located at 1917 Harden Street in the City of Columbia. The housing authority manages 31 public housing developments throughout the county that range from a single unit to 449 units in size. Three publicly supported housing developments are located in unincorporated areas of Richland County. These developments include 25 units managed by CHA on Archie Drive, mostly reserved for the elderly under Section 202 and, and 132 units not managed by CHA, including 100 S8NC units at Richland Village and 32 units in the J William Pitts Apartments.

Approximately 55 percent of units are funded by Section 8 (providing subsidies to landlords of project-based complexes directly) or other HUD funding; 28 percent are assisted living and 3 percent are specifically for elderly residents.

Demand for public housing is high in Richland County, and the Section 8 housing waiting list has been closed for many years. One April 2016 homelessness study from the University of South Carolina estimated that the waiting list would not be opened until 2019 or 2020. The list was reopened briefly between July 21<sup>st</sup> and 22<sup>nd</sup> of 2016, and according to a representative from CHA, within 27 hours, the housing authority received 31,266 applications. Assuming each application represents a different household in Richland County, this is approximately 21.5 percent of all households in the county.

## Totals in Use

**TABLE 22 – PUBLIC HOUSING BY PROGRAM TYPE**

	Program Type								
	Certificate	Mod-Rehab	Public Housing	Total	Project - based	Tenant - based	Vouchers		
							Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled*
# of units vouchers in use	0	76	2,200	3,792	146	3,646	414	0	67

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

Data Source: Columbia Housing Authority

## Characteristics of Residents

**TABLE 24 – CHARACTERISTICS OF PUBLIC HOUSING RESIDENTS BY PROGRAM TYPE**

	Program Type								
	Certificate	Mod-Rehab	Public Housing	Total	Project - based	Tenant - based	Vouchers		
							Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	
Average Annual Income	0	6,365	11,914	10,762	0	10,627	9,505	0	0
Average length of stay	0	5	6	6	0	6	1	0	0
Average Household size	0	1	2	2	0	2	1	0	0
# Homeless at admission	0	0	0	0	0	0	0	0	0
# of Elderly Program Participants (>62)	0	9	353	269	0	251	2	0	0
# of Disabled Families	0	13	330	544	0	475	9	0	0
# of Families requesting accessibility features	0	103	2,040	3,153	0	3,024	20	0	0
# of HIV/AIDS program participants	0	0	0	0	0	0	0	0	0
# of DV victims	0	0	0	0	0	0	0	0	0

Data Source: PIC (PIH Information Center)

## Race of Residents

**TABLE 25 – RACE OF PUBLIC HOUSING RESIDENTS BY PROGRAM TYPE**

Race	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers			Special Purpose Voucher		
				Total	Project-based	Tenant-based	Veterans Affairs Supportive Housing	Family Unification Program	Disabled*
White	0	2	42	114	0	104	2	0	5
Black/African American	0	101	1,992	3,036	0	2,917	18	0	62
Asian	0	0	3	2	0	2	0	0	0
American Indian/Alaska Native	0	0	3	1	0	1	0	0	0
Pacific Islander	0	0	0	0	0	0	0	0	0
Other	0	0	0	0	0	0	0	0	0

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

Data Source: PIC (PIH Information Center)

## Ethnicity of Residents

**TABLE 26 – ETHNICITY OF PUBLIC HOUSING RESIDENTS BY PROGRAM TYPE**

Ethnicity	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers			Special Purpose Voucher		
				Total	Project-based	Tenant-based	Veterans Affairs Supportive Housing	Family Unification Program	Disabled*
Hispanic	0	0	15	25	0	23	0	0	0
Not Hispanic	0	103	2,025	3,128	0	3,001	20	0	67

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

Data Source: PIC (PIH Information Center)

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

The tables above indicate that disabled families represent 16.2 percent of all public housing occupants and 17.3 percent of all voucher recipients. Elderly program participants, or residents over 62, represent 17.3 percent of all public housing occupants and 8.5 percent of all voucher recipients. These groups are not mutually exclusive, and it is likely that a number of elderly residents also have disabilities. Table 24 shows that, according to pre-populated data from the Public and Indian Housing Information Center (PIC), all families in publicly assisted housing request accessibility features.

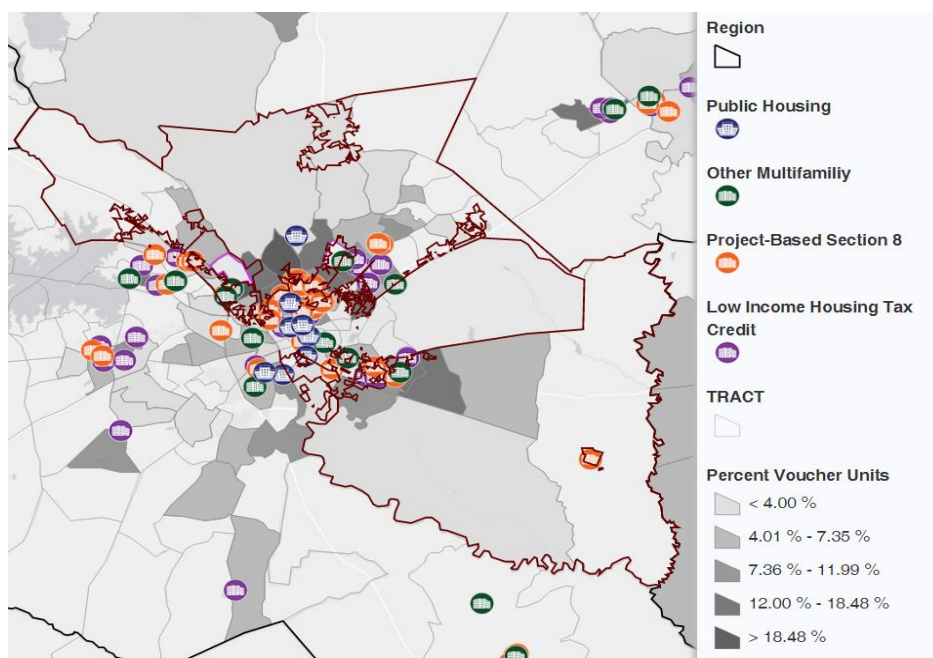
According to the 2015 American Community Survey, 42,490 individuals with disabilities (individuals who have difficulty with hearing, vision, cognition, walking, self-care, or independent living) live in Richland County, representing approximately 12 percent of the population. This rate is slightly higher among Black/African American residents, of whom approximately 14.7 percent have a disability. Comparing these numbers to the information above shows that public housing units in unincorporated areas of Richland County, in which 16.2 percent of residents have a disability, have a slightly higher proportion of disabled residents than the county as a whole.

Looking similarly at the elderly population, the 2015 American Community Survey indicates that 14 percent of all residents are 62 years or older. This suggests that public housing units have a higher proportion of elderly residents (17.3 percent) than the county as a whole, although the voucher program has a lower proportion of elderly residents (8.5 percent).

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

According to a representative from the CHA, the most immediate needs of residents of public housing or the housing choice voucher program are affordability, neighborhood safety, and accessibility to bus lines. The map of Publicly Supported Housing units shows the location of publicly supported housing units in the county. Most units are located in the City of Columbia, in the east-central area of Richland County. These are also the areas with the highest concentration of housing choice voucher recipients, represented on the map as the darker shaded regions.

## PUBLICLY SUPPORTED HOUSING UNITS



According to the 2015 American Community Survey, the median household income in the City of Columbia (\$41,260) is lower than the median household income for Richland County as a whole (\$49,131). The City of Columbia also has a higher proportion of households earning less than \$35,000 (43.7 percent) than the county (36.3 percent). This shows that low- and moderate-income households are more concentrated in the city than in the rest of Richland County. However, the limited availability of publicly supported housing outside of the City of Columbia, where there are only 3 developments and 157 units, suggests that public housing units are needed throughout the county.

In a focus group held at CHA, residents of public housing were asked to discuss their current housing situation. Most residents said that their housing met their basic needs, but that they have difficulty with transportation due to the limitations of bus routes. Residents also said that they feel safe in their housing complex, but that the areas around the complex are not, especially at night. They suggested more places around the complex where children can play safely and “stay out of trouble”.

Inspection scores from the HUD Real Estate Assessment Center (REAC), a federal entity that assesses the condition of all housing units in HUD’s portfolio, indicate that public housing in Richland County is in acceptable condition, receiving an average score above 60 out of 100. For developments within the Columbia city limits, the average score the condition of public housing is 89 out of 100. For public housing developments in the remainder of Richland County, the average inspection score is 89.5 Gonzales Gardens, the city’s oldest public housing complex, is scheduled for demolition in 2017, which required all 280 families living in the complex to be

relocated. Section 8 vouchers were provided to 175 of the families, and 105 of the families moved to other public housing units. Another development, Allen Benedict Court, is also scheduled for demolition in the near future.

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

During the community participation process for this report, residents and stakeholders in Richland County indicated that their greatest housing needs are affordable housing, rehabilitation, and rental assistance. Most concerns focused on the 29203 zip code in downtown Columbia, an area that is shown in Map of Publicly Supported Housing Units to include many publicly supported housing units and a high a concentration of voucher units.

The county has a significant need for rehabilitation and replacement of housing units damaged in the October 2015 flood. According to an analysis from the Federal Emergency Management Agency (FEMA), damage to structures in the flood area for low- and moderate-income households totaled \$21,172,964.93 and accounted for 67 percent of the total damages to homes in the area. Total damage assessments from FEMA estimated approximately \$18 million in real property loss and \$4 million in personal property loss. An estimated 152 public housing units were damaged in the flood. The county determined that of the 5,315 homes with rebuild needs, 1,130 are located within the City of Columbia, and 4,185 are located in other areas of Richland County.

When asked to compare the population in publicly supported housing to the population in Richland County at large, a representative from CHA said the needs for the population in publicly supported housing are similar, but with a greater emphasis on the need for public transportation. According to residents, the existing public transportation system does not reach some parts of the county such as the 29223 and 29229 zip codes and other, more industrial areas, which can make it difficult to access job opportunities. Additional background on public transportation in Richland County is provided in appendix C.

### **Discussion:**

Over 5,000 residents benefit from public housing in Richland County, either living in units managed by CHA or receiving assistance through the Section 8 voucher program. Almost all public housing residents (97.6 percent) are Black/African American, and many (17.3 percent) are elderly or over age 62.

Residents with disabilities, or residents who have difficulty with hearing, vision, cognition, walking, self-care, or independent living, make up 16.2 percent of the population in public housing units and 17.3 percent of the population receiving Section 8 vouchers.

This is a higher proportion than in the county overall, in which residents with disabilities make up 11.4 percent of the population.

The limited availability of public housing units does not match the need for affordable housing. That CHA received over 31,000 applications for public housing units in just two days in July 2016 demonstrates the overwhelming demand. According to the 2016 homelessness study from the University of South Carolina, public housing in Richland County has an estimated deficit of 15,700 units, although the number of applications received in July 2016 shows that this number is likely a very low estimate.

The demand for public housing in Richland County is not a completely isolated need. The limited availability of affordable units countywide requires residents at lower income levels to compete for units with residents at higher levels of income, which may be a reason that so many low-income residents are interested in receiving public assistance. The October 2015 flood also had an impact on both supply and demand for public housing, as 152 public housing units were damaged in the flood, and 5,315 homes were damaged or lost.

## NA-40 HOMELESS NEEDS ASSESSMENT - 91.205 (C)

### **Introduction:**

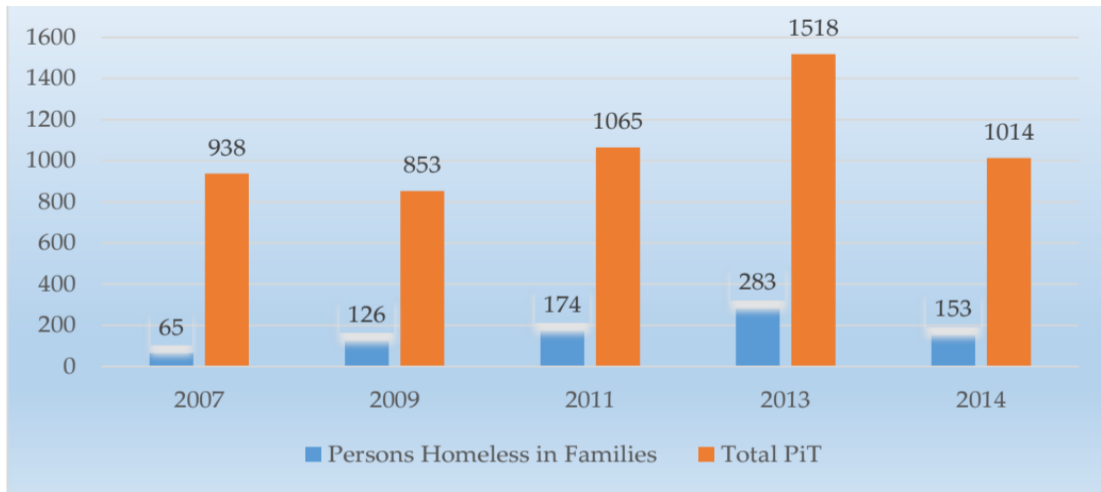
The Midlands Area Consortium for the Homeless (MACH) conducts an annual PIT survey, which is a physical count of people experiencing homelessness on a specified day in January. This census of individuals and families experiencing homelessness is required by HUD for all CoC providers.

Although this survey is conducted for the entire 14-county Midlands region of South Carolina, data are also provided individually for the population of Richland County.

The PIT survey results are limited because they are a snapshot of homelessness on one given day; the actual homeless population in Richland County may be much larger. The figure below shows observed PIT counts in Richland County from 2007 to 2014. The PIT survey from 2016 counted 876 total individuals experiencing homelessness in Richland County. These individuals make up approximately 17 percent of the total homeless population of the state, and residents of Richland County experience homelessness at a rate of 21.53 per 100,000 population.



**RICHLAND COUNTY PIT COUNTS, 2007-2014.**



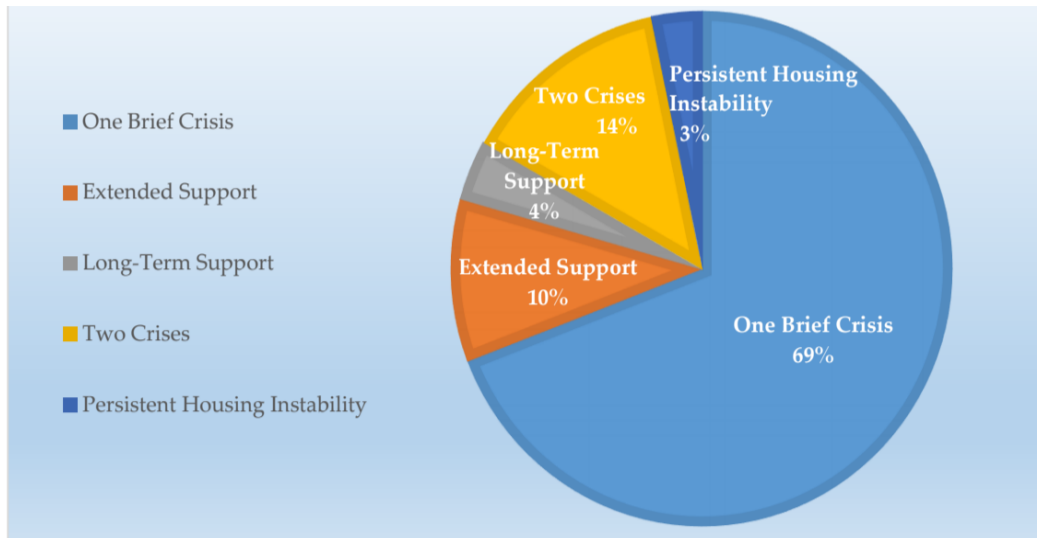
**If data is not available for the categories "number of persons becoming and exiting homelessness each year," and "number of days that persons experience homelessness," describe these categories for each homeless population type (including chronically homeless individuals and families, families with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

The 2016 PIT count found 311 individuals experiencing chronic homelessness in the Midlands region. Although this was an increase from 2015, the PIT report notes that this may be due to the implementation of the Vulnerability Index-Service Prioritization and Decision Assistance Tool (VI-SPDAT), a tool developed by Community Solutions and OrgCode Consulting that meets HUD criteria for chronic homelessness prioritization outlined in Notice CPD-14-012. The VI-SPDAT asks each participant a series of questions about their personal history in order to prioritize the most vulnerable individuals, including the chronically homeless and domestic violence victims, for appropriate assistance at homeless service providers. According to the PIT report, because the tool allows for a more accurate identification of people with extended experiences of homelessness, increased estimates of the chronically homeless population may have been due to improvements in identification, rather than actual increases in the population.

A 2016 study on homelessness conducted by the University of South Carolina looked specifically at families experiencing homelessness in Richland County from 2004 to 2015. Categorizing families based on data over this period, the study found that most families experienced “One Brief Crisis”, using homeless services only one time over the entire period. Many also experienced “Two Crises”, using homeless services twice for moderate periods of support during the period, or “Extended Support”, using homeless services once for an extended period (on average 507 days). Other categories were “Long-Term Support”, defined as using homeless

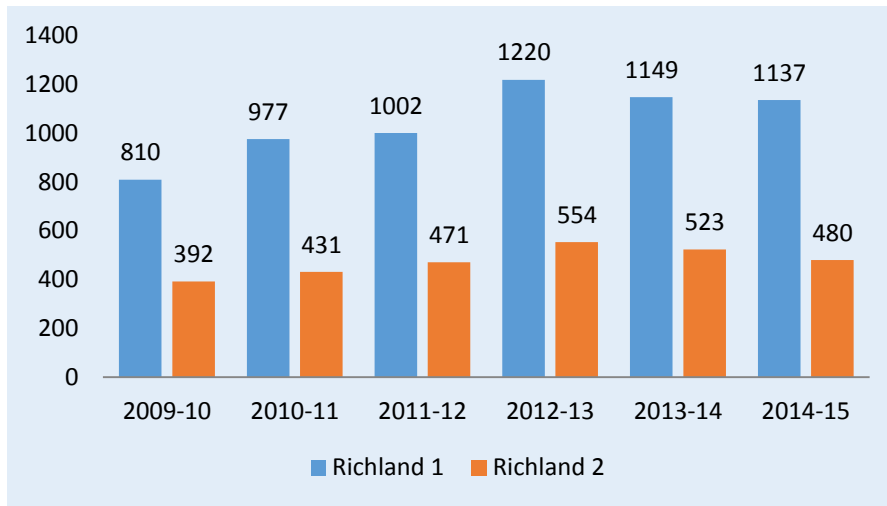
services one or two times for multiple years, and “Persistent Housing Instability”, defined as using homeless services multiple times over the study period. These proportions are shown in the figure below.

**Types of Family Homelessness in Richland County, 2004-2015.**



Unaccompanied youth make up approximately 13 percent of the homeless population in the Midlands region, with 174 counted in the 2016 PIT report. Many of these youth reside in the Epworth Children’s Home, a facility that is scheduled to receive \$99,588 in CDBG funding from Richland County in FY 2017-2018, as well as in Palmetto Place, another children’s shelter located in Columbia. The figure below shows the number of students identified as homeless in each of the two Richland County school districts from 2009 to 2015. Although Richland two is the larger district, Richland one had more than twice the number of homeless students throughout the period. Zoning maps indicate that schools in Richland one are mostly in the southern half of the county and schools in Richland two are mostly in the northern half.

**STUDENTS IDENTIFIED AS HOMELESS BY SCHOOL DISTRICT, 2009-2015.**



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

These data are not available for Richland County specifically, as the 2016 PIT report only provides race and ethnicity data for the entire Midlands region.

<b>Race:</b>	<b>Sheltered:</b>	<b>Unsheltered (optional)</b>
<b>Ethnicity:</b>	<b>Sheltered:</b>	<b>Unsheltered (optional)</b>

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

Families with children make up 31.0 percent of all households in Richland County, according to the 2015 American Community Survey. These families represent a higher concentration of renter-occupied households (32.9 percent) than of owner-occupied households (29.7 percent). Approximately 19.2 percent of all families with children in Richland County have household incomes below the poverty line.

The 2016 PIT count found that 82 families with children were experiencing homelessness in Richland County. Of these, 79 were sheltered and 3 were unsheltered.

According to the 2015 American Community Survey, 32,491 veterans live in Richland County, representing approximately 10.9 percent of all residents. The 2016 PIT report for the Midlands region counted a total of 224 veterans experiencing homelessness. Of these, 182 were sheltered and 42 were unsheltered.

Columbia Housing Authority administers HUD-funded Veterans Affairs Supportive Housing Vouchers that provide housing to chronically homeless veterans in need of permanent

supportive housing. MACH also maintains an ongoing partnership with the local Veterans Affairs office, conducting outreach to connect veterans to housing, healthcare, job training, and counseling for post-traumatic stress disorder.

Active military members are also a large part of the Richland County population, as the county is home to a U.S. Army installation (Fort Jackson), an Army and National Guard Training Center (McCrary Training Center), and a military airport (McEntire Joint National Guard Base). Because of the large number of military programs in the area, the City of Columbia often refers to itself as the “most military friendly community in America”.

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

The 2016 PIT survey found that in the 14-county Midlands region, 65 percent of all individuals experiencing homelessness were Black/African American, 31 percent were White, and 2 percent were Hispanic/Latino. Although the data are not available by county, Richland County represents the largest of the 14 counties in the region.

The 2016 homelessness study from the University of South Carolina also analyzed data from homeless service providers in Richland County from 2004 to October 2015. The study found that of all homeless families served, approximately two-thirds of family members were female and more than 80 percent identified as Black/African American. The average size of the family was 2.9 persons and approximately one-third of adults did not have a high school degree or equivalent.

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

According to the 2016 PIT report, of the 876 people experiencing homelessness in Richland County, 678 (77 percent) were sheltered and 199 (27 percent) were unsheltered. In the entire Midlands region, of those sheltered, 64.9 percent were Black/African American, 30.6 percent were White, and 2.3 percent were Hispanic, and of those unsheltered, 66.4 percent were Black/African American, 31.9 percent were White, and 1.2 percent were Hispanic/Latino. Numbers for sheltered individuals were extracted from the Homeless Management Information System (HMIS) and supplemented by responses to written surveys from housing providers. Numbers for unsheltered individuals were counted using street outreach workers to canvass known unsheltered locations.

### **Discussion:**

Annual PIT reports indicate that the number of individuals experiencing homelessness in the Midlands region has increased in recent years. The 2014 PIT report counted 1,014 individuals experiencing homelessness, while the most recent 2016 PIT report counted 1,350 individuals.

Approximately three-fourths of the individuals from the most recent report were counted as sheltered homeless.

Most families in Richland County experiences homelessness as “One Brief Crisis”, using homeless services only once. Other populations use these services more frequently, including the chronically homeless and unaccompanied youth. The 2016 PIT report counted 311 chronically homeless individuals in the Midlands region, and a count of homelessness at the two public school districts in Richland County found 1,617 students were homeless during the 2014-2015 school year. Families, unaccompanied youth, domestic violence survivors, and veterans represent the populations most in need of homeless assistance.

The severe damage to housing stock from the floods of October 2015 created additional challenges for currently homeless populations and those at-risk of homelessness. Richland County will not be assisting homelessness directly through CDBG-DR funding. Due to limited resources and results of the unmet needs assessment, Richland County is prioritizing housing resources for the rehabilitation of single family homes and small rental properties. Richland County will continue to address homeless needs in the county through support for existing homeless programs and homeless housing facilities.

During the public participation process for this report, stakeholders and residents were asked about homelessness in Richland County. Stakeholders said that service providers, including Homeless No More, St. Lawrence Place, and Toby’s Place, are working together to address the priorities outlined in the CoC plan. Residents also cited specific needs for veteran populations including affordable housing, employment, behavioral health services, transportation, substance abuse treatment, and assistance with obtaining Veterans Administration benefits. Residents noted that veterans comprise a large percentage of the street homeless populations and often reside in encampments in the rural areas of the county. Among respondents to the resident survey, 12.0 percent say they currently use homeless facilities, and 88.0 percent believe they are needed but not currently available.

## NA-45 NON-HOMELESS SPECIAL NEEDS ASSESSMENT - 91.205 (B,D)

### **Introduction:**

This section provides an overview of the housing needs of non-homeless special needs populations in Richland County. These populations include residents who are elderly, residents with disabilities, victims of domestic violence, and residents with substance abuse problems. These populations have special housing needs that deserve particular attention. For example, elderly residents and residents with disabilities often require specific housing accommodations that limit their affordable housing options. Victims of domestic violence and residents with

substance abuse problems also experience personal challenges that can make it difficult to find and maintain housing.

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

**ELDERLY.** The 2015 American Community Survey indicates that 14 percent of all residents are 62 years or older. Approximately 8.5 percent of residents age 65 and older are below the poverty level. Stakeholders consulted during the public participation process say that elderly residents need reliable transportation and proximity to supportive services. Stakeholders note that senior housing is being developed in the 29223 and 29229 zip codes, which are mostly outside of Columbia city limits and not accessible by public transportation.

**DISABILITIES.** According to the 2015 American Community Survey, 42,490 individuals with disabilities live in Richland County, representing approximately 12 percent of the population. This rate is slightly higher among Black/African American residents, of whom approximately 14.7 percent have a disability.

**DOMESTIC VIOLENCE.** A 2008-20012 study from the Department of Public Safety estimated that 16,421 people were victims of domestic violence in Richland County. The National Intimate Partner and Sexual Violence Survey conducted by the Centers for Disease Control in 2010 estimated that 41.5 percent of women and 17.4 percent of men in South Carolina had been victims of domestic violence by a partner. Data on the number of homeless victims of domestic violence were considered unreliable for the 2016 PIT report due to errors and omissions during collection.

**SUBSTANCE ABUSE.** The 2015 National Survey on Drug Use and Health estimated that seven percent of all Richland County residents have potential alcohol addiction. According to the 2016 PIT survey for the 14-county Midlands region, individuals with substance abuse problems also represent 20 percent of the total homeless population in the region. This is an increase from the 12 percent of individuals reported in 2015. In 2015, the Substance Abuse and Mental Health Services Administration (SAMHSA) identified approximately 235,000 individuals with an alcohol use disorder in the state of South Carolina.

**MENTAL HEALTH.** According to the 2015 National Survey on Drug Use and Health, 18.1 percent of Richland County residents suffer from a mental illness, and 4.0 percent suffer from severe mental illness. In 2015, the SAMHSA identified approximately 631,000 adults with any mental illness in the state of South Carolina.

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

**ELDERLY.** Private senior living communities in Richland County include Carolina Gardens, The Crossings, Oxleaf Village, and Palmetto Gardens. Residents express that these communities can be somewhat segregated, with clear groupings along income levels. Stakeholders also mention that many elderly women, particularly women who are widows, live in substandard housing that they own but cannot afford to repair.

In addition to residents in senior living communities, many residents in Richland County choose to age in place. Although senior residents who age in place often require in-home care and additional services, aging in place is on average a less expensive option, as discussed by HUD in a 2013 article in its quarterly *Evidence Matters* publication. However, according to residents involved in the public participation process, aging in place can be difficult in Richland County because of the limited availability of transportation and supportive services.

**DISABILITY.** Stakeholders mention that it can be difficult for residents with disabilities to find housing in Richland County that is accessible and compliant with the Americans with Disabilities Act (ADA). Stakeholders also indicate that community care homes for residents with disabilities is needed. One stakeholder believes that having housing for elderly residents and residents with disabilities together is not a good mix, as the residents with disabilities tend to be much younger.

In the resident survey distributed during the public participation process, participants were asked questions about their disability status and needs for accessibility modification. Of the 188 respondents who answered those questions, 20.7 percent say that they or a member of their household has a disability of some type. Among these respondents, 38.5 percent say their house or apartment requires accessibility modifications, mentioning the need for stair rails and updated bathrooms.

**DOMESTIC VIOLENCE.** Sistercare, the largest service provider for domestic violence victims in the area, provides three emergency shelters in Richland County and neighboring Lexington County. These include 63 total beds, with 9 beds funded by the Department of Justice (DOJ) Office on Violence Against Women. In 2016, Sistercare provided shelter to 331 adults and 179 children and served a total of 7,796 through community programs. Individuals who may be victims of domestic violence are screened at homelessness shelters using the Vulnerability Index-Service Prioritization and Decision Assistance Tool (VI-SPDAT) and referred to Sistercare as necessary.

**SUBSTANCE ABUSE.** Organizations providing substance abuse services in Richland County include the Columbia Area Mental Health Center, the Crossroads Treatment Center, the Mental Illness Recovery Center, and the Palmetto Health Alliance. Stakeholders report the need for more

substance abuse and addiction services in Richland County, including both outpatient and inpatient services. Stakeholders also mention that a recent decrease in state funding for physical and mental health services has made it challenging for residents to receive assistance.

**MENTAL HEALTH.** Residents of Richland County are able to access mental health services through the Columbia Area Mental Health Center and Palmetto Health Behavioral Care. During the public participation process, focus group participants noted that a disproportionate number of the mental health institutions and correctional facilities in the state of South Carolina are concentrated in or near Richland County. Individuals who are discharged from these facilities are in need of housing and support services, which are not sufficiently available.

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

Although Richland County does not receive funding through the Housing Opportunities for Persons with AIDS (HOPWA) program, organizations such as the South Carolina HIV/AIDS Council, Palmetto AIDS Life Support Services, Women’s Resource Center, and Latinos Contra SIDA (Latinos Against AIDS) provide social services for residents affected by HIV/AIDS. CHA also receives HOPWA funds for permanent supportive housing units for individuals living with HIV/AIDS who are chronically homeless. According to a report from the South Carolina Department of Health and Environmental Control, in 2015 Richland County had 1,658 cases of AIDS out of 2,958 people infected by HIV. The 2016 PIT report for the Midlands region found that two percent of all people experiencing homelessness in the region had HIV or AIDS or related diseases.

**Discussion:**

Special needs populations in Richland County include the elderly, people with disabilities, domestic violence victims, individuals with substance use disorders and mental health issues, and individuals living with HIV/AIDS. Each has unique housing needs and each group faces barriers in finding housing, especially housing that will meet their specific needs.

Elderly residents in Richland County are a large and growing population and require housing that is close to transportation and public services. Many elderly own their housing (according to the 2015 American Community Survey, 84.4 percent of Richland County residents over 65 live in owner-occupied housing), and these units are often in need of maintenance and repairs. Elderly residents also have the option of living in public housing alongside residents with disabilities, although as noted above, at least one stakeholder believes that this can create a less than ideal living environment.



Residents with disabilities also have specific accessibility needs. These residents have particular ADA compliance needs, such as wheelchair accessibility and accessible parking that many Richland County housing units do not satisfy. Respondents to the resident survey also mentioned the need for stair rails and bathroom improvements.

The population of domestic violence victims is difficult to measure, but victims are often in great need of specific housing assistance. These individuals may be subject to economic abuse (not having access to family finances, being prohibited from working, or having credit scores damaged by the abuser) or have limited options in available housing due to safety or confidentiality needs. Victims of domestic violence also often require counseling and other supportive services. Individuals escaping domestic violence can find relief in emergency shelters, including Sistercare, throughout the county.

Individuals with substance abuse problems, which place them at higher risk of homelessness and other housing issues, are also a significant special needs population. The 2015 National Survey on Drug Use and Health estimated that residents with potential alcohol addiction make up seven percent of the Richland County population, and the 2016 PIT report estimated that individuals with substance abuse problems represent 20 percent of the total homeless population in the region.

The 2015 National Survey on Drug Use and Health also indicates many individuals in Richland County experience mental illness, estimated to affect 18.1 percent of residents, and severe mental illness, estimated to affect 4.0 percent of residents. These residents often have behavioral problems that may make it difficult to find housing and employment. Although individuals with mental illness can access services through mental health institutions and correctional facilities, as well as service providers such as Columbia Area Mental Health Center and Palmetto Health Behavioral Care, these individuals may have difficulty finding housing upon discharge from services.

## NA-50 NON-HOUSING COMMUNITY DEVELOPMENT NEEDS – 91.215 (F)

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

The 2015 Comprehensive Plan for Richland County outlined several public facility needs. These include higher residential densities in priority development areas, more mixed-use developments, and “a network of pedestrian, bicycle, and traffic-calming streetscapes”. These needs are part of a larger goal outlined in the Comprehensive Plan of creating new land use policies, such as removing regulatory barriers and providing incentives for development in the central and northeast areas of the county, to adapt to the needs of the growing and aging population of Richland County.

The table below shows the facilities and services used and needed by respondents to the Richland County Consolidated Plan resident survey. Of the choices provided, the services currently most used by respondents are general neighborhood services and community spaces, youth services for youth 12 and under, and transportation services. The facilities and services that are needed most but are not currently available are homeless facilities, treatment facilities, low-cost health care, and youth services for youth ages 13 to 19.

**COMMUNITY FACILITIES AND SERVICES**

Facility/Service	Currently use	Needed, but not currently available
Senior Centers	25.0%	75.0%
Supportive housing services	19.4%	80.6%
Homeless facilities	12.0%	88.0%
Youth services	21.6%	78.4%
Youth 12 and under	31.4%	68.6%
Youth ages 13 to 19	17.1%	82.9%
Treatment facilities	12.0%	88.0%
Low cost healthcare	15.2%	84.8%
Mental healthcare	28.6%	71.4%
Transportation	31.4%	68.6%
General neighborhood services or community spaces	59.6%	40.4%

Stakeholders in Richland County express that they would like to see more well-maintained parks in low-income areas. Residents also mention that they would like to see more medical services and grocery stores in low-income areas. Parks or recreation areas are proposed in seven of the nine neighborhood master plans adopted by the Richland County Economic Development Department.

The plans for Southeast Richland and Crane Creek call for the creation of scattered neighborhood pocket parks; plans for the Broad River neighborhoods, Broad River Corridor, and Trenholm Acres/ New Castle identify one or more specific sites for new public parks; and the plan for Lower Richland proposes four new parks for which sites are not determined in the plan.

**How were these needs determined?**

Needs identified in the 2015 Comprehensive Plan were determined through a joint process between Richland County and the City of Columbia entitled *“Plan Together, Put the Pieces in Place”*. During the process, interested citizens and stakeholders had four opportunities over the course of a year to provide input: community meetings, choices workshops, public review, and plan adoption hearings.

For the Consolidated Plan, these needs were identified by Richland County stakeholders and residents through the public participation process. This process included interviews, community meetings, focus groups, and an online survey. Outreach efforts were also made at public events, including a Spirit Communications Park baseball game, the local Sweet Potato Festival, and the Cornbread Festival to ensure as much opportunity for input and feedback as possible.

**Describe the jurisdiction’s need for Public Improvements:**

The 2015 Comprehensive Plan for Richland County sought to improve transit services in order to reduce automobile dependency. This was implemented largely through The Comet, which began providing new bus service in 2017 with 28 fixed routes throughout the county. The Comprehensive Plan also discussed the need for road widening projects, 14 of which are planned under the county’s transportation penny tax fund (a fund that levies a one percent sales tax in Richland County to invest in transit and infrastructure), and for improvements such as closed drainage, bike lanes, and sidewalks. According to the plan, commuter rail is being considered as a further development for the county, but its implementation depends on resource availability and the success of existing transit services.

According to the Richland County CDBG-DR Acton Plan, public infrastructure and facilities in the county were also severely impacted by the October 2015 flooding. The flooding event caused stream and river flooding and overland flooding that resulted in blockage or loss of county infrastructure at over 300 different sites, isolating emergency services, community services, and residences. Roads and bridges were eroded, rutted, and washed out due to flooding rendering them impassable for emergency and public access. Approximately 50 roads were closed due to damage, 19 private dams failed, and 267 roads underwent varying levels of damage from flood waters and erosion. The historical flooding resulted in closure of 36 state roads, over half of which (19) were located in Richland County. Initial damages included \$2.7 million in damages to county roads and approximately \$175,000 in damages to county facilities. Additional capital improvement needs totaled approximately \$400,000.

A large majority (93.1 percent) of respondents to the Consolidated Plan resident survey say they never use public transportation to get to work. Another 4.8 percent say they use it some days, and 2.1 percent say they use it every day. Approximately 25.4 percent of respondents believe public transportation in Richland County is very convenient, 33.5 percent believe it is somewhat convenient, and 41.0 percent believe it is not convenient. When asked the top things they would change about their neighborhood, 41.5 percent of respondents said they would add sidewalks and 28.0 percent said they would add bike lanes/bike paths.

Residents involved in the public participation process mention that many roads in the county are unpaved, unsafe, and poorly maintained. This can affect school bus lines, especially for

students in rural areas with the worst roads, and can limit the availability of emergency services like police and firefighters. Stakeholders also express that the county should improve sidewalks in low-income areas.

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

Needs identified in the 2015 Comprehensive Plan for Richland County were determined through a joint process between Richland County and the City of Columbia entitled *“Plan Together, Put the Pieces in Place”*. During the process, interested citizens and stakeholders had four opportunities over the course of a year to provide input: community meetings, choices workshops, public review, and plan adoption hearings.

Needs from the CDBG-DR Action Plan were determined by the Richland County Disaster Recovery Working Group, in collaboration with Richland County staff and with input received from a public participation process.

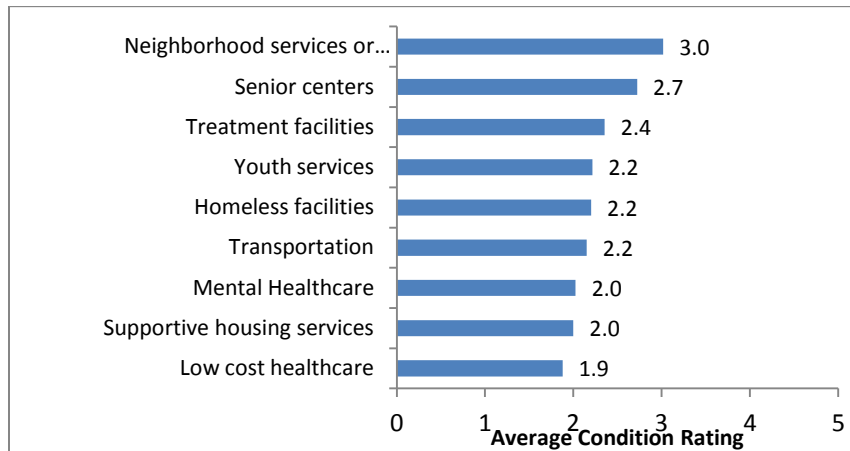
For the Consolidated Plan, these needs were identified by Richland County stakeholders and residents through the public participation process. This process included interviews, community meetings, focus groups, and an online survey. Outreach efforts were also made at public events, including a Spirit Communications Park baseball game, the local Sweet Potato Festival, and the Cornbread Festival to ensure as much opportunity for input and feedback as possible.

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

Public services mentioned as requiring improvement in the 2015 Comprehensive Plan for Richland County include the public library system, for which the county plans to fund capital improvements, as well as the county sheriff, fire protection, emergency medical services, and public schools. The plan emphasizes the importance of coordinating planning and decision-making efforts with the City of Columbia and ensuring that services such as water and utilities are distributed equitably throughout the county.

Residents in Richland County say they would like to see financial literacy classes and vocational training, especially for residents age 50 and over, in their community. Stakeholders also mention the need for translation services, legal services, and early childhood services. The figure below shows survey respondent ratings on the condition of various public services and facilities in Richland County. Low cost healthcare, supportive housing services, and mental healthcare received the lowest ratings for current condition from the 154 respondents.

### CONDITION OF PUBLIC SERVICES AND FACILITIES



Stakeholders mention that services in the county are fragmented and that service efforts are sometimes duplicated due to poor communication between providers. Stakeholders believe that the county should provide more assistance for rural areas; these areas often rely on faith-based organizations for services, although these resources can be limited.

#### How were these needs determined?

Needs identified in the 2015 Comprehensive Plan for Richland County were determined through a joint process between Richland County and the City of Columbia entitled *“Plan Together, Put the Pieces in Place”*. During the process, interested citizens and stakeholders had four opportunities over the course of a year to provide input: community meetings, choices workshops, public review, and plan adoption hearings.

For the Consolidated Plan, these needs were identified by Richland County stakeholders and residents through the public participation process. This process included interviews, community meetings, focus groups, and an online survey. Outreach efforts were also made at public events, including a Spirit Communications Park baseball game, the local Sweet Potato Festival, and the Cornbread Festival to ensure as much opportunity for input and feedback as possible.

## 4 MARKET ANALYSIS

---

### MA-05 OVERVIEW

#### **Housing Market Analysis Overview**

The report below provides an overview of the housing market in Richland County, South Carolina, with particular emphasis on the availability of affordable housing and the scale and condition of the public housing stock. Public policy and economic development issues are also discussed as they relate to affordable housing in the county. In addition, the report provides a description of services available for homeless populations and other special needs populations.

The principle finding of the report is that the affordable housing stock in Richland County is insufficient to meet the needs of the county's poorest residents, especially families with children and the elderly. Affordable housing needs in Richland County are most severe among the lowest-income households. Housing costs in the county can be expected to continue to rise at a rate that far outpaces income growth, especially at the low end of the income distribution. Significant investment in public housing and economic development over the next five years will be required to meet the county's growing affordable housing needs.

Public and assisted housing in Richland County is provided through a combination of public housing developments and housing vouchers. The Columbia Housing Authority (CHA) manages public housing throughout the county. All of the public housing stock in Richland County is in acceptable condition, receiving average Real Estate Assessment Center (REAC) inspection score of above 60.

Richland County has considerable populations with special housing needs. The particular circumstances prevailing in the county require special consideration to meet the diverse housing needs of the population. Notable among these are the needs of the elderly for housing maintenance and rehabilitation, especially those affected by severe flooding in 2015, and the needs of individuals with mental health issues in the county, as a considerable proportion of state mental health facilities in the state are located in Richland County.

A number of policies have the potential to negatively affect affordable housing and residential investment in Richland County. The most relevant local policies include zoning restrictions on building more units on single family properties and requirements that may limit new housing developments.

According to the economic development team, Richland County has one of the youngest and most highly skilled workforces in the state of South Carolina. The county is considering a

number of economic development projects to attract jobs and revitalize neighborhoods. Plans for housing in Richland County should take into account a number of non-housing community development assets and concerns. To take full advantage of new economic opportunities, housing and infrastructure development must be coordinated to ensure Richland County workers can readily access job opportunities in industrial areas.

**MA-10: NUMBER OF HOUSING UNITS**

**Introduction**

This section examines the composition of the housing stock in Richland County. The availability and geographic distribution of housing units is examined based on housing type, unit size, tenure and occupancy. The following section describes the housing stock in Richland County along with explanations of the various public programs that fund it. Anticipated losses to the affordable housing stock and how the available stock compares to the needs of the population are also discussed.

**All residential properties by number of units**

**TABLE 31 – RESIDENTIAL PROPERTIES BY UNIT NUMBER**

Property Type	Number	Percentage
1-unit detached structure	69,086	69%
1-unit, attached structure	1,972	2%
2-4 units	3,699	4%
5-19 units	12,910	13%
20 or more units	4,892	5%
Mobile Home, boat, RV, van, etc	7,817	8%
<b>Total</b>	<b>100,376</b>	<b>100%</b>

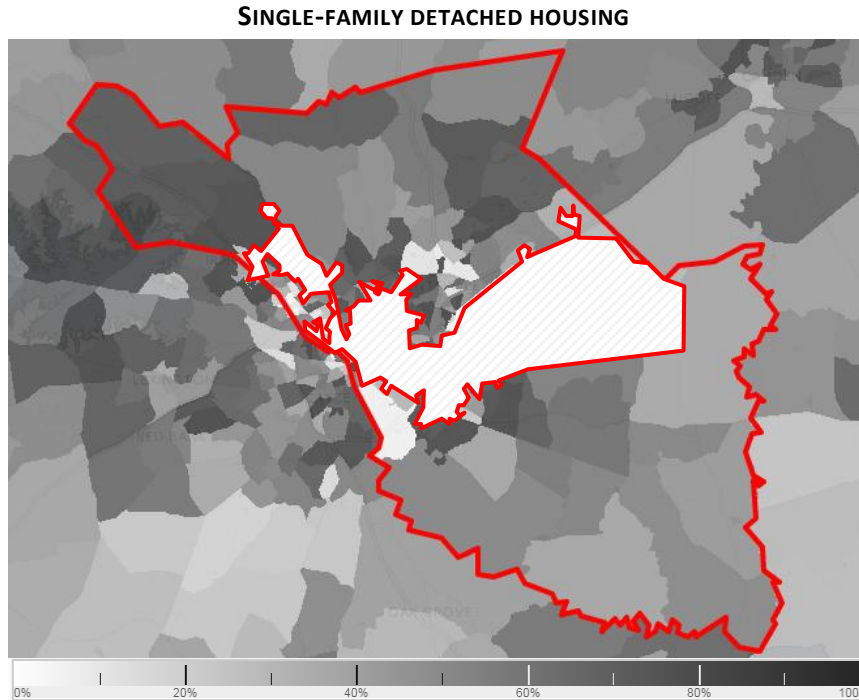
Data Source: 2009-2013 ACS

According to 2009-2013 American Community Survey (ACS) estimates, 100,376 housing units are located in unincorporated Richland County. Single-unit detached structures are the most common housing units, comprising 69 percent of the total housing stock. Multi-family housing accounts for an additional 22 percent of the housing stock while eight percent of housing units are classified as a mobile home, boat, RV, van, etc.

**Distribution by housing type**

The following maps demonstrate the distribution of housing units in Richland County by type. The white space in the center of the maps is the City of Columbia and the Fort Jackson military base.

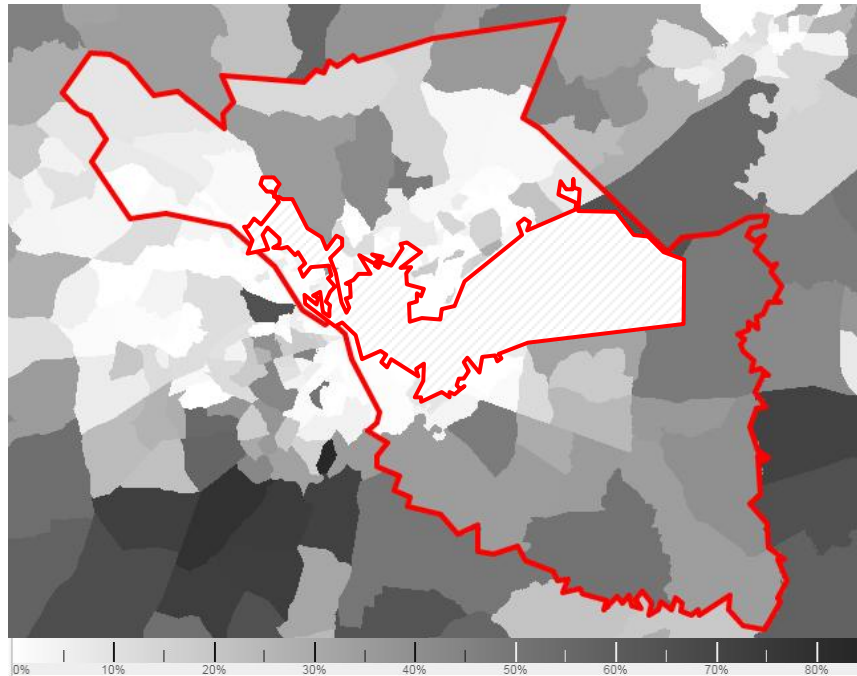
As shown by the areas of dark shading, single-family detached housing units constitute a significant percentage of housing units throughout most of the unincorporated areas of Richland County.



### **Mobile Homes**

As shown by the dark shading, mobile homes constitute a significant percentage of housing units in the central part of north Richland County as well as throughout lower Richland County.

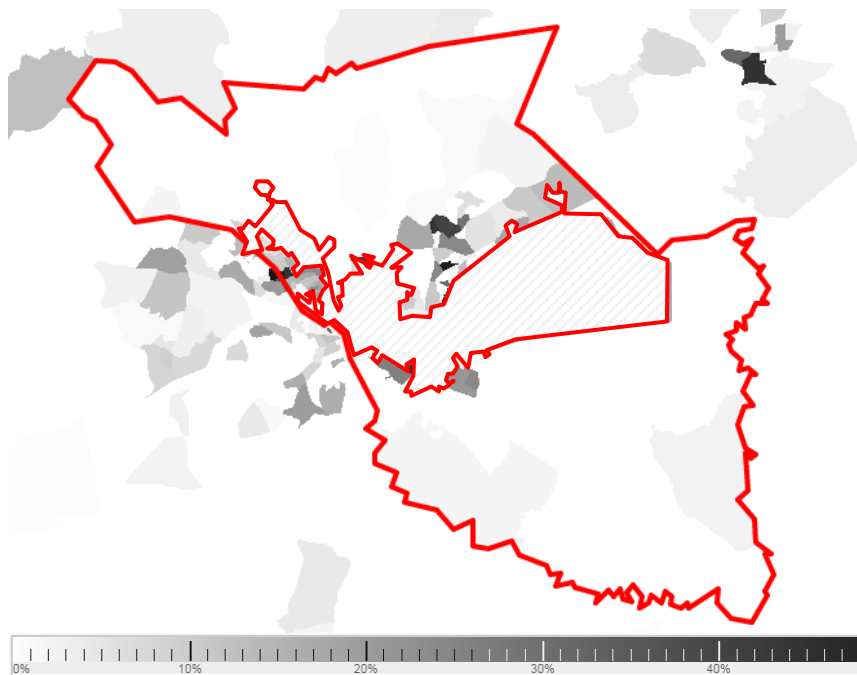




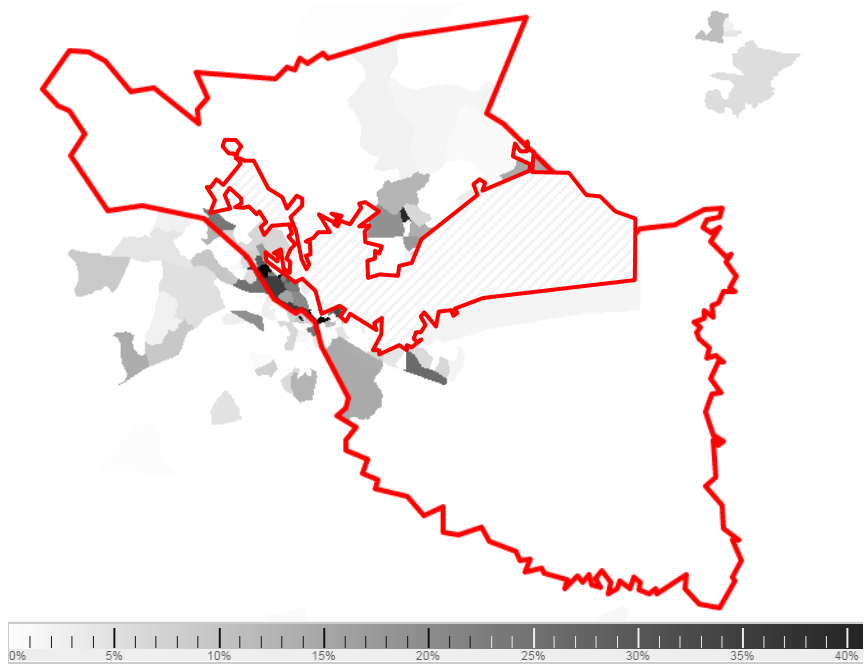
**Multi-family housing**

As shown by the dark shading, multi-family housing in unincorporated areas of Richland County is concentrated largely in the Olympia-Granby area in the southwest area of the county, just below downtown Columbia, and north of Fort Jackson.

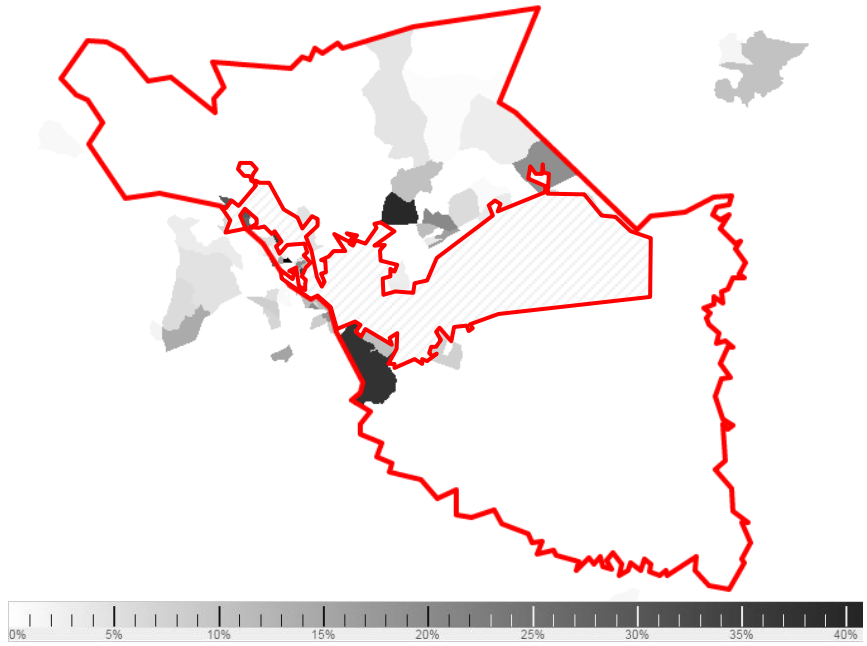
**DEVELOPMENTS WITH FIVE TO NINE UNITS**



**DEVELOPMENTS WITH 10 TO 19 UNITS**



**DEVELOPMENTS WITH 20 TO 49 UNITS**



**TABLE 32 – UNIT SIZE BY TENURE**

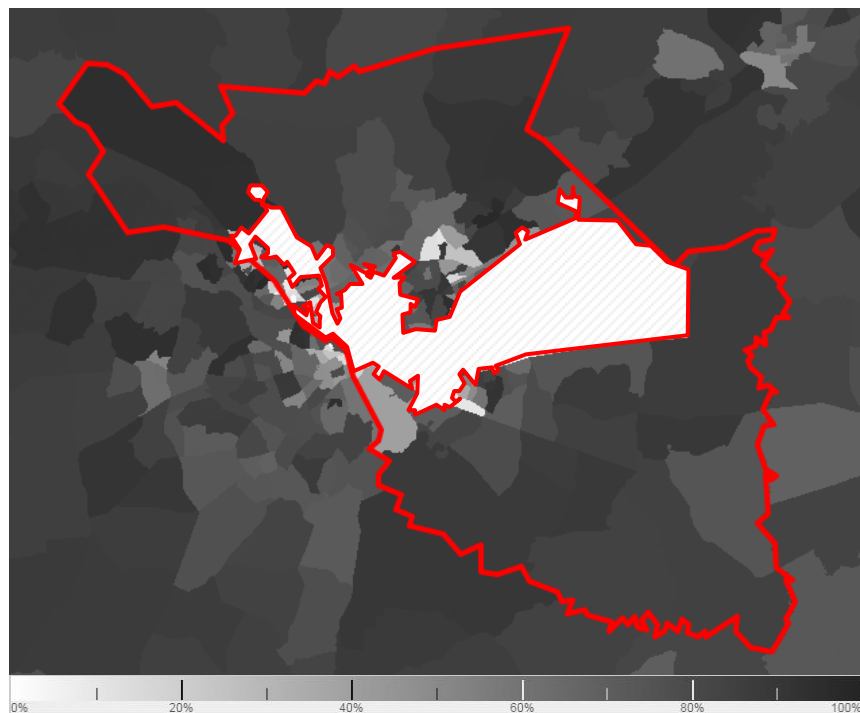
	Owners		Renters	
	Number	Percentage	Number	Percentage
No bedroom	38	0%	407	1%
1 bedroom	305	1%	5,255	17%
2 bedrooms	5,949	10%	11,558	38%
3 or more bedrooms	53,369	89%	13,227	43%
<b>Total</b>	<b>59,661</b>	<b>100%</b>	<b>30,447</b>	<b>99%</b>

Data Source: 2009-2013 ACS

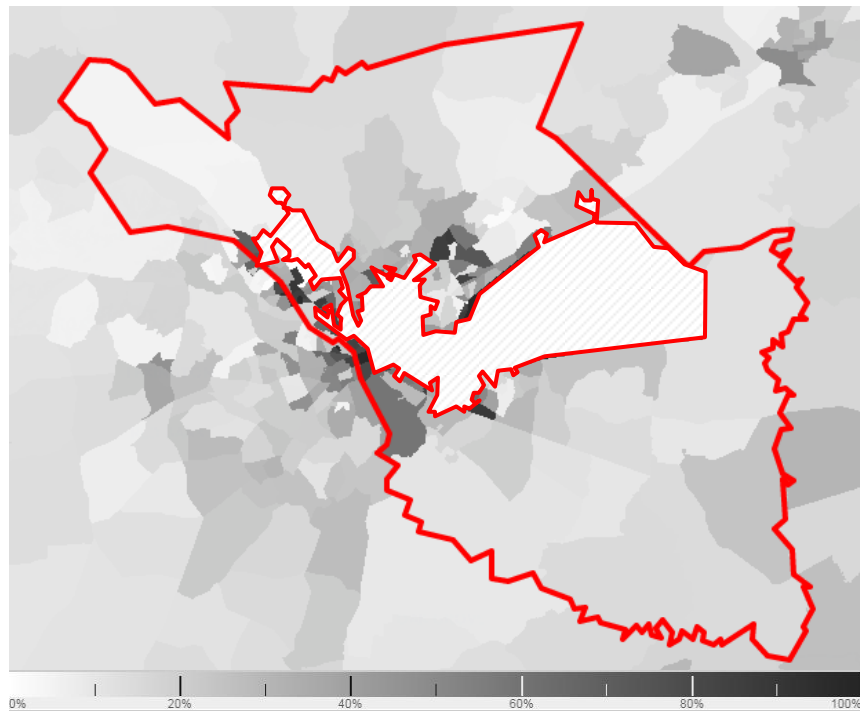
The table above compares housing unit sizes, in terms of the number of bedrooms, for home owners and renters in unincorporated Richland County. Owner-occupied housing primarily consists of three or more bedroom units. Rental units are more evenly divided between two bedroom units and units with three or more bedrooms.

Overall, 66 percent of housing units in unincorporated Richland County are owner-occupied. The maps below show the proportions of owner- and renter-occupied housing, respectively. Renter-occupied housing is prevalent in the same areas where multi-family housing developments are common. These are also the areas of greatest population density.

**PERCENT OWNER-OCCUPIED HOUSING**



**PERCENT RENTER-OCCUPIED HOUSING**



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

CHA manages public housing for the City of Columbia as well as unincorporated areas of Richland County. According to the 2017 CHA action plan, the CHA owns and maintains 2,200 public housing units for families with low and moderate incomes. The majority of the public housing developments managed by CHA are located in the City of Columbia. Additional publicly supported housing is provided through federal program support to a variety of organizations other than the CHA in Richland County, the majority of such developments are also within the city limits of Columbia. The number and targeting of publicly supported units in unincorporated areas of Richland County is outlined below with a description of the program through which they are provided. Additional information about each public housing development in unincorporated Richland County as well as an overview of developments managed by the CHA including those in incorporated areas is provided in section MA-25.

**CHA managed project-based Section 8**

2,200 units (25 in unincorporated Richland County)

Project-based Section 8 housing offers rental assistance attached to a specific property. It benefits any qualified low- or very low-income tenant occupying the property and remains with the property when a tenant moves. This is distinct from tenant-based Section 8 housing assistance known as the Housing Choice Voucher program.

## **Section 811 and Section 202**

294 units (all in Columbia)

The Section 811 Supportive Housing for Persons with Disabilities program provides funding to develop and subsidize rental housing with supportive services available for very low- and extremely low-income adults with disabilities.

The Section 202 program helps expand the supply of affordable housing with supportive services for the elderly. It enables very low-income elderly to live independently in an environment that provides support activities such as cleaning, cooking, and transportation.

## **Section 8 New Construction (S8NC)**

501 units (132 in unincorporated Richland County)

The New Construction program provides rental assistance in connection with the development of newly constructed privately owned rental housing financed with any type of construction or permanent financing, including the applicable Federal Housing Administration (FHA) multifamily mortgage insurance programs. These units are targeted for low and very low-income residents as with other Section 8 programs.

## **Loan Management Set-Aside (LMSA)**

1,263 units (all in Columbia)

The LMSA program provides financial assistance in the form of rental subsidies to multifamily properties subject to FHA insured mortgage loans that are in immediate or potential financial difficulty with the purpose of reducing the volume of mortgage loan defaults as well as claims for FHA mortgage insurance benefits from private lenders holding the FHA insured mortgage loans on such projects. These units are targeted for low and very low-income residents as with other Section 8 programs.

## **Low-Income Housing Preservation and Resident Homeownership Act of 1990 (LIHPRHA)**

388 units (all in Columbia)

The Low Income Housing Preservation and Resident Homeownership Act of 1990 (LIHPRHA) is a discontinued federal preservation program designed to preserve federally assisted housing by providing financial incentives to owners to remain in the federal program, and by financing purchases by nonprofits and tenant organizations. While LIHPRHA has not been repealed, Congress defunded the program in FY 1998 and has provided no funding since then. The statute remains relevant because many owners executed preservation plans pursuant to its terms.

## **HOME Investment Partnerships Program (HOME) funded programs:**

The eligibility of households for HOME assistance varies with the nature of the funded activity. For rental housing and rental assistance, at least 90 percent of families receiving benefits must have incomes that are no more than 60 percent of the HUD-adjusted median family income (MFI) for the area. In rental projects with five or more assisted units, at least 20 percent of the units must be occupied by families with incomes that do not exceed 50 percent of MFI. The incomes of households receiving HUD assistance must not exceed 80 percent of the area median income (AMI). HOME income limits are published each year by HUD. HOME funds support Community Housing Development Organizations, the Richland County Home Owner Assistance Program and the Homeownership Rehabilitation program.

### **Community Housing Development Organization (CHDO)**

4 units rehabilitated

A Community Housing Development Organization (CHDO) is a private nonprofit, community-based organization that meets certain requirements pertaining to legal status, organizational structure, capacity, and experience. At least 15 percent of HOME funds must be set aside for specific activities to be undertaken by CHDOs. In order to count towards the 15 percent set-aside, a CHDO must act as the owner, developer, or sponsor of a project that is an eligible set-aside activity. These eligible set-aside activities include the acquisition and/or rehabilitation of rental housing, new construction of rental housing, acquisition and/or rehabilitation of homebuyer properties, new construction of homebuyer properties, and direct financial assistance to purchasers of HOME-assisted housing that has been developed with HOME funds by the CHDO.

### **Richland County Home Owner Assistance Program (RCHAP)**

67 new homeowners assisted since October 2015

The Richland County Home-ownership Assistance Program provides down payment and closing cost assistance to make home-ownership possible in unincorporated areas of Richland County in the form of differed forgivable loans; repayment amount depends on duration of tenure in the purchased home and decreases over time. The program is targeted for low-to-moderate income households. The assistance is given in the form of forgivable loans of up to \$10,000 to be applied to down-payment and/or closing costs for the purchase of single-family dwelling.

## **Homeownership Rehabilitation Program (HR)**

3 units rehabilitated

The homeowner rehabilitation program assists low- to moderate-income homeowners (earning 80 percent of AMI or less) to rehabilitate their existing homes for the purpose of meeting county code and addressing current and potential health and safety concerns. Ten-year, interest-free loans of up to \$30,000 are available to eligible applicants to cover eligible costs associated with rehabilitation of their single-family detached dwelling. Mobile homes are not eligible. The after-rehabilitation property value must be less than 95 percent of the median purchase price for Richland County to qualify.

## **Community Development Block Grant (CDBG) funded programs:**

The CDBG program works to ensure decent affordable housing, to provide services to the most vulnerable in the communities, and to create jobs through the expansion and retention of businesses. Over a one- to three-year period, not less than 70 percent of CDBG funds must be used for activities that benefit low- and moderate-income persons. In addition, each activity must meet one of the following national objectives for the program: benefit low- and moderate-income persons, prevention or elimination of slums or blight, or address community development needs having a particular urgency because existing conditions pose a serious and immediate threat to the health or welfare of the community for which other funding is not available.

Relevant CDBG funded activities, the number of units supported and their specific targeting are as follows:

### **New public housing construction**

24 Units (in progress)

CDBG funds supported infrastructure development including roads, sewage and a blast wall for 24 new units at the Shakespeare Crossing development, at least 6 of which are to be HOME supported.

### **Homeless support services**

5 units provided (2 in unincorporated Richland County)

In 2016-2017, CDBG funds supported the construction of two new homes in unincorporated Richland County for the St. Lawrence Place transitional homeless facility. In FY 2017-2018 CDBG funds will support Homeless No More and Epworth Children's Home to offer transitional

housing and other services for homeless adults, unaccompanied youth, and families with children.

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

Contracts on nine publicly assisted housing developments are set to expire in the next five years:

**PUBLIC HOUSING CONTRACTS SET TO EXPIRE**

Development	Number of Units	Contract Type	Expiration Date
Bridgewood Apts. Inc	24	Section 202/811	3/29/2017
Palmetto Terrace II	68	LMSA	5/31/2017
Arrington Place	68	LMSA	7/31/2017
Mid-Carolina Housing Corporation	12	Section 202/811	9/26/2017
Ahepa 284-I	59	Section 202/811	9/30/2017
Dena bank Apartments	16	Section 811	10/25/2017
Harmon Hill Apartments	18	Section 8	1/15/2018
Richland Four Ninety, Inc	16	Section 811	4/4/2018
Richland North	16	Section 202	5/31/2018

**Data Source:** HUD multi-family contract database

If these contracts are not renewed, Richland County stands to lose 297 publicly supported housing units from its affordable housing stock over the next five years. None of these developments are in unincorporated areas of Richland County.

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

Richland County does not have enough affordable housing units available to meet the housing needs of the population, rising rents and home values mean that housing is unaffordable for many residents. According to data from section NA-10, 44.8 percent of renters and 17.2 percent of owners are cost burdened, defined as paying 30 percent or more of household income on housing costs. A detailed analysis of housing availability is provided in section MA-15 of this report. That section concludes that insufficient affordable rental units are available to meet the needs of low- (30-50 percent AMI) and very-low (less than 30 percent AMI) income renters.

This rental market gap contributes to significant unmet demand for publicly supported housing. This demand is illustrated by the CHA Housing Choice Voucher waiting list. The waitlist opened in July 2016 for 27 hours after having been closed since September 2014. In this brief window, 32,166 applications were received for the 3,646 available vouchers.



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

Less than 4,000 rental units are available for \$370 per month or less in Richland County, although this is the maximum affordable rent for the 13,500 renters living on less than \$14,740 a year (30 percent of AMI). The number of housing units available at this price needs to be expanded significantly. In addition, section NA-10 of the needs assessment conducted for this Consolidated Plan identifies the need for additional one-bedroom units with accessibility features for elderly residents, affordable housing units with accommodations for individuals with disabilities, and more emergency housing for homeless and non-homeless special needs populations such as victims of domestic violence.

### Discussion

Single-family detached housing represents the majority of the housing stock in unincorporated Richland County. Multi-family housing is concentrated in Olympia-Granby and the area north of Fort Jackson. Almost 90 percent of owner-occupied housing has three or more bedroom. Renter-occupied units are concentrated in the same areas as multi-family developments. Various public programs support a total of 580 housing units in unincorporated areas of Richland County. Nearly half of renters and approximately 17.2 percent of homeowners in unincorporated Richland County experience housing cost burden. A significant gap in availability of affordable rental properties exists for very-low income residents. The unincorporated areas of Richland County need additional housing appropriate for the elderly, families of persons with disabilities, and other special needs populations.

## MA-15 COST OF HOUSING

### Introduction

This section analyzes the cost of housing in unincorporated areas of Richland County. It includes discussions of changing home values, rental rates, and affordability of housing for various income brackets. The section discusses how actual rental rates in the county compare to HUD defined limits which determine whether a rental unit is eligible for certain HUD programs.

**TABLE 33 – COST OF HOUSING**

	Base Year: 2000	Most Recent Year: 2013	% Change
Median Home Value	\$95,000	\$149,800	58%
Median Contract Rent	\$476	\$668	40%

**Data Source:** 2000 Census (Base Year), 2009-2013 ACS

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

The table above demonstrates the upward trend in median home value (58 percent increase over 13 years) and median contract rent (40 percent increase over 13 years) in Richland County. The 2011-15 ACS estimate for median home value in Richland County is \$149,700, while the median gross rent estimate is \$875. Increasing rents are likely to lead to more renters experiencing cost burden each year as trends over the last two decades suggest that wages for low- and very low-income families will remain stagnant.

**TABLE 34- RENT PAID**

Rent Paid	Number of Renters	Percentage of Renters
Less than \$500	6,888	22.6%
\$500-999	19,175	63.0%
\$1,000-1,499	3,437	11.3%
\$1,500-1,999	756	2.5%
\$2,000 or more	191	0.6%
<b>Total</b>	<b>30,447</b>	<b>100.0%</b>

Data Source: 2009-2013 ACS

The second table shows the number and proportion of renters paying various amounts of monthly rent. A large majority (86 percent) of renters in unincorporated Richland County pay less than \$1,000 per month. The largest proportion (63 percent) pays between \$500 and \$999 in monthly rent.

**TABLE 35 – HOUSING AFFORDABILITY**

% Units affordable to Households earning	Renter	Owner
30% HAMFI	1,110	No Data
50% HAMFI	6,459	4,524
80% HAMFI	19,628	14,622
100% HAMFI	No Data	21,474
<b>Total</b>	<b>27,197</b>	<b>40,620</b>

Data Source: 2009-2013 Comprehensive Housing Affordability Strategy (CHAS)

The table above describes the number of housing units, both rental units and owner-occupied units that are affordable to households in various income brackets. The income brackets are defined as percentages of the HUD-determined median family income (HAMFI) for unincorporated areas of Richland County. Households in higher income brackets can afford all housing units which are affordable for households in lower income brackets. Households living on less than 50 percent of HAMFI can thus afford a total of 7,569 rental units and 4,524 for sale units. Table 32 in section MA-10 shows that of 59,661 owner-occupied housing units in unincorporated areas of Richland County, approximately two-thirds are affordable to

households living on 100 percent of HAMFI, while less than eight percent of owner-occupied units are affordable for families living on 50 percent of HAMFI. As noted in section MA-10, 44.8 percent of renters and 17.2 percent of owners are cost burdened (30 percent or more of household income spent on housing costs). A more detailed breakdown of the rental market is provided below.

#### RENTAL MARKET GAPS

Bracket	Income Range	No. renters	% Renters	Max Afford. Gross Rent	No. Rental Units	% Rental Units	Rental Gap	Cumulative Gap
30% AMI	Less than \$14,740	7,528	23%	\$ 368.50	1,434	5%	(6,094)	(6,094)
30-50% AMI	\$14,740 to \$24,566	5,525	17%	\$ 614.15	10,738	34%	5,213	(881)
50-80% AMI	\$24,567 to \$39,305	5,376	16%	\$ 982.63	7,303	23%	1,928	1,047
80-110% AMI	\$39,306 to \$54,044	2,255	7%	\$ 1,351.10	6,954	22%	4,699	5,746
110%-135% AMI	\$54,045 to \$66,327	2,585	8%	\$ 1,658.18	5,426	17%	2,842	8,587
135% and above	\$66,327 and above	9,611	29%	\$ 3,000 or more	112	0%	(9,499)	(912)

Data Source: 2011-2015 ACS

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

Rental market gaps are calculated as the difference between the number of rental units available in a given price range compared to the number of renters for whom the given price range is the maximum that can be considered affordable (less than 30 percent of household income). The cumulative rental gap is the difference between the total number of renters earning less than the maximum in a given income category and the total number of rental units affordable for that category and all lower-earning categories combined. For example, the cumulative rental market gap of 881 units for the income bracket 30-50 percent AMI is the sum of 10,738 rental units affordable for that category and the 1,434 units affordable for the category 30 percent AMI or less minus the sum of 5,525 renters earning 30-50 percent AMI and the 7,528 renters earning 30 percent AMI or less. This table shows that for more than 6,000 renters living on less than 30 percent of AMI, no affordable rental property is available. The cumulative gap is much smaller (881 units) for all renters living on 50 percent of AMI or less. The cumulative shortage of 912 units for the income bracket 135 percent AMI and above shows that the demand for rental property exceeds supply by 912 units.

In addition to the data discussed above, residents of Richland County expressed concern about the availability of affordable housing in public meetings and on the resident survey. When asked to prioritize housing issues, affordable housing was consistently cited as a top priority. Approximately 44.4 of respondents to a survey of Richland County residents conducted for this Consolidated Plan believe that Richland County does not have enough affordable rental units, and 39.0 percent believe Richland County does not have enough affordable homes for sale.

**TABLE 36 – MONTHLY RENT**

Monthly Rent (\$)	Efficiency (no bedroom)	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
Fair Market Rent	\$541	\$689	\$806	\$1,063	\$1,305
High HOME Rent	\$605	\$656	\$778	\$1,026	\$1,160
Low HOME Rent	\$565	\$605	\$726	\$838	\$936

**Data Source:** HUD FMR and HOME Rents

**Definitions:**

**Fair Market Rents (FMRs)** are primarily used to determine standard payment amounts for the Housing Choice Voucher program, to determine initial renewal rents for some expiring project-based Section 8 contracts, to determine initial rents for housing assistance payment (HAP) contracts in the Moderate Rehabilitation Single Room Occupancy program (Mod Rehab), and to serve as a rent ceiling in the HOME rental assistance program. FMRs are gross rent estimates. HUD sets FMRs to assure that a sufficient supply of rental housing is available to program participants. HUD annually estimates FMRs for 530 metropolitan areas and 2,045 nonmetropolitan county FMR areas. FMR includes the shelter rent plus the cost of all tenant-paid utilities, except telephones, cable or satellite television service, and internet service.

**High and Low HOME Rents:** HOME units are considered to be either High HOME units or Low HOME units and rents may not exceed HUD’s published High or Low HOME rents accordingly. Rents for High HOME units are restricted to whichever is lower: HUD’s Fair Market Rent (FMR) or the High HOME Rent. In projects with five or more HOME units, the rents for 20 percent of the HOME units are restricted to whichever is lower: the HUD FMR or the Low HOME Rent. These are gross rents and must include allowances for any tenant-paid utilities other than telephone or cable television charges. The High HOME Rent is calculated at 30 percent of adjusted income for households at 65 percent of the area median income (AMI) and the Low HOME Rent at 30 percent of adjusted income for households at 50 percent of the AMI.

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

As described above, HUD defines HOME and FMRs for each jurisdiction to determine whether particular units qualify for support from various HUD programs like the housing choice voucher program. If actual rents in Richland County are much higher than the HOME and FMR levels, eligible units will be difficult to find for program participants. According to 2011-15 ACS estimates, the median gross rent in Richland County is \$875. The majority of rental units in the county are two- or three-bedroom units. As described above, FMR and HOME rents include allowances for utilities so FMR and HOME rents for two- and three-bedroom units are comparable to the median gross rent. This suggests that sufficient qualifying rental units should be available on the market for recipients of housing choice vouchers. However, as discussed in

section MA-10, the number of housing choice vouchers available is much lower than the number of low- and very-low income residents of Richland County experiencing housing cost burden. Rental rates in unincorporated Richland County have risen rapidly in the last few years, and while HUD FMR and HOME rents have kept pace, but the number of renters experiencing cost burden is growing at a much faster rate than the inventory of new housing vouchers. Richland County strategies are designed to increase the stock of affordable housing by producing new units and rehabilitating existing units. Richland County also has a program to assist renters with purchasing homes.

## **Discussion**

Housing affordability is a significant concern for Richland County residents contacted through the public participation process for this Consolidated Plan. HUD data shows that 44.8 percent of renters and 17.2 percent of homeowners are burdened by housing costs. Less than eight percent of rental units are affordable to a household living on 50 percent of the median family income, while households living on 30 percent or less of the area median income face a shortage of over 6,000 units. Median home value increased by 58 percent in Richland County from 2000 to 2013. Median contract rent increased by 40 percent over the same period. Median gross rent in 2015 was \$875 per month. Most renters in unincorporated Richland County (63 percent) pay between \$500 and \$999 per month in rent. As desired, HUD-defined FMR and HOME rents are comparable to the area median rent. The data show that qualifying rental units are available to housing choice voucher recipients, but fewer vouchers are available than the 6,094 renters who qualify for them. These renters are living on less than 30 percent of AMI, are paying more than 30 percent of their income on rent, and are facing a shortage of rental units they can afford.

## **MA-20 CONDITION OF HOUSING**

### **Introduction**

This section provides an overview of the condition of housing in unincorporated areas of Richland County. This includes a discussion of the number of households experiencing certain housing problems, an analysis of the risk from lead based paint, and a description of the condition of vacant or abandoned housing in the county.

### **Definitions**

The four selected housing conditions described in the first table below are as follows:

**Lack of complete plumbing facilities:** The U.S. Census Bureau defines complete plumbing facilities as including: hot and cold piped water, a flush toilet, and a bathtub or shower. The

absence of any of these three facilities from the housing unit qualifies as lack of complete plumbing facilities.

**Lack of complete kitchen facilities:** The U.S. Census Bureau considers a unit to have complete kitchen facilities if it has all three of the following: a sink with a faucet, a stove or range, and a refrigerator. All kitchen facilities must be located in the unit, but need not be in the same room.

**More than one person per room:** Occupants per room is obtained by dividing the reported number of current residents in each occupied housing unit by the number of rooms (including rooms other than bedrooms) in the unit. A unit is considered overcrowded if there is more than one occupant per room.

**Cost burden greater than 30 percent:** A household is considered to be cost burdened if more than 30 percent of household income is spent on housing costs including rent or mortgage, property tax, and utilities.

#### **Lead-based paint hazard**

**Some risk:** Housing built prior to 1978 is considered to have high risk of lead-based paint. Voluntary reduction in lead content added to paint by manufacturers began in 1940 and residential use of lead-based paint was banned beginning in 1978.

**High risk:** Housing built before 1940 is considered to have high risk of lead-based paint hazard.

**Vacant:** A housing unit is vacant if no one is living in it at the time of the data is collected by the U.S. Census Bureau, unless its occupants are only temporarily absent. In addition, a vacant unit may be one which is entirely occupied by persons who have a usual residence elsewhere. New units not yet occupied are classified as vacant housing units if construction has reached a point where all exterior windows and doors are installed and final usable floors are in place. Vacant units are excluded if they are exposed to the elements, that is, if the roof, walls, windows, or doors no longer protect the interior from the elements, or if positive evidence (such as a sign on the house or block) shows that the unit is to be demolished or is condemned.

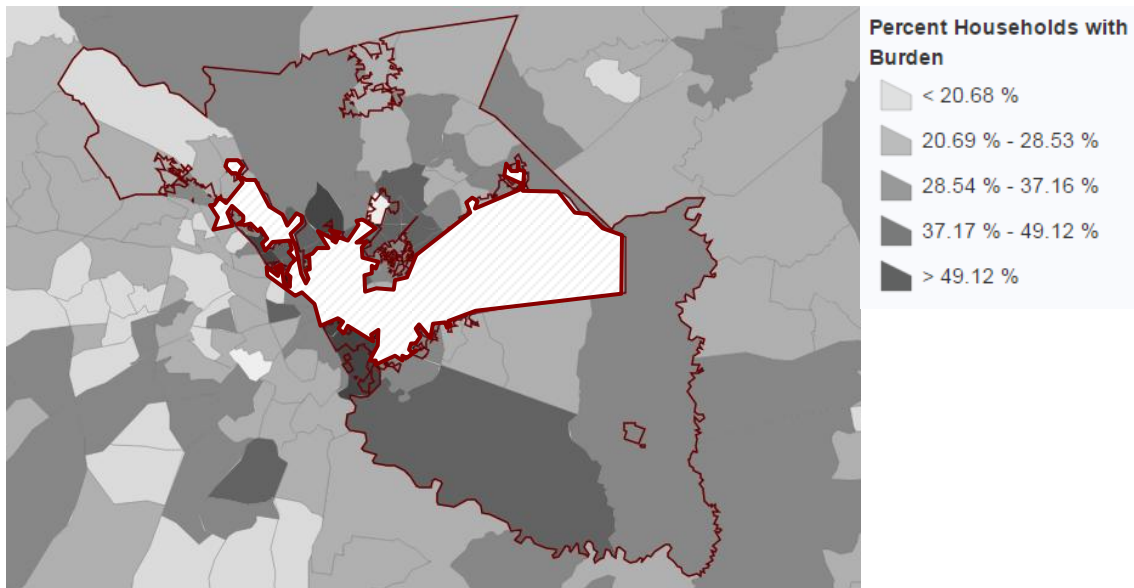
**Real estate owned (REO):** Homes or properties that are bank-owned, also known as foreclosures.

**TABLE 37 – CONDITION OF UNITS**

Condition of Units	Owner-Occupied		Renter-Occupied	
	Number	Percentage	Number	Percentage
With one selected Condition	15,358	26%	14,364	47%
With two selected Conditions	170	0%	758	2%
With three selected Conditions	13	0%	34	0%
With four selected Conditions	0	0%	0	0%
No selected Conditions	44,120	74%	15,291	50%
<b>Total</b>	<b>59,661</b>	<b>100%</b>	<b>30,447</b>	<b>99%</b>

Data Source: 2009-2013 ACS

Table 7 in Section NA-10 shows that less than one percent of housing units in Richland County lack complete plumbing or kitchen facilities and less than two percent of units are overcrowded. This suggests that the figures in the table above represent the approximate number of housing units experiencing cost burden in unincorporated areas of Richland County. The map below illustrates the geographic distribution of housing conditions (almost exclusively cost burden) within the unincorporated areas of Richland County. Cost burden is most heavily concentrated near the City of Columbia, although over 20 percent of households are cost burdened in all areas of the county except the northwest corner.



**TABLE 38 – YEAR UNIT BUILT**

Year Unit Built	Owner-Occupied		Renter-Occupied	
	Number	Percentage	Number	Percentage
2000 or later	17,039	29%	7,635	25%
1980-1999	21,538	36%	10,267	34%
1950-1979	19,399	33%	11,275	37%
Before 1950	1,685	3%	1,270	4%
<b>Total</b>	<b>59,661</b>	<b>100%</b>	<b>30,447</b>	<b>100%</b>

Data Source: 2009-2013 CHAS

The table above details the age of the housing stock in unincorporated areas of Richland County. Richland County has a relatively young housing stock by U.S. standards. According to ACS estimates, 44 percent of housing in the United States as a whole was built after 1980. The table above shows that 65 percent of owner-occupied housing and 59 percent of renter-occupied housing in Richland County was built after 1980.

**TABLE 39 – RISK OF LEAD-BASED PAINT**

Risk of Lead-Based Paint Hazard	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
Total Number of Units Built Before 1980	21,084	35%	12,545	41%
Housing Units build before 1980 with children present	10,601	18%	6,641	22%

Data Source: 2009-2013 ACS (Total Units) 2009-2013 CHAS (Units with Children present)

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

Determining the precise number of households at risk of lead-based paint poisoning is difficult. Residents in sub-standard or older housing and low-income households are at higher risk than higher income households living in newer or rehabilitated housing.

The table above shows that 17,242 housing units with children in unincorporated Richland County were built before 1980. These can be considered as having some level of risk for lead-based paint. A significant percentage of at-risk housing units were constructed in the period from 1950 to 1979 when lead-based paint was relatively less common, although not strictly prohibited for residential use. These units total 30,674 and constitute 34 percent of the total housing stock.

According to ACS estimates, 34,908 households in unincorporated areas of Richland County live on 80 percent of AMI or less (low-income) and 11,482 live on between 80 and 115 percent of AMI (moderate-income). This is approximately 49 percent of all households in unincorporated Richland County, so at least half of the 17,242 households with children with some risk of lead-based paint hazard (8,500 households) are low- to moderate-income households.



**TABLE 40 - VACANT UNITS**

	Suitable for Rehabilitation	Not Suitable for Rehabilitation	Total
Vacant Units			11,978
Abandoned Vacant Units			630
REO Properties			
Abandoned REO Properties			

**Data Source:** 2011-2015 ACS (Total Vacant Units) 2017 AFH (Total Abandoned Units)

According to five-year estimates from the 2011-2015 ACS, 11,978 housing units in unincorporated areas of Richland County are vacant. This represents 11.3 percent of the total housing stock. Of these vacancies, 35 percent fall into the category “other vacant” which are not on the housing market and are at risk of falling into a state of dilapidation, which contributes to blight. According to the 2017 Assessment of Fair Housing (AFH) report for Richland County, the county has identified approximately 630 abandoned or blighted housing units which it plans to restore or retrofit if feasible. A detailed inventory of vacant units and their suitability for habitation is not available for the county. As a result, it is not possible to accurately complete the above table. As part of a proposed county-wide revitalization strategy, Richland County is working to compile such an inventory.

### **Need for Owner and Rental Rehabilitation**

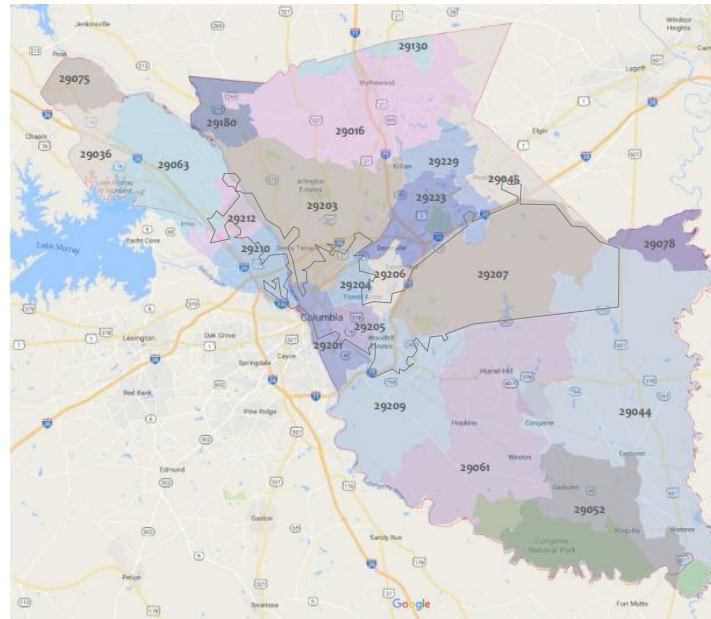
As shown in Table 39 above, 35 percent of owner-occupied housing and 41 percent of renter-occupied housing was built before 1980. This represents a total of 33,629 housing units that likely require repairs and are at risk of lead-based paint hazards. At least some of the more than 12,000 vacant and abandoned units may be suitable for rehabilitation.

Hurricane Joaquin brought historic rainfall over a five-day period in October 2015. Approximately 16.6 inches of rain fell on Richland County in one ten-hour period. The result was a catastrophic flooding event that destroyed 1,340 housing units, including 152 units managed by CHA. Numerous businesses were also damaged or destroyed, \$2.7 million in damage was sustained by county roads, and 19 private dams failed. The county conducted a concentrated public outreach effort to identify unmet disaster recovery needs and determined that unmet housing recovery needs totaled \$194,111,867. Richland County initially received \$77,094,925.06 in disaster recovery assistance, including \$23,516,000 in CDBG-DR (disaster recovery) funds. In May 2017, the county received an addition \$7,256,000 in CDBG-DR funding.

Among priorities expressed by residents during public meetings, affordable housing issues were cited frequently as a top priority. Rehabilitation of existing units was the highest priority for respondents among affordable housing issues. The three remaining affordable housing priorities: rental assistance, new construction, and maintaining existing affordable units and acquisition of new affordable units, were equally prevalent concerns among respondents. Over

half of all responses concerned with rehabilitating existing affordable housing refer to areas in the north of Richland County, especially in the 29203 zip code, to the north of Columbia, as shown on the map below.

**ZIP CODE MAP**



## Discussion

Housing cost burden represents the overwhelming majority of housing problems experienced by households in unincorporated Richland County. The highest concentration of cost burden is clustered around the City of Columbia, although over 20 percent of households throughout much of the county experience cost burden. The housing stock in unincorporated Richland County is relatively young compared with the nation as a whole, with 63 percent of housing units in Richland County built after 1980 compared to 44 percent for the United States. An estimated 8,500 low- to moderate-income households with children have some risk of lead-based paint hazard in unincorporated Richland County. Rehabilitation of affordable housing is a high priority for Richland County residents reached through the public participation process for this Consolidated Plan. Rehabilitation needs include aging and abandoned units as well as units damaged during the major flood in October 2015.

## MA-25 PUBLIC AND ASSISTED HOUSING – 91.210(B)

### Introduction

This section details the total number of public and assisted housing units available in unincorporated areas of Richland County. Details are provided about each public housing development including an explanation of physical inspection scores. Public and assisted housing

needs and the strategy adopted by CHA for improving the living environment of families living in public housing is also discussed.

## Definitions

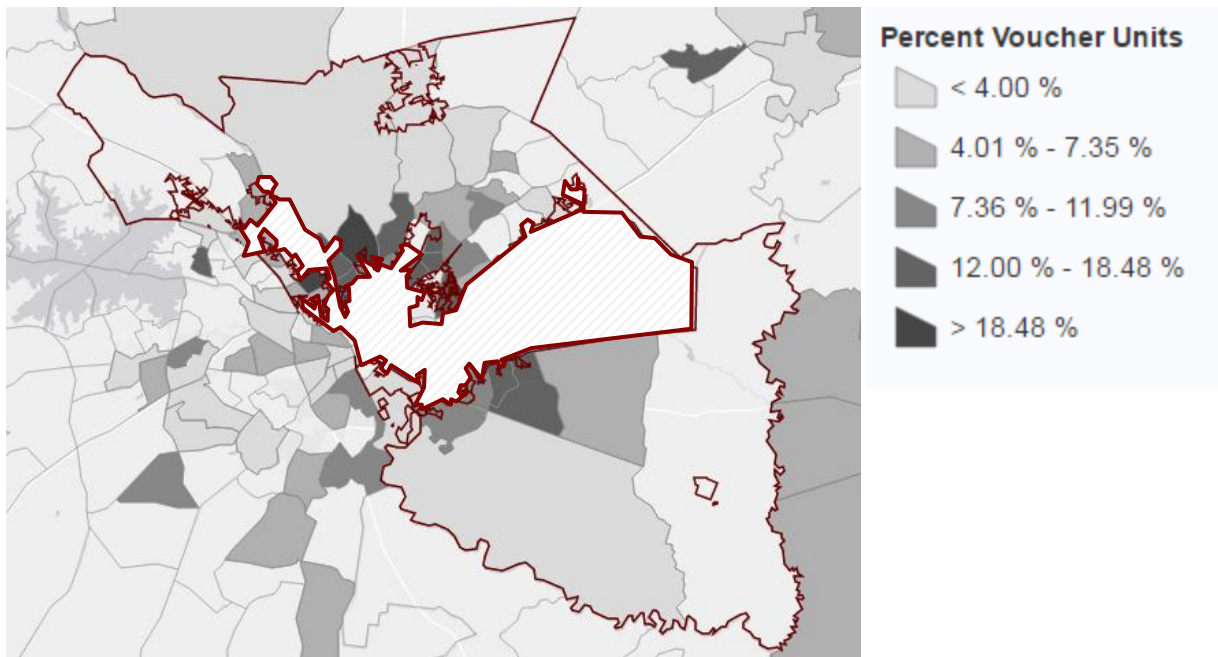
**HOPE VI:** The HOPE VI program was created by the Independent Agencies Appropriations Act, 1993 (Pub.L. 102-389), approved on October 6, 1992, and implemented through the U.S. Department of Veterans Affairs and HUD. The program was created to address severely distressed public housing through revitalization efforts in the three general areas of: physical improvements, management improvements, and social and community services to address resident needs.

**TABLE 41 – TOTAL NUMBER OF UNITS BY PROGRAM TYPE**

	Program Type								
	Certificate	Mod-Rehab	Public Housing	Total	Vouchers		Special Purpose Voucher		
					Project-based	Tenant-based	Veterans Affairs Supportive Housing	Family Unification Program	Disabled*
# of units vouchers available	0	76	2,200	3,792	146	3,646	414	0	67
# of accessible units									
*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition									
Data Source:	PIC (PIH Information Center)								

The table above details the public and assisted housing units available in Richland County. Public housing listed in the table includes CHA managed developments in across all of Richland County. All developments managed by CHA have some percentage of units accessible to the elderly or residents who are disabled. Over 380 CHA units are reserved specifically for the elderly. Additionally, the CHA voucher inventory includes 67 vouchers reserved for the elderly or individuals who are disabled. As noted in Section MA-10, 294 affordable units not managed by CHA are available to residents who are elderly or disabled through the Section 202 and Section 811 HUD programs, respectively.

The map below shows the concentration of housing choice vouchers as a percentage of housing units in unincorporated areas of Richland County. High concentrations of housing choice vouchers are clustered around the City of Columbia. Comparing the map below with the map of single-family housing unit density in section MA-10 shows that a high proportion of housing units in these areas are single-family detached units. This suggests that many housing choice vouchers are used for single family homes.



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

Three publicly supported housing developments are located in unincorporated areas of Richland County. The Archie Drive development has 25 units managed by CHA, mostly reserved for the elderly under Section 202. The remaining 132 non-CHA managed S8NC units are located in the Richland Village (100 units) and J William Pitts Apartments (32 units) developments.

Overall, CHA manages 31 developments throughout the county. The table below shows the number units available by size according to the 2017 CHA housing plan.

**NUMBER OF CHA UNITS BY SIZE**

Unit Size (No. of Bedrooms)	0	1	2	3	4	5
No. of units available	153	416	593	572	94	19

Data Source: 2017 CHA Annual Plan

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

All CHA managed properties are included in its approved Public Housing Agency Plan for 2017. Only the 25 units at Archie Drive are in unincorporated areas of Richland County. HUD's Real Estate Assessment Center (REAC) conducts physical property inspections of properties that are owned, insured, or subsidized by HUD, including public housing and multifamily assisted housing. REAC inspections are scored using a scale from 1 to 100. A passing score for a REAC physical inspection is 60 or above. All inspections with a score of 59 and below are subject to referral to HUD's Department of Enforcement Center (DEC). Five areas of a housing

development are assessed and given a score; an overall score is then calculated by weighting each of the area scores and adding them together. The five areas assessed and the weight attached to each in the overall score is as follows: site (15), building exterior (15), building systems (20), common areas (15), and dwelling units (35).

The average scores in the tables below are calculated by averaging the overall scores given to each development for all available inspection dates. The average inspection score for developments in unincorporated Richland County is 89.5. The average inspection score for all CHA managed properties, including those in incorporated areas of the county is 89.1.

**PUBLIC HOUSING CONDITION UNINCORPORATED RICHLAND COUNTY**

Public Housing Development	Average Inspection Score
J. William Pitts Apartments	93.9
Archie Drive	85
Richland Village	-

**TABLE 42 - PUBLIC HOUSING CONDITION - DEVELOPMENTS PARTICIPATING IN 2017 CHA HOUSING PLAN**

Public Housing Development	Average Inspection Score
Pine Forest	95.2
Marion Street High-rise	94.8
Congaree Vista	94.5
Pinewood Terrace	93.3
Waverly	92.6
Hammond Village	91.8
Celia Saxon Family Units	91.3
Oak Read High-rise	90.7
Arsenal Hill	90
Eastover	90
Fair Street	90
Allen Benedict Court	88
Single Family Homes, scattered	86.8
Dorrah-Randall	85.7
Richland East	85
Latimer manor	84.5
Gonzales Gardens	80.7
Arrington Manor	77.6
Atlas Road	-
Columbia Apartments	-
Elmwood/ Oak Elder Cottages	-
Fontaine Place	-
Greenfield, Thornwell, Overbrook	-
Rosewood Hills	-
St Andrews Terrace	-

Public Housing Development	Average Inspection Score
The Corners Apartments	-
The Reserves at Faraway Terrace	-
Village at River's Edge	-
Wheeler Hill	-
Yorktown Apartments	-

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

Public housing developments in Richland County for which REAC assessment scores are available score well above the required minimum of 60.0. CHA manages public housing throughout Richland County, including the unincorporated areas. CHA has systematically replaced or revitalized aging inventory over the last two decades. HOPE VI grants received in 1999 and 2003 were used to revitalize Celia Saxon Homes and Hendley Homes (now Rosewood Hills). Since 2009, 376 units at Hammond Village and Latimer Manor have been revitalized. CHA is actively seeking grants to complete demolition and revitalization at Allen-Benedict Court and Gonzales Gardens.

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

According to its 2017 annual plan, CHA has adopted the following objectives for improving the quality of life for public housing residents:

- Continue to expand public housing security efforts and to work with the City of Columbia Police Department and Richland County Sheriff's Department.
- Develop educational, cultural, and supportive service programs to further foster social and economic independence for the elderly.
- Implement programs that promote a healthy lifestyle for all public housing populations (youth, elderly, families) to include community gardens and health education.
- Increase youth programs for public housing residents by fostering partnerships in the community.
- Increase resident participation in the Resident's Executive Council.

**Discussion:**

CHA is the public housing agency responsible for public housing in Richland County, including the unincorporated areas of the county. The majority of public housing developments in Richland County are within the city limits of Columbia. Of the 2,200 traditional public housing units managed by CHA, one development (25 units) is in unincorporated Richland County. Additional publicly supported housing in the county is outlined in section MA-10; the majority

of these developments are also within the city limits of Columbia. Two developments with a total of 132 units are located in unincorporated areas of the county. All public housing developments for which inspection scores are available meet REAC standards. The CHA is pursuing a strategy of collaboration with community members and various partners to improve the living environment of public housing residents.

## MA-30 HOMELESS FACILITIES AND SERVICES – 91.210(c)

### **Introduction**

This section describes services and facilities available in Richland County to meet the needs of individuals and families experiencing homelessness. The services and facilities described include those available in incorporated areas, such as within the City of Columbia.

### **Definitions**

**Continuum of Care (CoC):** A community with a unified plan to organize and deliver housing and services to meet the specific needs of people who are homeless as they move to stable housing and maximize self-sufficiency. HUD funds many homeless programs and HMIS implementations through CoC grants.

**Housing Inventory Count (HIC) and Point in Time count (PIT):** The HIC Consists of three housing inventory charts for emergency shelter, transitional housing, and permanent supportive housing. The PIT is a snapshot of the homeless population taken on a given day. This count includes a street count in addition to a count of all clients in emergency and transitional beds.

**Homeless Management Information System (HMIS):** The HMIS is a computerized data collection tool designed to capture client-level information over time on the characteristics and service needs of men, women, and children experiencing homelessness.

**Mainstream service providers:** Providers of services not specifically focused on addressing the needs of individuals and families experiencing homelessness.

**Supportive housing:** Supportive housing is an evidence-based housing intervention that combines non-time-limited affordable housing assistance with wrap-around supportive services for people experiencing homelessness, as well as other people with disabilities.



**TABLE 43 - FACILITIES AND HOUSING TARGETED TO HOMELESS HOUSEHOLDS**

	Emergency Shelter Beds		Transitional Housing Beds	Permanent Supportive Housing Beds	
	Year Round Beds (Current & New)	Voucher / Seasonal / Overflow Beds	Current and New	Current and New	Under Development
Households with Adult(s) and Child(ren)	163	15	233	383	0
Households with Only Adults	345	220	378	487	5
Chronically Homeless Households	0	0	0	64	5
Veterans	11	0	130	305	0
Unaccompanied Youth	4	0	0	0	0

Data Source: HMIS

**FACILITIES AND HOUSING TARGETED TO HOMELESS HOUSEHOLDS**

Project Type	Total Beds in 2016 HIC	Total Beds in HIC Dedicated for DV	Total Beds in HMIS	HMIS Bed Coverage Rate
Emergency Shelter (ESG) beds	833	127	628	89%
Safe Haven (SH) beds	0	0	0	-
Transitional Housing (TH) beds	635	15	489	79%
Rapid Re-Housing (RRH) beds	53	0	53	100%
Permanent Supportive Housing (PSH) beds	881	73	808	100%
Other Permanent Housing (OPH) beds	124	0	124	100%

Data Source: HMIS and HIC

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

Care for individuals experiencing homelessness in Richland County is offered through a diverse network of organizations. These include both mainstream service providers and organizations specializing in services targeted to populations experiencing homelessness. The Midlands Area Consortium for the Homeless (MACH) is the federally designated CoC for Richland County and 13 other counties in central South Carolina. According to the 2016 CoC application, representatives from the following mainstream organizations regularly attend CoC Meetings:

- Local government staff/officials
- CDBG/HOME/ESG entitlement jurisdiction
- Law enforcement
- Local jails
- Hospitals
- Emergency medical service/crisis response teams
- Mental health service organizations
- Substance abuse service organizations
- Affordable housing developers



Public housing authorities  
Youth advocates  
Agencies that serve survivors of human trafficking  
2-1-1 call center  
LGBTQ advocates

The Eau Claire Health Cooperative administers a U.S. Department of Health and Human Services (DHHS) homeless healthcare grant and provides onsite medical care at three local agencies: Transitions, Homeless No More, and The Cooperative Ministry. Transitions serves homeless adults, Homeless No More serves families with children, and The Cooperative Ministry serves the working poor.

The Columbia Area Mental Health Center (CAMHC) and Lexington Community Mental Health Center (LCCMHC) participate in an ongoing regional partnership to address the behavioral health needs of the community, including people experiencing homelessness and those at risk of becoming homeless.

Goodwill Industries and the Richland County Public Library offer job training, assistance with job search, resume building, and skill development through their respective locations in downtown Columbia.

Coordination and cooperation with emergency medical services and hospitals as well as local law enforcement, courts, jails and advocacy groups ensures that individuals experiencing homelessness who enter the mainstream healthcare system or criminal justice system are connected with services suited to their needs.

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

The following list of services and facilities is based on information from the Midlands Area Consortium for the Homeless (MACH), the United Way, and the 2016 CoC application. These are organizations with services specifically targeted for the homeless. The organizations listed provide a broad range of services including those specifically targeted for the indicated populations. Together these services and facilities constitute a CoC that extends from outreach to individuals experiencing homelessness to emergency shelter, rapid re-housing, healthcare, behavioral health services, job training, and transitional housing.

Successful recovery for individuals experiencing chronic homelessness depends on access to stable housing. Permanent supportive housing for such individuals is provided by the following organizations with programs targeted for chronic homelessness.

### **Chronically Homeless Service Providers**

Columbia Area Mental Health Center  
Midlands Housing Alliance (Transitions)  
VA Medical Center (Dorm)  
180 Place

Many organizations providing services for individuals experiencing homelessness do not have services and facilities adequate to meet the needs of families with children. In an interview conducted for this Consolidated Plan, representatives from Homeless No More indicated that the need for such services and facilities far exceeds the available supply. Supportive housing for these families provides stability that helps prevent school absences and contributes to academic achievement. The following organizations provide services targeted to families with children experiencing homelessness.

### **Families with Children**

Christ Central Ministries - Hannah House  
Homeless No More  
Toby's Place  
USC, School of Medicine, Department of Internal Medicine, Supportive Housing Services

The organizations below provide supportive housing services specifically designed to meet the needs of veterans experiencing homelessness. HUD also provides rental assistance vouchers through the CHA for privately owned housing to veterans who are eligible for VA health care services and are experiencing homelessness. VA case managers may connect veterans with support services such as health care, mental health treatment and substance use counseling to help them in their recovery process and with maintaining housing in the community.

### **Veterans**

VA Medical Center (Dorm)  
Alston Wilkes Veterans Home

Homeless organization representatives interviewed for this Consolidated Plan also indicated that supportive housing services targeted to unaccompanied youth are insufficient to meet the needs in Richland County. The organizations below provide various services for unaccompanied youth experiencing homelessness; however, long-term supportive housing with

developmentally appropriate services are limited. Only four beds with these services are available in the county.

**Unaccompanied Youth**

- Alston Wilkes Society, Columbia
- Epworth Children’s Home
- Growing Home Southeast
- Lexington School District Two McKinney-Vento Liaison
- Mental Illness Recovery Center
- Mental Illness Recovery Center Inc. (MIRCI)
- Palmetto Place Children's Shelter
- Richland County Public Defender’s Office (youth defender)
- Richland School District One McKinney-Vento Liaison
- Richland School District Two McKinney-Vento Liaison
- State of South Carolina Department of Social Services
- University of South Carolina Social Work

**MA-35 SPECIAL NEEDS FACILITIES AND SERVICES – 91.210(D)**

**Introduction**

At shown in the table below, Richland County has a number of residents with special housing needs. Notable among these are the needs of the elderly for housing maintenance and rehabilitation, including those affected by severe flooding in October 2015, and the needs of residents with mental health issues.

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

**SPECIAL NEEDS POPULATIONS**

Category	Percentage	Number
<b>Total Population of Richland County</b>	<b>100.0%</b>	<b>397,899</b>
Elderly	10.9%	43,369
Elderly with Disability	3.8%	14,952
Elderly in Poverty	0.9%	3,567
Extra (frail) Elderly	4.4%	17,382
Extra (frail) Elderly in Poverty	0.3%	1,237
Mental Illness	18.1%	72,020
Severe Mental Illness	4.0%	15,916

Category	Percentage	Number
Any Disability	11.4%	42,490
Developmental Disability	1.6%	6,366
Physical Disability	9.8%	38,944
Potential Alcohol Addiction	7.0%	27,853
Potential Addiction (Other Drug)	3.5%	13,926
HIV/AIDS	0.8%	3,221
Domestic Violence	4.1%	16,471

**Data Sources:** ACS 2011-15 Estimates, National Survey on Drug Use and Health 2015, Arc Developmental Disabilities Fact Sheet, South Carolina Department of Health and Environmental Control HIV Cases and Rates Report 2015, South Carolina Department of Safety Report on Domestic Violence 2005-09.

Permanent supportive housing is an evidence-based intervention that provides housing stability and wrap-around services for individuals who require it. It is difficult to estimate the number of individuals in each of the above populations who require this level of intervention. Below is a discussion of several significant special needs populations in Richland County and some of the services they require.

To live independently, many elderly individuals, especially frail elderly and elderly with disabilities require housing support and assisted living services. These services include access to healthcare, assistance with household tasks, and in some cases publicly assisted housing. Individuals ages 65 and older make up 10.9 percent of the total population of Richland County, according to the 2015 ACS. Of these 43,369 elderly residents, approximately 17,382 are over 75 and considered frail elderly. Approximately 34.4 percent of the elderly population, or 14,952 persons, have a disability and approximately 8.2 percent of elderly persons, some 3,567 in total, live in poverty. The approximate number of frail elderly living in poverty in Richland County is 1,237 persons. Elderly persons and especially the frail elderly face accessibility challenges as well as difficulty maintaining their homes. A frequent concern expressed by residents and stakeholders during the public engagement process was that many Richland County residents cannot access services that would help them maintain their properties, flood recovery assistance for example, because the residences are not in their own name.

Individuals with severe mental health challenges often require transitional or permanent supportive housing, including ongoing treatment, social services, and housing assistance to recover and live independently. According to the 2015 National Survey on Drug Use and Health conducted by sponsored by Substance Abuse and Mental Health Services Administration (SAMHSA), an agency in the U.S. Department of Health and Human Services (DHHS), an estimated 18.1 percent (72,020) of Richland County residents suffer from a mental illness while an estimated four percent suffer severe mental illness. During the public participation process, focus group participants noted that a disproportionate number of the mental health institutions are concentrated in or near Richland County. Five out of eight South Carolina Department of

Mental Health inpatient facilities are located in Richland County. Individuals who are discharged from these facilities are in need of housing and services, which are not sufficiently available.

The 2015 ACS estimates that 42,490 (11.4 percent) of Richland County residents have some type of disability. The needs of individuals with disabilities vary greatly but may include healthcare services, assistance with household tasks, and financial assistance to cover housing costs.

According to 2015 surveillance data from the South Carolina Department of Health and Environmental Control (SCDHEC), Richland County reported 2,958 existing cases of HIV, of which 1,658 are AIDS with an incidence of 373 new HIV cases in the period from 2013 to 2015. According to survey responses reported in the State of South Carolina's 2017 HIV/AIDS Strategy, lack of affordable and stable housing is a common barrier to care and retention in care. Help with housing expenses is a commonly cited service deemed "important" or needed. The City of Columbia is a Housing Opportunities for Persons with AIDS (HOPWA) grantee and provides supportive housing services for individuals with HIV/AIDS in Richland County.

Based on information from the most recent South Carolina Department of Public Safety report on domestic violence (2005-2009), approximately 16,471 victims of domestic violence live in Richland County, 12,805 (77.7 percent) of whom are women and 75.1 percent of whom are Black/African-American. Services needed for this population may include emergency and transitional housing, social services, mental and physical healthcare.

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

Twelve units of publicly funded permanent supportive housing are available specifically for mental health patients through the Mental Illness Recovery Center (MIRCI), which offers permanent housing for individuals with mental illness. The Columbia Area Mental Health Center (CAMHC) provides long-term intensive case management and treatment for individuals experiencing serious chronic mental illness. CAMHC offers a community housing program to provide safe and affordable housing for clients with supervision and rehabilitation services as well as the Homeshare program, which places patients in the private homes of providers trained to offer support and promote living skills. Including outpatient services, CAMHC serves 7,000 patients per year. Of the estimated 15,916 individuals with severe mental health challenges in Richland County, no estimate was found of the number in need of supportive housing services. Residents interviewed for this Consolidated Plan indicated that demand far exceeds the supply of such services.

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

Richland County Community Development will focus on increasing the overall supply of affordable housing units in Richland County to make independent living possible for as many residents as possible. Richland County has selected two grantees to receive CDBG funds in support of their social service programs. To address the special housing needs of non-homeless populations in unincorporated areas of the county, Epworth Children’s Home will receive nearly \$100,000 in CDBG funds to expand services to transitioning high school graduates.

#### **MA-40 BARRIERS TO AFFORDABLE HOUSING – 91.210(E)**

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

A number of public policies in Richland County have the potential to negatively affect affordable housing and residential investment. Some of the most significant policy barriers are beyond the control of the county, however, some changes to the county land development code could remove barriers to affordable housing development.

A 2013 study of affordable housing in Columbia, South Carolina, from Clemson University recommended inclusionary zoning as a means for increasing the affordable housing stock in Columbia. This recommendation received public support at the 2017 South Carolina Housing Policy Summit. According to a 2017 report on affordable housing in Richland County, however, inclusionary housing is not an option in the county. At present South Carolina has no statute to address inclusionary zoning. On February 1, 2017, South Carolina State Senator Marlon Kimpson introduced Senate Bill S.346, known as the South Carolina Inclusionary Zoning Act. The act would modify the South Carolina Code of Laws to “provide that counties and municipalities are authorized to use inclusionary zoning strategies to increase the availability of affordable housing.” The bill is presently under review by the senate committee on judiciary. If passed, this would provide Richland County with an additional policy option for addressing affordable housing needs.

According to a representative of the Midlands Housing Trust Fund participating in a panel discussion in April 2017, the construction of accessory dwellings is an additional means of increasing the number of affordable housing units in the county. Accessory dwellings are a secondary house or apartment with its own kitchen, living area and separate entrance that shares the building lot of a larger, primary house.

The Land Development Code of Richland County, South Carolina, includes certain restrictions on accessory dwellings including:

- Only one accessory dwelling shall be permitted per single-family dwelling.
- A manufactured home may not be used as an accessory dwelling.
- The gross floor area of the accessory dwelling shall not exceed five hundred (500) square feet or contain more than one-fourth of the heated floor area of the principal single-family dwelling.

Additional county development regulations and fees which may limit the development of new affordable housing which were identified in the previous Consolidated Plan still remain, these include:

- A limited number of zoning districts that allows the location of new mobile home parks make it difficult to locate a new mobile home park in the county.
- Subdivision regulations that require all roads in new developments to be paved and constructed to county standards, rather than offering alternatives for dirt roads in smaller subdivisions.
- Subdivision regulations that require all new subdivisions of 50 lots or more to provide sidewalks and landscaping, items which add additional development costs that are passed on to home buyers.
- A substantial increase in building permit fees was adopted in 2005 to bring fees in line with neighboring jurisdictions. These increases result in increased building costs for developers and homebuyers.
- Increases in the water meter tap fee for a single-family home, and the nearly doubling of the sewer tap fee have directly contributed to rising housing costs in the county.

Housing affordability depends both on the pricing of available housing units as well as family income. South Carolina recently became the 27<sup>th</sup> state to offer an earned income tax credit (EITC) to supplement the Federal EITC. EITCs are among the most effective redistribution policies according to the Brookings institute. This is because they are specifically targeted to low-income families and do not negatively impact labor demand in the same way as increasing minimum wages, for example. However, the EITC that will go into effect in South Carolina on July 1, 2017 is non-refundable, that is, the credit cannot reduce the taxes owed below zero. Since a large percentage of the lowest income households have no wage earners, the non-refundable EITC will only benefit about two percent of South Carolinians with annual incomes below \$21,000. A refundable EITC would extend the benefits of the new policy and provide families with more income.

## MA-45 NON-HOUSING COMMUNITY DEVELOPMENT ASSETS – 91.215 (F)

### **Introduction**

According to the county economic development office, Richland County has one of the youngest and most highly skilled workforces in the state of South Carolina. The county economy benefits from being the seat of state government, the University of South Carolina and Fort Jackson. In addition, the county is considering a number of economic development projects to attract jobs and revitalize neighborhoods. Despite these strengths, several significant challenges exist. For example, a significant proportion of Richland County residents live in poverty, the skills of the labor force may not match the needs of the business community, lack of infrastructure and policy barriers slow the pace of economic growth.

During the public participation process for this report, non-housing community development issues were the most frequent concerns of residents and stakeholders. Area road improvements were the most frequently cited concern among non-housing community development issues. Public transportation was the second most frequently cited concern among non-housing community development issues. Sidewalk and lighting improvements were each raised several times as well.

### **Neighborhood Master Planning**

A major feature of non-housing community development in Richland County is neighborhood improvement efforts over the last 12 years guided by a series of neighborhood master plans. On March 1, 2005, Richland County Council approved 10 priority areas for neighborhood master planning. A neighborhood master plan is a detailed study of specific planning issues relating to a residential neighborhood and its commercial component. These neighborhood master plans include:

- Future land use for residential, commercial, open space, civic and recreational uses
- Capital improvements that will impact safety, housing, economic development, community access and public services
- Demographics and statistics
- Public meetings and workshops
- Assessment of challenges and needs
- Strategies to guide community improvements and growth

Once approved by the County Council, the Neighborhood Master Plan is incorporated into the county's Comprehensive Plan. The Neighborhood Improvement Program is tasked with ensuring strategies and programs are implemented. The Richland County Neighborhood Improvement Program was established by County Council to coordinate and fund



neighborhood master plans and improvement projects in Richland County. The program is a partnership between county government and neighborhood organizations.

**TABLE 45 - BUSINESS ACTIVITY**

Business by Sector	Number of Workers	Number of Jobs	Share of Workers %	Share of Jobs %	Jobs less Workers %
Agriculture, Mining, Oil & Gas Extraction	437	731	1	1	0
Arts, Entertainment, Accommodations	11,062	7,753	14	11	-3
Construction	2,853	4,179	4	6	2
Education and Health Care Services	13,141	6,434	17	9	-7
Finance, Insurance, and Real Estate	8,770	13,409	11	19	8
Information	1,690	1,992	2	3	1
Manufacturing	6,708	8,454	8	12	4
Other Services	2,725	1,818	3	3	-1
Professional, Scientific, Management Services	5,299	3,225	7	5	-2
Public Administration	0	0	0	0	0
Retail Trade	11,259	10,194	14	14	0
Transportation and Warehousing	2,764	1,379	3	2	-2
Wholesale Trade	3,328	4,390	4	6	2
Total	70,036	63,958	--	--	--

**Data Source:** 2009-2013 ACS (Workers), 2013 Longitudinal Employer-Household Dynamics (Jobs)

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

According to the business activity information above, the employment sector in Richland County with the most workers is education and health care, employing 17 percent of workers in Richland County, though only nine percent of jobs are in this sector. Retail trade and arts, entertainment, and accommodation are the next most significant sectors, each with over 11,000 employees or about 14 percent of workers, though only 11 percent of jobs are in the arts, entertainment, and accommodation sector. These imbalances between employment and the number of jobs suggest that many workers in two of the three major sectors commute out of the county to their jobs. Data below show that nearly a third of workers in Richland County commute more than 30 minutes to work.

The sector with the most jobs located in the county is finance, insurance, and real estate with 13,409 jobs, or 19 percent of all jobs in the county. The numbers of workers in the finance, insurance, and real estate industry as well as in manufacturing industry compared to the number of jobs suggests the workers outside the county, from neighboring Lexington County for example, are traveling into Richland County for jobs in these industries.

**TABLE 46 - LABOR FORCE**

Total Population in the Civilian Labor Force	125,297
Civilian Employed Population 16 years and over	111,795
Unemployment Rate	10.78
Unemployment Rate for Ages 16-24	32.99
Unemployment Rate for Ages 25-65	7.16

Data Source: 2009-2013 ACS

According to 2011-2015 ACS estimates, the unemployment rate in Richland County is approximately two percent above the national average for all age cohorts. Youth unemployment (ages 16-24) was particularly high in 2009-2013 ACS estimates but 2011-2015 estimates of 17 percent represent a significant decline.

**TABLE 47 – OCCUPATIONS BY SECTOR**

Occupations by Sector	Number of People
Management, business and financial	25,849
Farming, fisheries and forestry occupations	5,426
Service	11,038
Sales and office	30,943
Construction, extraction, maintenance and repair	6,717
Production, transportation and material moving	5,627

Data Source: 2009-2013 ACS

**TABLE 48 - TRAVEL TIME**

Travel Time	Number	Percentage
< 30 Minutes	73,599	67%
30-59 Minutes	31,389	29%
60 or More Minutes	4,192	4%
<b>Total</b>	<b>109,180</b>	<b>100%</b>

Data Source: 2009-2013 ACS

## Education:

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

**TABLE 49 - EDUCATIONAL ATTAINMENT BY EMPLOYMENT STATUS**

Educational Attainment	In Labor Force		Not in Labor Force
	Civilian Employed	Unemployed	
Less than high school graduate	4,394	1,140	3,989
High school graduate (includes equivalency)	19,131	2,751	6,682
Some college or Associate's degree	31,837	3,322	7,763
Bachelor's degree or higher	36,192	1,926	5,525

Data Source: 2009-2013 ACS

As noted above, the population of Richland County has one of the highest educational attainments of any county in South Carolina. However, South Carolina overall ranks 37<sup>th</sup> in high school graduation rates and 35<sup>th</sup> in bachelor’s degree attainment in the nation.

**TABLE 50 - EDUCATIONAL ATTAINMENT BY AGE**

Educational Attainment	Age				
	18–24 yrs	25–34 yrs	35–44 yrs	45–65 yrs	65+ yrs
Less than 9th grade	262	733	464	1,416	2,070
9th to 12th grade, no diploma	3,237	2,557	1,119	3,301	2,381
High school graduate, GED, or alternative	6,405	6,567	7,571	14,802	7,386
Some college, no degree	12,397	9,762	8,087	14,000	4,870
Associate's degree	943	2,467	3,213	6,854	1,632
Bachelor's degree	2,478	7,612	7,457	13,464	3,468
Graduate or professional degree	92	3,500	4,889	7,726	2,722

Data Source: 2009-2013 ACS

Ten percent of the adult population overall and 14 percent of the population aged 18 to 24 years have less than a high school diploma or equivalent. Two-thirds of the adult population and 62 percent of the 18-24 cohort have at least some college.

**TABLE 51 – MEDIAN EARNINGS IN THE PAST 12 MONTHS**

Educational Attainment	Median Earnings in the Past 12 Months
Less than high school graduate	\$15,436
High school graduate (includes equivalency)	\$24,922
Some college or Associate's degree	\$31,412
Bachelor's degree	\$42,485
Graduate or professional degree	\$52,332

Data Source: 2009-2013 ACS

According to the table above, high school graduates earn just over 50 percent of AMI on average. Residents without a high school diploma earn just over 30 percent of AMI on average. The average income of residents with a graduate or professional degree is 107 percent of AMI.

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

Richland County economic development staff reported two main areas of concern regarding workforce and infrastructure needs. The first concern is affordable housing. The Richland County Economic Development Office reports that affordable housing development has been concentrated in certain areas of the county because of resistance to high density development and Section 8 housing in the northwest area of the county and a desire in Lower Richland, the mostly unincorporated area south of the City of Columbia, to maintain the rural character of the

area. Other stakeholders expressed concerns about the concentration of affordable housing development in the northeast area of the county, especially county District 9. To combat stigma associated with Section 8, affordable housing, and HUD in general, Department of Planning and Development Services staff prefer to use the language “workforce housing” to better describe the need in the community.

The second main area of concern is roadway infrastructure including paving, lighting, bicycle lanes, sidewalks, and greenways. On May 10, 2017, the South Carolina state legislature voted to overturn the governor’s veto of a gas tax to fund infrastructure. The gas tax will make new funds available for the primary road infrastructure in the state. The county penny sales tax implemented in 2015 to fund public transportation and road improvements has already improved transportation by supporting construction and repair of greenways, sidewalks, roads, and public transit. Additional background on public transportation in Richland County is provided in appendix C.

A third priority noted by the Economic Development Office is that water and sewer infrastructure must be expanded to serve potential sites for new business locations and residential developments.

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

The economic development team noted several projects with potentially significant economic impact including 10 neighborhood master plans, a new manufacturing facility, new student housing, and a 380-acre industrial park. Phase I of the Jushi fiberglass manufacturing plant is anticipated to create 400 new jobs and Phase II is anticipated to add an additional 400 new jobs. Plans for the plant are 60 percent complete with site work to begin in 2017. Infrastructure extension along Shop Road, where the facility will be located, is a priority for this effort. A second project is the Pineview Industrial Park where the county is developing 380 acres owned by the county with an option for 400 additional acres creating potential sites for further investments. A third significant project is an IT and insurance cluster in the Columbia City Center where growth potential for technology and information technology (IT) exists. A business cluster is a geographic concentration of interconnected businesses, suppliers, and associated institutions in a particular field. Clusters are considered to increase the productivity with which companies can compete, nationally and globally. Clemson University is also working on a new development to house 5,000 students, which will alleviate competition with local residents for affordable housing.

Richland County has formed an Economic Development Committee that conducts outreach to work with local businesses and a 10th neighborhood master plan is under review for final approval. A further opportunity exists along the I-77 Corridor in NE Richland County that could be developed into three sites and would attract traditional industries. However, this will require upgrades to existing infrastructure.

Stakeholders believe that county taxes are high and negatively impact development. The economic development team noted that the South Carolina tax code taxes industries at 10.5 percent but businesses at 6 percent. The county is working to offer tax incentives to industries to lower the 10.5 percent tax rate to 6 percent for parity with the business rate. They also note that while Richland County has one of the most educated and youngest workforces in the state, workforce retention is an issue.

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

Richland County residents complain that as new jobs are created in the county, local residents are not trained to fill them. The perception is that workers from outside the county are capturing a disproportionate number of new mid-skill jobs. This is consistent with data shown in Table 45, indicating that many workers in professional industries commute into unincorporated Richland County, while many workers in unincorporated Richland County commute to service jobs elsewhere. The economic development team reports that many employers have difficulty finding engineers, maintenance techs, and other high- or mid-skill workers with at least some college education.

Richland County community development staff expressed the need for more focus on developing small businesses in the county. The economic development staff drew attention to several community development assets in the county. New commercial development in Sandhill Village is a source of economic opportunity in northeast Richland County near the Candlewood master planning area. Two of the county's master plans also make reference to workforce requirements. A number of large employers operate on Broad River Road near the Broad River master planning area, and in the large master planning area of Lower Richland County there is significant economic activity in the construction and manufacturing sectors. The Richland County library system was also identified as a community development asset, especially for the services provided to children and residents requiring bilingual support, job training, and other social service programs.

Despite relatively high educational attainment compared with South Carolina as a whole, education is a major concern in Richland County. Imbalances in the number of jobs and workers in certain major industries suggest that the skills of the workforce do not match the needs of

the business community. In addition, only workers with advanced degrees earn over 100 percent of AMI on average. These workers represent only 11 percent of the workforce.

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

The economic development team noted three workforce training initiatives underway in Richland County: the Midlands Education Business Alliance, Midlands Technical College (16,000 students), and Remington College (400 students).

The Midland Education Business Alliance (MEBA) is a non-profit organization whose goal is to connect businesses and schools to train for the jobs available. The program includes technical programs for grades K-12 and a parent education component designed to help parents understand the nature of manufacturing in the 21st century to assist their children in pursuing careers in manufacturing. The MEBA is interested in pursuing further involvement with the CDBG program to see what funding could be available to assist with their training efforts.

Midlands Technical College (MTC) has programs to train workers for jobs that will require more than a high school diploma but less than a four-year degree. The South Carolina workforce development board estimates that 45 percent of South Carolina jobs require this level of education and training. MTC offers associate degrees, certificate programs, and diploma programs.

Remington College, a private, for-profit institution, offers associate degrees, certificate programs, and diploma programs.

Stakeholders believe that these training initiatives contribute to a skilled workforce making a living wage, which would allow for more stable housing situations, increase homeownership opportunities, and stabilize neighborhoods.

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

The economic development team reports that the county does participate in a Comprehensive Economic Development Strategy for the 4-county Central Midlands region. The most recent strategy adopted for the Midlands region is for the period 2012 to 2017.

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

The planned Jushi fiberglass plant, Pineview Industrial Park, and Columbia City Center developments could be coordinated with the Consolidated Plan to ensure that residents of Richland County are trained for and have access to newly created jobs. Opportunities also exist to coordinate these economic development initiatives with the development of affordable housing, road improvements, public transportation improvements, and other infrastructure improvements.

The Richland County Economic Development Office has engaged in an extensive master planning effort with 10 neighborhoods in the county, outside the City of Columbia. The County Council has adopted nine of these neighborhood master plans since 2006. An additional plan is in progress. Six of these plans make direct reference to roadway improvements including paving, street-scaping, improved lighting, sidewalks, and bicycle lanes. Sewage, water and drainage are mentioned in one of the master plans. Parks or recreation areas are proposed in seven of the neighborhood master plans.

## **Discussion**

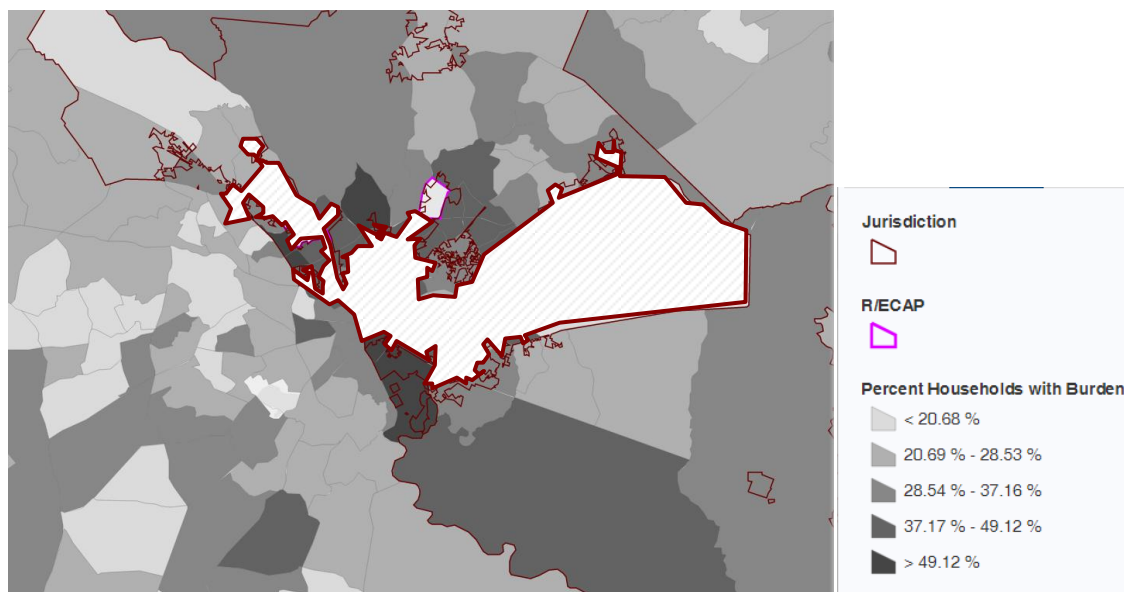
The Richland County workforce compares favorably with the state of South Carolina educationally; however, South Carolina ranks below most states nationally in terms of educational achievement. Over 14 percent of residents between the ages of 18 and 24 do not have a high school education; 62 percent have some college. The county is pursuing a number of measures aimed at economic development. Non-housing community development issues, including economic development, are high priorities for Richland County residents reached through the public participation process for this Consolidated Plan. Analysis of major industries suggests that many workers commute in and out of county. One-third of workers living in Richland County commute 30 minutes or more to work. Unemployment has declined in recent years but remains above the national average.

Residents and the business community are most concerned with affordable housing for the workforce and infrastructure development to enable business expansion. Education in technical fields and improving educational attainment overall are needed to meet the workforce needs of the business community. Economic development initiatives include plans for a new factory and industrial park, transportation infrastructure improvements funded by the penny sales tax, and ongoing work in neighborhood master planned areas.

## MA-50 NEEDS AND MARKET ANALYSIS DISCUSSION

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

The map below indicates that three contiguous areas in unincorporated Richland County have greater than 49.12 percent of households with at least one of four housing problems as shown in the map below. This information is tracked in the HUD Comprehensive Housing Affordability Strategy (CHAS) data. The four housing problems are: the housing unit lacks complete kitchen facilities, the housing unit lacks complete plumbing facilities, the household is overcrowded, and the household is cost burdened (spending 30 percent or more of household income on housing costs).



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

Although one racially or ethnically concentrated area of poverty (R/ECAPs) is shown on the map for unincorporated Richland County (defined as areas having a non-white population of 50 percent or more and 40 percent or more of individuals living at or below the poverty line), this area is the location of the Broad River Correctional Institute and Kirkland Correctional Institution and is not solely residential.



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

According to the AFFH database, Black/African American residents account for nearly 82 percent of the population living in a R/ECAP in Richland County, all of which are inside the City of Columbia. Approximately 1.9 percent of R/ECAP residents are Hispanic and 14.6 percent are Non-Hispanic White.

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

The areas identified as R/ECAPs have resources including access to transportation, employment opportunities, healthcare, and food sources. These areas are also located within high- to medium-density neighborhoods.

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

The R/ECAP in unincorporated Richland County is within close proximity to the International Corridor and Decker master planned area. These areas include a high concentration of mobile home parks.

## 5 STRATEGIC PLAN

---

### SP-05 OVERVIEW

#### **Strategic Plan Overview**

The strategic plan section of the Consolidated Plan identifies the priority housing and community development needs of Richland County based on the housing market analysis and needs assessment. The strategic plan describes the strategies adopted to address these needs.

Section SP-10 describes how funding is allocated geographically. Pertinent geographic factors include concentration of low- to moderate-income households and coordination with county Master Planning neighborhoods.

Section SP-25 describes the priorities for allocating available funds based on the needs assessment and market analysis. Citizen and stakeholder input influenced the analysis and prioritization throughout.

Section SP-30 describes how housing market characteristics influenced decisions to allocate funds among various strategies for advancing housing affordability goals. Such conditions include the availability of vacant and abandoned housing, rising rental costs, and trends in new construction.

Section SP-40 summarizes the organizational framework that will ensure the goals of the strategic plan are carried out and the objectives met.

Section SP-45 identifies specific goals and objectives to be accomplished within the five-year planning period. These objectives are selected to address the priority housing and community development needs of Richland County and include specific numerical outcomes by which to assess progress and evaluate success.

Sections SP-50 and SP-55 address the specific concerns of public housing residents and identify how Richland County will work to overcome policy barriers to affordable housing respectively.

Sections SP-60 and SP-70 detail the strategies adopted by Richland County to address homelessness and to reduce the number of families living in poverty. Included are descriptions of how the Richland County Office of Community Development (RCCD) collaborates with numerous other agencies and organizations including the regional Continuum of Care (CoC), economic development agencies, and direct service providers.

Section SP-80 describes the standards and procedures adopted by Richland County to monitor programs and projects and to ensure long-term compliance with program and planning requirements.

**SP-10 GEOGRAPHIC PRIORITIES – 91.215 (A)(1)**

**Geographic Area**

**TABLE 52 - GEOGRAPHIC PRIORITY AREAS**

Target Area	Type of Revitalization Effort
Broad River Neighborhood	Comprehensive
Greater Woodfield Park, SE Lower Richland	Housing

The Broad River Neighborhood is north of downtown Columbia, between Mountain Drive and Circleview Road. According to the Master Plan for the neighborhood, the main Broad River corridor can be broken into four nodes: Piney Grove Village Center, St. Andrews Neighborhood Activity Center, Dutch Square Mixed-Use Transit Node, and Greystone Boulevard Commercial District. The neighborhood includes both commercial and residential areas.

The Greater Woodfield Park area is northeast of the City of Columbia, and the SE Lower Richland area is southeast of the City of Columbia. Both are predominately residential.

County Council District 5 is in mid-western Richland County inside the City of Columbia. Transitional housing offered by St. Lawrence Place on 2400 Waites Road is located in this district but has presumed benefit for individuals experiencing homelessness throughout the county.

The remaining projects are located across all of Richland County.

**General Allocation Priorities**

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

The strategic plan for the period 2017 to 2021 calls for over 70 percent of CDBG funding to be used for projects that will benefit low to moderate income persons as required. CDBG funds will continue to support work ongoing in Richland County Master Planned Areas through the Richland County Neighborhood Improvement Plan (NIP). These neighborhoods include Broad River Heights, Candlewood, Crane Creek, Trenholm Acres/ New Castle and Woodfield Park. Decker International Corridor/Woodfield Park qualifies to receive Federal CDBG funds under slum and blight designation. The Ridgewood, Crane Creek, Trenholm Acres/ New Castle, and Broad River Heights neighborhoods have 51 percent or more residents with low or moderate

incomes. CDBG funds are to be allocated to ensure the successful completion of several ongoing projects including neighborhood revitalization efforts in Ridgewood place, a new affordable housing project near Trenholm Acres/ New Castle, the creation of a museum and community center in the historical Olympia Mills School structure, and a countywide plan to improve energy efficiency and accessibility for people with disabilities.

The strategic plan calls for HOME funds to be used for projects and programs benefiting low-income persons and/or areas as required. A minimum of 15 percent of HOME funds will be set aside for use by community housing development organizations (CHDOs). The activities of CHDOs will be geographically focused in and around neighborhood master planned areas including Trenholm Acres/ New Castle and Southeast Richland. These projects include acquisition of existing housing units, rehabilitation, and rental of affordable housing to residents living on below 80 percent of area median income. HOME funds are also used for the Richland County Homeownership Assistance Program (RCHAP) to provide down-payment assistance (DPA) and to support housing rehabilitation (HR.) These programs benefit low-income residents throughout the county, however, historical president suggests that the majority of DPA recipients will be from County Council district 9 (zip codes 29223 and 29229).

## SP-25 PRIORITY NEEDS - 91.215(A)(2)

### Priority Needs

**TABLE 53 – PRIORITY NEEDS SUMMARY**

Name	Priority Level
Rehabilitation of existing affordable housing units.	High
Public Improvements and Infrastructure	High
Revivification of dilapidated and/or abandoned commercial and/or residential properties	High
Homeless/CoC Needs that benefit families, adults and/or children and other special needs	High
Council- Approved Eligible Master Planned Areas Improvements	High
Acquisition of existing affordable housing units by CHDOs	High
Production of new affordable housing units	Low
Rental Assistance	Low
Collaboration with community partners to coordinate community development activities	Low
Public Services	Low

The priority needs identified in this strategic plan are all directed towards addressing one or more of the following goals for this Consolidated Plan:

1. Increase the number and quality of available affordable housing units
2. Improve public Infrastructure
3. Strengthen collaboration among community development partners and service providers

Each priority is identified below along with a description and rationale. The goals and populations addressed by each priority are also indicated.

### **Rehabilitation of existing affordable housing units**

The housing market analysis conducted for this Consolidated Plan revealed a substantial housing market gap for the lowest income residents of Richland County. Additionally, several residents and stakeholders expressed concern for maintenance and rehabilitation support for elderly residents and residents whose homes were damaged by severe flooding in October 2015. Rehabilitation of existing affordable units is one way to address the housing market gap. This was the option given greatest priority by respondents during the public participation process. Addressing this concern will also support flood victims as well as elderly and disabled residents whose homes are in need of repair. This priority is directed to addressing the goal to Increase the number and quality of available affordable housing units. While advancing this priority stands to benefit all Richland County residents, low- to moderate-income households, the elderly, and individuals who are disabled will benefit in particular.

### **Public improvements and infrastructure**

Residents report that many roadways in Richland County are in a state of disrepair and that many roadways do not have sidewalks or other pedestrian or bicycle friendly accommodation. Lighting is also a concern in many areas. Area road improvements were the most frequently cited priority for respondents during the public participation process for this Consolidated Plan. Lack of sidewalks and other pedestrian accommodations is an accessibility concern for residents who are elderly or disabled. This priority is directed to addressing the goal of improving public infrastructure. Advancing this goal will be directed primarily to low-to-middle-income neighborhoods, so low-to-middle-income households stand to benefit in particular. Enhanced accessibility and walkability are also of particular benefit to residents who are elderly or disabled.

### **Revivification of dilapidated and/or abandoned commercial and/or residential properties**

Richland County has developed a revivification strategy intended to understand and appropriately address areas of depression within Richland County. The strategy outlines

several phases of the revivification process including defining issues facing Richland County neighborhoods, determining collaborators in strategy development, determining *a priori* neighborhood conditions, collecting data for a pre- and post-condition assessment, and prioritizing and analyzing revivification focus and funding. Richland County has allocated \$300,000 in CDBG funding for the countywide revivification strategy for FY 2017-2018.

### **Homeless/CoC needs that benefit families, adults and/or children and other special needs**

As a partner in the Midlands Area Consortium for the Homeless (MACH), Richland County supports the regional CoC in its education, planning, advocacy, and service-provision activities. For the five-year planning period beginning FY 2017-2018, Richland County has created a new process for awarding CDBG funds to social service providers based on a competitive application process. The grantees selected for FY 2017-2018 are Homeless No More and the Epworth Children's Home. Both grantees provide services for individuals experiencing homelessness. The Epworth Children's Home provides services specifically targeted for families with children and unaccompanied youth. Support for the CoC will remain a funding priority throughout the five-year planning period.

### **Council- approved eligible master planned areas improvements**

A major feature of non-housing community development in Richland County is neighborhood improvement efforts over the last 12 years guided by a series of Neighborhood Master Plans. On March 1, 2005, Richland County Council approved 10 priority areas for neighborhood master planning. A Neighborhood Master Plan is a detailed study of specific planning issues relating to a residential neighborhood and its commercial component. Neighborhood master plans include:

- Future land use for residential, commercial, open space, civic and recreational uses
- Capital improvements that will impact safety, housing, economic development, community access and public services
- Demographics and statistics
- Public meetings and workshops
- Assessment of challenges and needs
- Strategies to guide community improvements and growth

Once approved by the County Council, the Neighborhood Master Plan is incorporated into the county's Comprehensive Plan. The Neighborhood Improvement Program is tasked with ensuring strategies and programs are implemented. The Richland County Neighborhood Improvement Program was established by County Council to coordinate and fund neighborhood master plans and improvement projects in Richland County. The program is a

partnership between county government and neighborhood organizations. RCDD will allocate CDBG funds to meet eligible Neighborhood Master Plan goals throughout the five-year planning period of this Consolidated Plan.

### **Public services**

Finding transportation to work or to essential services like healthcare is a major concern for many Richland County residents. Public transportation in the county has improved in recent years, however issues remain. Bus routes do not extend far beyond the urban core of Columbia, bus service does not extend into neighboring Lexington County, and service is infrequent for many bus routes. Public transportation was the second most frequently cited priority among respondents during the public participation process for this Consolidated Plan. Residents and stakeholders also made frequent reference to the difficulties faced by elderly and disabled residents who need to access services and to the obstacles facing residents in low-to-middle-income communities to access the growing number of job opportunities outside the urban center of the county. This priority will simultaneously address the goals of improving public infrastructure and strengthening collaboration among community development partners and service providers. While all Richland County residents would benefit from improved mass transit and other public services, low-to-moderate-income households, residents who are homeless, elderly, and disabled would all benefit in particular.

### **Collaboration with community partners to coordinate community development activities**

Many organizations are dedicated to addressing the needs of the homeless and other special needs populations in Richland County. While collaborative relationships exist among many of these organizations, gaps do exist. Additionally, better integration of economic development activities, transportation services, housing development and social service providers is needed to ensure the success of various inter-related goals. The needs assessment and market analysis for this Consolidated Plan identify an extensive list of service providers dedicated to the needs of various special needs populations in Richland County. Encouraging activities are also underway concerned with economic development, public transportation, and affordable housing. Despite this, stakeholders and residents express frequently the need for more collaboration at all stages of planning to ensure that resources are used efficiently and effectively and that various organizations and groups are not working at cross-purposes. This priority addresses the goal of strengthening collaboration among community development partners and service providers. All homeless sub-populations and all other special needs populations stand to benefit from advancing this priority.

The three remaining priorities are all directed toward the goal of increasing the number and quality of available affordable housing units. These priorities are important as part of a

comprehensive strategy for expanding the affordable housing stock available in the county. They are categorized as low priority only in relation to the high priority given to rehabilitation of existing units. Expanding the affordable housing stock will benefit all Richland County residents. As part of its goals from the 2017 Assessment of Fair Housing (AFH), Richland County intends to develop 1,000 affordable housing units within five years by constructing new units and improving the affordability of existing units.

### **Acquisition of existing affordable housing units by CHDOs**

As previously noted, the needs assessment and market analysis prepared for this Consolidated Plan recognize a significant gap in the availability of affordable housing for low- to moderate-income residents of Richland County. Affordable housing was a major concern for respondents during the public participation process for this Consolidated Plan. Rehabilitation of existing units was the highest priority strategy for increasing the availability of affordable housing, although other strategies also ranked highly. The county has identified over 630 abandoned or blighted units. Depending on their condition, these units represent an opportunity to expand the affordable housing supply without the costs associated with new construction. By acquiring other affordable housing units, CHDOs can help insulate a portion of the available housing stock against rising rental prices.

### **Production of new affordable housing units**

CHDO Development of new affordable housing units is planned for at least four single-family units and one multi-family development. Work on 24 new affordable housing units, including at least six HOME-supported units at the Shakespeare Crossing development is also underway.

### **Rental assistance**

The Columbia Housing Authority (CHA) provides rental assistance to over 3,000 households; however, the demand for rental assistance through the housing choice voucher program far exceeds supply. During a brief application window opened for this program in July 2016, over 30,000 applications were received.



## SP-30 INFLUENCE OF MARKET CONDITIONS – 91.215 (B)

**TABLE 54 – INFLUENCE OF MARKET CONDITIONS**

Affordable Housing Type	Market characteristics that will influence the use of funds available for housing type
Tenant Based Rental Assistance (TBRA)	Demand for rental assistance far exceeds existing capacity. A rental market gap of 9,605 units exists for renters living on less than 30 percent of the area median income (AMI). Demand for tenant based rental assistance is extremely high. CHA provides rental assistance to over 3,000 households; however, the demand for rental assistance through the housing choice voucher program far exceeds the supply. During a brief application window opened for this program in July 2016, over 30,000 applications were received. Median contract rent rose 40 percent in the period 2000 to 2013 and continues to rise. The great demand for this program and the relatively low administrative cost contribute to its priority position among strategies for expanding access to affordable housing.
TBRA for Non-Homeless Special Needs	The housing market analysis conducted for this Consolidated Plan identified numerous non-homeless special needs populations in Richland County. The population of Richland County is aging - 14 percent were elderly as of the 2015 ACS. As many as 2,800 elderly persons are living in poverty in Richland County. The presence of many mental health facilities in the county underscores the unique needs of the estimated 9,600 Richland Residents suffering from severe mental illness. An estimated 25,247 more residents of Richland County are at risk of drug or alcohol addiction while an estimated 16,471 women are victims of domestic violence. The strategic plan adopts homeless services development goals and priorities to address these market characteristics.
New Unit Production	New housing production has been slow to recover in the wake of the 2008 recession. Scarcity of affordable properties for purchase exacerbates pressure on the rental market. In several neighborhoods targeted for revitalization efforts, opportunities exist for infill and some abandoned or blighted units will be infeasible to rehabilitate requiring demolition and new construction. CDBG funds will continue to support the development of new affordable housing units, for example the Shakespeare Crossing development and scattered single-family units for rent and for sale. HOME funds will also continue to be used to provide down-payment assistance through the RCHAP program.
Rehabilitation	The county has an inventory of 630 abandoned or blighted units, some of which may be possible to rehabilitate. Several residents and stakeholders expressed concern for maintenance and rehabilitation support for elderly residents and residents whose homes were damaged by severe flooding in 2015. Funds will continue to be made available for weatherization and energy efficiency upgrades to eligible homeowners and HOME funds will continue to be used to provide resources for HR. CHDOs will also continue to receive HOME funding for efforts to reduce blighting influence in and around target areas. The strategic plan adopts rehabilitation goals and supports the county revivification strategy to address these conditions.
Acquisition, including preservation	The housing market analysis conducted for this Consolidated Plan revealed a substantial housing market gap for the lowest income residents of Richland County. Residents living on less than 30 percent of AMI face a shortage of over 6,000 units. HOME funds will continue to support CHDOs for projects aimed at acquiring, rehabilitating, and renting units in and around master planned areas. These efforts will help to alleviate the competition for limited units which is driving up rental costs in the county. The strategic plan adopts rehabilitation goals and allocates funds to address these conditions.

## SP-35 ANTICIPATED RESOURCES - 91.215(A)(4), 91.220(C)(1,2)

### Introduction

Richland County became an entitlement community in 2002. For FY 2017-2018 Richland County will receive from the U.S. Department of Housing and Urban Development (HUD) \$1,330,593 in CDBG funds, \$514,484 in HOME funds and \$7,548,800 in CDBG-DR funds. Projects identified in the Action Plan will be implemented using these funds. Additional funding for the projects described in this Consolidated Plan will be available from income generated HOME programs and investments. These include \$23,000 from loans to CHDOs and \$3000 from RCHAP application fees. Additional income may be generated using recapture provisions as outlined in

the policies and procedures of the housing programs and CHDO contracts. These provisions ensure compliance with all relevant federal regulations. Resources anticipated for the remainder of the planning period are projections based on FY 2017-2018 allocations.

**TABLE 55 - ANTICIPATED RESOURCES**

Anticipated Resources for Richland County						
Source of Funds	Source	Uses of Funds	Expected Amount Available Year 1		Expected Amount Available Years 2-5	Narrative Description
CDBG	HUD/ Federal	Infrastructure, historic preservation, homelessness, job development, other public improvements and public services	Annual Allocation:	\$ 1,330,593.00	\$ 5,322,372.00	On June 14, 2017, formula grant allocations for FY 2017-2018 were made available to grantees based on the 2017 budget enacted for HUD. The expected amount available for the remainder of the Consolidated Plan is a projection of funding over the next four years based on formula allocations for FY 2017-2018.
			Program Income:	\$ -		
			Prior Year Resources:	\$ -		
			<b>Total:</b>	<b>\$ 1,330,593.00</b>		
HOME	HUD/ Federal	CHDO, homeowner down payment assistance, owner-occupied rehabilitation	Annual Allocation:	\$ 514,484.00	\$ 2,624,972.00	On June 14, 2017, formula grant allocations for FY 2017-2018 were made available to grantees based on the 2017 budget enacted for HUD. The expected amount available for the remainder of the Consolidated Plan is a projection of funding over the next four years based on formula allocations for FY 2017-2018.
			Program Income:	\$ 26,000.00		
			Prior Year/ MATCH:	\$ 115,759.00		
			<b>Total:</b>	<b>\$ 656,243.00</b>		
CDBG-DR	HUD/ Federal	Single family housing rehabilitation, rental rehabilitation, HMGP Residential, buyout match, HMGP local match, public infrastructure, resiliency, HMGP commercial, business assistance, recovery and resiliency planning, CDBG-DR program administration	Annual Allocation:	\$ 7,548,800.21	\$ 30,770,000.00	In 2015, Richland County experienced catastrophic flooding as a result of rainfall associated with Hurricane Joaquin. President Barack Obama signed a disaster declaration making federal funds available for recovery. Richland County expects a total of \$30.7 million in aid under the CDBG-DR program based on a May 2017 announcement of expanded disaster recovery allocations.
			Program Income:	\$ -		
			Prior Year Resources:	\$ -		
			<b>Total:</b>	<b>\$ 7,548,800.21</b>		

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

RCDD will use a combination of public and private funding to implement its affordable housing, housing rehabilitation, infrastructure, public service, and homelessness activities described in

this Consolidated Plan. The county will provide funds equal to 25 percent of HOME entitlement awards less 10 percent administrative expenditures in HOME Match for projects administered by RCCD with HOME funds. Additional funds leveraged from joint partnerships with the South Carolina State Housing Finance and Development Authority and Community Assistance Provider, Inc. will be used for the construction of 24 new affordable housing units (including six HOME assisted units) at the Shakespeare Crossing development. Private donations will be leveraged for the Olympia Museum project. Grant awards to Homeless No More and Epworth Children’s Home supplement private donations from individuals and faith-based organizations.

**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 owns no land or property relevant to the goals of this Consolidated Plan.

**Discussion**

Richland County anticipates receiving federal funding over the next five years from three HUD programs: the Community Development Block Grant program (CDBG), HOME Investment Partnership program (HOME), and the CDBG disaster recovery program (CDBG-DR). These funds will be used to fund projects which advance the goals identified in this five-year strategic plan. Projects carried out using these federal funds over the next five years will leverage additional funds for from state and local government as well as private funding sources.

**SP-40 INSTITUTIONAL DELIVERY STRUCTURE – 91.215(K)**

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

**TABLE 56 - INSTITUTIONAL DELIVERY STRUCTURE**

Responsible Entity	Responsible Entity Type	Role
Richland County Community Development Department	Government Agency	Planning
Columbia Housing Authority	Public Institution	Public Housing
Community Assistance Provider Inc.	CHDO	Rental
Columbia Housing Development Corporation	Non-profit organization	Ownership
South Carolina Uplift Community Outreach	CHDO	Rental
Central Midlands Regional Transit Authority (The Comet)	Government Agency	Public Services
Richland County Transportation Department	Government Agency	Neighborhood Improvements
Midlands Area Consortium for the Homeless (MACH)	CoC	Homelessness
Benedict-Allen Community Development Corporation	CHDO	Rental/Ownership

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

### **Strengths in the Institutional Delivery System**

Richland County now has 15 years of experience administering CDBG and HOME entitlement programs. The county has adopted nine neighborhood development master plans, with a 10th plan nearing completion, and has undertaken diverse projects aimed at addressing housing and community development goals. Numerous organizations offer services to address specific housing and development needs in Richland County and RCDD has fostered strong collaborative relationships with many of them. The county has maintained focus on the most essential elements of its development strategy without losing sight of complexity and interconnectedness of the needs in the jurisdiction.

### **Gaps in the Institutional Delivery System**

The need to collaborate and coordinate services was a recurring theme in stakeholder interviews conducted for this Consolidated Plan. Representatives of organizations providing services for certain special needs populations raised concerns about fragmentation and duplication of efforts. Representatives of The Comet public transportation service noted that securing easements to add platforms for bus stops is very difficult if not planned into a development from the start. Organizations and departments concerned with economic development activities, workforce housing projects, and transportation development each acknowledged the need to work more closely to ensure that workforce housing, new jobs, and services are integrated with an effective transportation network. Such collaboration will address the perceived disconnect expressed by some residents between job opportunities and the people who need them.

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

**TABLE 57 - HOMELESS PREVENTION SERVICES SUMMARY**

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

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

Richland County provides a number of programs and services which provide shelter for homeless and at-risk populations. Several efforts are underway to provide additional housing, emergency shelter, transitional housing, and other services. Richland County is a partner in the local CoC, the Midlands Area Consortium for the Homeless (MACH), and provides CDBG funding for transitional housing. In FY 2017-2018, CDBG grants will support the St. Lawrence Place facility operated by Homeless No more as well as the Epworth Children’s Home.

Some 53 public, private, non-profit and faith-based organizations offer services directed towards assisting the homeless, various homeless sub-populations, and homelessness prevention. Many of these are members of the MACH. Through membership in the MACH, Richland County is able to coordinate with partner organizations to ensure the diverse needs of homeless populations including families with children, veterans, and unaccompanied youth are addressed.

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

### **Strengths of the service delivery system**

Many organizations in Richland County are working to meet the needs of individuals experiencing homelessness or who are at risk of experiencing homelessness. Dozens of these organizations coordinate their services through membership in the MACH. Richland County has long a history of involvement and collaboration with many partner organizations. Taken together, the services provided in Richland County address a diverse spectrum of needs facing the homeless population.

### **Gaps in the service delivery system**

Available resources are insufficient to address the needs of all homeless sub-populations. In particular, services for homeless families and unaccompanied youth fall far short of the need. Palmetto Place Children's Shelter and Epworth Children's Home are the only organizations in the area that offer housing and services to unaccompanied youth; four beds are available at Palmetto Place while Epworth houses approximately 50 children and youth aged 13 to 18 at a given time. These facilities frequently must turn away homeless youth due to lack of space. Despite strong ties among CoC members, some stakeholders raised concerns about duplication of efforts and occasional problems with territoriality among some service providers.

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

While available funds are insufficient to provide for the needs of all groups, Richland County is committed to supporting partner organizations in their efforts to meet the needs of individuals experiencing homelessness and other special needs populations. RCDD staff work closely with many such organizations through their participation in a wide range of committees and community-based efforts. Richland County will provide grant funding to support two CoC member organizations in FY 2017-2018 and participate actively in activities that strengthen collaboration and coordination of services.

In collaboration with its partners, the county is pursuing multiple strategies to close the affordable housing gap facing low-to-moderate income residents. This is an essential piece of the strategy to end chronic homelessness and to address the needs of many other special needs populations. These strategies include: building new affordable housing units, acquisition of existing housing units, the provision of assistance to cover rental and homeownership costs, financial assistance for homeowners to cover moderate rehabilitation costs, down-payment and closing cost subsidies, programs to support economic independence, and no interest

deferred forgivable loans for elderly homeowners to correct code violations, remove lead-based paint hazards, and make general home improvements.

## SP-45 GOALS SUMMARY – 91.215(A)(4)

**TABLE 58 – GOALS SUMMARY**

Goal					
<b>Owner-occupied housing rehabilitation</b>	<b>Category</b>	<b>Geographic Area</b>	<b>Needs Addressed</b>	<b>Funding</b>	
	Affordable housing	Countywide	Rehabilitation of existing affordable housing units	\$850,000 (HOME/PI/Match) \$160,000 (CDBG)	
	<b>Start Year</b>	<b>End Year</b>	<b>Outcome</b>	<b>Objective</b>	
	2017	2021	Sustainability	Providing decent housing	
	<b>Description</b>				
	Rehabilitate and stabilize the existing affordable housing stock in unincorporated Richland County by assisting up to 80 elderly and special needs homeowners in the maintenance and rehabilitation of their homes. The Homeowners Rehabilitation (HR) program and the Energy Efficiency Program are both applicable to this goal. HOME program delivery costs covered by CDBG funds are also included.				
<b>Goal Outcome Indicator</b>		<b>Quantity</b>	<b>Units of Measurement</b>		
10. Homeowner housing rehabilitated		9	Housing Units		
Goal					
<b>Affordable rental housing</b>	<b>Category</b>	<b>Geographic Area</b>	<b>Needs Addressed</b>	<b>Funding</b>	
	Affordable housing	Countywide/ Southeast- New Castle	Production of new affordable housing units	\$885,000(HOME/PI/Match) \$160,000 (CDBG)	
	<b>Start Year</b>	<b>End Year</b>	<b>Outcome</b>	<b>Objective</b>	
	2017	2021	Affordability	Provide decent housing	
	<b>Description</b>				
	A minimum of 15 percent of HOME funds are to be allocated to CHDOs for the development of affordable rental housing. Eligible activities include new construction or acquisition and rehabilitation of existing units for rental in the county master planned areas. Preference is given to those areas where 50 percent or more of households earn less than the area median income. Over five years, up to 12 affordable rental units will be added to the housing stock in unincorporated areas of Richland County in this way. This is also a goal from the 2017 Assessment of Fair Housing.				
<b>Goal outcome indicator</b>		<b>Quantity</b>	<b>Units of measurement</b>		
7. Rental units constructed		6	Housing Units		
8. Rental units rehabilitated		6	Housing Units		
Goal					
<b>Revivification and Neighborhood master planning</b>	<b>Category</b>	<b>Geographic Area</b>	<b>Needs Addressed</b>	<b>Funding</b>	
	Other: Fair Housing	Countywide	Rehabilitation	\$2,200,000 (CDBG)	
	<b>Start Year</b>	<b>End Year</b>	<b>Outcome</b>	<b>Objective</b>	
	2017	2021	Availability/ accessibility	Suitable living environment	
	<b>Description</b>				
	Countywide efforts to restore and revitalize or demolish dilapidated housing and commercial real properties as well as targeted efforts in county-approved neighborhood master planning areas for housing, infrastructure and commercial revitalization.				
<b>Goal Outcome Indicator</b>		<b>Quantity</b>	<b>Units of Measurement</b>		
5. Facade treatment / business building rehabilitation		25	Businesses assisted		
21. Buildings demolished		10	Buildings demolished		

Goal					
<b>Homebuyer program</b>	<b>Category</b>	<b>Geographic Area</b>	<b>Needs Addressed</b>	<b>Funding</b>	
	Affordable Housing	Countywide	Acquisition of existing affordable housing units	\$1,150,000 (HOME/PI/Match) \$160,000 (CDBG)	
	<b>Start Year</b>	<b>End Year</b>	<b>Outcome</b>	<b>Objective</b>	
	2017	2021	Affordability	Providing decent housing	
	<b>Description</b>				
	The county will provide deferred forgivable loans of up to \$10,000 to up to 100 first time homebuyers to purchase homes in unincorporated Richland County over five years.				
	<b>Goal Outcome Indicator</b>		<b>Quantity</b>	<b>Units of Measurement</b>	
11. Direct financial assistance to homebuyers		100	New Homeowners		
Goal					
<b>Public services</b>	<b>Category</b>	<b>Geographic Area</b>	<b>Needs Addressed</b>	<b>Funding</b>	
	Public Service	Countywide	Public Services	\$400,000 (CDBG)	
	<b>Start Year</b>	<b>End Year</b>	<b>Outcome</b>	<b>Objective</b>	
	2017	2021	Availability/ accessibility	Suitable living environment	
	<b>Description</b>				
	The county will assist with the improvement and expansion of public services including transitional housing for the homeless and job development.				
	<b>Goal Outcome Indicator</b>		<b>Quantity</b>	<b>Units of Measurement</b>	
3. Public service activities other than low/moderate-income housing benefit		200 25 20	Families assisted Low income Youth Public-housing residents		
Goal					
<b>Public facilities and infrastructure</b>	<b>Category</b>	<b>Geographic Area</b>	<b>Needs Addressed</b>	<b>Funding</b>	
	Suitable Living Environment	Hollywood Hills, District 7, Lower Richland, Olympia, District 10, New Castle, District 3, District 2	Collaboration with community partners to coordinate community development activities	\$200,000 (CDBG)	
	<b>Start Year</b>	<b>End Year</b>	<b>Outcome</b>	<b>Objective</b>	
	2017	2021	Sustainability	Suitable living environment	
	<b>Description</b>				
	The county will ensure the successful completion of ongoing infrastructure projects including but not limited to: sewer projects, infrastructure for the new Shakespeare Crossing affordable housing development, and other community spaces. Promote collaboration among developers and the public transit authority to ensure transit considerations are incorporated into new construction projects from the initial stages.				
	<b>Goal Outcome Indicator</b>		<b>Quantity</b>	<b>Units of Measurement</b>	
1. Public facility or infrastructure activities other than low/moderate-income housing benefit		1 24 1	Museum/ public space Units with new Infrastructure Bus Shelter		



Goal					
<b>Provide assistance to homeless and other special needs populations</b>	<b>Category</b>	<b>Geographic Area</b>	<b>Needs Addressed</b>	<b>Funding</b>	
	Public Service	Countywide	Homelessness, Public Services	\$400,000 (CDBG)	
	<b>Start Year</b>	<b>End Year</b>	<b>Outcome</b>	<b>Objective</b>	
	2017	2021	Availability/ accessibility	Suitable living environment	
	<b>Description</b>				
	Richland County will partner with organizations and service providers to address the needs of homeless and non-homeless special needs populations including: victims of domestic violence; families with children experiencing homelessness; unaccompanied youth, veterans, and ex-offenders.				
<b>Goal Outcome Indicator</b>		<b>Quantity</b>	<b>Units of Measurement</b>		
14. Overnight/Emergency shelter/Transitional housing beds added		20	Beds		
Goal					
<b>AFH Goal: Educate individuals about the 1968 Civil Rights Act and fair housing law</b>	<b>Category</b>	<b>Geographic Area</b>	<b>Needs Addressed</b>	<b>Funding</b>	
	Other: Fair Housing	Countywide	Lack of understanding of where to turn, Discriminatory terms and conditions, Multiple housing burdens, Steering in real estate, Failure to make reasonable accommodation	n/a	
	<b>Start Year</b>	<b>End Year</b>	<b>Outcome</b>	<b>Objective</b>	
	2017	2021	Availability/accessibility	Suitable Living Environment	
	<b>Description</b>				
	Richland County will host quarterly workshops and seminars/ training in multiple languages.				
<b>Goal Outcome Indicator</b>		<b>Quantity</b>	<b>Units of Measurement</b>		
Other		20	Workshops hosted		
Goal					
<b>AFH Goal: Create partnerships with public and private entities that will enable the development of accessible and affordable housing</b>	<b>Category</b>	<b>Geographic Area</b>	<b>Needs Addressed</b>	<b>Funding</b>	
	Affordable Housing	Countywide	Limited access to affordable housing, Access to publicly supported housing for persons with disabilities, Lack of affordable, accessible housing for seniors, Lack of knowledge, Resistance to affordable housing	n/a	
	<b>Start Year</b>	<b>End Year</b>	<b>Outcome</b>	<b>Objective</b>	
	2017	2021	Availability/accessibility	Providing decent housing	
	<b>Description</b>				
	Increase leveraged amount with other funding sources and expand partnerships beyond CHDO. In Years 2-5, create advisory committee of builders, realtors, and developers and increase investment to expand the number of units by 1,000.				
<b>Goal Outcome Indicator</b>		<b>Quantity</b>	<b>Units of Measurement</b>		
Other		1,000	Units developed		

Goal				
<b>AFH Goal: Provide financial literacy education</b>	<b>Category</b>	<b>Geographic Area</b>	<b>Needs Addressed</b>	<b>Funding</b>
	Other: Fair Housing	Countywide	Lending Discrimination, Private discrimination, Access to financial services, High denial rates for racial and ethnic minorities	n/a
	<b>Start Year</b>	<b>End Year</b>	<b>Outcome</b>	<b>Objective</b>
	2017	2021	Affordability	Creating Economic Opportunities
	<b>Description</b> In Years 1-5, Richland County will provide financial literacy education to 2,500 residents through homebuyer education and credit counseling offered by CHA.			
<b>Goal Outcome Indicator</b>		<b>Quantity</b>	<b>Units of Measurement</b>	
Other		2,500	Residents educated	
Goal				
<b>AFH Goal: Review and revise local land use policies and track development</b>	<b>Category</b>	<b>Geographic Area</b>	<b>Needs Addressed</b>	<b>Funding</b>
	Other: Fair Housing	Countywide	Siting selection policies, Practices and decisions for publicly supported housing, NIMBYism	n/a
	<b>Start Year</b>	<b>End Year</b>	<b>Outcome</b>	<b>Objective</b>
	2017	2021	Availability/accessibility	Suitable Living Environment
	<b>Description</b> The county will create a fair housing advisory committee that will report annually to the Community Planning and Community Development departments.			
<b>Goal Outcome Indicator</b>		<b>Quantity</b>	<b>Units of Measurement</b>	
Other		n/a	n/a	
Goal				
<b>AFH Goal: Create affordable housing opportunities in integrated and mixed-income neighborhoods</b>	<b>Category</b>	<b>Geographic Area</b>	<b>Needs Addressed</b>	<b>Funding</b>
	Affordable housing	Countywide	Discriminatory practices, Location and type of affordable housing, Access to publicly supported housing for persons with disabilities, Lack of affordable housing near transit, Limited supply of affordable housing, Lack of knowledge about LMI and affordable housing	n/a
	<b>Start Year</b>	<b>End Year</b>	<b>Outcome</b>	<b>Objective</b>
	2017	2021	Affordability	Provide decent housing
	<b>Description:</b> The county will partner with the Forfeited Land Use Commission and target properties lost in tax sales for redevelopment in middle and upper income communities, strengthen partnerships with the real estate community, and educated Section 8 voucher holders about asset development and fair housing.			
<b>Goal Outcome Indicator</b>		<b>Quantity</b>	<b>Units of Measurement</b>	
Other		20	Affordable units developed in census tracts above 80% AMI	
		500	Section 8 voucher holders educated	

Goal				
<b>AFH Goal: Promote equitable access to credit and home lending by marketing to 100% of the lending institutions in Richland County and promoting awareness of fair housing laws</b>	<b>Category</b>	<b>Geographic Area</b>	<b>Needs Addressed</b>	<b>Funding</b>
	Other: Fair Housing	Countywide	Access to financial services, Discriminatory actions in the marketplace	n/a
	<b>Start Year</b>	<b>End Year</b>	<b>Outcome</b>	<b>Objective</b>
	2017	2021	Availability/accessibility	Suitable Living Environment
	<b>Description</b>			
Richland County will strengthen partnerships with lending institutions and increase fair housing marketing to banks.				
<b>Goal Outcome Indicator</b>		<b>Quantity</b>	<b>Units of Measurement</b>	
Other		n/a	n/a	
Goal				
<b>AFH Goal: Increase complaint rate for discrimination in rental housing toward protected class groups</b>	<b>Category</b>	<b>Geographic Area</b>	<b>Needs Addressed</b>	<b>Funding</b>
	Other: Fair Housing	Countywide	Lack of understanding of fair housing law Discriminatory terms and conditions in Rental Discriminatory action in the marketplace Denial of available housing in the rental markets Discriminatory refusal to rent	n/a
	<b>Start Year</b>	<b>End Year</b>	<b>Outcome</b>	<b>Objective</b>
	2017	2021	Availability/accessibility	Suitable Living Environment
	<b>Description</b>			
Richland County will develop a Fair Housing Campaign to improve marketing of fair housing and will support Fair Housing testing through partnership and training, with the ultimate goal of increasing the complaint rate for discrimination by 50%.				
<b>Goal Outcome Indicator</b>		<b>Quantity</b>	<b>Units of Measurement</b>	
Other		50	Percent increase of complaint rate	
Goal				
<b>AFH Goal: Reduce housing segregation and discrimination through aggressive education, enforcement, and collaboration with fair housing agencies and by being more selective in sites for development</b>	<b>Category</b>	<b>Geographic Area</b>	<b>Needs Addressed</b>	<b>Funding</b>
	Other: Fair Housing	Countywide	Concentrations of housing problems, Disproportionate housing problems, NIMBYism	n/a
	<b>Start Year</b>	<b>End Year</b>	<b>Outcome</b>	<b>Objective</b>
	2017	2021	Availability/accessibility	Suitable Living Environment
	<b>Description</b>			
Richland County will provide financial support to housing advocates, launch a public awareness campaign, and expand fair housing education, outreach, and training.				
<b>Goal Outcome Indicator</b>		<b>Quantity</b>	<b>Units of Measurement</b>	
Other		n/a	n/a	

Goal					
Disaster Recovery	<b>Category</b>	<b>Geographic Area</b>	<b>Needs Addressed</b>	<b>Funding</b>	
	Other: Disaster Recovery	Countywide	Disaster Recovery	\$30,770,000 (CDBG-DR)	
	<b>Start Year</b>	<b>End Year</b>	<b>Outcome</b>	<b>Objective</b>	
	2017	2020	Availability/accessibility	Providing decent housing	
	<b>Description</b>				
	According to the CDBG-DR Initial Action Plan the community's overarching hazard mitigation goals provide the foundation for identifying and implementing appropriate recovery programs. Goals presented were developed to reflect community values, existing conditions, identified damages, and vulnerabilities. Richland County established the following goals to guide development of the CDBG-DR Action Plan:				
	<ol style="list-style-type: none"> <li>1. Address the unique recovery needs and challenges of all residents of Richland County so that no one "falls through the cracks."</li> <li>2. Provide safe housing for all residents.</li> <li>3. Achieve a comprehensive understanding of the root causes of flooding in Richland County.</li> <li>4. Position the county to better prepare for, respond to, and minimize impacts of future flood events.</li> <li>5. Ensure continuity of operations and the provision of essential services before, during, and after a disaster or hazardous event.</li> <li>6. Provide tailored solutions that are most appropriate for urban, rural, and all areas of the county.</li> <li>7. Achieve post-flood economic revitalization and long-term economic health.</li> <li>8. Address restoration of critical infrastructure. This includes schools but is not limited to schools.</li> <li>9. Ensure the Action Plan goals are consistent with other adopted planning documents.</li> <li>10. Provide accountability through financial oversight.</li> </ol>				
	Additional information is available in the CDBG-DR Annual Action Plan available at: <a href="http://www.rcgov.us/FloodRecovery/FloodRecoveryFunding.aspx">http://www.rcgov.us/FloodRecovery/FloodRecoveryFunding.aspx</a>				
	<b>Goal Outcome Indicator</b>		<b>Quantity</b>	<b>Units of Measurement</b>	
	Other		n/a	n/a	
Goal					
Contingency	<b>Category</b>	<b>Geographic Area</b>	<b>Needs Addressed</b>	<b>Funding</b>	
	Other: Contingency	Countywide	All needs listed within	\$116,200 (CDBG)	
	<b>Start Year</b>	<b>End Year</b>	<b>Outcome</b>	<b>Objective</b>	
	2017	2021	Sustainability	Economic Opportunities	
	<b>Description</b>				
	The county will administer the CDBG and HOME federal programs.				
	<b>Goal Outcome Indicator</b>		<b>Quantity</b>	<b>Units of Measurement</b>	
	Other: 10% for unforeseen costs		n/a	n/a	
	Goal				
	Administration	<b>Category</b>	<b>Geographic Area</b>	<b>Needs Addressed</b>	<b>Funding</b>
Other: Administration		Countywide	All needs listed within	\$50,766 (HOME) \$244,312 (CDBG)	
<b>Start Year</b>		<b>End Year</b>	<b>Outcome</b>	<b>Objective</b>	
2017		2021	Sustainability	Economic Opportunities	
<b>Description</b>					
The county will administer the CDBG and HOME federal programs.					
<b>Goal Outcome Indicator</b>		<b>Quantity</b>	<b>Units of Measurement</b>		
23. Administrative activities		n/a	n/a		

**Estimate the number of extremely low-income, low-income, and moderate-income families to whom the jurisdiction will provide affordable housing as defined by HOME 91.315(b)(2)**

**HOUSING ASSISTANCE ESTIMATES**

<b>Income Bracket</b>	<b>Estimated number of families to be provided affordable housing</b>
Extremely low-income	140
Low-income	120
Moderate-income	80
Homeless	20

**SP-50 PUBLIC HOUSING ACCESSIBILITY AND INVOLVEMENT – 91.215(c)**

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

CHA is in compliance with all regulations and is not subject to a Section 504 Voluntary Compliance Agreement.

**Activities to Increase Resident Involvements**

In 1978, the CHA founded the Resident Executive Council (REC) as a way for residents to provide input into housing authority policy making. The REC is made up of representatives from each CHA public housing community, and members are elected by their peers based on participation in local Community Clubs. The REC meets on the last Monday of each month and attracted approximately 150 attendees to each meeting in 2016. CHA five-year agency goals include expanding REC membership by 50 percent.

CHA residents are also invited to get involved in the housing authority through regular resident programs. During the annual Beautification Event, residents compete to prepare gardens in their community, and the most impressive participant is awarded a free month’s rent. During the annual Wall of Fame event, residents are celebrated for their personal successes and contributions to the community, and their framed pictures are hung on a designated Wall of Fame. The Resident Initiatives Coordinator Network works to coordinate additional resident events such as The Annual Spelling Bee and the Fall Fling.

During the public participation process for this report, Richland County staff held a focus group at CHA to determine the specific needs of public housing residents. Seven residents attended this event, sharing that their greatest needs include access to public transportation and safe environments for their children.

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

No.

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

Not applicable.

## **SP-55 BARRIERS TO AFFORDABLE HOUSING – 91.215(H)**

### **Barriers to Affordable Housing**

The market analysis conducted for this Consolidated Plan identifies the following barriers to affordable housing:

1. Lack of statute to address inclusionary zoning.
2. Restrictions on accessory dwellings.
3. A limited number of zoning districts that allows the location of new mobile home parks make it difficult to locate a new mobile home park in the county.
4. Subdivision Regulations that require all roads in new developments to be paved and constructed to county standards, rather than offering alternatives for dirt roads in smaller subdivisions.
5. Subdivision Regulations that require all new subdivisions of 50 lots or more to provide sidewalks and landscaping, items which add additional development costs that are passed on to purchasers.
6. A substantial increase in building permit fees was adopted in 2005 to bring fees in line with neighboring jurisdictions. These increases result in increased building costs for developers and homebuyers.
7. Increases in the water meter tap fee for a single family home, and the nearly doubling of the sewer tap fee have directly contributed to rising housing costs in the county.

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

The 2017 Assessment of Fair Housing (AFH) conducted for Richland County found that the availability of housing accessible to a variety of income levels and protected classes may be limited by zoning and other local policies that limit the production of affordable units. The report concluded that a review of local land use policies may positively impact the placement and access of publicly supported and affordable housing. To carry out this review and to monitor new developments with the land use policy Richland County plans to create a fair housing development advisory committee. The committee will report annually to the community planning and community development departments.

## SP-60 HOMELESSNESS STRATEGY – 91.215(D)

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

The individual needs of homeless persons in Richland County are largely determined by the Midlands Area Consortium for the Homeless (MACH), the CoC that works to provide homeless services throughout Richland County. MACH is a coalition of over 50 organizations and individuals representing Richland County and 13 other counties in central South Carolina. Homeless service providers track the needs of individuals experiencing homelessness through the Homeless Information Management System (HMIS) maintained by the United Way of the Midlands. The needs of individuals experiencing homelessness are assessed through an intake interview when individuals enter the CoC by accessing services of a member organization. Street outreach teams also reach out to individuals experiencing homelessness to assess their needs and help them to connect with the CoC. In addition to individual level needs assessment, each year, MACH partners with the South Carolina Coalition for the Homeless to conduct a Point in Time (PIT) count of the number of people experiencing homeless on a given night. This includes an inventory of the number of people sheltered in homeless services as well as a street count of the number of people unsheltered.

The University of South Carolina (USC) also conducts needs assessments of homeless persons in Richland County. One 2015 USC study compared local statistics and interviews with service providers to national best practices in order to determine recommendations for the United Way of the Midlands in assisting unaccompanied homeless youth. Another 2016 USC study aggregated data from PIT reports and local school districts from 2004 to 2015 in order to provide a comprehensive look at the status of homelessness in the county. This included a discussion of the rental market in Richland County and an estimate for the deficit of affordable housing units.

### **Addressing the emergency and transitional housing needs of homeless persons**

Emergency housing services in Richland County include the Oliver Gospel Mission and the City of Columbia Emergency Winter Shelter. The Oliver Gospel Mission is a Christian-based nonprofit that provides 43 emergency beds available for up to 30 days at a time. The City of Columbia Emergency Winter Shelter is a facility at 914 Calhoun Street that provides beds, showers, food, transportation and case services during the coldest months of the year (usually from November to March).

Much of the transitional housing in Richland County is provided by St. Lawrence Place. Located on 2400 Waites Road in the City of Columbia, Homeless No More is a 30-home community that provides two-bedroom units to qualifying families in need of emergency assistance. Families in

the Homeless No More program pay subsidized rent and receive assistance with case management and life skill classes. Each family must complete an assessment every three months to track its development through the program.

Of the 846 Richland County residents experiencing homelessness counted in the 2016 PIT report, approximately 47 percent were in an emergency shelter, and 30 percent were in transitional housing.

**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.**

Richland County plans to provide \$99,588 in CDBG funding to the Epworth Children's Home, a residential program for unaccompanied youth located at 2900 Millwood Avenue in the City of Columbia and serves around 165 children ages 4 to 18. The allocation for FY 2017-2018 will serve 35 unaccompanied youth.

Transitions, a program operated by the Midlands Housing Alliance, provides programs and services to help homeless individuals and families move into permanent housing. From June 2011 to June 2014, Transitions has moved 1,745 clients into permanent housing and engaged 5,929 clients in additional counseling and life skills classes.

As part of the CoC for Richland County, Transitions utilizes the Vulnerability Index-Service Prioritization Decision Assistance Tool (VI-SPDAT) to prioritize the needs of individuals and families experiencing homelessness. The VI-SPDAT screens individuals based on four categories: history of housing, risks, socialization and daily functions, and wellness. Through this process, individuals receive a score from 0 to 18 representing the severity of their needs. Individuals with a VI-SPDAT score from 5 to 8 are prioritized for rapid re-housing services.

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

Individuals with severe mental health challenges often require transitional or permanent supportive housing including ongoing treatment, social services and housing assistance to recover and live independently. According to the 2015 National Survey on Drug Use and Health



sponsored by Substance Abuse and Mental Health Services Administration (SAMHSA), an agency in the U.S. Department of Health and Human Services (DHHS), an estimated 18.1 percent (43,521) of Richland County residents suffer from a mental illness while an estimated four percent suffer severe mental illness.

During the public participation process, focus group participants noted that a disproportionate number of the mental health institutions and correctional facilities in the state of South Carolina are concentrated in or near Richland County. Five of the eight South Carolina Department of Mental Health inpatient facilities are located in Richland County. Individuals who are discharged from these facilities are in need of housing and services, which are not sufficiently available.

For FY 2017-2018, Richland County will provide two grants totaling \$199,588 to homeless service providers. In addition, Richland County partners with the CHA to provide job training and housing counseling to low-income and extremely low-income residents of public housing.

One 2015 study from the University of South Carolina looked at homelessness in Richland County from 2004 to 2015 and determined that most homeless families experience only one brief crisis, lasting an average of 54 days. The study concluded that the county needs much more affordable housing. Richland County will dedicate over \$300,000 to projects aimed directly at expanding the affordable housing stock in FY 2017-2018.

The Alston Wilkes Society (AWS) is a nonprofit organization that provides homelessness prevention services to federal offenders for reentry into their communities. AWS operates a residential facility in the City of Columbia that provides anger management, cultural diversity training, life skills training, money management training, and substance abuse counseling to federal offenders. AWS also operates the Columbia Youth Home and the Alston Wilkes Veteran Home to provide transitional housing for youth and veterans. These facilities include special programming to help clients find employment and permanent housing.

Wateree Community Actions, Inc. also operates a homeless prevention program for low-income individuals in need of rental assistance. The program provides hotel and motel vouchers, funds for paying security deposits, and assistance with moving costs in order to help individuals with their housing needs. Much of this is provided through Community Services Block Grant (CSBG) funding.

## SP-65 LEAD BASED PAINT HAZARDS – 91.215(i)

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

In past years, a number of actions have been undertaken to meet goals related to the mitigation of lead-based paint hazards. The county housing program manager is trained in lead inspection, risk assessment and safe work practices. The county also contracts with a certified lead inspector and risk assessor for all required lead hazard evaluations and lead clearance testing activities. Assistance has also been offered to small and minority contractors to obtain Environmental Protection Agency (EPA) abatement training for accreditation. The county distributes and maintains all required documentation related to lead-based paint hazards for homes built before 1978 and distributes lead-based paint information at all county sponsored events. Lead-based paint mitigation efforts have diminished in recent years due to budgetary constraints and a reduction in the number of housing units undergoing rehabilitation. Most units rehabilitated in recent years have been found by certified inspectors to have no lead-based paint hazards. Those found to have lead-based paint hazards are controlled using acceptable HUD/EPA protocol through an approach called “identify and control lead-based paint hazards.” This protocol will continue to be implemented for all applicable projects undertaken by the county over the next five years.

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

Determining the precise number of households at risk of lead-based paint poisoning is difficult. Residents in sub-standard or older housing and low-income households are at higher risk than higher income households living in newer or rehabilitated housing.

The market analysis conducted for this Consolidated Plan shows that 17,242 housing units with children in unincorporated Richland County were built before 1980. These can be considered as having some level of risk for lead-based paint. A significant percentage of at-risk housing units were constructed in the period from 1950 to 1979 when lead-based paint was relatively less common, although not strictly prohibited for residential use. These units total 30,674 and constitute 34 percent of the total housing stock.

According to ACS estimates, 34,908 households in unincorporated areas of Richland County live on 80 percent of AMI or less (low-income) and 11,482 live on between 80 and 115 percent of AMI (moderate-income). This is approximately 49 percent of all households in unincorporated Richland County, so an estimated one-half of the 17,242 households with children with some risk of lead-based paint hazard (8,500 households) are low- to moderate-income households.

Despite the large number of potential hazards, relatively few households face high risk of lead-based paint contamination due to the relatively young housing stock in Richland County as

compared with the nation as a whole. This is demonstrated by the low prevalence of elevated lead levels in children less than six years of age in Richland County compared with the nation as a whole:

**LEAD EXPOSURE AMONG CHILDREN**

Year	% Children Under 6 with >5 micrograms lead/ deciliter blood	
	Richland County	US
2015	0.41%	3.31%
2014	0.80%	3.77%
2013	0.84%	4.19%
2012	0.45%	5.25%
2011	0.56%	5.52%

Data Source: Center for Disease Control (CDC)

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

Richland County has established full compliance with all applicable lead-based paint regulations through incorporation of these regulations into its housing policies and procedures manual. Since August 15, 2002, all housing units provided assistance by Richland County through CDBG or HOME funds have been required to comply with the regulation implementing Title X of the 1992 Housing and Community Development Act (24 CFR Part 35). In compliance with the regulation, Richland County requires inspection and evaluation for lead-based paint hazards of all housing units constructed before 1975 that are slated for repairs which may disturb any painted surfaces of the unit. If lead paint hazards are found during the inspection and evaluation, they are addressed through paint stabilization, interim controls, or standard treatments.

**SP-70 ANTI-POVERTY STRATEGY – 91.215(J)**

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

RCCD is the agency responsible for the county anti-poverty strategy. The goals, priorities, programs, and policies described in this strategic plan are aimed at reducing the number of families living at or below the poverty level in Richland County. The components of the anti-poverty strategy fall into three broad categories: housing affordability, economic growth, and direct services. RCCD collaborates with a diverse coalition of public agencies, private, and non-profit organizations in order to advance anti-poverty goals relating to these areas. Notable collaborators include: the Central South Carolina Alliance, the Richland County Economic Development Department, CHA, and the Central Midlands Regional Transportation Authority. Actions planned for FY 2017-2018 include funding for homeowner rehabilitation (\$174,795) and construction and rehabilitation of new affordable rental units by CHDOs to be offered to low- or

very low-income residents with subsidized rents. In addition, \$199,588 in grants will be provided to homeless service providers offering transitional housing services intended to help individuals and families with housing stability.

RCCD works to improve the availability and quality of affordable housing through programs for owner-occupied housing rehabilitation, acquisition and restoration of existing units, construction of new affordable housing units, and rental assistance. RCCD collaborates with the Richland County Economic Development Office and Central South Carolina Alliance to attract business development and retain and expand existing business and industry in Richland County. The county has provided funding to CHA for the provision of job training to Section 3 residents. The Section 3 program requires that recipients of certain HUD financial assistance, to the greatest extent possible, provide job training, employment, and contract opportunities for low- or very-low income residents in connection with projects and activities in their neighborhoods.

Many families and individuals living in poverty face issues that make finding and maintaining employment challenging; to address this, RCCD also provides funds to a number of service providers whose programs directly target non-employment issues facing families in poverty including healthcare, childcare, housing, and transportation in hopes that addressing these concerns will open the possibility of employment and self-sufficiency. Notably, the county has provided funding to The Comet bus system for expanding and improving transit services.

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

RCCD acknowledges that no one strategy for combating poverty can succeed in isolation. As the agency responsible for both the administration of this affordable housing plan and the anti-poverty strategy in Richland County, RCCD works to promote collaboration and effective coordination between agencies and organizations tasked with various elements of the anti-poverty strategy. Ensuring that planning and development of affordable housing, health and social services, and job opportunities are coordinated with transportation accessibility from the early stages, and that education and job training offered in the county matches the work force needs of existing and emerging industry, are among the primary coordination concerns for Richland County addressed in this plan.

## SP-80 MONITORING – 91.230

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

### **Monitoring and Compliance Plan**

Richland County and the Office of Community Development are responsible for monitoring both CDBG and HOME program activities. RCCD has developed procedures to insure that approved projects will meet the purpose of the Consolidated Plan and that available funds will be distributed in a timely manner. Emphasis will be placed on diversifying expenditures to ensure projects and programs provide short-term result and long-term impact.

Monitoring will include programs operated directly by the county and those carried out by any sub-recipients. The Sub-recipient Agreement is the contractual document between the county and the sub-recipient, which specifies the activities that are to be completed and the conditions which must be met, including compliance with the applicable laws and regulations. The components of this type of oversight provided by Richland County for its sub-recipients, CHDO's, and other funding partners, include but are not limited to:

- Preparation of detailed budgets to include sources and uses of funding as well as anticipated and planned project costs.
- Completion of written agreements to include Memorandum of Agreement or Understanding (MOA or MOU) or more written and signed comprehensive sub recipient agreements, as deemed appropriate.
- Evaluation of impacts to the area and community such as Environmental Assessment seeking appropriate HUD clearances when required.
- Request and review monthly to quarterly written progress reports and other correspondences and communications to monitor compliance and timeliness. Monthly emails are distributed to CDBG sub-recipients to provide a CDBG timeliness test update. Richland County's Annual CDBG timeliness is August 2nd.
- Project site visits before, during and after programs and/or construction take place documented with photos taken by Richland County Staff.
- The department's HAC or Housing Advisory Committee meets on a quarterly and as-called basis to review and approve owner-occupied (both HR and ER) housing applicants as well as advise in policy and procedure updates. The HAC's committee is comprised of an attorney, building official, banker, realtors and other members who are knowledgeable about the housing community.

- On-site monitoring is completed with HOME CHDO's and Developers annually or as needed and desk monitoring is also conducted as needed per contractual recipient.
- After the monitoring is completed, the sub-recipient will receive a monitoring response letter within 30 days detailing any deficiencies that might exist. If there are no major findings or concerns, the sub-recipient is notified and the monitoring review is deemed officially closed. However, if there is concern or finding, the sub-recipient will be given a specific amount of time to remedy the issue.
- The Department of Labor's Davis-Bacon Provisions are determined if required (construction at or exceeding \$2,000). Staff provides oversight and management of prevailing wage rate info, payroll reviews, employee interviews and other facets of the requirement.
- Richland County ensures that all housing projects meet the Housing Quality Standards (HQS) and the current International Residential Code (IRC) other local housing codes by Richland County staff and paid consultants and inspections. Richland County Community Development staff complete an annual written assessment of all paid personnel associated with rehab work to include general contractors, inspectors, and construction management.
- Desk monitoring and monthly and quarterly reporting are mechanisms used to keep sub-recipients on track with expending funds and expending funds correctly. Using the HUD monitoring checklist as a guide, Richland County will periodically evaluate financial performance and program performance against the current Consolidated/ Annual Action Plan.
- Richland County has financial and programmatic processes in place to ensure that CHDO, contractors and sub-recipients are in compliance, and that activities and procedures can be tracked accordingly. These include contract provisions that ensure affirmatively marking for fair housing and procurement procedures to ensure minority participation.
- Internal monitoring and tracking is also done by staff using various IDIS reports to review expenditures and compliance.

## 6 ACTION PLAN

### AP-15 EXPECTED RESOURCES – 91.220(c)(1,2)

#### Introduction

Richland County became an entitlement community in 2002. For FY 2017-2018, Richland County will receive from the U.S. Department of Housing and Urban Development (HUD) \$1,330,593 in CDBG funds, \$514,484 in HOME funds, and \$7,548,800 in CDBG-DR funds. Projects identified in the Action Plan will be implemented using these funds. Additional funding for the projects described in this Consolidated Plan will be available from income generated by CDBG and HOME program investments. These include \$23,000 from loans to community housing development organizations (CHDOs) and \$3,000 from Richland County Homeownership Assistance Program (RCHAP) application fees. Additional income may be generated using recapture provisions as outlined in the policies and procedures of the housing programs and CHDO contracts. These provisions ensure compliance with all relevant federal regulations.

**TABLE 59 – EXPECTED RESOURCES – PRIORITY TABLE**

Anticipated Resources for Richland County						
Source of Funds	Source	Uses of Funds	Expected Amount Available Year 1		Expected Amount Available Years 2-5	Narrative Description
CDBG	HUD/ Federal	Infrastructure, historic preservation, homelessness, job development, other public improvements and public services	Annual Allocation:	\$ 1,330,593.00	\$ 5,322,372.00	On June 14, 2017, formula grant allocations for FY 2017-2018 were made available to grantees based on the 2017 budget enacted for HUD. The expected amount available for the remainder of the Consolidated Plan is a projection of funding over the next four years based on formula allocations for FY 2017-2018.
			Program Income:	\$ -		
			Prior Year Resources:	\$ -		
			<b>Total:</b>	<b>\$ 1,330,593.00</b>		
HOME	HUD/ Federal	CHDO, homeowner down payment assistance, owner-occupied rehabilitation	Annual Allocation:	\$ 514,484.00	\$ 2,624,972.00	On June 14, 2017, formula grant allocations for FY 2017-2018 were made available to grantees based on the 2017 budget enacted for HUD. The expected amount available for the remainder of the Consolidated Plan is a projection of funding over the next four years based on formula allocations for FY 2017-2018.
			Program Income:	\$ 26,000.00		
			Prior Year/ MATCH:	\$ 115,759.00		
			<b>Total:</b>	<b>\$ 656,243.00</b>		

Anticipated Resources for Richland County						
Source of Funds	Source	Uses of Funds	Expected Amount Available Year 1		Expected Amount Available Years 2-5	Narrative Description
CDBG-DR	HUD/Federal	Single family housing rehabilitation, rental rehabilitation, HMGP Residential, buyout match, HMGP local match, public infrastructure, resiliency, HMGP commercial, business assistance, recovery and resiliency planning, CDBG-DR program administration	Annual Allocation:	\$ 7,548,800.21	\$ 30,770,000.00	In 2015, Richland County experienced catastrophic flooding as a result of rainfall associated with Hurricane Joaquin. President Barack Obama signed a disaster declaration making federal funds available for recovery. Richland County expects a total of \$30.7 million in aid under the CDBG-DR program based on a May 2017 announcement of expanded disaster recovery allocations.
			Program Income:	\$ -		
			Prior Year Resources:	\$ -		
			<b>Total:</b>	<b>\$ 7,548,800.21</b>		

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

The Richland County Office of Community Development (RCDD) will use a combination of public and private funding to implement its affordable housing, housing rehabilitation, infrastructure, public service, and homelessness activities described in this Consolidated Plan. The county will provide funds equal to 25 percent of HOME entitlement awards less 10 percent administrative expenditures in HOME match for projects administered by RCCD with HOME funds. Additional funds leveraged from joint partnerships with the South Carolina State Housing Finance and Development Authority and Community Assistance Provider, Inc. will be used for the construction of 24 new affordable housing units (including six HOME-assisted units) at the Shakespeare Crossing development. Private donations will be leveraged for the Olympia Museum project. Grant awards to Homeless No More and Epworth Children’s Home supplement private donations from individuals and faith-based organizations.

**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 owns no land or property relevant to the goals of this Consolidated Plan.

**Discussion**

Richland County anticipates receiving federal funding over the next year from three HUD programs: the Community Development Block Grant program (CDBG), HOME Investment Partnership program (HOME), and the CDBG disaster recovery program (CDBG-DR). These funds will be used to fund projects which advance the goals identified in this annual action plan.



Projects carried out using these federal funds over the next year will leverage additional funds from state and local governments as well as private sources.

## AP-20 ANNUAL GOALS AND OBJECTIVES

**TABLE 60 – GOALS SUMMARY**

Goal					
<b>Owner-occupied housing rehabilitation</b>	<b>Category</b>	<b>Geographic Area</b>	<b>Needs Addressed</b>	<b>Funding</b>	
	Affordable housing	Countywide	Rehabilitation of existing affordable housing units	\$174,795 (HOME/PI/Match) \$40,000 (CDBG)	
	<b>Start Year</b>	<b>End Year</b>	<b>Outcome</b>	<b>Objective</b>	
	2017	2021	Sustainability	Providing decent housing	
	<b>Description</b>				
	Rehabilitate and stabilize the existing affordable housing stock in unincorporated Richland County by assisting up to 80 elderly and special needs homeowners in the maintenance and rehabilitation of their homes. The Homeowners Rehabilitation (HR) program and the Energy Efficiency Program are both applicable to this goal. HOME program delivery costs covered by CDBG funds are also included.				
	<b>Goal Outcome Indicator</b>		<b>Quantity</b>	<b>Units of Measurement</b>	
10. Homeowner housing rehabilitated		2	Housing Units		
Goal					
<b>Affordable rental housing</b>	<b>Category</b>	<b>Geographic Area</b>	<b>Needs Addressed</b>	<b>Funding</b>	
	Affordable housing	Countywide/ Southeast- New Castle	Production of new affordable housing units	\$180,000(HOME/PI/Match) \$42,000.00 (CDBG)	
	<b>Start Year</b>	<b>End Year</b>	<b>Outcome</b>	<b>Objective</b>	
	2017	2021	Affordability	Provide decent housing	
	<b>Description</b>				
	A minimum of 15 percent of HOME funds are to be allocated to CHDOs for the development of affordable rental housing. Eligible activities include new construction or acquisition and rehabilitation of existing units for rental in the county master planned areas. Preference is given to those areas where 50 percent or more of households earn less than the area median income. Over five years, up to 12 affordable rental units will be added to the housing stock in unincorporated areas of Richland County in this way. This is also a goal from the 2017 Assessment of Fair Housing.				
	<b>Goal outcome indicator</b>		<b>Quantity</b>	<b>Units of measurement</b>	
7. Rental units constructed		0	Housing Units		
8. Rental units rehabilitated		2	Housing Units		

Goal					
<b>Revivification and Neighborhood master planning</b>	<b>Category</b>	<b>Geographic Area</b>	<b>Needs Addressed</b>	<b>Funding</b>	
	Other: Fair Housing	Countywide	Rehabilitation	\$539,887 (CDBG)	
	<b>Start Year</b>	<b>End Year</b>	<b>Outcome</b>	<b>Objective</b>	
	2017	2018	Availability/ accessibility	Suitable living environment	
	<b>Description</b>				
	County wide efforts to restore and revitalize or demolish dilapidated housing and commercial real properties as well as targeted efforts in county –approved neighborhood master planning areas for housing, infrastructure and commercial revitalization.				
	<b>Goal Outcome Indicator</b>		<b>Quantity</b>	<b>Units of Measurement</b>	
5. Facade treatment / business building rehabilitation		5	Businesses assisted		
21. Buildings demolished		2	Buildings demolished		
Goal					
<b>Homebuyer program</b>	<b>Category</b>	<b>Geographic Area</b>	<b>Needs Addressed</b>	<b>Funding</b>	
	Affordable Housing	Countywide	Acquisition of existing affordable housing units	\$250,000.00 (HOME/PI/Match) \$43,000 (CDBG)	
	<b>Start Year</b>	<b>End Year</b>	<b>Outcome</b>	<b>Objective</b>	
	2017	2021	Affordability	Providing decent housing	
	<b>Description</b>				
	The county will provide deferred forgivable loans of up to \$10,000 to up to 100 first time homebuyers to purchase homes in unincorporated Richland County over five years.				
	<b>Goal Outcome Indicator</b>		<b>Quantity</b>	<b>Units of Measurement</b>	
11. Direct financial assistance to homebuyers		20	New Homeowners		
Goal					
<b>Provide assistance to homeless and other special needs populations</b>	<b>Category</b>	<b>Geographic Area</b>	<b>Needs Addressed</b>	<b>Funding</b>	
	Public Service	Countywide	Homelessness, Public Services	\$199,588 (CDBG)	
	<b>Start Year</b>	<b>End Year</b>	<b>Outcome</b>	<b>Objective</b>	
	2017	2018	Availability/ accessibility	Suitable living environment	
	<b>Description</b>				
	Richland County will partner organizations and service providers to address the needs of homeless and non-homeless special needs populations including: victims of domestic violence; families with children experiencing homelessness; unaccompanied youth, veterans, and ex-offenders.				
	<b>Goal Outcome Indicator</b>		<b>Quantity</b>	<b>Units of Measurement</b>	
14. Overnight/Emergency shelter/Transitional housing beds added		5 5 0	Families assisted Low income Youth assisted Public-housing residents assisted		

Goal					
<b>AFH Goal: Educate individuals about the 1968 Civil Rights Act and fair housing law</b>	<b>Category</b>	<b>Geographic Area</b>	<b>Needs Addressed</b>	<b>Funding</b>	
	Other: Fair Housing	Countywide	Lack of understanding of where to turn, Discriminatory terms and conditions, Multiple housing burdens, Steering in real estate, Failure to make reasonable accommodation	n/a	
	<b>Start Year</b>	<b>End Year</b>	<b>Outcome</b>	<b>Objective</b>	
	2017	2021	Availability/accessibility	Suitable Living Environment	
	<b>Description</b>				
	Richland County will host quarterly workshops and seminars/ training in multiple languages.				
	<b>Goal Outcome Indicator</b>		<b>Quantity</b>	<b>Units of Measurement</b>	
Other		20	Workshops hosted		
<b>AFH Goal: Create partnerships with public and private entities that will enable the development of accessible and affordable housing</b>	<b>Category</b>	<b>Geographic Area</b>	<b>Needs Addressed</b>	<b>Funding</b>	
	Affordable Housing	Countywide	Limited access to affordable housing, Access to publicly supported housing for persons with disabilities, Lack of affordable, accessible housing for seniors, Lack of knowledge, Resistance to affordable housing	n/a	
	<b>Start Year</b>	<b>End Year</b>	<b>Outcome</b>	<b>Objective</b>	
	2017	2021	Availability/accessibility	Providing decent housing	
	<b>Description</b>				
	Increase leveraged amount with other funding sources and expand partnerships beyond CHDO. In Years 2-5, create advisory committee of builders, realtors, and developers and increase investment to expand the number of units by 1,000.				
	<b>Goal Outcome Indicator</b>		<b>Quantity</b>	<b>Units of Measurement</b>	
Other		n/a	n/a		
Goal					
<b>AFH Goal: Provide financial literacy education</b>	<b>Category</b>	<b>Geographic Area</b>	<b>Needs Addressed</b>	<b>Funding</b>	
	Other: Fair Housing	Countywide	Lending Discrimination, Private discrimination, Access to financial services, High denial rates for racial and ethnic minorities	n/a	
	<b>Start Year</b>	<b>End Year</b>	<b>Outcome</b>	<b>Objective</b>	
	2017	2021	Affordability	Creating Economic Opportunities	
	<b>Description</b>				
	In Years 1-5, Richland County will provide financial literacy education to 2,500 residents through homebuyer education and credit counseling offered by the Columbia Housing Authority.				
<b>Goal Outcome Indicator</b>		<b>Quantity</b>	<b>Units of Measurement</b>		
Other		2,500	Residents educated		

Goal				
<b>AFH Goal: Review and revise local land use policies and track development</b>	<b>Category</b>	<b>Geographic Area</b>	<b>Needs Addressed</b>	<b>Funding</b>
	Other: Fair Housing	Countywide	Siting selection policies, Practices and decisions for publicly supported housing, NIMBYism	n/a
	<b>Start Year</b>	<b>End Year</b>	<b>Outcome</b>	<b>Objective</b>
	2017	2021	Availability/accessibility	Suitable Living Environment
	<b>Description</b>			
	The county will create a fair housing advisory committee that will report annually to the Community Planning and Community Development departments.			
	<b>Goal Outcome Indicator</b>		<b>Quantity</b>	<b>Units of Measurement</b>
Other		n/a	n/a	
Goal				
<b>AFH Goal: Create affordable housing opportunities in integrated and mixed-income neighborhoods</b>	<b>Category</b>	<b>Geographic Area</b>	<b>Needs Addressed</b>	<b>Funding</b>
	Affordable housing	Countywide	Discriminatory practices, Location and type of affordable housing, Access to publicly supported housing for persons with disabilities, Lack of affordable housing near transit, Limited supply of affordable housing, Lack of knowledge about LMI and affordable housing	n/a
	<b>Start Year</b>	<b>End Year</b>	<b>Outcome</b>	<b>Objective</b>
	2017	2021	Affordability	Provide decent housing
	<b>Description</b>			
	The county will partner with the Forfeited Land Use Commission and target properties lost in tax sales for redevelopment in middle and upper income communities, strengthen partnerships with the real estate community, and educated Section 8 voucher holders about asset development and fair housing.			
	<b>Goal Outcome Indicator</b>		<b>Quantity</b>	<b>Units of Measurement</b>
Other		20	Affordable units developed in census tracts above 80% AMI	
		500	Section 8 voucher holders educated	
Goal				
<b>AFH Goal: Promote equitable access to credit and home lending by marketing to 100% of the lending institutions in Richland County and promoting awareness of fair housing laws</b>	<b>Category</b>	<b>Geographic Area</b>	<b>Needs Addressed</b>	<b>Funding</b>
	Other: Fair Housing	Countywide	Access to financial services, Discriminatory actions in the marketplace	n/a
	<b>Start Year</b>	<b>End Year</b>	<b>Outcome</b>	<b>Objective</b>
	2017	2021	Availability/accessibility	Suitable Living Environment
	<b>Description</b>			
	Richland County will strengthen partnerships with lending institutions and increase fair housing marketing to banks.			
	<b>Goal Outcome Indicator</b>		<b>Quantity</b>	<b>Units of Measurement</b>
Other		n/a	n/a	

Goal				
<b>AFH Goal: Increase complaint rate for discrimination in rental housing toward protected class groups</b>	<b>Category</b>	<b>Geographic Area</b>	<b>Needs Addressed</b>	<b>Funding</b>
	Other: Fair Housing	Countywide	Lack of understanding of fair housing law Discriminatory terms and conditions in Rental Discriminatory action in the marketplace Denial of available housing in the rental markets Discriminatory refusal to rent	n/a
	<b>Start Year</b>	<b>End Year</b>	<b>Outcome</b>	<b>Objective</b>
	2017	2021	Availability/accessibility	Suitable Living Environment
	<b>Description</b>			
	Richland County will develop a Fair Housing Campaign to improve marketing of fair housing and will support Fair Housing testing through partnership and training, with the ultimate goal of increasing the complaint rate for discrimination by 50%.			
<b>Goal Outcome Indicator</b>		<b>Quantity</b>	<b>Units of Measurement</b>	
Other		50	Percent increase of complaint rate	
Goal				
<b>AFH Goal: Reduce housing segregation and discrimination through aggressive education, enforcement, and collaboration with fair housing agencies and by being more selective in sites for development</b>	<b>Category</b>	<b>Geographic Area</b>	<b>Needs Addressed</b>	<b>Funding</b>
	Other: Fair Housing	Countywide	Concentrations of housing problems, Disproportionate housing problems, NIMBYism	n/a
	<b>Start Year</b>	<b>End Year</b>	<b>Outcome</b>	<b>Objective</b>
	2017	2021	Availability/accessibility	Suitable Living Environment
	<b>Description</b>			
	Richland County will provide financial support to housing advocates, launch a public awareness campaign, and expand fair housing education, outreach, and training.			
<b>Goal Outcome Indicator</b>		<b>Quantity</b>	<b>Units of Measurement</b>	
Other		n/a	n/a	

Goal					
Disaster Recovery	<b>Category</b>	<b>Geographic Area</b>	<b>Needs Addressed</b>	<b>Funding</b>	
	Other: Disaster Recovery	Countywide	Disaster Recovery	\$7,548,800 (CDBG-DR)	
	<b>Start Year</b>	<b>End Year</b>	<b>Outcome</b>	<b>Objective</b>	
	2017	2020	Availability/accessibility	Providing decent housing	
	<b>Description</b>				
	According to the CDBG-DR Initial Action Plan the community's overarching hazard mitigation goals provide the foundation for identifying and implementing appropriate recovery programs. Goals presented were developed to reflect community values, existing conditions, identified damages, and vulnerabilities. Richland County established the following goals to guide development of the CDBG-DR Action Plan:				
	<ol style="list-style-type: none"> <li>1. Address the unique recovery needs and challenges of all residents of Richland County so that no one "falls through the cracks."</li> <li>2. Provide safe housing for all residents.</li> <li>3. Achieve a comprehensive understanding of the root causes of flooding in Richland County.</li> <li>4. Position the county to better prepare for, respond to, and minimize impacts of future flood events.</li> <li>5. Ensure continuity of operations and the provision of essential services before, during, and after a disaster or hazardous event.</li> <li>6. Provide tailored solutions that are most appropriate for urban, rural, and all areas of the county.</li> <li>7. Achieve post-flood economic revitalization and long-term economic health.</li> <li>8. Address restoration of critical infrastructure. This includes schools but is not limited to schools.</li> <li>9. Ensure the Action Plan goals are consistent with other adopted planning documents.</li> <li>10. Provide accountability through financial oversight.</li> </ol>				
	Additional information is available in the CDBG-DR Annual Action Plan available at: <a href="http://www.rcgov.us/FloodRecovery/FloodRecoveryFunding.aspx">http://www.rcgov.us/FloodRecovery/FloodRecoveryFunding.aspx</a>				
	<b>Goal Outcome Indicator</b>		<b>Quantity</b>	<b>Units of Measurement</b>	
	Other		n/a	n/a	
Goal					
Contingency	<b>Category</b>	<b>Geographic Area</b>	<b>Needs Addressed</b>	<b>Funding</b>	
	Other: Contingency	Countywide	All needs listed within	\$0 (CDBG)	
	<b>Start Year</b>	<b>End Year</b>	<b>Outcome</b>	<b>Objective</b>	
	2017	2021	Sustainability	Economic Opportunities	
	<b>Description</b>				
	The county will administer the CDBG and HOME federal programs.				
	<b>Goal Outcome Indicator</b>		<b>Quantity</b>	<b>Units of Measurement</b>	
	Other: 10% for unforeseen costs		n/a	n/a	
	Goal				
	Administration	<b>Category</b>	<b>Geographic Area</b>	<b>Needs Addressed</b>	<b>Funding</b>
Other: Administration		Countywide	All needs listed within	\$51,488 (HOME) \$266,118 (CDBG)	
<b>Start Year</b>		<b>End Year</b>	<b>Outcome</b>	<b>Objective</b>	
2017		2021	Sustainability	Economic Opportunities	
<b>Description</b>					
The county will administer the CDBG and HOME federal programs.					
<b>Goal Outcome Indicator</b>		<b>Quantity</b>	<b>Units of Measurement</b>		
23. Administrative activities		n/a	n/a		

## AP-35 PROJECTS – 91.220(D)

Table 61 shows the 12 projects in Richland County for which CDBG and HOME funds will be used for FY 2017-2018. The projects address a variety of concerns including housing for unaccompanied youth, business facade improvement, and housing rehabilitation.

In addition to the projects listed above, the county will allocate \$23,516,000 in CDBG-DR funding from 2017 to 2020 for housing rehabilitation and mitigation assistance to households significantly impacted by the October 2015 flood. This will include rehabilitation for single family owner- and renter-occupied units, public infrastructure improvements, and economic development. To read the complete needs assessment detailing the damage sustained and the analysis conducted to determine funding priorities, please refer to the county’s CDBG-DR Action Plan.

**TABLE 61 – PROJECT INFORMATION**

#	Project Name
1	Homeless No More (Transitional Housing)
2	Epworth Children’s Home (Transitional Housing)
3	Countywide- Demolition of Unsafe Housing
4	Broad River Neighborhoods- Demolition of Unsafe Housing
5	Broad River Corridor- Business Façade Program
6	Countywide- Revivification Strategy
7	HOME Project Delivery Costs
8	Administration Cost- CDBG
9	Housing Rehabilitation Program
10	Richland County Homeownership Assistance Program (RCHAP)
11	CHDO (15% Set Aside)
12	Administration Costs- HOME

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

Allocation priorities for the FY 2017-2018 annual action plan are:

1. Rehabilitation of existing affordable owner-occupied housing units
2. Public improvements and infrastructure
3. Revivification of dilapidated and/or abandoned commercial and/or residential properties
4. Homeless/Continuum of Care (CoC) services that benefit adults, families with children, and other special needs homeless populations
5. Council-approved eligible master planned area improvements
6. Production of affordable housing units
7. Homeownership assistance

8. Collaboration with community partners to coordinate development activities
9. Public services

These priorities were selected on the basis of the assessment of housing needs and housing market analysis responses obtained through the public engagement process conducted for the 2017-2021 Consolidated Plan. Key findings include:

1. Insufficient affordable housing available for low- and very-low income residents.
2. Insufficient services for homeless and other special needs populations
3. Unsafe and blighted housing and commercial areas throughout the county.
4. Inadequate roads and other infrastructure

Public service projects were selected on the basis of a competitive application process. Other funding priorities include support for ongoing revitalization efforts in neighborhood master planning areas and a county-wide revivification strategy adopted this year. HOME funds are distributed among programs for housing rehabilitation, homeowner assistance and CHDO new construction/rehabilitation of affordable housing. These strategies for expanding the affordable housing stock are consistent with the priorities of county residents reached through public participation process for the 2017-2021 Consolidated Plan.

The primary obstacle to addressing underserved needs is budgetary. The action plan allocates federal funds strategically to leverage local and state funds for the greatest impact but housing and public service needs far exceed available funds.

### AP-38 PROJECT SUMMARY

#### PROJECTS SUMMARY

PROJECTS SUMMARY	
Project Name	Homeless No More (Transitional Housing)
Target Area	Council District 5/Mid-Western section
Goals Supported	Public Services
Needs Addressed	Public Services
Funding	CDBG: \$100,000
Description	To provide operational funds that will assist up to 45 persons with transitional housing
Target Date	9/30/2018
Estimate the number and type of families that will benefit from the proposed activities	45 homeless persons/households who are in need of transitional housing within the CoC
Location Description	Trinity Housing- 2400 Waites Road, Columbia, SC 29204



2	<b>Project Name</b>	<b>Epworth Children's Home</b>
	Target Area	Countywide
	Goals Supported	Public Services
	Needs Addressed	Public Services
	Funding	CDBG: \$99,588
	Description	To provide residential care for children ages 4 to 18
	Target Date	9/30/2018
	Estimate the number and type of families that will benefit from the proposed activities	35 children served through the residential program
Location Description	2900 Millwood Avenue Columbia, SC 29250	
3	<b>Project Name</b>	<b>Countywide- Demolition of Unsafe Housing</b>
	Target Area	Countywide
	Goals Supported	Affordable rental housing
	Needs Addressed	Acquisition of existing affordable housing units
	Funding	CDBG: \$200,000
	Description	To allow for the demolition of housing units that pose a hazard to the health and safety of Richland County residents
	Target Date	9/30/2018
	Estimate the number and type of families that will benefit from the proposed activities	40 households in unsafe units
Location Description	Unincorporated areas of Richland County	
4	<b>Project Name</b>	<b>Broad River Neighborhoods- Demolition of Unsafe Housing</b>
	Target Area	Broad River Neighborhoods
	Goals Supported	Affordable rental housing
	Needs Addressed	Acquisition of existing affordable housing units
	Funding	CDBG: \$79,887
	Description	To allow for the demolition of housing units that pose a hazard to the health and safety of Richland County residents.
	Target Date	9/30/2018
	Estimate the number and type of families that will benefit from the proposed activities	5 households in unsafe units
Location Description	The Broad River neighborhood is north of downtown Columbia between Mountain Drive and Circleview Road	
5	<b>Project Name</b>	<b>Broad River Corridor- Business Façade Program</b>
	Target Area	Broad River Neighborhoods
	Goals Supported	Public facilities and infrastructure
	Needs Addressed	Public Improvements and Infrastructure
	Funding	CDBG: \$160,000
	Description	To improve the street-facing facades of businesses in the Broad River Corridor
	Target Date	9/30/2018
	Estimate the number and type of families that will benefit from the proposed activities	16 businesses will receive façade improvement, impacting more than 3,100 families in the immediate area who are mostly LMI households
Location Description	The Broad River neighborhood is north of downtown Columbia between Mountain Drive and Circleview Road	

6	<b>Project Name</b>	<b>Countywide- Revivification Strategy</b>
	Target Area	Countywide
	Goals Supported	Owner-occupied housing rehabilitation, public services, public facilities and infrastructure
	Needs Addressed	Rehabilitation of existing affordable housing units, Collaboration with community partners to coordinate community development activities
	Funding	CDBG: \$300,000
	Description	To enable the Improvement of public infrastructure and rehabilitation of housing stock
	Target Date	9/30/2018
	Estimate the number and type of families that will benefit from the proposed activities	35-40 LMI households
	Location Description	Unincorporated Richland County
7	<b>Project Name</b>	<b>HOME Project Delivery Costs</b>
	Target Area	Countywide
	Goals Supported	Owner-occupied housing rehabilitation
	Needs Addressed	Public Services
	Funding	CDBG: \$125,000
	Description	Direct delivery of services benefitting housing programs and services, including but not limited to housing inspections for impacted housing units
	Target Date	9/30/2018
	Estimate the number and type of families that will benefit from the proposed activities	Up to 40 LMI persons/households
	Location Description	Unincorporated Richland County
8	<b>Project Name</b>	<b>Administration Cost- CDBG</b>
	Target Area	Unincorporated Richland County
	Goals Supported	All goals listed within
	Needs Addressed	All needs listed within
	Funding	CDBG: \$266,118
	Description	Richland County administration funds to support the CDBG program
	Target Date	9/30/2018
	Estimate the number and type of families that will benefit from the proposed activities	n/a
	Location Description	202 Hampton Street, Suite 3063B Columbia, SC 29204
9	<b>Project Name</b>	<b>Housing Rehabilitation Program</b>
	Target Area	Countywide
	Goals Supported	Owner-occupied housing rehabilitation
	Needs Addressed	Rehabilitation of existing affordable housing units
	Funding	HOME: \$174,795
	Description	Up to 8 LMI households will receive assistance under this program
	Target Date	9/30/2018
	Estimate the number and type of families that will benefit from the proposed activities	8 owner-occupied households that include seniors, residents with disabilities, or residents with incomes below 80% AMI
	Location Description	Unincorporated Richland County

10	<b>Project Name</b>	<b>Richland County Homeownership Assistance Program (RCHAP)</b>
	Target Area	Countywide
	Goals Supported	Homebuyer program
	Needs Addressed	Acquisition of existing affordable housing units
	Funding	HOME: \$250,000
	Description	Provide down payment and closing costs assistance to first time LMI buyers
	Target Date	9/30/2018
	Estimate the number and type of families that will benefit from the proposed activities	20 LMI households will receive assistance under this program
	Location Description	Unincorporated Richland County
11	<b>Project Name</b>	<b>CHDO (15% Set Aside)</b>
	Target Area	Master planned areas: Greater Woodfield Park, SE Lower Richland
	Goals Supported	Affordable rental housing
	Needs Addressed	Production of new affordable housing units, Collaboration with community partners to coordinate community development activities
	Funding	HOME: \$180,000
	Description	Contracts executed with CHDOs to develop affordable rental units
	Target Date	9/30/2018
	Estimate the number and type of families that will benefit from the proposed activities	4 households at or below 50% AMI will rent single family homes in master planned areas
	Location Description	The Greater Woodfield Park and SE Lower Richland areas are northeast and southeast of the City of Columbia, respectively
12	<b>Project Name</b>	<b>Administration Costs- HOME</b>
	Target Area	Countywide
	Goals Supported	All goals listed within
	Needs Addressed	All needs listed within
	Funding	HOME: \$51,448
	Description	Richland County administration funds to support the CDBG program
	Target Date	9/30/2018
	Estimate the number and type of families that will benefit from the proposed activities	n/a
	Location Description	202 Hampton Street, Suite 3063B Columbia, SC 29204

## Definitions

**HOME project delivery costs:** HOME program administrative costs are not to exceed 10 percent of the HOME grant allocation amount. However, certain costs are eligible to be covered by CDBG funds as program-related soft costs. These include but are not limited to: architectural, engineering or related professional services required to prepare plans, drawings, or specifications of a project; costs to process and settle the financing for a project, such as private lender origination fees, credit reports, fees for title evidence, fees for recordation and filing of legal documents, building permits, attorneys fees, private appraisal fees and fees for an independent cost estimate; builders or developers fees; costs of a project audit that the participating jurisdiction may require with respect to the development of the project; an initial operating deficit reserve, which is a reserve to meet any shortfall in project income during the

period of rent-up (of a new construction or rehabilitation project) and which may only be used to pay operating expenses, scheduled payments to replacement reserves, and debt service; impact fees that are charged for all projects within a jurisdiction; and pre-purchase homebuyer counseling for an HOME-assisted homebuyer.

#### AP-50 GEOGRAPHIC DISTRIBUTION – 91.220(F)

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

The strategic plan for the period from 2017 to 2021 calls for over 70 percent of CDBG funding to be used for projects that will benefit low- to moderate-income persons as required. CDBG funds will continue to support work ongoing in Richland County master planned areas through the Richland County Neighborhood Improvement Plan (NIP.) These neighborhoods include Broad River Heights, Candlewood, Crane Creek, Trenholm Acres/ New Castle and Woodfield Park. Decker International Corridor/Woodfield Park qualifies to receive federal CDBG funds under slum and blight designation. The Ridgewood, Crane Creek, Trenholm Acres/ New Castle, and Broad River Heights neighborhoods have 51 percent or more residents with low- or moderate-incomes. CDBG funds are to be allocated to ensure the successful completion of countywide efforts to demolish unsafe housing, including units in the Broad River neighborhood, and the countywide revivification strategy. The strategic plan allocates HOME funds to projects and programs benefiting low-income persons and/or areas as required. A minimum of 15 percent of HOME funds will be set aside for use by community housing development organizations (CHDOs). The activities of CHDOs will be geographically focused in and around neighborhood master planned areas including Trenholm Acres/ New Castle and Southeast Richland. These projects include acquisition of existing housing units, rehabilitation, and rental of affordable housing to residents living on below 80 percent of area median income. HOME funds are also used for the Richland County Homeownership Assistance Program (RCHAP) to provide down-payment assistance (DPA) and to support housing rehabilitation (HR). These programs benefit low-income residents throughout the county, however, historical precedent suggests that the majority of DPA recipients will be from County Council district 9 (zip codes 29223 and 29229.)

Three projects described for this annual plan are located in specific geographic areas:

##### **Project 1**

County Council District 5 is in mid-western Richland County inside the City of Columbia. Transitional housing offered by Homeless No More on 2400 Waites Road is located in this district but provides services for individuals experiencing homelessness throughout the county.

## Projects 4 and 5

The Broad River Neighborhood in unincorporated areas north of downtown Columbia, between Mountain Drive and Circlevue Road. According to the Master Plan for the neighborhood, the main Broad River corridor consists of four nodes: Piney Grove Village Center, St. Andrews Neighborhood Activity Center, Dutch Square Mixed-Use Transit Node, and Greystone Boulevard Commercial District. The neighborhood includes both commercial and residential areas.

## Project 11

The Greater Woodfield Park area is northeast of the City of Columbia and the SE Lower Richland area is southeast of the City of Columbia. Both are predominately residential.

The remaining projects are located across all of Richland County.

## Geographic Distribution

**TABLE 62 - GEOGRAPHIC DISTRIBUTION**

Target Area	Percentage of Funds
Broad River Neighborhood	12.07%
Greater Woodfield Park, SE Lower Richland	9.06%
Council District 5/Mid-Western Section	5.03%
Countywide	73.83%

## Rationale for the priorities for allocating investments geographically

As noted, three projects planned by Richland County for FY 2017-2018 are located in specific geographic areas. The Broad River Neighborhood is a target area because of the high concentration of unsafe housing units and dilapidated and vacant commercial areas in the area. The Greater Woodfield Park and SE Lower Richland areas are target areas because they represent areas of development for Community Housing Development Organizations (CHDOs) partnered with Richland County. County Council District 5 is a target areas because it is primarily an inner-city area and is the main focus for transitional housing services offered through the St. Lawrence Place facility operated by Homeless No More. All other funds will be distributed throughout the unincorporated areas of Richland County.

## Discussion

RCCD operates in partnership with the City of Columbia to ensure an efficient and equitable distribution of available resources. To the extent possible, efforts from the City of Columbia are focused on areas within the City of Columbia, while efforts by Richland County Community Development are focused on unincorporated areas of the county.

## AP-55 AFFORDABLE HOUSING – 91.220(G)

### Introduction

Over the next five years, Richland County will continue to address the affordable housing needs outlined in this Consolidated Plan. Efforts by RCDD will include housing programs administered by the county and financial support provided by the county to local housing developers and service providers. The following tables provide one year goals for the numbers of households to be assisted through these efforts.

The county plans to spend \$79,887 in the Broad River Neighborhoods and \$200,000 countywide in CDBG funds to demolish unsafe housing in these areas. The county also plans to spend \$174,795 in HOME funds for housing rehabilitation and \$300,000 in CDBG funds for a countywide revivification effort.

**TABLE 64 - ONE YEAR GOALS FOR AFFORDABLE HOUSING BY SUPPORT REQUIREMENT**

One Year Goals for the Number of Households to be Supported	
Homeless	80
Non-Homeless	35
Special-Needs	50
Total	115

**TABLE 65 - ONE YEAR GOALS FOR AFFORDABLE HOUSING BY SUPPORT TYPE**

One Year Goals for the Number of Households Supported Through	
Rental Assistance	0
The Production of New Units	0
Rehab of Existing Units	13
Acquisition of Existing Units by CHDOs	2
Homeowner Assistance Program (RCHAP)	20
Total	35

### Discussion

The county will use HOME funds to develop and preserve affordable housing units. These funds will be invested through partnerships with nonprofit housing developers and through the Richland County Homeownership Assistance Program (RCHAP), which provides down payment and closing cost assistance to qualify first-time buyers. Applicants for RCHAP funds must attend an orientation seminar and are accepted on a first-come-first-serve basis.

The county will also support homeless residents through transitional housing administered by Homeless No More. In FY 2017-2018, the county plans to provide \$100,000 in CBDG funding to assist 45 homeless persons through these services.

## AP-60 PUBLIC HOUSING – 91.220(H)

### **Introduction**

Public housing units in Richland County are managed by the Columbia Housing Authority (CHA). The housing authority manages more than 2,200 public housing units, 15 of which are located in unincorporated areas of Richland County and 3,646 Section 8 vouchers in the City of Columbia and Richland County. RCDD provides support to CHA through job training (35 participants FY 2015-16) and homebuyer assistance (22 new homeowners in FY 2015-2016).

The waiting list for housing at CHA is currently closed, and demand far exceeds the supply of public housing units. In August 2014, CHA was required by HUD to change the number of units specified for elderly residents, decreasing the amount of elderly units from over 500 to 256. This has created a great need for affordable housing for elderly residents in Richland County.

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

Work is ongoing for the construction of 24 new affordable housing units, including a minimum of six HOME-supported units at the Shakespeare Crossing development. Funding remaining from previous years will be used for the completion of work planned for FY 2017-2018. HOME funds also support new construction and rehabilitation by CHDOs. Four new rental units are expected to be added through this program in FY 2017-2018.

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

The CHA Resident Executive Council (REC) provides residents with the opportunity to become involved in housing authority policy making. The REC is made up of representatives from each CHA public housing community, and members are elected by their peers based on participation in local Community Clubs. The REC meets on the last Monday of each month and attracted approximately 150 attendees to each meeting in 2016. Richland County will work with CHA to improve attendance at these meetings in FY 2017-2018.

Richland County will also continue to provide twelve hours of housing counseling classes to CHA residents through the RCHAP program. Classes will cover home buying, budget and credit, and home and yard maintenance.

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

Not applicable. CHA is not designated as troubled.

## **Discussion**

RCDD provides support for public housing through collaboration with CHA and through funding new construction and rehabilitation of affordable housing units. The CHA provides opportunity for resident engagement through the monthly meetings of the resident executive council. Richland County provides educational programming to CHA residents in the form of job training and housing counseling.

## **AP-65 HOMELESS AND OTHER SPECIAL NEEDS ACTIVITIES – 91.220(i)**

### **Introduction**

According to the 2016 Point-in-Time (PIT) report from the Midlands Area Consortium for the Homeless (MACH), Richland County has an estimated 876 residents experiencing homelessness. Of these, 48 percent are in emergency shelters, 30 percent are in transitional housing, and 22 percent are unsheltered.

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

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

The individual needs of homeless persons in Richland County are largely determined by the Midlands Area Consortium for the Homeless (MACH), the CoC coordinating organization that works to provide homeless services throughout Richland County. MACH is a coalition of over 50 organizations and individuals representing Richland County and 13 other counties in central South Carolina. Homeless service providers track the needs of individuals experiencing homelessness through the Homeless Information Management System (HMIS) maintained by the United Way of the Midlands. The needs of individuals experiencing homelessness are assessed through an intake interview when individuals enter the CoC by accessing services provided by a member organization. Street outreach teams also reach out to individuals experiencing homelessness to assess their needs and help them to connect with the CoC. In addition to individual level needs assessment, MACH partners each year with the South Carolina Coalition for the Homeless to conduct a Point in Time (PIT) count of the number of people experiencing homeless on a given night. This includes an inventory of the number of people sheltered in homeless services as well as a street count of the number of people unsheltered. In FY 2017-2018 Richland County, will continue to partner with the MACH to assess the individual needs of homeless persons.



### **Addressing the emergency shelter and transitional housing needs of homeless persons**

Richland County has allocated \$100,000 in CDBG funding to Homeless No More for FY 2017-2018. Homeless No More is a homeless service provider that administers transitional housing through St. Lawrence Place, located on 2400 Walles Road in the City of Columbia. Homeless No More provides 30 two-bedroom units to qualifying families in need of emergency assistance. Families in the Homeless No More program pay subsidized rent and receive assistance with case management and life skill classes. Each family must complete an assessment every three months to track its development through the program.

**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**

Richland County plans to provide \$99,588 in CDBG funding to the Epworth Children's Home, a residential program for unaccompanied youth. The Epworth home is located on 2900 Millwood Avenue in the City of Columbia and serves around 165 children ages 4 to 18. The allocation for FY 2017-2018 will serve 35 unaccompanied youth.

**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**

Individuals with severe mental health challenges often require transitional or permanent supportive housing including ongoing treatment, social services and housing assistance to recover and live independently. According to the 2015 National Survey on Drug Use and Health sponsored by Substance Abuse and Mental Health Services Administration (SAMHSA), an agency in the U.S. Department of Health and Human Services (DHHS), an estimated 18.1 percent or 43,521 Richland County residents suffer from a mental illness while an estimated four percent suffer severe mental illness.

During the public participation process, focus group participants noted that a disproportionate number of the mental health institutions and correctional facilities in the state of South Carolina are concentrated in or near Richland County. Five of the eight South Carolina Department of Mental Health inpatient facilities are located in Richland County. Individuals

who are discharged from these facilities are in need of housing and services, which are not sufficiently available.

For FY 2017-2018, Richland County will provide two grants totaling \$199,588 to homeless service providers. In addition, Richland County partners with the CHA to provide job training and housing counseling to low-income and extremely low-income residents of public housing.

One 2015 study from the University of South Carolina looked at homelessness in Richland County from 2004 to 2015 and determined that most homeless families experience only one brief crisis, lasting an average of 54 days. The study concluded that the county needs much more affordable housing. Richland County will dedicate over \$300,000 to projects aimed directly at expanding the affordable housing stock in FY 2017-2018.

### **Discussion**

An estimated 876 individuals were experiencing homelessness in Richland County as of the 2016 PIT count. The needs of these individuals are assessed as they are contacted by street outreach teams or as they access services offered by CoC member organizations. In FY 2017-2018, RCDD will provide \$199,588 in funds to support transitional housing services for individuals experiencing homelessness, including families with children and unaccompanied youth. Other actions include educational activities in partnership with the CHA to support individuals who may be at risk of experiencing homelessness and projects aimed at directly increasing the affordable housing stock. RCDD hopes that such actions will reduce the homeless population in Richland County in FY 2017-2018.

## **AP-75 BARRIERS TO AFFORDABLE HOUSING – 91.220(J)**

### **Introduction:**

The market analysis conducted for this Consolidated Plan identifies the following barriers to affordable housing:

1. Lack of statute to address inclusionary zoning.
2. Restrictions on accessory dwellings.
3. A limited number of zoning districts that allows the location of new mobile home parks make it difficult to locate a new mobile home park in the county.
4. Subdivision Regulations that require all roads in new developments to be paved and constructed to county standards, rather than offering alternatives for dirt roads in smaller subdivisions.

5. Subdivision Regulations that require all new subdivisions of 50 lots or more to provide sidewalks and landscaping, items which add additional development costs that are passed on to purchasers.
6. A substantial increase in building permit fees was adopted in 2005 to bring fees in line with neighboring jurisdictions. These increases result in increased building costs for developers and homebuyers.
7. Increases in the water meter tap fee for a single family home, and the nearly doubling of the sewer tap fee have directly contributed to rising housing costs in the county.

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

The 2017 Assessment of Fair Housing (AFH) conducted for Richland County found that the availability of housing accessible to a variety of income levels and protected classed may be limited by zoning and other local policies that limit the production of affordable units. The report concluded that a review of local land use policies may positively impact the placement and access of publicly supported and affordable housing. To carry out this review and to monitor new developments with the land use policy, Richland County plans to create a fair housing development advisory committee.

**Discussion:**

**AP-85 OTHER ACTIONS – 91.220(k)**

**Introduction:**

In addition to addressing affordable housing, public housing, and the homeless community, Richland County plans to use CDBG and HOME funds for a variety of other actions.

**Actions planned to address obstacles to meeting underserved needs**

The county completed an AFH in 2017 to analyze disproportionate needs in the community and set specific goals for the coming year to address these needs. Obstacles to addressing underserved needs include:

- Steering in real estate
- Discriminatory terms and conditions in Rental
- Failure to make reasonable accommodation
- Limited Supply of Affordable Housing
- High denial rates for racial and ethnic minorities

- Prospective discriminatory practices and policies
- NIMBYism
- Segregated neighborhoods
- Limited Supply of Affordable Housing
- Disparities in Access to Opportunity
- Denial of available housing in the rental markets
- Discriminatory refusal to rent
- Disproportionate housing problems

Actions planned for the coming year include:

1. Educate individuals about the 1968 Civil Rights Act and fair housing law
2. Create partnerships with public and private entities that will enable the development of accessible and affordable housing
3. Provide financial literacy education
4. Review and revise local land use policies and track development
5. Create affordable housing opportunities in integrated and mixed-income neighborhoods
6. Promote equitable access to credit and home lending by marketing to 100% of the lending institutions in Richland County and promoting awareness of fair housing laws
7. Increase complaint rate for discrimination in rental housing toward protected class groups
8. Reduce housing segregation and discrimination through aggressive education, enforcement, and collaboration with fair housing agencies and by being more selective in sites for development

### **Actions planned to foster and maintain affordable housing**

In FY 2017-2018, Richland County plans to provide \$174,795 in HOME funds for the rehabilitation of up to eight affordable housing units. Richland County will provide an estimated 20 new homeowners with differed forgivable loans through the RCHAP program using \$250,000 in HOME funds. \$180,000 in HOME funds will be set aside for the development of new rental properties by CHDOs. The county also plans to spend \$125,000 in CDBG funds on HOME project delivery costs. The county plans to use the FY 2017-18 allocation of \$7,548,800 in CDBG-DR funds to help with housing rehabilitation, infrastructure improvements, and economic development for residents in areas affected by the October 2015 flood.

### **Actions planned to reduce lead-based paint hazards**

The county housing program manager is trained in lead inspection, risk assessment, and safe work practices. The county also contracts with a certified lead inspector and risk assessor for all required lead hazard evaluations and lead clearance testing activities. Assistance has also been

offered to small and minority contractors to obtain Environmental Protection Agency (EPA) abatement training for accreditation. The county distributes and maintains all required documentation related to lead-based paint hazards for homes built before 1978 and distributes lead-based paint information at all county sponsored events. Lead-based paint mitigation efforts have diminished in recent years due to budgetary constraints and a reduction in the number of housing units undergoing rehabilitation. Most units rehabilitated in recent years have been found by certified inspectors to have no lead-based paint hazards. Those found to have lead-based paint hazards are controlled using acceptable HUD/EPA protocol through an approach called “identify and control lead-based paint hazards.” This protocol will continue to be implemented for all applicable projects undertaken by the county over in FY 2017-2018.

### **Actions planned to reduce the number of poverty-level families**

RCCD is the agency responsible for the county anti-poverty strategy. The goals, priorities, programs, and policies described in this strategic plan are aimed at reducing the number of families living at or below the poverty level in Richland County. The components of the anti-poverty strategy fall into three broad categories: housing affordability, economic growth, and direct services. RCCD collaborates with a diverse coalition of public agencies, private, and non-profit organizations in order to advance anti-poverty goals relating to these areas. Notable collaborators include: the Central South Carolina Alliance, the Richland County Economic Development Department, CHA, and the Central Midlands Regional Transportation Authority. Actions planned for FY 2017-2018 include funding for homeowner rehabilitation (\$174,795) and construction and rehabilitation of new affordable rental units by CHDOs to be offered to low- or very low-income residents with subsidized rents. In addition, \$199,588 in grants will be provided to homeless service providers offering transitional housing services intended to help individuals and families with housing stability.

### **Actions planned to develop institutional structure**

RCCD works closely with community partners, federal and state agencies, non-profit organizations, private companies in the formulation and implementation of its Consolidated Plan. These partnerships strengthen the planning process and ensure successful implementation of the Plan. Each partner plays a critical role in the process and brings a unique expertise and perspective, helping strengthen the institutional structure in Richland County. Representatives from RCCD will continue to collaborate with neighborhood associations, local nonprofit organizations, housing developers, the MACH, and state and federal agencies. RCCD will work to foster collaboration and make connections between developers, planners, The Comet bus system and service providers to ensure economic development projects and transit service expansion takes into account the needs of all residents. Richland County will also

continue to pursue opportunities to partner with neighboring jurisdictions on community development and affordable housing concerns.

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

Richland County will combine CDBG and HOME resources with assistance from private developers to develop more affordable housing units in the county. \$180,000 in HOME funds will be allocated to CHDO rehabilitation and construction projects with program delivery costs covered by CDBG funds. In FY 2017-2018, the county will provide \$99,588 in CDBG funds to Epworth Children’s Home, a social service agency that provides housing and services for families with children and unaccompanied youth to ensure housing stability and contribute to academic achievement and independence. Richland County will provide \$100,000 to Homeless No More for transitional housing to enhance the CoC in the county.

**Discussion:**

RCCD has planned actions to educate residents about fair housing laws, create affordable housing opportunities in integrated communities, promote equitable access to credit, and reduce discrimination and segregation. Richland County will create a fair housing advisory committee to review and monitor land use and development policies to help remove barriers to meeting the affordable housing needs in the county. Richland County will continue to assess and mitigate lead-based paint hazards for all relevant projects in compliance with HUD/EPA protocol. Richland County will provide funds to CHDOs to rehabilitate and construct and offer housing units to low and very-low income residents at subsidized rates. Richland County will provide transitional housing support for individuals and families experiencing homelessness through grants to two CoC member organizations. These projects are intended to reduce the number of families living in poverty in the county. Richland County continues to partner with a diverse range of organizations and institutions on issues of affordable housing and community development. Specifically, the RCCD will work to foster the integration of transportation, housing, and economic development planning to ensure residents have better access to jobs and services throughout the county.

**AP-90 PROGRAM SPECIFIC REQUIREMENTS – 91.220(L)(1,2,4)**

**Introduction:**

In FY 2017-2018 Richland County will receive \$1,330,593 in CDBG funds, \$514,484 in HOME funds, and \$7,548,800 in CDBG-DR funds. RCDD administers these funds and has planned the following activities for FY 2017-2018: grant awards totaling \$199,588 for transitional housing services for individuals, families with children, and unaccompanied youth experiencing

homelessness, demolition of unsafe housing, business façade improvements, county-wide revivification efforts, housing rehabilitation, first-time homebuyer assistance, funding to CHDOs for rehabilitation/construction of new affordable housing, and activities related to disaster recovery detailed in the approved CDBG-DR Initial Action Plan.

**Community Development Block Grant Program (CDBG)**

Reference 24 CFR 91.220(l)(1)

Projects planned with CDBG funds anticipated for FY 2017-2018 are detailed in the table below. As indicated in the table, Richland County will not earn program income (PI) revenue from CDBG funds in FY 2017-2018.

<b>REVENUE FROM CDBG FUNDS</b>	
Funding Source	Amount
Program income received by the start of next program year:	n/a
Proceeds from Section 108 loan guarantees	n/a
Surplus funds from urban renewal settlements	n/a
Grant funds returned	n/a
Income from float-funded activities	n/a
<b>Total</b>	<b>\$0.00</b>

**Other CDBG Requirements**

1. The amount of urgent need activities

None of the FY 2017-2018 projects for Richland County are designated as urgent need activities.

**Estimated percentage of CDBG funds that will be used to benefit persons of low- and moderate-income**

Overall, 100 percent of projects planned for CDBG funds in FY 2017-2018 are intended to benefit persons of low- and moderate-income.

**HOME Investment Partnership Program (HOME)**

Reference 24 CFR 91.220(l)(2)

**Other forms of investment**

As required by HOME regulations, Richland County will match the HOME grant with county funds in the amount of \$115,759. The county will also continue to solicit donations and leveraged funds from existing partners seeking new partnerships.

Richland County has also invested in a multi-phased, multi-family housing development under development by Community Assistance Provider, Inc. This project has additional state HOME

Investment partnership funding and funding from the State Housing Trust Fund and Midlands Housing Trust Fund.

HOME funding in Richland County is awarded through an RFP process and can be used for acquisition, rehabilitation, new construction, and gap financing. Pre-development loans are also available to cover project costs necessary to determine project feasibility (including cost of initial study, legal fees, environmental reviews, architectural fees, engineering fees, engagement of a development team, options to acquire property, site control, and tile clearance). All HOME awards are subject to the provisions of the HOME Investment Partnership Program authorized under Title II of the Cranston-Gonzales National Housing Act.

### **Resale and recapture provisions**

To ensure affordability Richland County will impose either resale or recapture provisions when using HOME funds for assisting homebuyers, homeowners and/or CHDO projects. Richland exercises the option to use both recapture and resale provisions to ensure all or a portion of the County's HOME investments will be recouped in the event the household or entity fails to adhere to the terms of the HOME agreement for the duration of the period of affordability. The provision of resale versus recapture is dependent upon the activity: Recapture activity exists for (a) Down Payment Assistance (RCHAP); (b) CHDO projects that are terminated prior to completion or (c) the Housing Rehabilitation program. Resale provision is used only for CHDO homeownership projects. And while neither resale nor recapture, when CHDO's have rental based activity, the county reserves the right to collect procedures or allow the CHDO to retain the funds.

### **Description of guidelines for resale or recapture that ensures the affordability of units acquired with HOME funds?**

Reference 24 CFR 92.254(a)(4)

HOME funds are granted to participants of RCHAP and Homeowner Rehabilitation programs in the form of deferred forgivable grants. Recapture provisions will ensure Richland County recoups all or a portion of its HOME investments based upon occupancy as principle residence through an affordability period. Another instance where HOME funds will be recaptured is when a CHDO fails to meet all conditions of a contract and as a result, the contract is terminated prior to project completion. The CHDO is then required to repay the full investment back to the County. While Richland County can structure its recapture provisions based on its program design and market conditions, the period of affordability is the basis upon which the HOME investment is recaptured as described in paragraph 24 CFR 92.25 (a)(5)(ii)(A)(5) of the HOME regulations.



Resale provisions are exercised for CHDO homeownership activities only. These provisions ensure that housing developed with HOME funding remains affordable to LMI families through a 15-20 year period of affordability. Housing is purchased and occupied as principle residence by an LMI household. The CHDO executes an instrument (restrictive covenants or a 2<sup>nd</sup> mortgage) prior to closing which will detail the resale terms that include housing is made available for subsequent purchase only to a buyer whose family qualifies as a low-income family and use as principle residence. The resale requirement must also ensure the price at resale provides the original HOME-assisted owner a fair return on investment (including the homeowner's investment and any capital improvement) and ensure the housing will remain affordable to a reasonable range of low-income homebuyers. The period of affordability is based on the total amount of HOME funds invested in an activity. The document will be filed with the 1<sup>st</sup> mortgage in the County's Register of Deeds office.

### **Down Payment Assistance (RCHAP)**

The Richland County Homeownership Assistance Program (RCHAP) may provide up to \$8,000 toward the purchase of an existing home, and \$10,000 toward the purchase of a newly constructed home in down payment and closing cost assistance for those who qualify.

A five (5) year Deferred Forgivable Loan agreement is used as the mechanism for a recapture provision. With this agreement the HOME assistance is forgiven over a five year period as long as the homeowner continues to own and live in the assisted unit as their primary place of residence for the five year period of affordability. If the homeowner does not live within this unit and sells the property within this five year period, the funds are recaptured as a rate of 20 percent diminishing sliding scale per year. For example, if the housing unit sells at year three of this five year period, the homebuyer would owe back 60 percent of the subsidy (see chart below).

The housing unit must continue to be the principle residence of the homebuyer. If the borrower does not maintain principle residency in the property for at least five years from the date of closing, Richland County will recapture all or a portion of the HOME assistance to the homebuyer. Failure to maintain the original terms of the mortgage will result in recapture of the grant. In the case of sale; RCHAP will require repayment of funds to be distributed from the net proceeds of the sale of the property as the holder of the lien in second position. A change in the mortgage is triggered by refinancing, selling, or renting the home within the period of affordability. The recaptured amount of the grant is on a pro-rata basis determined by the amount of time the homeowner has owned and occupied the house and will be measured by the affordability period outlined below.

Home Occupancy Time Limit	Repayment Amount of loan
1 Year or less	100%
2 Years (up to)	80%
3 Years (up to)	60%
4 Years (up to)	40%
5 Years (up to)	20%
5 Years and over	0% (Satisfaction of Lien)

Only the direct subsidy allotted to the homebuyer is subject to recapture.

### **Owner-Occupied Rehabilitation (HR Program)**

For the Homeowner Rehabilitation Program, HUD regulations do not require a period of affordability, however, the County self-imposes a ten to fifteen year affordability period and a Deferred Forgivable Loan agreement as the mechanism for a recapture provision. The HOME assistance is forgiven on a prorated basis over a ten to fifteen year period as long as the homeowner continues to own and live in the assisted unit as their primary place of residence for the county's self-imposed ten to fifteen year periods of affordability.

All Richland County loans for homeowner housing rehabilitation will be made based on the applicant's household income verification and their ability to repay the loan and outlined below.

- Low Interest Bearing Loans – Non-elderly and non-disabled households with incomes from 60 percent to 80 percent of the area median income may qualify for a 2 percent loan with a ten to fifteen year payback period.
- Zero Interest Loans – Non-elderly and non-disabled households with incomes less than 60 percent of the area median income may qualify for a zero percent loan with a ten to fifteen year payback period.
- Deferred Forgivable Loans – Households with an elderly head of household (62 years) or households with a disabled member may qualify for a 10 year zero interest deferred forgivable loan. This type loan would be forgiven on a pro-rata basis over the term of the loan provided that the person receiving the loan continues to own and occupy the home as their principle place of residence.
- Grants – Pre-1978 houses will require evaluation for Lead-based Paint (LBP) hazards. If any are found, LBP hazard reduction must take place. The cost for this LBP hazard evaluation and reduction will be provided to the owner in the form of a grant with no deferment period or payback required.
- Subordination of HR Mortgages – It is Richland County's policy not to subordinate to subsequent mortgage loans except when the CD staff determines that it is in the best interest of the homeowner and/or county to do so and it is approved by the CD Director.

- In Case of Death – if homeowner who received assistance under the homeowner rehabilitation program dies before the term of the loan expires, a family member may assume the loan if that family member assume legal ownership of the property and moves into or continues to reside in the property as their primary place of residence. If the estate is sold, then the remaining balance of the loan will become due to Richland County. The amount to be recaptured is limited to the net proceeds available from the sale of the house.

### **Community Housing Development Organizations (CHDO)/ New Construction**

Richland County Community Development will provide HOME-subsidy to the Columbia Housing Authority and to non-profit community housing development organizations (CHDOs) for the purpose of developing affordable housing both incorporated County Council District 5 and in unincorporated areas of the County. During FY 2016-17 the County also revisited a proposal by Community Assistance Provider, Inc in the 2014-15 for the construction of four units at Shakespeare Crossing. These units are under in progress, no additional funds have been provided in FY 2017-18. Priority is given to projects located in master planned areas.

All affordable housing units developed by non-profits and CHDO's are subject to sales restrictions, occupancy requirements and resale obligations. These provisions apply to homeownership and rental units where HOME subsidy is used regardless of the amount of the award and without regard to the type of award received. For all homeownership units, housing must have an initial purchase price not to exceed 95 percent of the median purchase price for the area; be the principle residence for the income-qualifying family at the time of purchase; and is subject to resale to an income eligible family, The initial occupancy requirement for rental units is total household income 50 percent and below of area median income and 60 percent and below for homeownership units.

The period of time where these provisions apply is referred to as the Period of Affordability. The Period of Affordability for resale requirements is determined by the amount of subsidy invested in a housing unit (HOME rule 24 CFR 92.254(a)(5)(i)) For a specific period of time (see table below) a unit if sold must be sold to another family that qualifies as low-income who will use the property as their primary residence. The original homebuyer must receive a fair return on the initial investment; and the property must be sold at a price that is affordable.

## Affordability Period for Rental Projects

Activity	Average Per-Unit Home	Minimum Affordability Period
Rehabilitation or Acquisition of Existing Housing	<\$15,000	5 years
Refinance of Rehabilitation Project	\$15,000 - \$40,000	10 years
New Construction or Acquisition of New Housing	>\$40,000	15 years
	Any dollar amount	15 years
	Any dollar amount	20 years

### Fair Return on Investment

Richland County’s definition of fair return on investment is defined as what a homebuyer can expect back on their return if they sell their unit during the period of required affordability as referenced within their agreement. The fair return is calculated upon the objective standard for Richland County as the percentage of change in median sales prices for housing units within the median statistical area over or during the period of ownership. This calculation basis includes the original investment by the homebuyer with the addition of specific types of upgrades or additions that will add value to the property. These types of upgrades include tangible, structural improvements to the interior or exterior of the home that would remain with the home during and after a sale. These additional homebuyer-financed improvements are not financed by Richland County. A reasonable range of low-income buyers during the point of resale would be low income buyers as defined 50%-79% current area median income. During depressed or declining market seasons (such as a time of “seller’s market”), a loss of investment does constitute a fair return.

### Plans for using HOME funds to refinance existing debt secured by multifamily housing that is rehabilitated with HOME funds

Reference 24 CFR 92.206(b)

Richland County has no plans to refinance debt using HOME funds in FY 2017-2018

### Emergency Shelter Grant Program (ESG)

Richland County is not an ESG grantee.

### Housing Opportunities for Persons with AIDS (HOPWA)

Richland County is not a HOPWA grantee.

**Discussion:**

Richland County will provide funding for a variety of affordable housing and community development projects in FY 2017-2018 using CDBG and HOME funds. All CDBG funded projects are expected to benefit low- to moderate-income persons. Appropriate measures are in place to ensure that units supported by HOME funds will remain affordable. Richland County does not receive funding under the ESG or HOPWA programs. CDBG-DR requirements are addressed in the approved CDBG-DR Initial Action Plan available through the Richland County website.

## APPENDIX A: PUBLIC PARTICIPATION REPORT

---

This report summarizes the process and findings of stakeholder and resident input solicited to identify the housing and community needs in Richland County, South Carolina. Public participation and input is part of the process for preparing the Richland County 2017-2022 Five-year Consolidated Plan.

### CONSULTATION AND CITIZEN INPUT ELEMENTS

This section summarizes the public participation efforts for the Richland County 2017-2022 Five-year Consolidated Plan.

The stakeholder consultation and citizen input process for Richland County's Consolidated Plan included the following:

- Community meetings, including three public meetings, three stakeholder focus groups, a booth at a public event, and one resident focus group to discuss housing and community development needs, held on May 8, 9, and 10, 2017. The meetings were held at different times of the day at accessible venues with most near public transit. Seventeen residents attended the public meetings, twenty-one stakeholders attended one of the three stakeholder focus groups, and seven residents attended the resident focus group meeting.
- Interviews with key stakeholders included Richland County community development staff, planning staff, and economic development staff. Interviews were also conducted with members of the County Council, Housing Authority staff, and a representative of the Columbia/Midlands Continuum of Care for homeless services.
- A resident survey was conducted in electronic format to obtain direct feedback from Richland County residents on housing, the factors that affect housing choice, and non-housing community needs.
- Outreach to select service providers was conducted to obtain feedback for targeted special needs populations.

In addition to the community meetings, interviews, outreach and survey, residents and stakeholders in Richland County were notified through a variety of public notices and outreach about the Consolidated Plan process and the opportunity to communicate their opinions about the priorities for housing and community development needs in the county.

**PUBLIC MEETING ADVERTISING AND OUTREACH.** To encourage community participation in the public meetings, Richland County staff advertised the meetings through the following channels:

- News releases were issued on May 1 and May 8, 2017, requesting citizen input on housing and non-housing issues for the Consolidated Plan. The releases listed the meeting dates, times and locations.
- The news releases were also available on the county's website and were sent to area newspapers, radio and television stations, school districts, local magazines, various chambers of commerce, and the United Way.
- Information regarding the housing meetings and the on-line survey was included in the Richland Weekly Review, the county's electronic newsletter, every Friday starting on April 28, 2017. This newsletter goes out to approximately 3,600 individuals, home-owners associations, and community groups.
- A graphic promoting the survey ran on RCTV, the county's government access TV station, from May 8, 2017 until the survey closed.
- The meetings and on-line survey were promoted on the county's Facebook page and Twitter account.
- Stakeholders were notified of meetings through the Alianza Listserv, reaching approximately 300 organizations

**SUMMARY OF RESPONSE/ATTENDANCE.** A total of 17 county residents attended the three community meetings held on May 8, 9, and 10, 2017 at different locations in the county. The community meeting on May 10, 2017, was specifically targeted to Spanish-speaking residents. The meetings were scheduled for 1.5 hours each, with facilitators and questionnaires to collect input on the top housing and community development needs and priorities in Richland County. Participants represented homeowners and renters from various neighborhood areas throughout the county. Richland County Community Development staff also attended.

Spirit Communications Park was chosen as the site to solicit community input during a sporting event. Participants were invited to provide their views on housing and community development issues at a booth set up near the entrance. In addition, participants received information about how to access the on-line survey. This event was designed to gather input from a large group of residents who might otherwise not attend a community meeting.

**STAKEHOLDER FOCUS GROUP RECRUITMENT.** The stakeholder focus groups were not publicly advertised; Richland County staff recruited participants through targeted efforts to community organizations. To recruit the participants of the stakeholder focus groups, Richland County staff sent a personal email invitation to a list of nearly 270 stakeholders, including organizations servicing low- and moderate-income persons, such as housing and social service providers including providers serving the Latino community, health providers, the CoC agencies, and affordable housing developers.

**SUMMARY OF RESPONSE/ATTENDANCE.** A total of 21 participants representing a range of fields and organizations attended the three meetings, which were held on May 9, 2017 at PASOS, an agency services the Latino community, and Dutch Square Mall and on May 10, 2017, at the Columbia Housing Authority (CHA). Participants represented private and public healthcare organizations, homeless service providers, transitional housing and emergency shelter providers, affordable housing developers, outreach agencies, and Richland County staff.

**STAKEHOLDER INTERVIEWS.** In order to better understand the needs of specific special needs and populations, including voucher holders and affordable housing tenants, and individual and families experiencing homelessness, key stakeholder interviews were conducted with CHA and Homeless No More staff.

In order to obtain information of the views of key county officials and staff, interviews were conducted with members of the Richland County Council, Richland County community development, planning, and economic development staff. A telephone interview was conducted with The Comet, the local public transportation provider.

### **Summary of Findings from Public Meetings**

This section summarizes the comments and discussion heard during the Consolidated Plan community meetings, stakeholder focus groups, resident focus groups, and interviews.

During the public participation process, residents and stakeholders were asked about their views on the top priorities within four primary categories:

- Housing
- Needs of individuals and families experiencing homelessness
- Needs of non-homeless special needs populations (persons with disabilities, elderly, minority groups, families, survivors of domestic violence, people with behavioral health issues, veterans)
- Non-housing community development

**HOUSING.** The overall lack of affordable housing for low-income households is the most common housing problem identified by residents and stakeholders. Two primary reasons indicated are the limited affordable housing stock and what is considered affordable is still out of reach for many people. For people priced out of the market, few available subsidized programs are available. CHA reports that all programs, including the Housing Choice voucher program (Section 8) have waiting lists. Until last year, the Housing Choice voucher program had not been open since 2008. The Housing Voucher Choice waiting list was opened on July 21 and 22, 2016, and received 31,266 applications for housing assistance. In March 2017, the Housing Authority received 3,200 applications for 116 project-based available units at two project-based



properties and for four to five project-based bedroom units. In May 2016, the waiting list was opened for an additional 250 project-based Section 8 units. The Housing Authority received 8,000 applications for the 250 units. Developers report that without incentives to lower the cost of construction, the rents or sales price is often too high for many low-income households to afford. The influx of newly constructed student housing in the City of Columbia core has impacted rents and the area has seen the HUD fair market rent (FMR) for a one-bedroom unit rise from \$605 to \$759 in two years<sup>1</sup>. The increase in rents overall often results in voucher holders not being able to find affordable housing within the FMR limits<sup>2</sup>.

The October 2015 flood impacted the housing market in a number of ways. The county lost 1,340 housing units due to the flood.<sup>3</sup> Many homeowners are not able to remain in their homes and needed short-term rental. This resulted in an increase in rents and a decrease the number of units available for rent in the open market. Additionally, many homeowners in the county are still waiting for flood assistance and many homes are now beyond repair. The residents in Lower Richmond, an area in the part of the county significantly impacted by the 2015 flood, report that homes and roads have not been repaired; many residents cited unpaved roads as a problem. Tarps remain over their roofs and in the two years since the flood, more damage is occurring to their homes.

The quality of the housing stock affordable to low-income households is a significant problem. Many residents report that the affordable units are in lower-income neighborhoods where there is more crime, less desirable schools, roads in need of repair, fewer amenities, and landlords who are not willing to make repairs. Homeowners expressed concern about the concentration of affordable housing being located in lower-income areas which is bringing property values down and contributing to the deterioration of neighborhoods.

The most reported housing issues for the Latino community are affordability and quality of housing, legal status and unresponsive landlords. Additional challenges are language barriers, limited housing choice, increased rent due to undocumented status, utility and security deposits, lack of rental subsidies due to legal status, documents in English only, lack of bi-lingual staff at government offices, inability to file complaints due to legal status, and substandard trailer parks without potable water.

The three most discussed issues were lack of affordable housing throughout the county, affordable housing being located in less desirable neighborhoods, and the damage to housing from the October 2015 flood. Additional barriers to affordable housing and housing choice cited by residents and stakeholders include limited public transit, credit and background checks,

---

<sup>1</sup> HUD User – Fair Market Rents

<sup>2</sup> Columbia Housing Authority

<sup>3</sup> Columbia Housing Authority

income requirements even in affordable housing complexes, lack of or poor rental history, and employment history

**NEEDS OF INDIVIDUALS AND FAMILIES EXPERIENCING HOMELESSNESS.** The Columbia/Midlands CoC system strives to address the needs of individuals and families experiencing homelessness and those “at risk” of homelessness through a comprehensive and collaborative approach to housing and services. Participants noted that the number of emergency shelters, transitional housing programs, Rapid Re-Housing programs, and permanent supportive housing is not adequate to address the need. Additional family shelters are needed to keep families intact during the shelter stay. Many shelters have strict entry requirements and shelter rules which make it difficult for chronically homeless adults and individuals with behavioral health and substance use disorders to access the shelter, resulting in encampments in the more rural areas of the county. Emergency rental and utility assistance programs are needed to prevent those who are precariously housed from becoming homeless.

Street outreach is needed for individuals and families that are not accessing any housing and supportive services particularly for chronically homeless individuals and unaccompanied youth.

In addition to stable and affordable housing, the primary needs identified for people experiencing homelessness are behavioral and physical health services, life skills training, legal services, affordable child care, safe neighborhoods, rental subsidies, deposit assistance, credit repair, reliable transportation, parenting classes, substance abuse treatment, education, job training, and a livable wage.

**SPECIAL NEEDS POPULATIONS (PERSONS WITH DISABILITIES, ELDERLY, FAMILIES, MINORITY GROUPS, SURVIVORS OF DOMESTIC VIOLENCE, PEOPLE WITH MENTAL HEALTH ISSUES, VETERANS).** Affordable and supportive housing is needed across the county for a variety of special needs populations including persons with disabilities, elderly, minority groups, survivors of domestic violence, veterans, and people with behavioral health issues.

For people with disabilities, the need for affordable and accessible housing is the priority. Residents and stakeholders report that landlords are not willing to make reasonable accommodations or accept service animals. Primary accessibility needs noted are wheelchair ramps, accessible doors and showers, and access to public transportation, and supportive services. A stakeholder reported that rental subsidies are needed since many people with disabilities have incomes at the 0 to 30 percent or less of Area Median Income and cannot afford housing without assistance. The Area Median Income (AMI) is the household income for the median household in a region. Each year, the U.S. Department of Housing and Urban Development (HUD) calculates the median income for every metropolitan region in the country.

The elderly face significant challenges finding safe and affordable rental units. Many elderly renters are looking for one bed-room units which are difficult to locate and often not affordable. Participants report very little turnover at senior housing complexes resulting in limited availability of affordable units for those in need. Elderly homeowners need assistance with home repairs and improvements in order to “age in place”. For some homeowners, the deed of the property is not in their name, making them ineligible for most home repair programs. The needs of the elderly population and those with disabilities are similar including a safe environment, accessible units, accessible transportation, and access to social services.

The county has few programs for unaccompanied youth experiencing homelessness and youth aging out of foster care in the county. Transitional housing is needed for this populations as well as education, job training, financial literacy, mental health and substance use treatment programs, transportation, and employment opportunities that pay a living wage.

Survivors of domestic violence and sexual assault are in need of short-term emergency shelter and transitional housing as well as an array of supportive services for themselves and their children. Supportive services needed include counseling, parenting classes, tutoring and mentoring programs, financial assistance, employment assistance, education, vocational training and assistance with security and utility deposits.

Participants report that the county has areas with concentrations of minority residents. Participants report that these areas do not have the same amenities and infrastructure, such as sidewalks, as the higher income neighborhoods. Other issues cited are a lack of police presence, inadequate or no public transportation, poor schools, the presence of polluting industries, lack of jobs in the area, and slow emergency services. For undocumented people, the challenges are greater and can impact the ability to rent in certain areas, to have no recourse when the landlord refuses to make repairs, to accept substandard housing and increased rent.

Specific needs cited for the veteran populations include affordable housing, employment, behavioral health services, transportation, substance abuse treatment and assistance with obtaining Veterans Administration benefits. Participants noted that veterans comprise a large percentage of the street homeless populations and often reside in encampments in the rural areas of the county.

Supportive housing is needed across the county for a variety of special needs populations, including people with behavioral health issues, individuals with disabilities, formerly incarcerated individuals and individuals exiting substance abuse treatment programs. Participants noted that there are few housing options and on-going supportive services for ex-offenders. Five out of eight South Carolina Department of Mental Health inpatient facilities are located in Richland County. Three major correctional facilities; the Broad River Correctional

Institute, Kirkland Correctional Institution, and Manning Correctional Institution, are all located in Richland County.

**NON-HOUSING COMMUNITY DEVELOPMENT NEEDS.** Transportation is the most frequently cited issue when discussing non-housing needs. Public transportation is provided by The Comet, which is owned by the City of Columbia. Participants emphasized that the bus routes need to be expanded into the areas around industrial areas making those jobs accessible for people using public transportation. The lack of service in many areas of the county as well as the stigma attached to public transportation were the most frequently discussed concerns regarding transportation. City and county residents approved a \$1.07 billion sales tax transportation referendum in 2012 that will provide \$300 million to The Comet over the next 22 years for improvements to the transit system.

Education, job training, career placement, and a living wage are other priorities for all of the groups. A Richland County economic development staff member noted that Midland Education Business Alliance has developed a program in grades K through 12 to provide technical education that is linked to the job skills needed for local businesses and industries. Midlands Technical College and Remington College offer training programs for middle level skilled jobs, associate degrees, and certificate programs. New industries are locating in the county which will provide mid-level and management employment as well as line jobs. The interviewee estimated that about 45 percent of the jobs in the county are middle level skilled positions.

Infrastructure is another topic that was discussed in all meetings and groups. Lower income residents, especially from the Lower Richmond area, expressed that street repair is needed in their neighborhoods as well as sidewalks and stated that their neighborhoods are ignored while higher income neighborhoods received these services. Residents in Lower Richmond stated that there is still a bridge damaged in the October 2015 flood and it has not been repaired.

The Richland County library was frequently mentioned as an asset in the community, with many locations and a number of services for families, Spanish speakers, and jobseekers. Other community needs are parks and recreational facilities in lower income neighborhoods, increased response time for emergency services, more visible police presence, higher performing schools, big chain stores located in their area, parks, and recreation centers.

**PRIORITIZING NEEDS.** During the community meetings and stakeholder focus groups, participants were asked to provide answers to three questions and to prioritize housing and community development needs.

Question One: What would make your current housing situation better? Top answers included good schools, police presence, more affordable housing, better roads, fewer renters and more homeowners, sidewalks, expanded public transportation, better lighting in public areas, more

disabilities parking, increased accessibility for elderly and individuals with disabilities, more parks and recreational facilities, better jobs, and addressing vacant buildings.

Question Two: What do you like about your current housing situation? Top answers included being near downtown, the community, being near bus line, and being on a quiet street.

Question Three: What do you not like about your current housing situation? Top answers included rent is not affordable, repairs are needed, age of property, no sidewalks, the neighborhood, disagreements with neighbors, crime, bad neighborhood, trash and junked cars in yards, and poorly performing schools.

**PRIORITIZATION RESULTS.** Morningside Research and Consulting solicited prioritization form responses on six occasions, including three stakeholder engagement meetings and booths at three public events. A total of 61 responses were received. The form asked respondents to select their top three priorities for the use of county housing funds. The options provided were broken into four categories: affordable housing, housing for homeless populations, housing for other special needs populations and non-housing community development. The top three issues identified by respondents, in order, were: area road improvements, rehabilitation of existing units, and public transportation. Thirty-five percent of road improvement concerns were concentrated in Northwest Richland County, mostly in the 29223 zip code. Fifty-seven percent of responses concerned with rehabilitating existing affordable housing referred to areas in Northeast Richland County, especially in the 29203 zip code. Thirty percent of areas cited in association with public transportation concerns were in Northwest Richland County, especially in the 29223 zip code.

Non-housing community development issues were the most frequent concerns overall, raised a total of 65 times. Non-housing community development issues were a top priority for 18 respondents. As noted, area road improvements were the most frequently cited concern among non-housing community development issues, raised 17 times, 9 times as a top priority. Sidewalk and lighting improvements were raised three and four times respectively, once each as a top priority, bringing the total road related infrastructure prioritization tally to 24 occurrences and 11 top prioritizations. Public transportation was the second most frequently cited concern among non-housing community development issues, raised 11 times, twice as a top priority.

As a category, affordable housing issues were a close second in overall prevalence being cited 54 times by respondents. This category was cited most frequently as a top priority, a total of 26 times. Rehabilitation of existing units was the highest priority for respondents among affordable housing issues; this priority was raised 17 times, seven times as a top priority. The three remaining affordable housing priorities were equally prevalent concerns among

respondents. Rental assistance and acquisition were each cited 10 times, and new construction was cited nine times, all three were top priorities for five respondents.

The Northeast of Richland County (comprised of zip codes: 29063, 29212, 29210, 29023 and 29016) was the most frequently cited area of concerns for issues raised by respondents. Forty-nine concerns were raised regarding locations in this area, 32 of which were in the 29203 zip code in particular. Downtown Columbia, including the 29201, 29204 and 29205 zip codes, was the location for the second highest volume of concerns. Twenty-six in total were raised in connection with this area, spread roughly evenly across the three zip codes mentioned. Thirty-eight responses were specifically cited as priorities for the county in its entirety.

Within the 29203 zip code the most frequently cited priorities were related to affordable housing, some 48 percent of all concerns related to the area, and 60 percent of priority one responses related to the area. Within this category, the most prevalent affordable housing concern was, again, the rehabilitation of affordable units. In the Downtown area affordable housing concerns were again the most prominent category. They accounted for 42 percent of responses related to the area and 75 percent of priority one responses associated with downtown. Forty-two percent of responses specifically associated with Richland County as a whole were in the category non-housing community development. Within this category, employment and job-development training was the most common priority specifically related to the county as a whole. Housing affordability was the second most commonly cited category with respect to the county as a whole, capturing 32 percent of such responses.

**MAP EXERCISE.** On May 8, 2017 seven residents of Richland County, South Carolina and one resident of neighboring Lexington County participated in a mapping exercise to identify areas of Richland County which are in need of more affordable housing. One resident was from the 29063 zip code in northwest Richland County, one resident was from the northeast in the 29130 zip code. One resident resides in downtown Columbia while the remaining four Richland County residents live in the Woodfield Park area near the intersection of Interstate Highways 20 and 77. The participants identified four areas in Richland County as having affordable housing needs: one location was in downtown Columbia, another in Congaree, north Columbia near the intersection of highway 277 and Wilkes Rd, the other in north Columbia on Windhill Rd. off Interstate 20.

**TESTIMONIALS.** As part of the consultation process for this Consolidated Plan, Richland County Community Development (RCCD) asked various partners and community members to provide testimonials on the importance of community development in Richland County. These testimonials are reproduced below.

“As Richland County Community Development finalizes its 5-Year Consolidated Plan (2017-2022), I wanted to write to express how important the funding of CDBG and HOME dollars are to providing affordable housing in Richland County. Without these funds, SC Uplift Community Outreach and the other designated CHDO’s in the County would not be able to provide one of the most important necessities in life, a safe, decent, quality affordable place to call home. Since we have become a partner with Richland County in 2010 we have received approximately \$457,000 in HOME funds to provide shelter and a safety net to some of our most vulnerable households in the County. With more families struggling to make ends meet, federal investments such as HOME and CDBG are ever more critical to sustain our communities and ensure families thrive. Accessibility to affordable housing has a broad positive impact on families, seniors, people with disabilities, and the economy. Increasing and preserving access to affordable housing helps families climb the economic ladder, leads to greater community development, and encourages economic productivity. Additionally, with Richland County being uniquely rural, urban, and suburban, community development has been vital as it has been able to assist to revitalize distressed neighborhoods, address the urgent community needs, and to provide for critical public services and economic development.”

-Kevin Wimberly, President/CEO, South Carolina Uplift Community Outreach

“Richland County has been a wonderful partner with CHA over the years in serving individuals and families in Richland County who are less fortunate than others. For a number of years Richland County has provided CDBG funds to the residents of the Columbia Housing Authority that have empowered residents toward self-sufficiency through education and job training programs. Richland County has provided down payment funds to assist CHA residents to become homeowners. Most recently, Richland County HOME funds are making it possible for CHA to construct two new affordable homeownership units in the East Central Redevelopment area in support of the revitalization of the former Gonzales Gardens public housing development.”

-Julia Prater, Deputy for Affordable Housing, Columbia Housing Authority

“The funding that Richland County provides allows us to develop decent, safe and affordable housing in communities that are in severe need of those services.”

-Larry Salley, Executive Director, Benedict-Allen Community Development Corporation



“My house was damaged following a storm and Richland County helped to remodel the home. The program was excellent and Mr. Frierson was so helpful. It is a blessing that I am still in my home. So many people need help but they don’t know how to find it.”

-Laura Shiver, Resident and Beneficiary of Homeowner Rehabilitation Program

**Summary of Survey Responses**

The online survey for this report received 237 responses. The following sections provide a detailed analysis of the results.

**DEMOGRAPHICS.** Seven respondents completed the survey in Spanish, while the remaining 230 respondents completed the survey in English. Of the 184 respondents who indicated their race or ethnicity, 67.9 percent identify as White/Caucasian, 27.9 percent identify as African American, and 3.6 percent identify as Hispanic. A majority (70.2 percent) of respondents identify as female.

The table below shows the income distribution of respondents, both in dollars and as a percentage of the area median income (AMI). Approximately 21.7 percent have household incomes above \$99,000, or more than 200 percent of AMI.

**INCOME DISTRIBUTION OF RESPONDENTS**

Household Income	AMI Level	Percent of Respondents
Less than \$13,000	Less than 30%	6.3%
Between \$13,000 and \$25,999	Between 30% and 50%	9.7%
Between \$26,000 and \$40,999	Between 50% and 80%	17.7%
Between \$41,000 and \$55,999	Between 80% and 110%	16.0%
Between \$56,000 and \$74,999	More than 110%	14.3%
Between \$75,000 and \$98,999	More than 150%	14.3%
More than \$99,000	More than 200%	21.7%

The table below shows the age distribution of respondents. Of the 187 respondents who indicated their age, nearly half are between 36 and 61 years old.

**AGE DISTRIBUTION OF RESPONDENTS**

Age Category	Percent of Respondents
18-35 years	30.5%
36-61 years	48.7%
62-74 years	19.2%
75 years and older	1.6%



Of the 188 respondents who answered, 35.6 percent live in a two-person household, making it the most common household type. Two-thirds of respondents do not have children under the age of 18 living at home, approximately 27.5 percent have one or two children living at home, and 4.8 percent have three or four children living at home. Nearly 24 percent of all respondents live alone.

The table below shows the employment status of respondents and their spouses/partners. An overwhelming majority (71.1 percent) of the 189 respondents who answered are employed or self-employed full-time, with another 10.3 percent employed or self-employed part-time. Approximately 12.0 percent of all respondents are retired, and 10.3 percent have spouses or partners who are retired. Of the 181 respondents who indicated their veteran status on a separate question, 14.5 percent are veterans.

**EMPLOYMENT STATUS OF RESPONDENTS AND SPOUSES/PARTNERS**

Employment Status	Respondent	Spouse or Partner of Respondent
Employed or self-employed full-time	71.7%	37.0%
Employed or self-employed part-time	10.3%	8.2%
Employed or self-employed part-time, but looking for full-time work	2.7%	1.1%
Employed or self-employed, working multiple part-time jobs	4.9%	1.1%
Retired	12.0%	10.3%
Unable to work due to a disability	5.4%	0.5%
I stay at home full-time	5.4%	1.1%
Full-time student	6.0%	1.1%
Unemployed, but looking for work	2.7%	1.6%
Unemployed and not looking for work	1.1%	0.5%
Other	0.0%	3.3%

**CURRENT HOUSING.** Most respondents (75.3 percent) live in single-family housing, although 11.0 percent live in a condo/apartment building with five or more units, and 9.6 percent live in a townhome/condo/apartment building with two to four units. Approximately 70.4 percent of respondents own the place where they live. The most popular zip codes of residency are 29223 (14.4 percent of respondents), 29203 (10.5 percent of respondents), and 29201 (9.6 percent of respondents). These represent the central, west-central, and western areas of Richland County, respectively.

Of the 50 respondents who rent their housing, a majority (60.4 percent) say that they choose to rent because they cannot afford a home. One-third of renters say they are saving to buy a home. Approximately 35.4 percent say they rent because they are planning to stay at the location a short time, and 29 percent say that they rent because there is little or no upkeep required.

An overwhelming majority (82.2 percent) of respondents say the size of their housing is “just right” for their family, and most (69.1 percent) are either satisfied or extremely satisfied with their current housing situation. Respondents say that the most important factors in choosing their housing were cost, proximity to job opportunities, neighborhood feel, proximity to groceries/fresh food, and proximity to quality public schools/school districts.

Respondents were also asked to rate aspects of their current housing on a scale of 1 to 5, with 1 representing “poor” and 5 representing “excellent”. The lowest-rated aspects were security from crime (average rating of 3.2), cost (average rating of 3.3), and quality of the neighborhood (average rating of 3.4).

**HOUSING CONCERNS.** The most common housing concerns among survey respondents are neighborhood crime (cited by 39.1 percent of respondents), bad/rude/loud neighbors (cited by 28.0 percent of respondents), too much traffic (cited by 26.1 percent of respondents), and inability to afford home/apartment repairs (cited by 24.8 percent of respondents). Other common concerns are high property taxes, poor schools, and low-quality roads.

Of the 70 respondents who indicated they have had difficulty finding housing, approximately 71.6 percent say that they or someone in their household has been unable to afford a down payment on a home, and 50.0 percent say that they have had trouble qualifying for home financing because of their credit rating. Sixteen percent of these respondents say that confusing or complicated rental application process limited their housing.

The table below shows respondent beliefs about various housing issues in Richland County. Approximately 44.4 of respondents believe Richland County does not have enough affordable rental units, and 39.0 percent believe Richland County does not have enough affordable homes for sale.

**RESPONDENT BELIEFS ABOUT HOUSING ISSUES IN RICHLAND COUNTY**

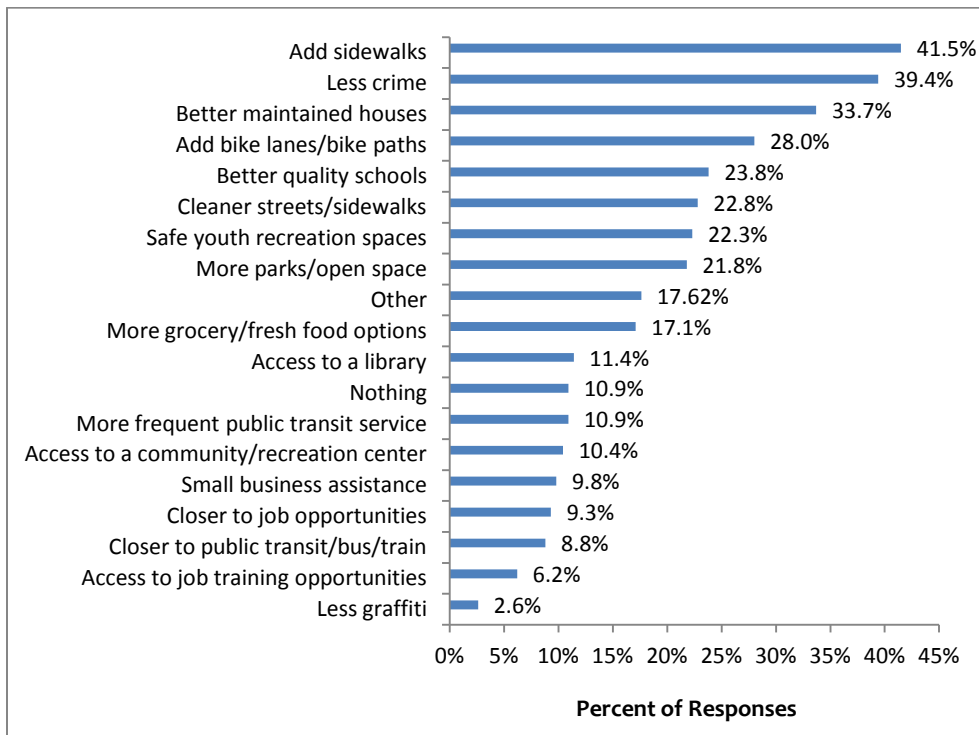
Do you agree that Richland County has:	Definitely Agree (Not a Problem)	Agree (Minor Problem)	Disagree (Major Problem)	Don't Know
Enough different housing types	17.0%	37.6%	27.8%	17.5%
Enough affordable homes for sale	11.8%	28.2%	39.0%	21.0%
Enough affordable rental units	7.7%	20.9%	44.4%	27.0%
Enough subsidized/assisted housing	11.3%	13.8%	31.8%	43.1%

Do you agree that Richland County has:	Definitely Agree (Not a Problem)	Agree (Minor Problem)	Disagree (Major Problem)	Don't Know
Enough housing for people with disabilities	6.1%	11.7%	30.6%	51.5%
Enough housing for the elderly	6.2%	19.6%	34.0%	40.2%
Enough quality housing	11.3%	34.9%	31.3%	22.6%
Enough occupied housing (not too much vacant/abandoned housing)	8.8%	38.1%	24.7%	28.4%

Of the 67 respondents who indicate they have made an effort to find better housing, approximately 30.9 percent have moved into better or more affordable housing in the past three years,. Another 27.9 percent say they wanted to move but were unable to do so, citing financial concerns such as childcare payments and poor credit histories.

**NEIGHBORHOOD/COMMUNITY.** The chart below shows the distribution of responses for the top five things respondents would change about their neighborhood, if they could. The most popular answers are to add sidewalks (cited by 41.5 percent of respondents), reduce crime (cited by 39.4 percent of respondents), have better maintained houses (cited by 33.7 percent of respondents), and add bike lanes/bike paths (cited by 28.0 percent of respondents).

**WHAT ARE THE TOP FIVE THINGS YOU WOULD CHANGE ABOUT YOUR NEIGHBORHOOD?**



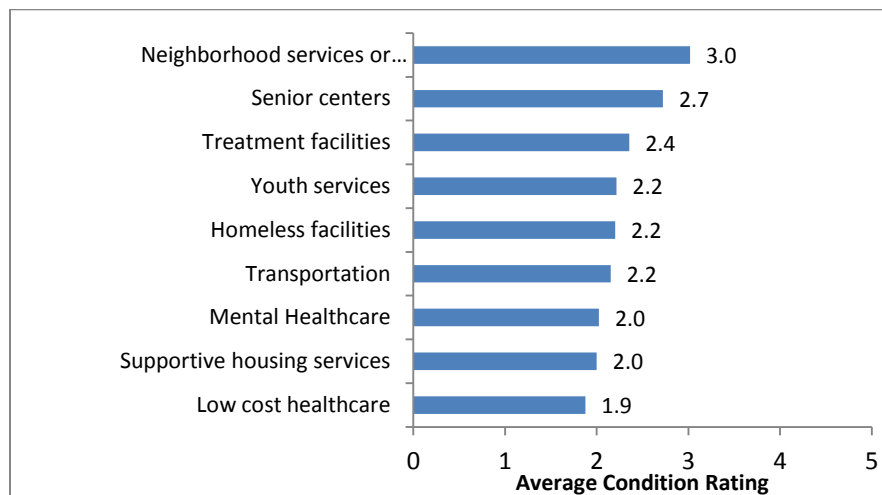
**COMMUNITY FACILITIES AND SERVICES.** The table below shows the facilities and services used and needed by respondents. Of the choices provided, respondents currently use general neighborhood services and community spaces, youth services for youth 12 and under, and transportation services the most. The facilities and services that are needed most but are not currently available are homeless facilities, treatment facilities, low cost health care, and youth services for youth ages 13 to 19.

**COMMUNITY FACILITIES AND SERVICES**

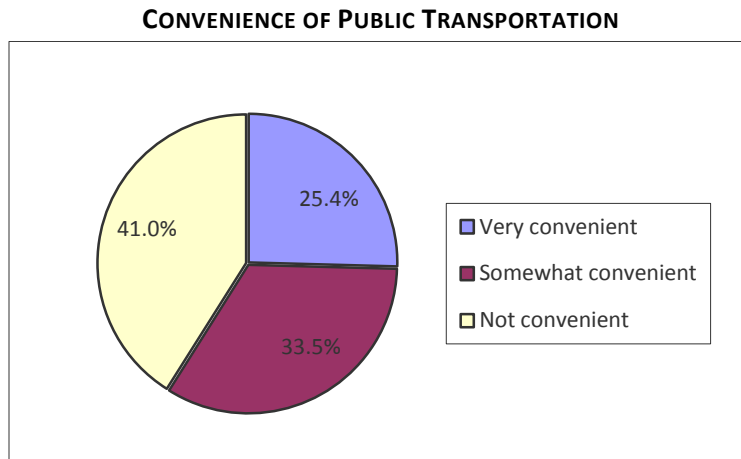
Facility/Service	Currently use	Needed, but not currently available
Senior Centers	25.0%	75.0%
Supportive housing services	19.4%	80.6%
Homeless facilities	12.0%	88.0%
Youth services	21.6%	78.4%
Youth 12 and under	31.4%	68.6%
Youth ages 13 to 19	17.1%	82.9%
Treatment facilities	12.0%	88.0%
Low cost healthcare	15.2%	84.8%
Mental healthcare	28.6%	71.4%
Transportation	31.4%	68.6%
General neighborhood services or community spaces	59.6%	40.4%

The figure below shows average respondent ratings on the condition of various facilities in Richland County. These ratings are based on a scale of 1 to 5 in which 1 represent poor and 5 represents excellent. The highest-rated facilities are neighborhood services or community spaces (such as parks and libraries), senior centers, and treatment facilities. The lowest-rated facilities are low cost healthcare, supportive housing services, and mental healthcare.

**CONDITION OF FACILITIES**



**TRANSPORTATION.** A large majority (93.1 percent) of respondents say they never use public transportation to get to work, another 4.8 percent say they use it some days, and 2.1 percent say they use it every day. The chart below shows respondent views on the convenience of public transportation in Richland County. Approximately 41 percent of respondents believe it is not convenient.

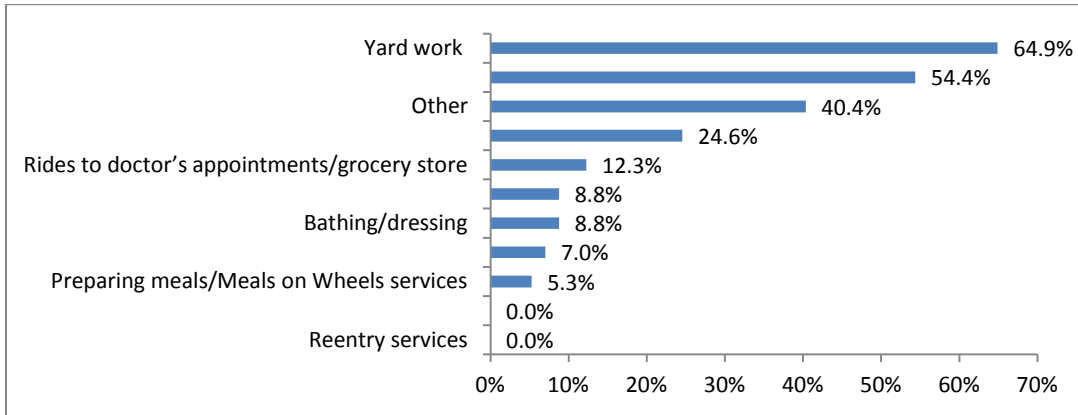


**LEAD-BASED PAINT HAZARDS.** According to HUD, houses built before 1978 may have lead-based paint, which can pose serious health risks for inhabitants. To estimate the risk of lead-based paint hazards in Richland County, respondents were asked about the age and paint condition of their house. Approximately 47.1 percent of respondents have homes built before 1978, and 27.7 percent have chipping or peeling paint in their homes. Fourteen percent of respondents have children under the age of six living in their home who may be vulnerable to lead-based paint exposure.

**ACCESSIBILITY.** Of the 188 respondents who indicated their disability status, 20.7 percent say that they or a member of their household has a disability of some type. Among these respondents, 38.5 percent say their house or apartment requires accessibility modifications, mentioning the need for stair rails and updated bathrooms.

The chart below shows the needs of respondents and members of their household. Nearly two-thirds of respondents say they need help with yard work, and many say they need help with home maintenance and housekeeping. Write-in response for the “Other” category included, job training, service dog grooming, and taking care of a child with autism.

**DO YOU OR A MEMBER OF YOUR HOUSEHOLD NEED HELP WITH THE FOLLOWING?**



## APPENDIX B: PUBLIC COMMENTS

---

Richland County made the 2017-2021 Five-Year Consolidated Plan and 2017 Annual Action Plan available for public comment from July 17 to 31, 2017. Two private citizens and a representative of the Columbia Housing Authority provided comments via email; further comments were recorded from participants in a transportation focus group held July 28, 2017 and in a public hearing for the Consolidated Plan held July 31, 2017. These comments are provided below.

### COMMENTS FROM PUBLIC HEARING HELD JULY 31, 2017

Richland County Government  
5 Year Consolidated Plan and Action Plan  
2017-2022

Public Hearing  
July 31, 2017  
5:30 p.m. – 6:30 p.m.

#### **Overview of Public Hearing**

Valeria Jackson, Facilitator

Jocelyn Jennings, Recorder

#### **SUMMARY**

5YR plan will serve as the County's guide for expenditure of federal Community Development Block Grant (CDBG) and HOME Investment Partnership funds received from U.S. Dept. of Housing and Urban Development. The CDBG program began in 1972 and the County has been an Entitlement Community since 2002.

As an entitlement community for 2017/18 fiscal year the County is expected to receive \$1,330,503.00 in CDBG and \$514,484 in HOME funding for a combined amount of \$1,844,987.

Focus areas for the next five years will be: infrastructure, revivification, public services and rehabilitation of existing housing stock. The County must expend 70% of the federal allocation toward programs and services offered to low-to moderate income citizens and or neighborhoods in the unincorporated areas. We aid communities that are 51% or greater LMI. Irmo, Forest Acres, Blythewood, Columbia, Eastover and Arcadia Lakes proper are omitted from the service area.

For example the County has a goal to create 1000 units of affordable over the next five years. Increasing homeownership is also a goal. Persons utilizing our program can purchase a home with a sales price of up to \$148,000. HUD allows a market value up to \$200,000. On average the homebuyers are buying homes that are at the \$120,000 sales price. The amount is based on household size and income.

Richland County provides a 25% financial match. The bulk of HOME funds are used to assist with home repairs to restore major home functions. The County also partners with non-profit housing developers.



**ATTENDANCE**



**Five Year Consolidated Plan 2017-2022**

**Public Hearing  
July 31, 2017  
5:30 PM**

**Attendance Roster**

Name	Community/Organization	Contact Information (optional)
Karen Shiver	Forest Acres	(803) 727-4591
Joseph Jennings	Community Dev	(803) 576 2055
Vaterick Jackson	Community Dev	(803) 576 -2063
Joseph McLeod	BZA	(803) 586-6776
William Solaz Jr	Lake Carolina	843-601-5022
Gloria Saeed	City of Columbia	803-545-3766



## COMMENTS AND RESPONSES

**Comment:** Is recreation included? I came because I thought that the meeting would talk about future plans for sidewalks. In District 7, sidewalks is a major concern. A developer is about to build 300+ units on Farrow Road and there are no sidewalks. Travel on this road is dangerous. I wonder if a developer would include sidewalks and recreational activities within the development. Parks in the area are crowded and neighborhood kids can't travel without transportation because of safety. The Willow Lake community took a survey; there are approximately 500 homes and the #1 request was sidewalks and recreation was second.

**Response:** During the first year there are no plans to address recreation, but over the period of five years funds may be used to develop recreation. In the past, we invested in the development of Crane Creek Park and pocket parks.

**Comment:** What is a pocket park?

**Response:** A pocket park is passive and primarily used for beauty and sitting.

**Comment:** What was the most common need identified?

**Response:** Services for youth facing homelessness, affordable housing, expanding public transportation, senior housing, re-entry services for ex-offenders.

**Comment:** Woodlands Terrace Apartments along Beltline is rundown and looks like low-income. Can you address this?

**Response:** That property is located within the City of Columbia. The Revivification Program will address abandoned residential and commercial buildings.

**Question:** Sir, you haven't shared your thoughts. Where did you hear about this meeting?

**Response:** I don't have any skin in this game. I receive the Weekly Review and I saw the announcement so I came to hear about what is going on.

**Comment:** What other areas will the County address?

**Response:** The County will focus on master planned areas. The master plans can be accessed at [www.rcgov.us](http://www.rcgov.us), Planning Department/Neighborhood Improvement Program. Master Planned areas are New Castle/Trenholm Acres, Crane Creek, Southeast, Broad River Rd, Broad River Heights, Decker Blvd, Candlewood – there are about nine.

**Comment:** So few people are here...

**Response:** The County held public meetings in libraries, at Sprit Park, Cornbread and Sweet Potato Festivals, at Dutch Square and in other communities. Also over 200 people completed a housing survey.

**Comment:** Social media is a primary method of communication used to notify people of what is going on in the County.

**Response:** Your comments won't fall on deaf ears. The reason we invested in putting a medical facility in Lower Richland is because we were told that there was none and it was needed. The City invested in a medical facility through the EauClair Cooperative and so did Lexington County in Pelion. The County did the same.

**Comment:** Can you explain what HOME is?

**Response:** HOME funds are all things home – housing and CDBG can be used for all other community improvements. For both programs every person assisted must be 80% LMI.

**Comment:** Does Council Approve the amount?

**Response:** No, the funds are Federal.

**Question:** Are there other areas where you would like to see improvements?

**Response:** Road improvements.

**Response:** Hard Scrabble needs road improvements. They are pulling up trees, road are in bad shape.

**Question:** Have you seen a sign that indicates that the Penny Program is making improvements on Hard Scrabble?

**Response:** Yes, all the work you see is a part of a Penny project that is suppose to begin this fall.

**Comment:** What about transportation from the northeast?

**Response:** The COMET plans to begin a route from the Town of Blythwood to the City of Columbia. There will be 3-4 stops along the way.

**Response:** Ann August, the interim Director is making a difference and changing the face of public transportation in the County.

**Comment:** Like the Soda Cap route!

**Comment:** We have to support it!

**Response:** Not sure how long Ms. August will be here but I believe she is considering light rail.

**Closing Response:** So what I hear you saying is sidewalks, parks and recreation, transportation, and dilapidated housing are your concerns.

**Comment:** Pressure washing the units at Woodland Terrace would make a huge difference. If residents have a voucher doesn't CHA have to inspect?

**Response:** CHA inspects and maintains properties they own.

**Response:** Thank you for coming. If you have additional comments or questions to share I can be reached at 803-576-2063.

## INDIVIDUAL COMMENTS RECEIVED

### **COMMENT 1: Ms. VICKY PRYOR**

“This should be interesting, considering the great discern for many like myself seeking a 3bedroom home and the stigma associated with the terms, #section8, housing, vouchers etc. Personally, having a disability is already challenging enough, aging is a definite factor. Nevertheless, I want to go home to an environment that's good for my family. If we can see the issues when it comes to me being or not being safe & secure. That is a RED flag for us as a whole. A clean & healthy environment is vital and key to my personal health. And the availability of good wholesome people to do business with in renting and hopefully for me homeownership. I'm moved after being in my last apartment for 10+ years. I was told by the current manager at my residence, that she will not be renewing my lease, this was about 4months into my new lease. I'm getting to old for this shuffling around and dealing with people who don't value having a positive outlook on anything. Everything is scrutinized as a complaint. A BIG misconception when it comes to work orders. Somewhere exists some 'I don't care' within and it does neither the landlord or tenant any good going forward when the position is above everything and the job is not getting done. Uprooting again within less than a year, I need something permanent. Resources are scarce,

I'm Ms. Vicky Pryor, a mature responsible adult, mother of three, first timer grandmother of twin boys 2/2017. thank you for allowing my post. “

### **COMMENT 2: NANCY SToudenMIRE, HUMAN RESOURCES DIRECTOR, COLUMBIA HOUSING AUTHORITY**

[In response to Comment 1] “And I have to say she is right. There are just so many landlords who try to get by without making repairs and taking care of the units. There are some good ones who do. But when you get to the less expensive rents, the landlords are trying to make money.

And congrats to her on grandmother of twins – obviously proud!

Another point: I'm concerned on page 24 about the CHA's numbers. It says based on HUD information. I don't know where they are getting these numbers – they are all off. For example, it says 20 units of VASH. We have 414 and almost filled at that. Am I supposed to write in objecting to the content?”

### **COMMENT 3: ANONYMOUS RESIDENT**

“I don't know who my council member is but I have called the Ombudsman to request that our road be paved. I'm disabled and I have problems with allergies. I live on a dirt road along with 12 neighbors. The dust is bad and people have moved and sold their houses because of it. When I call I am always told that I am number 100 something. We also have drainage problems

on our block. When it rains our ditches fills with water and seems to flow in the wrong direction. Occasionally the County sprays for mosquitoes and grades the dirt road. I need to apply for the Homeowner Rehabilitation Program. My house needs gutters because the runoff is causing water damage. My house was built in 2008 and the front porch is rotting and HVAC was inadequate for the size. Also I have a well and I can't afford to have it tested". (County Citizen)

#### COMMENTS FROM TRANSPORTATION FOCUS GROUP HELD JULY 28, 2017

##### **COMMENT 1**

"We should invest more in programs and services that help to create independence rather than address chronic needs. We pound funds into same programs year after year and these programs don't always present opportunities. We tend to offer resources but not specific to the needs of poor people."

##### **COMMENT 2**

"Areas of need right now are with re-entry programs and programs that serve youth and 18-24 year olds."

##### **COMMENT 3**

"Take issue with the transit system that is doing a poor job of providing adequate service to workforce w/o private transportation. Routs are not offered to meet critical need services. There are high paying manufacturing jobs and other employment opportunities available for skilled as well as entry level positions that LMI people w/o vehicles don't have access too. Getting to work is one of many variables to consider before a working mom or disabled person can accept employment. The community knows where employment opportunities exist but bus services aren't offered to those areas or service to those areas is limited and don't support jobs that require flexible work hours."

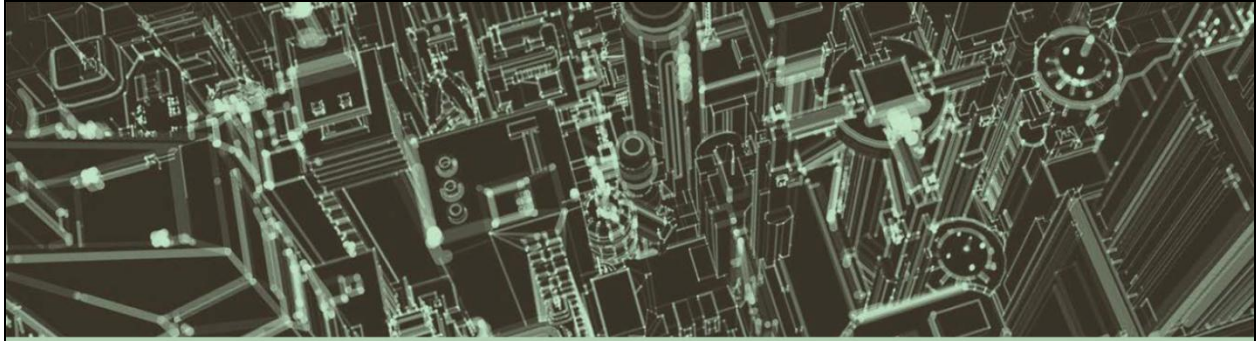
## APPENDIX C: TRANSPORTATION POWERPOINT

---

The following PowerPoint presentation on transportation in Richland County expands on the public transportation considerations raised in section MA-45 of the Market Analysis on non-housing community development assets in Richland County. The presentation also provides additional context for the discussion in the needs assessment of services required by special needs populations in the county.







# Introduction

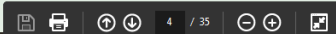


"What is robust here is economic development, and like everywhere else in this country, transportation has always been reactive and not proactive," he said. "I think it could be self-strangulation if we don't focus on the mobility issue of how people can get around and reap the benefits of job opportunities."

Gary Shepard, director of Greenlink, Greenville

# Public Transportation in South Carolina

There are 27 public transit systems in South Carolina.



## Transit Funding

35% Federal government

8% State of South Carolina (quarter percent of the state gas tax revenue split between 27 transportation systems, originally designed for four)

26% Local government

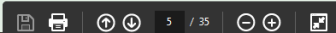
Columbia – local option sales taxes

18% Other

Contracts with other groups, i.e., hospitals and hotels

12% Fees for rides

1% Miscellaneous





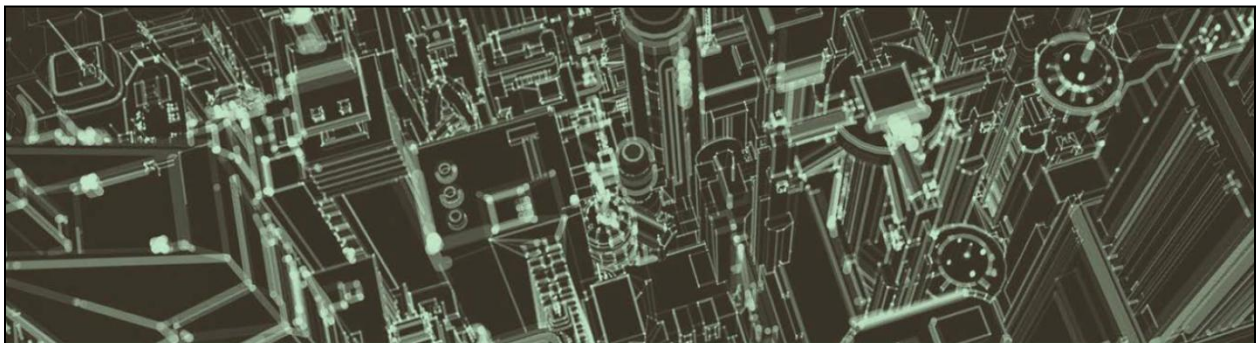
# Bus Riders In South Carolina

In 2011 bus ridership reach 12 million in South Carolina

By 2040 it is projected to reach 19 million

Abigail Dalton, Post and Courier June 24, 2017

[http://www.postandcourier.com/news/demand-for-transit-is-riding-high-in-south-carolina-but/article\\_ead1d95a-52ab-11e7-915c-a7372b5abfa0.html](http://www.postandcourier.com/news/demand-for-transit-is-riding-high-in-south-carolina-but/article_ead1d95a-52ab-11e7-915c-a7372b5abfa0.html)



## Transportation and Jobs



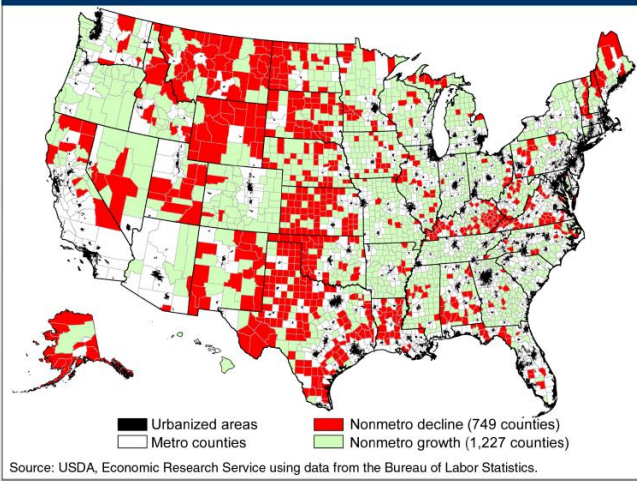
Transit alone cannot solve the  
systemic problems behind job  
inaccessibility

Tim Kovach March 7, 2017

Planned development of transit  
systems must include the question:

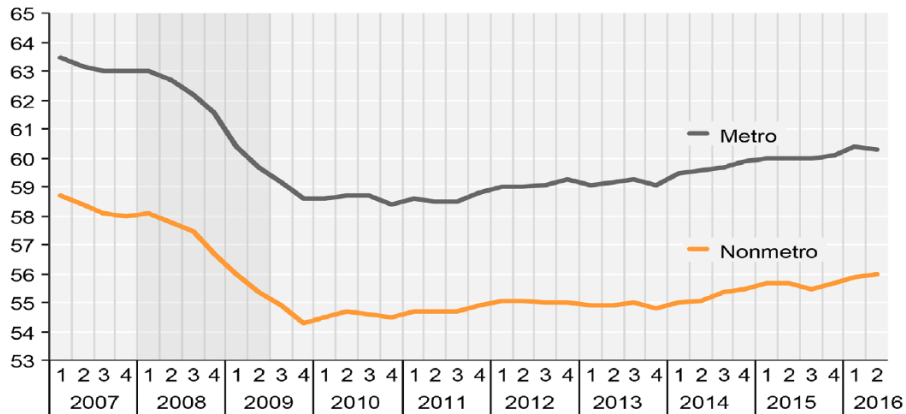
Are we bringing people to jobs or  
just chasing jobs with transit?

Change in jobs in nonmetro counties, first half of 2015 to first half of 2016



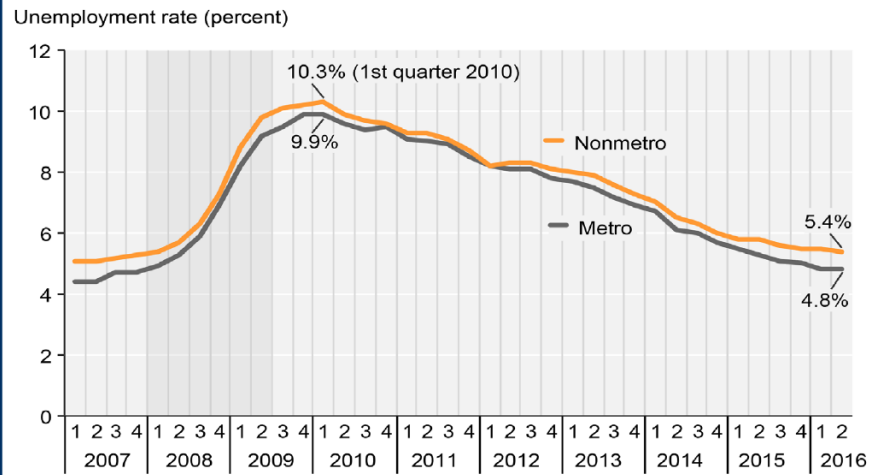
U.S. employment-to-population ratios, metro and nonmetro areas, 2007-2016 (quarterly)

Employed adults as a share of civilian noninstitutionalized adults (16 and older), percent



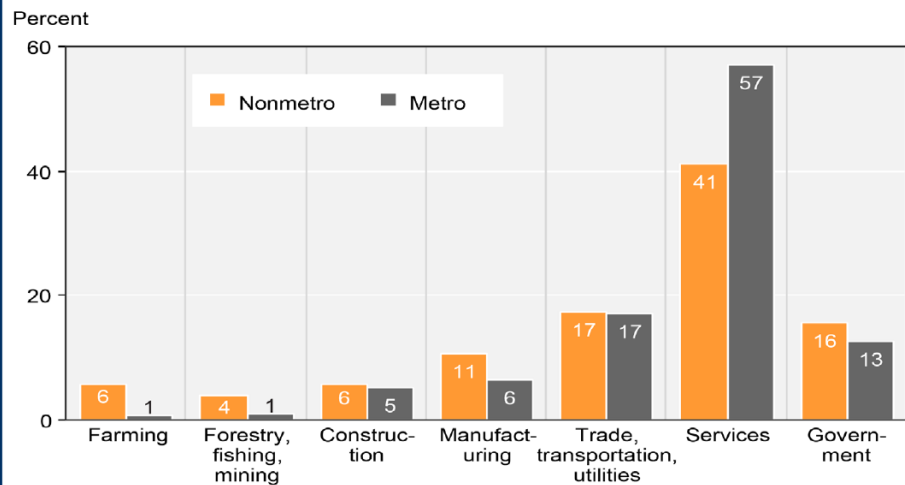
Notes: Data are seasonally adjusted. Shaded area indicates recession period.  
 Source: USDA, Economic Research Service using employment from Bureau of Labor Statistics, Local Area Unemployment Statistics and population from U.S. Census Bureau.

### U.S. unemployment rates, metro and nonmetro areas, 2007-2016 (quarterly)



Notes: Data are seasonally adjusted. Shaded area indicates recession period.  
 Source: USDA, Economic Research Service using data from Bureau of Labor Statistics, Local Area Unemployment Statistics (LAUS) data.

### Distribution of nonmetro and metro employment by industry group, 2014



Note: Employment is full-time and part-time jobs, by place of work.  
 Source: USDA, Economic Research Service using data from Bureau of Economic Analysis.

**Jobs within 3 miles  
of downtown  
areas:**

- Utilities
- Finance
- Insurance
- Education

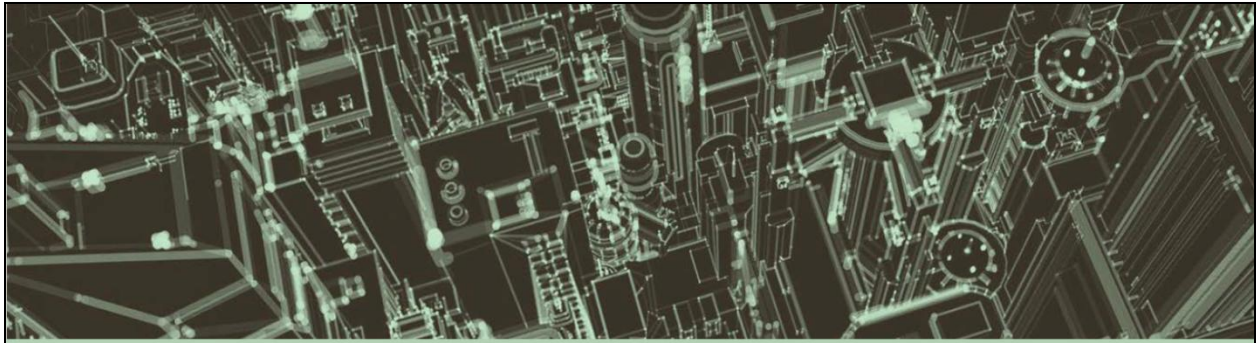
**Jobs 10+ miles  
away from  
downtown areas:**

- Warehouse
- Manufacturing
- Construction
- Retail

Proximity to employment can influence a range of economic and social outcomes:

- local fiscal health
- the employment prospects of residents, particularly low-income and minority workers.

The Growing Distance Between People and Jobs In Metropolitan America  
Elizabeth Kneebone and Natalie Holmes Tuesday, March 24, 2015



# Spatial Mismatch



"Job decentralization trends do not move in lock-step with the economic cycle; jobs continued to shift towards the fringe in almost every major metro area, regardless of overarching economic circumstances"

-Elizabeth Kneebone

Muraca, Frank. "Econ Focus, Third Quarter 2014 - Federal Reserve Bank of Richmond." , *Third Quarter 2014 - Federal Reserve Bank of Richmond*. Federal Reserve Bank of Richmond. 2014. Web. 22 May 2017.

### **Spatial Mismatch - Information**

Living in certain geographic areas can reduce information about possible leads and innovation

### **Spatial Mismatch - Geography**

Where you live can reduce your ability to find jobs and access jobs

### **Spatial Mismatch -Transportation**

Jobs are moving further out of city centers. Access to jobs is increasingly important, either through public transit, new transportation systems or personal transportation.

## Fallacies

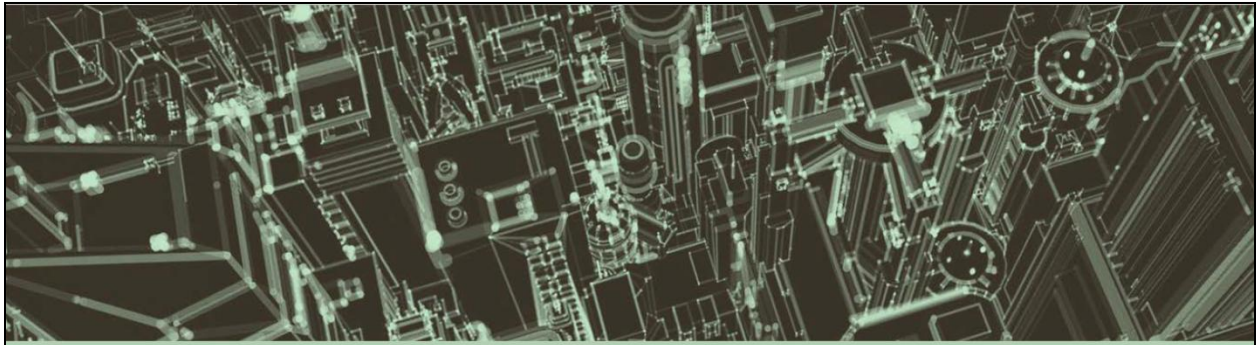
“If I get the job, I can get there”

“I will find someone at the job to get rides from”

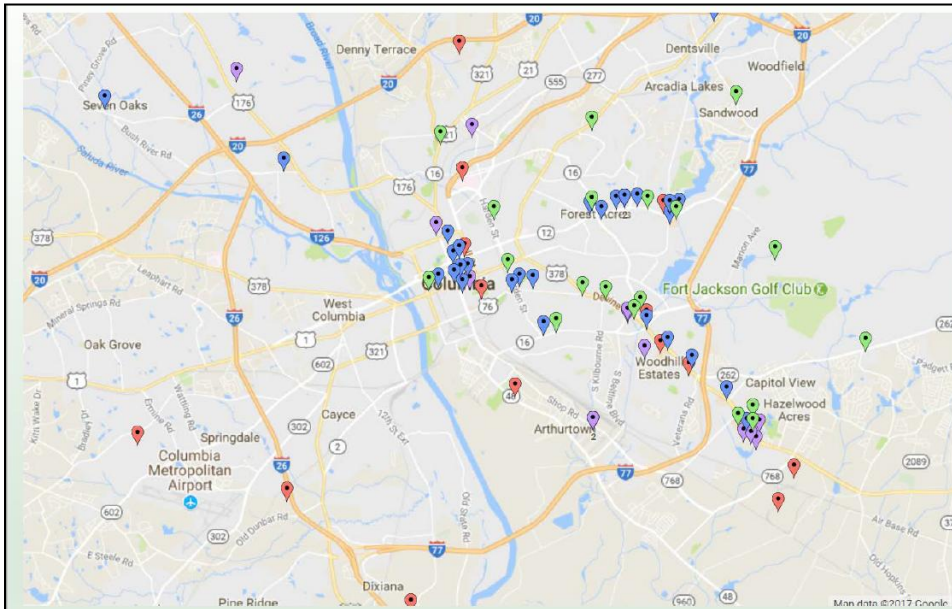
“I can walk the rest of the way”

“I can stay at work until the bus comes”





# Transportation in Columbia, SC

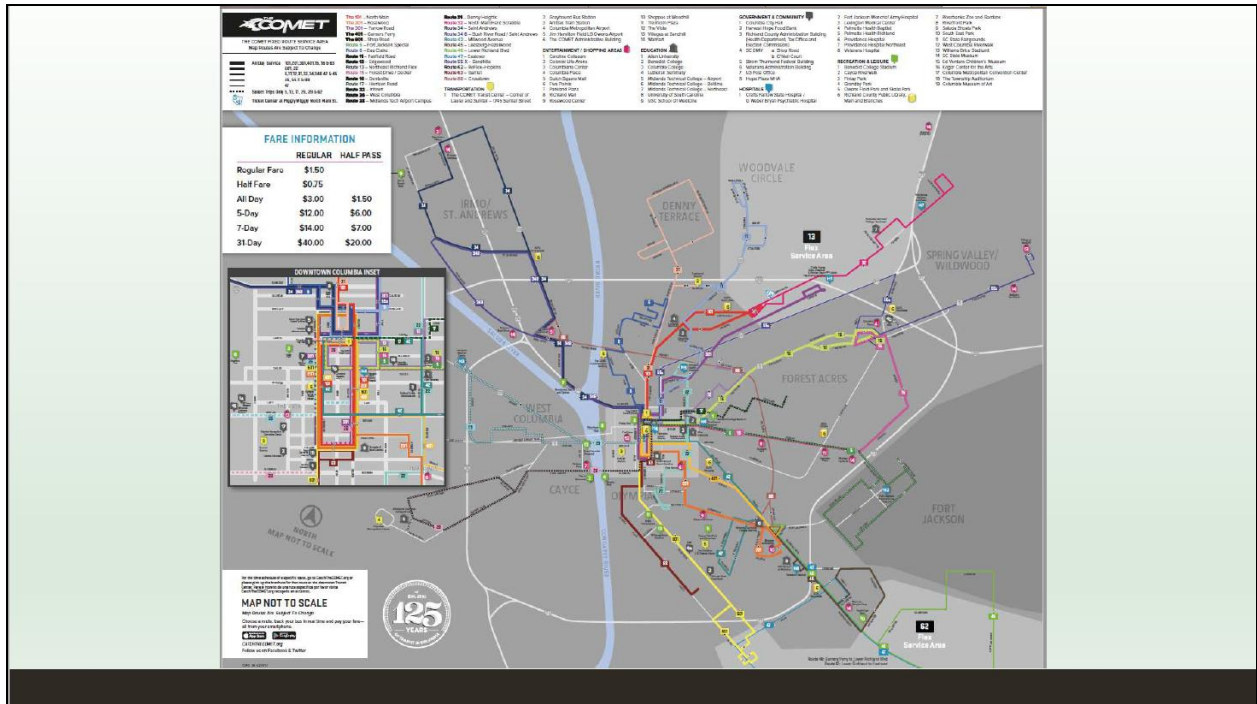


The information on this slide is based on our knowledge of where our clients are and publicly available information.

- Affordable Housing
- Employment
- Grocery Stores
- Banks

<https://batchgeo.com/map/06394dc99693e5fc1733d4df538497e4>





... ON THE MOVE

## Seniors

Finlay House and  
Christopher Towers

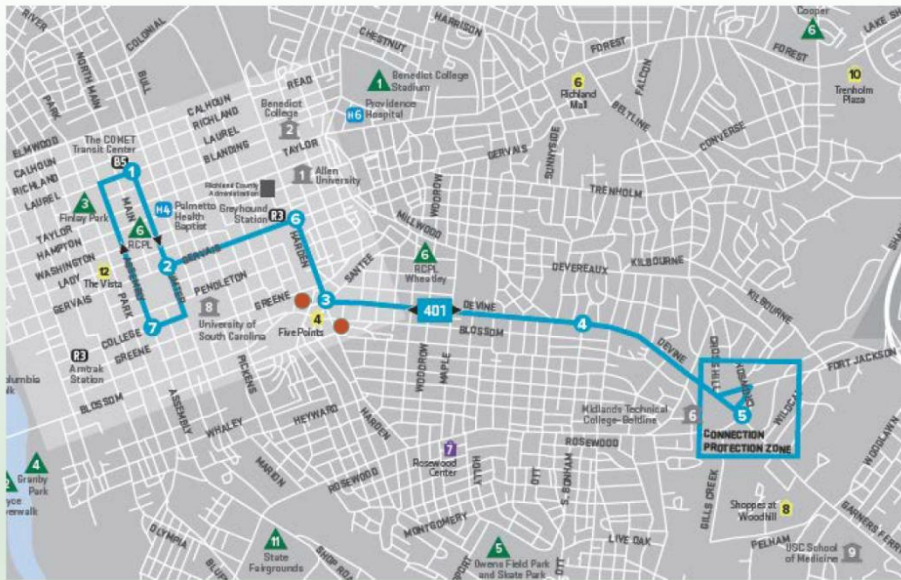


**WEEKDAY**

**THE 401 (OUTBOUND) Transit Center > Orbit > Crowson Drive**      **THE 401 INBOUND Crowson Drive > Orbit > Transit Center**

THE 401 (OUTBOUND) Transit Center > Orbit > Crowson Drive					THE 401 INBOUND Crowson Drive > Orbit > Transit Center											
1	2	3	4	5	1	RT 45	RT 46	RT 47	2	3	4	5	6	7	8	9
TRANSIT CENTER	ORBIT	ORBIT	ORBIT	ORBIT	ORBIT	ORBIT	ORBIT	ORBIT	ORBIT	ORBIT	ORBIT	ORBIT	ORBIT	ORBIT	ORBIT	ORBIT
5:35 AM	5:35 AM	5:41 AM	5:47 AM	5:51 AM	5:58 AM	5:59 AM			6:02 AM	6:07 AM	6:09 AM	6:12 AM	6:16 AM	6:24 AM		
6:05 AM	6:05 AM	6:11 AM	6:17 AM	6:21 AM	6:28 AM	6:29 AM		6:21 AM	6:23 AM	6:27 AM	6:30 AM	6:35 AM	6:43 AM	6:51 AM		
6:35 AM	6:35 AM	6:41 AM	6:47 AM	6:51 AM	6:58 AM	6:59 AM			7:02 AM	7:07 AM	7:09 AM	7:12 AM	7:16 AM	7:24 AM		
7:05 AM	7:05 AM	7:11 AM	7:17 AM	7:21 AM	7:28 AM	7:29 AM		7:21 AM	7:23 AM	7:27 AM	7:30 AM	7:35 AM	7:43 AM	7:51 AM		
7:35 AM	7:35 AM	7:41 AM	7:47 AM	7:51 AM	7:58 AM	7:59 AM		7:51 AM	7:53 AM	7:57 AM	8:00 AM	8:05 AM	8:13 AM	8:21 AM		
8:05 AM	8:05 AM	8:11 AM	8:17 AM	8:21 AM	8:28 AM	8:29 AM		8:21 AM	8:23 AM	8:27 AM	8:30 AM	8:35 AM	8:43 AM	8:51 AM		
8:35 AM	8:35 AM	8:41 AM	8:47 AM	8:51 AM	8:58 AM	8:59 AM		8:51 AM	8:53 AM	8:57 AM	9:00 AM	9:05 AM	9:13 AM	9:21 AM		
9:05 AM	9:05 AM	9:11 AM	9:17 AM	9:21 AM	9:28 AM	9:29 AM		9:21 AM	9:23 AM	9:27 AM	9:30 AM	9:35 AM	9:43 AM	9:51 AM		
9:35 AM	9:35 AM	9:41 AM	9:47 AM	9:51 AM	9:58 AM	9:59 AM		9:51 AM	9:53 AM	9:57 AM	10:00 AM	10:05 AM	10:13 AM	10:21 AM		
10:05 AM	10:05 AM	10:11 AM	10:17 AM	10:21 AM	10:28 AM	10:29 AM		10:21 AM	10:23 AM	10:27 AM	10:30 AM	10:35 AM	10:43 AM	10:51 AM		
10:35 AM	10:35 AM	10:41 AM	10:47 AM	10:51 AM	10:58 AM	10:59 AM		10:51 AM	10:53 AM	10:57 AM	11:00 AM	11:05 AM	11:13 AM	11:21 AM		
11:05 AM	11:05 AM	11:11 AM	11:17 AM	11:21 AM	11:28 AM	11:29 AM		11:21 AM	11:23 AM	11:27 AM	11:30 AM	11:35 AM	11:43 AM	11:51 AM		
11:35 AM	11:35 AM	11:41 AM	11:47 AM	11:51 AM	11:58 AM	11:59 AM		11:51 AM	11:53 AM	11:57 AM	12:00 PM	12:05 PM	12:13 PM	12:21 PM		
12:05 PM	12:05 PM	12:11 PM	12:17 PM	12:21 PM	12:28 PM	12:29 PM		12:21 PM	12:23 PM	12:27 PM	12:30 PM	12:35 PM	12:43 PM	12:51 PM		
12:35 PM	12:35 PM	12:41 PM	12:47 PM	12:51 PM	12:58 PM	12:59 PM		12:51 PM	12:53 PM	12:57 PM	1:00 PM	1:05 PM	1:13 PM	1:21 PM		
1:05 PM	1:05 PM	1:11 PM	1:17 PM	1:21 PM	1:28 PM	1:29 PM		1:21 PM	1:23 PM	1:27 PM	1:30 PM	1:35 PM	1:43 PM	1:51 PM		
1:35 PM	1:35 PM	1:41 PM	1:47 PM	1:51 PM	1:58 PM	1:59 PM		1:51 PM	1:53 PM	1:57 PM	2:00 PM	2:05 PM	2:13 PM	2:21 PM		
2:05 PM	2:05 PM	2:11 PM	2:17 PM	2:21 PM	2:28 PM	2:29 PM		2:21 PM	2:23 PM	2:27 PM	2:30 PM	2:35 PM	2:43 PM	2:51 PM		
2:35 PM	2:35 PM	2:41 PM	2:47 PM	2:51 PM	2:58 PM	2:59 PM		2:51 PM	2:53 PM	2:57 PM	3:00 PM	3:05 PM	3:13 PM	3:21 PM		
3:05 PM	3:05 PM	3:11 PM	3:17 PM	3:21 PM	3:28 PM	3:29 PM		3:21 PM	3:23 PM	3:27 PM	3:30 PM	3:35 PM	3:43 PM	3:51 PM		
3:35 PM	3:35 PM	3:41 PM	3:47 PM	3:51 PM	3:58 PM	3:59 PM		3:51 PM	3:53 PM	3:57 PM	4:00 PM	4:05 PM	4:13 PM	4:21 PM		
4:05 PM	4:05 PM	4:11 PM	4:17 PM	4:21 PM	4:28 PM	4:29 PM		4:21 PM	4:23 PM	4:27 PM	4:30 PM	4:35 PM	4:43 PM	4:51 PM		
4:35 PM	4:35 PM	4:41 PM	4:47 PM	4:51 PM	4:58 PM	4:59 PM		4:51 PM	4:53 PM	4:57 PM	5:00 PM	5:05 PM	5:13 PM	5:21 PM		
5:05 PM	5:05 PM	5:11 PM	5:17 PM	5:21 PM	5:28 PM	5:29 PM		5:21 PM	5:23 PM	5:27 PM	5:30 PM	5:35 PM	5:43 PM	5:51 PM		
5:35 PM	5:35 PM	5:41 PM	5:47 PM	5:51 PM	5:58 PM	5:59 PM		5:51 PM	5:53 PM	5:57 PM	6:00 PM	6:05 PM	6:13 PM	6:21 PM		
6:05 PM	6:05 PM	6:11 PM	6:17 PM	6:21 PM	6:28 PM	6:29 PM		6:21 PM	6:23 PM	6:27 PM	6:30 PM	6:35 PM	6:43 PM	6:51 PM		
6:35 PM	6:35 PM	6:41 PM	6:47 PM	6:51 PM	6:58 PM	6:59 PM		6:51 PM	6:53 PM	6:57 PM	7:00 PM	7:05 PM	7:13 PM	7:21 PM		
7:05 PM	7:05 PM	7:11 PM	7:17 PM	7:21 PM	7:28 PM	7:29 PM		7:21 PM	7:23 PM	7:27 PM	7:30 PM	7:35 PM	7:43 PM	7:51 PM		
7:35 PM	7:35 PM	7:41 PM	7:47 PM	7:51 PM	7:58 PM	7:59 PM		7:51 PM	7:53 PM	7:57 PM	8:00 PM	8:05 PM	8:13 PM	8:21 PM		
8:05 PM	8:05 PM	8:11 PM	8:17 PM	8:21 PM	8:28 PM	8:29 PM		8:21 PM	8:23 PM	8:27 PM	8:30 PM	8:35 PM	8:43 PM	8:51 PM		
8:35 PM	8:35 PM	8:41 PM	8:47 PM	8:51 PM	8:58 PM	8:59 PM		8:51 PM	8:53 PM	8:57 PM	9:00 PM	9:05 PM	9:13 PM	9:21 PM		
9:05 PM	9:05 PM	9:11 PM	9:17 PM	9:21 PM	9:28 PM	9:29 PM		9:21 PM	9:23 PM	9:27 PM	9:30 PM	9:35 PM	9:43 PM	9:51 PM		
9:35 PM	9:35 PM	9:41 PM	9:47 PM	9:51 PM	9:58 PM	9:59 PM		9:51 PM	9:53 PM	9:57 PM	10:00 PM	10:05 PM	10:13 PM	10:21 PM		
10:05 PM	10:05 PM	10:11 PM	10:17 PM	10:21 PM	10:28 PM	10:29 PM		10:21 PM	10:23 PM	10:27 PM	10:30 PM	10:35 PM	10:43 PM	10:51 PM		
10:35 PM	10:35 PM	10:41 PM	10:47 PM	10:51 PM	10:58 PM	10:59 PM		10:51 PM	10:53 PM	10:57 PM	11:00 PM	11:05 PM	11:13 PM	11:21 PM		
11:05 PM	11:05 PM	11:11 PM	11:17 PM	11:21 PM	11:28 PM	11:29 PM		11:21 PM	11:23 PM	11:27 PM	11:30 PM	11:35 PM	11:43 PM	11:51 PM		

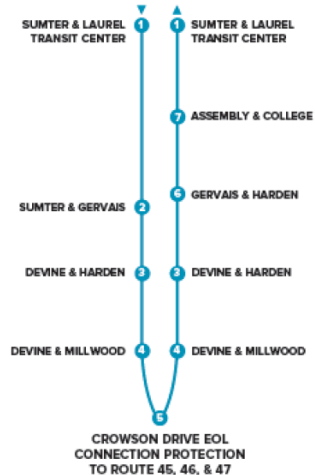
RT 45   RT 46   RT 47





# THE 401 Devine

TRANSIT CENTER » ORBIT » CROWSON DRIVE  
Weekday Service



All tickets for The COMET are available at the main downtown Transit Center at the corner of Sumter and Laurel Streets. Cash, checks and major credit/debit cards are accepted there.

You can also purchase passes using the Catch The COMET smartphone app.

There are several fare options available for The COMET fixed route bus service:

### Fares:

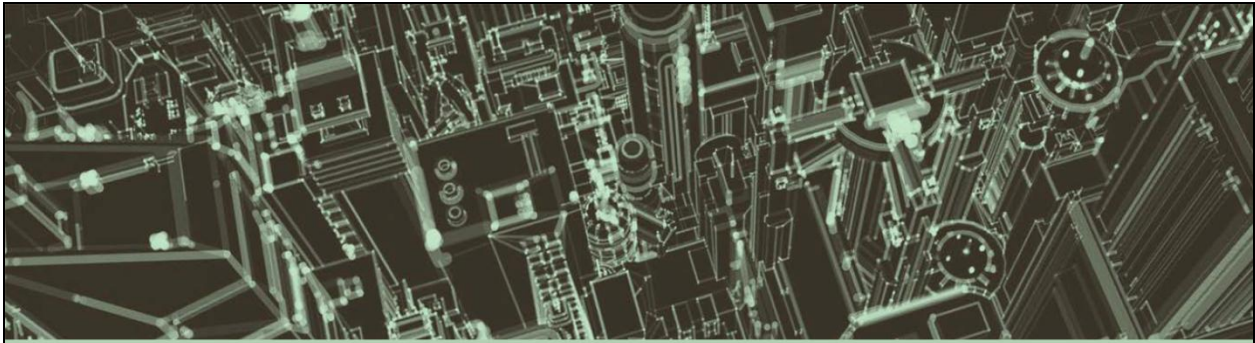
- Standard, one-way: \$1.50
- Special needs: \$0.75 (with valid photo ID and special needs card)
- Senior citizens: \$0.75 (for those 65 and over with valid photo ID)
- Medicare Recipients: \$0.75 (Medicare Card & Photo ID)
- Agency discount: \$1.25 (please call 803-255-7133 for details)

### Half-Fare Program:

Eligible persons may get The COMET half-fare ID for free to use with half-fare passes including All-day, 5-day, 7-day, and 31-day cards. Half-fare eligible passengers include veterans, seniors (65+), youth (ages 16 and 17), Medicare card holders, and persons with disabilities.

Appropriate documentation is required to receive The COMET half-fare ID.

For the Half-Fare Application, click the link below:

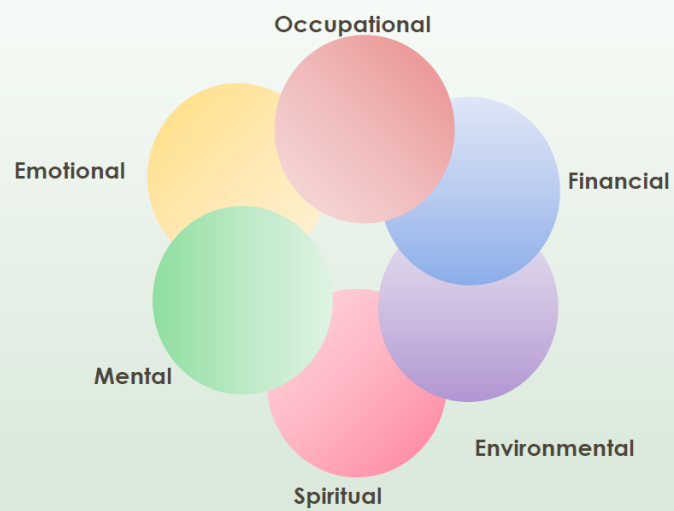


# Wellbeing



## Well Being

- Career
- Nutritional Diet
- Spiritual/ Religious Beliefs
- Hobbies and Leisure
- Sense of Belonging
- Healthy Self-Esteem





## Grocery Shopping

- How close is the apartment to a grocery store?
- How can they get there?
  - Which bus do they catch?
  - Is there a bus stop close by?
  - Will they be crossing busy intersections or going up hills?
- If walking, how much can they carry?
  - A plastic grocery bag can hold up to 17 pounds of groceries
  - A gallon of milk weighs 8 pounds

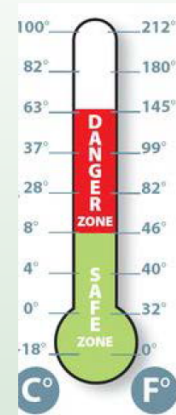
## ABOUT THAT FOOD

If the temperature is above 90 degrees, food should not be left out for more than one hour.

Bacteria begins to produce more quickly at temperatures higher than 40 degrees.

The danger zone for food is between 40-140 degrees.

How far can you safely carry food?



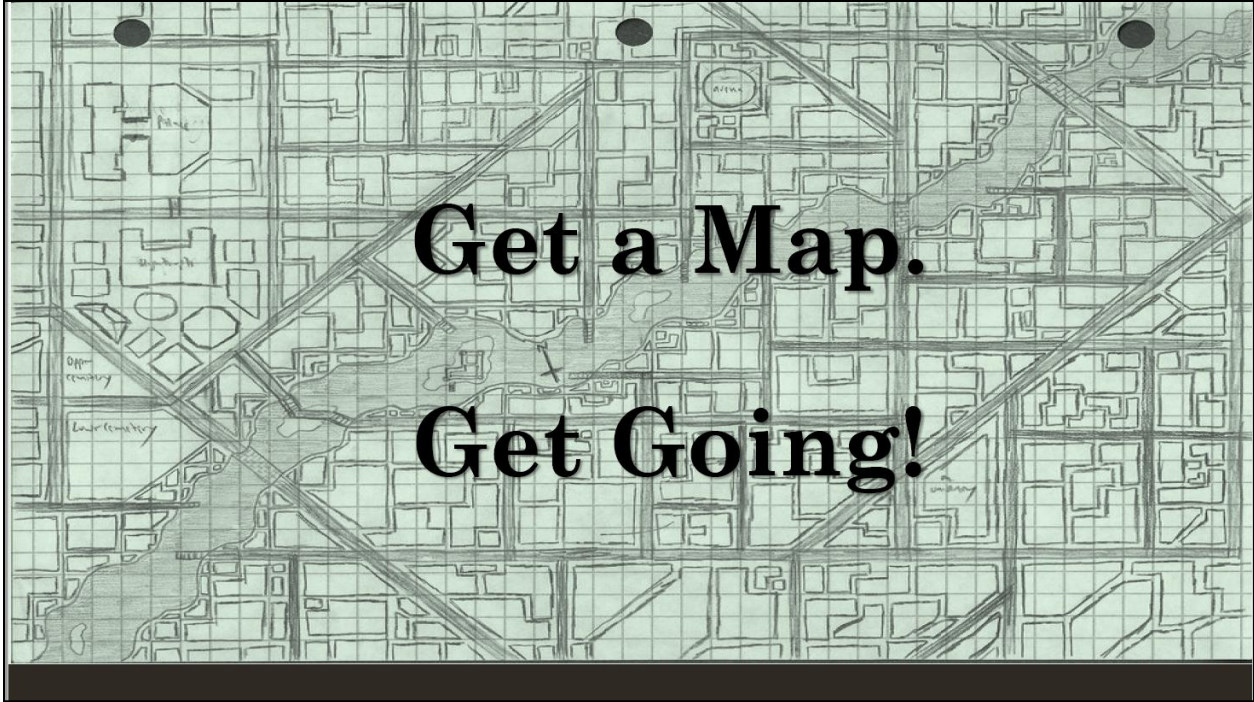
## TWO BAGS AT A TIME



...and up to 17 pounds per bag.

How far is too far to walk?





APPENDIX D: APPLICATION FOR FEDERAL ASSISTANCE SF-424

---



Application for Federal Assistance SF-424		
<b>* 1. Type of Submission:</b> <input type="checkbox"/> Preapplication <input checked="" type="checkbox"/> Application <input type="checkbox"/> Changed/Corrected Application	<b>* 2. Type of Application:</b> <input type="checkbox"/> New <input checked="" type="checkbox"/> Continuation <input type="checkbox"/> Revision	<b>* If Revision, select appropriate letter(s):</b> <input type="text"/> <b>* Other (Specify):</b> <input type="text"/>
<b>* 3. Date Received:</b> 06/14/2017	<b>4. Applicant Identifier:</b> B-17-UC-45-0005	
<b>5a. Federal Entity Identifier:</b> <input type="text"/>	<b>5b. Federal Award Identifier:</b> 35513 Richland County	
<b>State Use Only:</b>		
<b>6. Date Received by State:</b> <input type="text"/>	<b>7. State Application Identifier:</b> <input type="text"/>	
<b>8. APPLICANT INFORMATION:</b>		
<b>* a. Legal Name:</b> Richland County Government		
<b>* b. Employer/Taxpayer Identification Number (EIN/TIN):</b> 57-6000398	<b>* c. Organizational DUNS:</b> 0737098830000	
<b>d. Address:</b>		
<b>* Street1:</b> 2020 Hampton Street	<input type="text"/>	
<b>Street2:</b>	<input type="text"/>	
<b>* City:</b> Columbia	<input type="text"/>	
<b>County/Parish:</b>	<input type="text"/>	
<b>* State:</b>	SC: South Carolina	
<b>Province:</b>	<input type="text"/>	
<b>* Country:</b>	USA: UNITED STATES	
<b>* Zip / Postal Code:</b> 29204-1002	<input type="text"/>	
<b>e. Organizational Unit:</b>		
<b>Department Name:</b> Community Planning Development	<b>Division Name:</b> Community Development	
<b>f. Name and contact information of person to be contacted on matters involving this application:</b>		
<b>Prefix:</b> Mrs.	<b>* First Name:</b> Valeria	<input type="text"/>
<b>Middle Name:</b> D.	<input type="text"/>	
<b>* Last Name:</b> Jackson	<input type="text"/>	
<b>Suffix:</b>	<input type="text"/>	
<b>Title:</b> Community Development Manager		
<b>Organizational Affiliation:</b> <input type="text"/>		
<b>* Telephone Number:</b> 803-576-2063	<b>Fax Number:</b> 803-576-2052	
<b>* Email:</b> jacksonv@rcgov.us		

**Application for Federal Assistance SF-424**

**\* 9. Type of Applicant 1: Select Applicant Type:**

B: County Government

Type of Applicant 2: Select Applicant Type:

Type of Applicant 3: Select Applicant Type:

\* Other (specify):

**\* 10. Name of Federal Agency:**

Department of Housing and Urban Development

**11. Catalog of Federal Domestic Assistance Number:**

14.218

CFDA Title:

Community Development Block Grant/Entitlement Grants

**\* 12. Funding Opportunity Number:**

9999

\* Title:

Participating Jurisdiction

**13. Competition Identification Number:**

Title:

**14. Areas Affected by Project (Cities, Counties, States, etc.):**

Add Attachment

Delete Attachment

View Attachment

**\* 15. Descriptive Title of Applicant's Project:**

Housing, County-wide Revivification, Homeless Prevention, Facade Program, HOME Project Delivery, Administration

Attach supporting documents as specified in agency instructions.

Add Attachments

Delete Attachments

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	<input type="text" value="1,330,593.00"/>
* 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="1,330,593.00"/>

**\* 19. Is Application Subject to Review By State Under Executive Order 12372 Process?**

- a. This application was made available to the State under the Executive Order 12372 Process for review on
- b. Program is subject to E.O. 12372 but has not been selected by the State for review.
- c. Program is not covered by E.O. 12372.

**\* 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 218, Section 1001)**

\*\* 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:  \* First Name:

Middle Name:

\* Last Name:

Suffix:

\* Title:

\* Telephone Number:  Fax Number:

\* Email:

\* Signature of Authorized Representative: 

\* Date Signed:

Richard County Attorney's Office

*[Handwritten Signature]*  
Approved as to LEGAL form ONLY  
NO Opinion Rendered As To Content

Additional Program/Project Congressional District:  
Congressional District of Application: SC-006  
Congressional District of Program/Project: SC-006

**Application for Federal Assistance SF-424**

\* 1. Type of Submission:

- Preapplication  
 Application  
 Changed/Corrected Application

\* 2. Type of Application:

- New  
 Continuation  
 Revision

\* If Revision, select appropriate letter(s):

\* Other (Specify):

\* 3. Date Received:

06/14/2017

4. Applicant Identifier:

M-17-UC-450208

5a. Federal Entity Identifier:

5b. Federal Award Identifier:

35513 Richland County

**State Use Only:**

6. Date Received by State:

7. State Application Identifier:

**8. APPLICANT INFORMATION:**

\* a. Legal Name:

Richland County Government

\* b. Employer/Taxpayer Identification Number (EIN/TIN):

57-6000398

\* c. Organizational DUNS:

0737098830000

**d. Address:**

\* Street1:

2020 Hampton Street

Street2:

\* City:

Columbia

County/Parish:

\* State:

SC: South Carolina

Province:

\* Country:

USA: UNITED STATES

\* Zip / Postal Code:

29204-1002

**e. Organizational Unit:**

Department Name:

Community Planning&Development

Division Name:

Community Development

**f. Name and contact information of person to be contacted on matters involving this application:**

Prefix:

Mrs.

\* First Name:

Valeria

Middle Name:

D.

\* Last Name:

Jackson

Suffix:

Title:

Community Development Manager

Organizational Affiliation:

\* Telephone Number:

803-576-2063

Fax Number:

803-576-2052

\* Email:

jacksonv@rcgov.us

**Application for Federal Assistance SF-424**

**\* 9. Type of Applicant 1: Select Applicant Type:**

B: County Government

Type of Applicant 2: Select Applicant Type:

Type of Applicant 3: Select Applicant Type:

\* Other (specify):

**\* 10. Name of Federal Agency:**

Department of Housing and Urban Development

**11. Catalog of Federal Domestic Assistance Number:**

14.239

CFDA Title:  
HOME Investment Partnership Program

**\* 12. Funding Opportunity Number:**

9999

\* Title:  
Participating Jurisdiction

**13. Competition Identification Number:**

Title:

**14. Areas Affected by Project (Cities, Counties, States, etc.):**

**\* 15. Descriptive Title of Applicant's Project:**

First Time Home Buyer, Community Housing Development Organizations, Owner Occupied Rehabilitation, Administration

Attach supporting documents as specified in agency instructions.



**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	<input type="text" value="514,484.00"/>
* b. Applicant	<input type="text" value="115,759.00"/>
* c. State	<input type="text" value=""/>
* d. Local	<input type="text" value=""/>
* e. Other	<input type="text" value="26,000.00"/>
* f. Program Income	<input type="text" value=""/>
* g. TOTAL	<input type="text" value="656,243.00"/>

**\* 19. Is Application Subject to Review By State Under Executive Order 12372 Process?**

- a. This application was made available to the State under the Executive Order 12372 Process for review on
- b. Program is subject to E.O. 12372 but has not been selected by the State for review.
- c. Program is not covered by E.O. 12372.

**\* 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 218, Section 1001)**

\*\* 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:  \* First Name:   
Middle Name:   
\* Last Name:   
Suffix:

\* Title:

\* Telephone Number:  Fax Number:

\* Email:

\* Signature of Authorized Representative: 

\* Date Signed:

Additional Program/Project Congressional District:

Congressional District of Application: SC-006

Congressional District of Program/Project: SC-006



APPENDIX E: CERTIFICATIONS

---

**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.

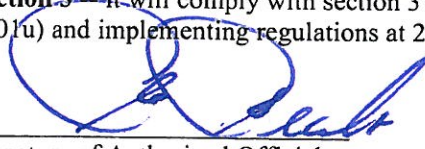
**Anti-Lobbying** --To the best of the jurisdiction's knowledge and belief:

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-LLL, "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. 1701u) and implementing regulations at 24 CFR Part 135.

  
Signature of Authorized Official

7/26/17  
Date

County Administrator  
Title

  
Richland County Attorney's Office  
Approved as to LEGAL form ONLY  
NO Opinion Rendered As To Content

## 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 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) 2017 [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.

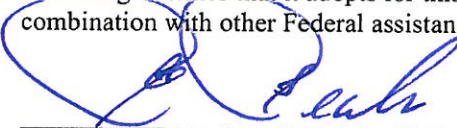
**Specific HOME Certifications**

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.

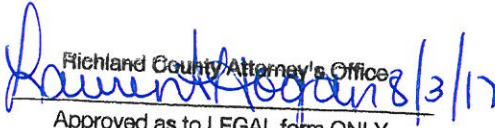
**Eligible Activities and Costs** -- It is using and will use HOME funds for eligible activities and costs, as described in 24 CFR §§92.205 through 92.209 and that it is not using and will not use HOME funds for prohibited activities, as described in §92.214.

**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

8/7/17  
Date

County Administrator  
Title

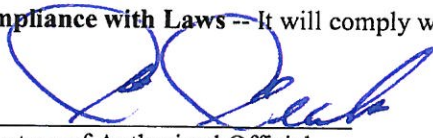
  
Richland County Attorney's Office  
Approved as to LEGAL form ONLY  
NO Opinion Rendered As To Content



**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.

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



8/17/17

Signature of Authorized Official

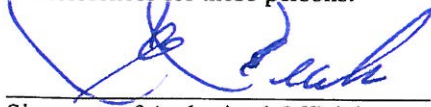
Date

County Administrator

Title

Richland County Attorney's Office  
David Hagan 8/3/17  
Approved as to LEGAL form ONLY  
NO Opinion Rendered As To Content

**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.

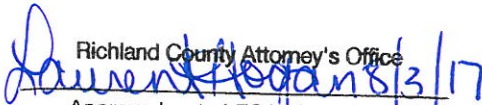


\_\_\_\_\_  
Signature of Authorized Official

8/7/17  
\_\_\_\_\_  
Date

\_\_\_\_\_  
County Administrator

Title

  
Richland County Attorney's Office  
Approved as to LEGAL form ONLY  
NO Opinion Rendered As To Content