



## **Richland County Community Development 2020 Annual Action Plan**

### **Substantial Amendment #1:**

The first amendment was submitted to HUD on or before January 1, 2024 to amend the 2020 Annual Action Plan to reallocate an accumulation of Community Development Block Grant (CDBG) funds from Operation One Touch to a new affordable rental housing project. Staff is recommending that \$225,000 in 2020 funds be reallocated for affordable housing development along with 2021 CDBG funds being reallocated in a separate Substantial Amendment process.

The amendments will create a new Project to develop affordable rental units by reallocating unused Community Development Block Grant (CDBG) funds from owner-occupied rehabilitation projects and an economic development project. The Substantial Amendments will reallocate \$600,000 of CDBG funds for the acquisition and rehabilitation of affordable rental units for Low- and Moderate-Income (LMI) residents of unincorporated Richland County.

## **Executive Summary**

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

#### **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 an Action Plan is to identify housing and community development needs and to develop specific goals and objectives to address those needs over the operating year of October 1, 2020 to September 30, 2021. The Action 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 Action Plan consists of six (6) major areas to include: Consultation; Expected Resources; Annual Goals and Objectives; Project Summary; Affordable Housing; and Program Specific Requirements.

## **2. Summarize the objectives and outcomes identified in the Plan**

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

### **1. 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 year:

- **Provide funds for owner-occupied minor housing rehabilitation:** Rehabilitate and stabilize the existing affordable housing stock in unincorporated Richland County by assisting elderly and special needs homeowners via rehabilitation of their homes.
- **Provide funds for owner-occupied housing rebuilds:** Rebuild an existing residential unit in unincorporated Richland County and stabilize households of elderly or special needs that may be facing homelessness.
- **Develop affordable housing:** 15% 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.
- **Provide deferred forgivable loans for first-time homebuyers:** Provide deferred forgivable loans of up to \$10,000 to 20 first time homebuyers in unincorporated Richland County over the next year.
- **Provide funds for essential public services:** Assist with the improvement and expansion of public services including health care, youth services, residential and counseling services for abused children and mothers; shelter for homeless with services to eradicate homelessness; financial empowerment with counseling and budget training; and repairs to senior owner-occupied units.
- **Provide funds for public facilities and infrastructure improvements:** Ensure the successful completion of a new, multi-year infrastructure project, which includes the installation and replacement of water/sewer lines in the Southeast Transfer Area of Lower Richland to provide direct water and sewer service from the county to residents' homes.
- **CDBG and HOME Administration**

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 year.

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

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

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.

The CAPER is due annually to HUD on December 30. This report will provide an assessment of progress towards meeting the one-year goals adopted.

#### **4. Summary of Citizen Participation Process and consultation process**

Summary from citizen participation section of plan.

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 the required public comment period and its virtual public hearing. The public comment period began on Thursday, August 13, 2020 and concluded Thursday, August 20. The notice was posted on the County's website, in the County's Public Information Office Weekly Newsletter, through the County's Public Information Office Press Release, and with advertisement in The State and Columbia Star local newspapers. The notice was e-mailed to community leaders.

In addition, the ad and draft was sent to representatives of other local municipalities, public agencies, non-profit service providers, and elected officials.

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

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

The public hearing was on August 13, 2020. Nineteen (19) persons attended.

The public hearing opened with the details of the public notice, introductions of RCCD staff, and a presentation of the 2020 Action Plan, including the FY2020-2021 CDBG and HOME Budget and Projects. Copies of the plan were emailed to participants. The participants were then invited to comment, offer suggestions and submit concerns. Several organizations were represented by the persons in attendance, including Home Works of America, Senior Resources of Columbia, SC Uplift Community Outreach, and Kimley-Horn and Associates. Participants expressed questions and concerns about opportunity for CDBG funding for home repairs; accessing the action plan online; including elderly-specific language in the plan pertaining to public services; using CDBG funds for community support to help elderly age in place, such as a community center, community access points, and helping people stay healthy; the use of HOPWA funds in Richland County; the RFP for CHDOs; housing construction on homes built prior to 1978; CDBG-MIT funding for stormwater projects; providing statistical data to support the low-to-moderate income national objective for the sewer project; the capacity of Richland County staff to complete accomplish the goals in the action plan; the need for additional public input on the action plan; and using CDBG funds to pave dirt roads.

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

N/A

## **7. Summary**

The County's 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.

The FY 2020-2021 Action Plan is continuation of the FY 2017-2021 and governs Year 5 of the 5-year period.

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

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

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

Agency Role	Name	Department/Agency
CDBG Administrator	RICHLAND COUNTY	Community Planning and Development
HOME Administrator	RICHLAND COUNTY	Community Planning and Development

**Table 1 – Responsible Agencies**

### Narrative (optional)

Richland County Government Community Planning and Development Department, Directed by Clayton Voignier is responsible for administration of HUD grant programs. The management and program implementation is assigned to the Community Development Division.

### Consolidated Plan Public Contact Information

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## **AP-10 Consultation – 91.100, 91.200(b), 91.215(l)**

### **1. 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. HUD requirements 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, the adoption of Assessment of Fair Housing (AFH) and certification that we are affirmatively furthering fair housing (AFFH). This one-year plan also serves as the county's application for CDBG and HOME funding. It also includes information for the Community Development Block Grant Disaster Recovery (CDBG-DR) received by HUD as a direct entitlement as a result from the October 2015 flood event. The AFH has been incorporated into the consolidated plan and it details a five-year vision for addressing fair housing choice in the County.

### **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(l))**

Richland County works with public and assisted housing providers to increase the overall supply of affordable housing units in Richland County and to make independent living attainable for as many residents as possible. Richland County joined forces with the Columbia Housing Authority (CHA) to produce the 2017 -2021 AFH and within this document are eight goals to achieve. CHA and Richland County agree upon and will mutually work to achieve specific milestones in year three. We will continue to collaborate to establish a Fair Housing Advisory Committee that serves both agencies and we will focus on increasing the number of affordable housing units and provide education and outreach. Also the SC Human Affairs Commission, a FHAP agency, continues to be a responsible participant in the activities that target AFFH goals with-in this plan. In addition, Richland County has selected seven 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; homelessness; youth services; financial assistance, counseling and budget training; and rehabilitation of residential and counseling center for abused children and mothers.



**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 a long 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 has supported their efforts by providing CDBG funding. In FY 2020-2021, CDBG grants will support Cooperative Ministries to provide financial assistance to those who are struggling to make ends meet especially during this time of the health and financial crisis. Families will receive financial counseling and budget management training. Epworth's Children's Home will be supported to support families with abused children by providing housing and counseling and young adults transitioning out of permanent shelter for youth, and the Girl Scouts Shine program which helps girls with issues of self-esteem and identity issues. 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 and many of these member agencies provided input that helped to identify fair housing issues and contributing factors that form the AFH. CHA is also a member of MACH and through this affiliation we frequently share critical data found in the AFH as well as issues and goals on a regular basis keeping the AFH and its goals relevant to the work of the CoC. 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 for and evaluate outcomes of projects and activities assisted by ESG funds, and develop funding, policies and procedures for the operation and administration of HMIS**

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 2020 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 jurisdiction's consultations with housing, social service agencies and other entities**

**Table 2 – Agencies, groups, organizations who participated**

1	<b>Agency/Group/Organization</b>	Midlands Area Consortium for the Homeless
	<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 Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	A representative from MACH was provided the draft information. Also member agencies of MACH and housing stakeholders also participated in AFH public hearings, focus groups and community outreach efforts.
2	<b>Agency/Group/Organization</b>	Homeless No More, Inc.
	<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 Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	A representative was provided the draft information and encouraged to submit comments. In addition, this transitional housing agency joined forces with the Family Shelter.
3	<b>Agency/Group/Organization</b>	The Comet/Columbia Regional Transit Authority
	<b>Agency/Group/Organization Type</b>	Regional organization
	<b>What section of the Plan was addressed by Consultation?</b>	Non Housing Community Development Strategy

	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	A representative was provided the draft document plan and encouraged to submit comments.
4	<b>Agency/Group/Organization</b>	Columbia Housing Authority
	<b>Agency/Group/Organization Type</b>	PHA
	<b>What section of the Plan was addressed by Consultation?</b>	Public Housing Needs
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	CHA is a partner agency that works with Richland County for AFFH as a coordinated effort. CHA also works with the County in providing housing counseling source to its first time homebuyers program.
5	<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>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	A representative was provided the draft document plan.
6	<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 Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy

	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	A representative was provided the draft document plan and encouraged to submit comments. Also as a stakeholder, the County sought the input of the United Way during the public input for the AFH.
7	<b>Agency/Group/Organization</b>	SANTEE-LYNCHES AFFORDABLE HOUSING & CDC
	<b>Agency/Group/Organization Type</b>	Housing
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Market Analysis Anti-poverty Strategy
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	A representative was provided the draft of both the plan and AFH documents and encouraged to submit comments.
8	<b>Agency/Group/Organization</b>	Community Assistance Provider
	<b>Agency/Group/Organization Type</b>	Housing
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Market Analysis Anti-poverty Strategy Non-Housing Community Development strategy
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	A representative was provided the draft document plan as well as the draft AFH document and encouraged to submit comments.
9	<b>Agency/Group/Organization</b>	Senior Resources Inc
	<b>Agency/Group/Organization Type</b>	Services-Elderly Persons Services-Persons with Disabilities

	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Non-Homeless Special Needs
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	A representative was provided the draft document plan and encouraged to submit comments.
10	<b>Agency/Group/Organization</b>	Central Midlands Council of Governments
	<b>Agency/Group/Organization Type</b>	Housing Services - Housing Services-Persons with Disabilities Services-Education Planning organization
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Non-Homeless Special Needs Market Analysis
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	A representative was provided the draft document plan and encouraged to participate in the public hearing and submit comments.

11	<b>Agency/Group/Organization</b>	City of Columbia
	<b>Agency/Group/Organization Type</b>	Housing Services - Housing Services-Elderly Persons Services-Persons with Disabilities Services-Persons with HIV/AIDS Services-homeless Services-Employment Service-Fair Housing Other government - Local
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Homeless Needs - Chronically homeless Homelessness Strategy Non-Homeless Special Needs HOPWA Strategy
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	A representative was provided the draft document plan and was encouraged to attend the public hearing and submit comments.
12	<b>Agency/Group/Organization</b>	Lexington County Community Development
	<b>Agency/Group/Organization Type</b>	Housing Services - Housing Other government - Local
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Homeless Needs - Chronically homeless Homelessness Strategy Market Analysis

	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	A representative was provided the draft document plan and encouraged to participate in the public hearing and submit comments.
13	<b>Agency/Group/Organization</b>	South State Bank
	<b>Agency/Group/Organization Type</b>	Housing Business Leaders Community Reinvestment Act (CRA) Private Sector Banking / Financing
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	A representative was provided the draft document plan.
14	<b>Agency/Group/Organization</b>	Alianza Latina
	<b>Agency/Group/Organization Type</b>	Housing Services - Housing Services-Children Services-Persons with Disabilities Service-Fair Housing Regional organization Civic Leaders
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Non-Homeless Special Needs Market Analysis
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	A representative was provided the draft document plan and the AFH document. Comments were sought from members of this listserve.



15	<b>Agency/Group/Organization</b>	Able SC
	<b>Agency/Group/Organization Type</b>	Services-Persons with Disabilities Services-Health Services-Education Services-Employment Service-Fair Housing Civic Leaders
	<b>What section of the Plan was addressed by Consultation?</b>	Non-Homeless Special Needs
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	A representative was provided the draft plan and AFH documents.
16	<b>Agency/Group/Organization</b>	Epworth Children's Home
	<b>Agency/Group/Organization Type</b>	Housing Services-Children Services-Education
	<b>What section of the Plan was addressed by Consultation?</b>	Homelessness Needs - Unaccompanied youth
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	A representative was provided the draft document plan.

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

Richland County engaged a healthy mix of various community partners. The agency consultation during this Consolidated Plan was extensive and included focus groups, community meetings, and individual interviews. These various agencies and partners were supplied the document during the comment period. In addition, the Community Development Department consults with all these and other community partner throughout the entire year on projects, have joint meetings and collective joint ventures

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

<b>Name of Plan</b>	<b>Lead Organization</b>	<b>How do the goals of your Strategic Plan overlap with the goals of each plan?</b>
Continuum of Care	United Way of the Midlands	2019 PIT Count reflects Richland and 13 other counties have 1,215 homeless persons. Richland has over 923 homeless which reflects a disproportionate rate to the other counties within the MACH
See Table 3	See Attached	Goals were listed within Table

**Table 3 – Other local / regional / federal planning efforts**

**Narrative (optional)**

## **AP-12 Participation – 91.105, 91.200(c)**

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

The County reached out during the consultation phase of the FY 2020-2021 Action Plan. They also held a public comment period from August 13, 2020 to August 20, 2020. The public hearing was held on Thursday, August 13, 2020 at 5:00 pm. The public comment period and the public hearing were publicized on the County's Community Development website, the Public Information Office's Weekly Newsletter (electronic), through the Public Information Office's Press Release, and within The State Newspaper and The Columbia Star.

Additionally partner agencies were notified and encouraged to attend or submit comments.

## 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)
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1	Public Hearing	<p>Minorities</p> <p>Non-English Speaking - Specify other language: Spanish</p> <p>Persons with disabilities</p> <p>Non-targeted/broad community</p> <p>Residents of Public and Assisted</p>	<p>Nineteen (19) persons from the public and three staff members were in attendance.</p>	<p>The Public Hearing opened at 5:00 pm. The public was invited to participate in the public hearing concerning the use of CDBG and HOME funds received for YR 2020/21 via a public notice advertised</p>	N/A	
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		Housing  Lending Instituti ons		ed on August 2, 2020 issue of The State newspa per and August 7, 2020 of The Columbi a Star. Copies of the draft AAP were emailed and present ation of the draft AAP along with the FY 20-21 CDBG		
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				and HOME Budgets with projects were summarized. The budget summary was used as a point of reference and staff provided a summary of the planned projects and invited participants to offer		
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				<p>comments.</p> <p>Several organizations were represented by the persons in attendance, including Home Works of America, Senior Resources of Columbia, SC Uplift Community Outreach, and Kimley-</p>		
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				Horn and Associat es. Particip ants express ed questio ns and concern s about opportu nity for CDBG funding for home repairs; accessin g the action plan online; includin g elderly- specific languag		
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				<p>e in the plan pertaining to public services; using CDBG funds for community support to help elderly age in place, such as a community center, community access points, and helping people</p>		
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				stay healthy; the use of HOPWA funds in Richland County; the RFP for CHDOs; housing construc tion on homes built prior to 1978; CDBG- MIT funding for stormw ater projects ; providin g statistic		
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				<p>al data to support the low- to- moderat e income national objectiv e for the sewer project; the capacity of Richland County staff to complet e accompl ish the goals in the action plan; the need for</p>		
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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)
				additional public input on the action plan; and using CDBG funds to pave dirt roads.		

Sort Order	Mode of Outreach	Target of Outreach	Summary of response /attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
2	Newspaper Ad	County wide Richland County	Ad was placed in The State Newspaper and the Columbia Star. See Item 1 for response .	Ad produced review of AAP.	N/A	

3	Internet Outreach	County wide Richland County	Ad was placed on the County's Community Development web page. See Item 1 for response . In addition e-mails were sent to County community development partners and public hearing participants.	See Item 1 for response.	N/A	<a href="http://www.richlandcountysc.gov/Portals/0/Departments/CommunityDevelopment/Docs/Draft%20FY20_21%20Annual%20Action%20Plan%20CDBG_HOME%208_12_2020.pdf">http://www.richlandcountysc.gov/Portals/0/Departments/CommunityDevelopment/Docs/Draft%20FY20_21%20Annual%20Action%20Plan%20CDBG_HOME%208_12_2020.pdf</a>
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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)
			Nineteen people participated in discussion during the Public Hearing, one phone call was taken, and one e-mail was taken.			

**Table 4 – Citizen Participation Outreach**

## Expected Resources

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

#### Introduction

Richland County became an entitlement community in 2002. For FY 2020-2021 Richland County will receive from the U.S. Department of Housing and Urban Development (HUD) \$1,628,500 in CDBG funds and \$754,220 in HOME 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 program and investments. These include \$25,000 from loans to CHDOs and Affordable Housing Loans and 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 2020-2021 allocations. Prior year resources will be expended on HOME Project Delivery, Shakespeare

Crossing Community Center, HOME Administration, and Richland Rebuilds activities.

### Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	1,628,252	0	213,985	1,842,237	1,842,485	In 2020, formula grant allocations for FY 2020-2021 were made available to grantees based on the 2019 budget enacted for HUD. The expected amount available for the remainder of the Consolidated Plan is a projection of funding over the next year based on formula allocations for FY 2020-2021.

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
HOME	public - federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	754,056	25,000	351,389	1,130,445	1,130,609	In 2020, formula grant allocations for FY 2020-2021 were made available to grantees based on the 2019 budget enacted for HUD. The expected amount available for the remainder of the Consolidated Plan is a projection of funding over the next year based on formula allocations for FY 2020-2021.
Other	public - federal	Multifamily rental new construction Multifamily rental rehab New construction for ownership	0	0	0	0	0	

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
Other	public - local	Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership	188,555	0	0	188,555	0	HOME Match funds from Richland County

**Table 5 - Expected Resources – Priority Table**

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

RCCD will use a combination of public and private funding to implement its affordable housing, minor housing rehabilitation, infrastructure, public service, and homelessness activities described in this Action 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. Grant awards to Central South Carolina Habitat for Humanity to Redevelop the Dentsville Neighborhood supplement public/ private funding and donations from individuals and faith-based organizations to serve 40 senior households by providing repair assistance and first time homeownership opportunities. A total of \$2.88M in CDBG, HOME and associated sources will address a number of needs.

**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 two HUD programs: the Community Development Block Grant program (CDBG) and HOME Investment Partnership program (HOME). 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 two years will leverage additional funds for from state and local government as well as private funding sources.

## Annual Goals and Objectives

### AP-20 Annual Goals and Objectives

#### Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Owner-occupied housing rehabilitation	2017	2021	Affordable Housing	County-wide	Rehabilitation of existing affordable housing	CDBG: \$65,000 HOME: \$360,000 HOME Match: \$188,555	Homeowner Housing Rehabilitated: 15 Household Housing Unit
2	Affordable rental housing	2017	2021	Affordable Housing	County-wide	Production of new affordable housing units Acquisition of existing affordable housing units	CDBG: \$225,000 HOME: \$118,634 Entitlement: \$0 HOME Match: \$0	Rental units constructed: 2 Household Housing Unit Rental units rehabilitated: 2 Household Housing Unit

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
3	Homebuyer program	2017	2021	Affordable Housing	County-wide	Acquisition of existing affordable housing units	CDBG: \$60,000 HOME: \$200,000 Entitlement: \$0 HOME Match: \$0	Direct Financial Assistance to Homebuyers: 20 Households Assisted
4	Provide assistance to homeless/other special needs	2017	2021	Homeless Non-Homeless Special Needs	County-wide	Homeless/CoC needs Public services	CDBG: \$39,275	Homeless Person Overnight Shelter: 100 Persons Assisted
5	AFH Goal: Educate individuals about fair housing	2017	2021	Fair Housing	County-wide	AFH: Lack of understanding of fair housing law AFH: Lending discrimination AFH: NIMBYism AFH: Location and type of affordable housing AFH: Access to financial services AFH: Discriminatory action in the marketplace AFH: Disproportionate housing problems	Entitlement: \$1	Other: 500 Other



Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
6	AFH Goal: Create partnerships for development	2017	2021	Affordable Housing Public Housing Homeless Non-Housing Community Development Fair Housing	County-wide	Rehabilitation of existing affordable housing Production of new affordable housing units Collaboration with community partners	Entitlement: \$350,000	Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit: 1 Households Assisted Other: 1 Other
7	AFH Goal: Provide financial literacy education	2017	2021	Homeless Fair Housing	County-wide	AFH: Lending discrimination	Entitlement: \$1	Other: 500 Other
8	AFH Goal: Create affordability in diverse areas	2017	2021	Affordable Housing Fair Housing	County-wide	AFH: Location and type of affordable housing	Entitlement: \$1	Rental units rehabilitated: 4 Household Housing Unit
9	AFH Goal: Expand fair housing outreach/enforcement	2017	2021	Fair Housing	County-wide	AFH: Disproportionate housing problems	Entitlement: \$5,000	Other: 2 Other

10	Administration	2017	2021	Administration	County-wide	Rehabilitation of existing affordable housing Public improvements and infrastructure Revivification of dilapidated/abandoned properties Homeless/CoC needs Eligible Master Planned Areas improvements Production of new affordable housing units Rental assistance Collaboration with community partners Public services Acquisition of existing affordable housing units AFH: Lack of understanding of fair housing law AFH: Lending discrimination AFH: NIMBYism AFH: Location and type of affordable housing AFH: Access to financial services AFH: Discriminatory	CDBG: \$325,700 HOME: \$75,422	
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Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
						action in the marketplace AFH: Disproportionate housing problems		
11	Public facilities and infrastructure	2017	2021		Lower Richland	Public improvements and infrastructure	CDBG: \$713,277	Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit: 1300 Households Assisted
12	Public services	2017	2021	Public Service	County-wide	Rehabilitation of existing affordable housing Public services	CDBG: \$205,000	Public service activities other than Low/Moderate Income Housing Benefit: 1225 Persons Assisted Public service activities for Low/Moderate Income Housing Benefit: 20 Households Assisted Homeowner Housing Rehabilitated: 60 Household Housing Unit Other: 221 Other

Table 6 – Goals Summary

## Goal Descriptions

<b>1</b>	<b>Goal Name</b>	Owner-occupied housing rehabilitation
	<b>Goal Description</b>	<p>Rehabilitate and stabilize the existing affordable housing stock in unincorporated Richland County by assisting up to 27 elderly and special needs homeowners in the maintenance and rehabilitation of their homes.</p> <p>Existing programs such as Operation One Touch (minor rehabilitation) and Richland Rebuilds (major reconstruction) are all applicable to this goal. HOME program delivery costs covered by CDBG funds are also included.</p>
<b>2</b>	<b>Goal Name</b>	Affordable rental housing
	<b>Goal Description</b>	<p>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 next year, a minimum of 4 affordable rental units will be added to the housing stock in unincorporated areas of Richland County in this way.</p>
<b>3</b>	<b>Goal Name</b>	Homebuyer program
	<b>Goal Description</b>	<p>The county will provide deferred forgivable loans of up to \$10,000 to up to 20 first time homebuyers to purchase homes in unincorporated Richland County over the next year.</p>
<b>4</b>	<b>Goal Name</b>	Provide assistance to homeless/other special needs
	<b>Goal Description</b>	<p>Richland County will partner with organizations and service providers to address the needs of homeless and non-homeless special needs populations including: families with children experiencing homelessness.</p> <p>During FY 20-21, CDBG funds will go towards Epworth Children's Home to complete construction on a new facility to provide shelter, shower, and laundry for homeless.</p>

5	<b>Goal Name</b>	AFH Goal: Educate individuals about fair housing
	<b>Goal Description</b>	Richland County will partner with the Columbia Housing Authority to maximize the number of very-low income, low-income and moderate-income households that will receive fair housing education by 500 residents. Richland County will also host quarterly workshops and seminars and training opportunities targeting a variety of audiences including those that may require language translation.
6	<b>Goal Name</b>	AFH Goal: Create partnerships for development
	<b>Goal Description</b>	Increase leveraged amount with other funding sources and expand partnerships beyond CHDO. In Years 2-5, create advisory committee of housing professionals to include builders, realtors, and developers to encourage investments in Richland County in an effort to reach the goal of creating 1000 units of affordable housing within 5 years.  In FY 18-19 Prior Year funds will be contracted for affordable housing in a joint partnership with City of Columbia in the Edisto Court Area near Rosewood Hills (CHA Project).
7	<b>Goal Name</b>	AFH Goal: Provide financial literacy education
	<b>Goal 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.  For FY 19-20, Richland County will refer 500 residents to receive homebuyer education and credit counseling to County online course, NACA and that offered by the Columbia Housing Authority.
8	<b>Goal Name</b>	AFH Goal: Create affordability in diverse areas
	<b>Goal Description</b>	Leverage CDBG and HOME funds with CHDOs and through intergovernmental partnership to create affordable housing units in racially diverse areas and where there is a low concentration of poverty.  FY 2019-2020 two CHDOs will create up to four units of affordable rental housing.
9	<b>Goal Name</b>	AFH Goal: Expand fair housing outreach/enforcement
	<b>Goal Description</b>	Richland County will improve program documents that will address fair housing for the public use to include Spanish translation. The County will also host one (1) fair housing session for the County's Ombudsmen Department.

10	<b>Goal Name</b>	Administration
	<b>Goal Description</b>	The county will administer the CDBG and HOME federal programs.
11	<b>Goal Name</b>	Public facilities and infrastructure
	<b>Goal Description</b>	Provide 33,000 square feet of Linear Water/Sewer Line Installation and replacement.
12	<b>Goal Name</b>	Public services
	<b>Goal Description</b>	<p>Richland County will partner with organizations and service providers to address special needs, youth services, access to health care, financial assistance and budget training, low-income housing, and transit assistance.</p> <p>During FY 20-21, CDBG funds will go towards The Cooperative Ministry for financial empowerment training for low-and-moderate income individuals impacted by COVID-19, United Way of the Midlands for comprehensive dental and eye care services for low income, uninsured and underinsured individuals, forHabitat for Humanity for rehabilitation of owner-occupied homes and creation of affordable homeownership, Serve and Connect to provide youth training, Clean of Heart for showering and clothing services for homeless individuals, and Girl Scouts.</p>

## Projects

### AP-35 Projects – 91.220(d)

#### Introduction

There are a total of 15 projects in Richland County for which CDBG and HOME funds will be used for FY 2020-2021. The projects address a variety of concerns including housing rehabilitation, access to health care, youth services, residential and counseling services for abused children and mothers, shelter for homeless with services to eradicate homelessness, financial empowerment with counseling and budget training, repairs to senior owner-occupied units, and installation and replacement of water/sewer lines in the Southeast Transfer Area of Lower Richland to provide direct water and sewer service from the county to residents' homes.

In addition to the projects listed below, the county will allocate \$30,770,000 in CDBG-DR funding from 2017 to 2022 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. Please see <http://www.richlandcountysc.gov/Flood-Recovery> for additional information regarding the CDBG-DR Program and its most recent updates.

#### Projects

#	Project Name
1	Operation One Touch
2	Richland Rebuilds
3	Water/Sewer Line Installation/Expansion
4	CDBG Administration
5	HOME Administration
6	CDBG Home Delivery Costs
7	Richland County Homeownership Assistance Program (RCHAP)
8	Central South Carolina Habitat for Humanity - Rehab (14A & G)
9	United Way of the Midlands - Public Services
10	Clean of Heart (Catholic Charities) Let's Get Moving - Rehab (14-03C)
11	Serve & Connect - Youth Empowerment Initiative - Public Services
12	The Cooperative Ministry - Public Services
13	Epworth's Children's Home - Rehabilitation 14-03Q
14	Girl Scouts of America - Public Services

#	Project Name
15	CHDO - Community Housing Development Organization
16	Affordable Rental Housing Development

**Table 7 - Project Information**

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

Allocation priorities for the FY 2020-2021 annual action plan are:

1. Rehabilitation of existing affordable owner-occupied housing units
2. Public improvements and infrastructure
3. Homeless/Continuum of Care (CoC) services that benefit unaccompanied youth and other special needs homeless populations
4. Council-approved eligible master planned area improvements
5. Production of affordable housing units
6. Homeownership assistance
7. Collaboration with community partners to coordinate development activities
8. 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**  
**Project Summary Information**

1	<b>Project Name</b>	Operation One Touch
	<b>Target Area</b>	County-wide
	<b>Goals Supported</b>	Owner-occupied housing rehabilitation
	<b>Needs Addressed</b>	Rehabilitation of existing affordable housing
	<b>Funding</b>	CDBG: \$0
	<b>Description</b>	Will be used for minor rehabilitation activities for owner occupied housing units. The highest priority for household repair will be addressed for \$14,999 or less.
	<b>Target Date</b>	9/30/2021
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Funds will be reallocated to affordable rental housing development as part of a Substantial Amendment to the 2020 and 2021 AAP's and 2017-2021 Five-Year Consolidated Plan. See Project 16 below.
	<b>Location Description</b>	
2	<b>Planned Activities</b>	Prevents blighted neighborhoods and preserves affordable housing
	<b>Project Name</b>	Richland Rebuilds
	<b>Target Area</b>	County-wide
	<b>Goals Supported</b>	Owner-occupied housing rehabilitation
	<b>Needs Addressed</b>	Rehabilitation of existing affordable housing
	<b>Funding</b>	HOME: \$360,000 HOME Match: \$188,555
	<b>Description</b>	Re-construction of owner-occupied single family homes that are beyond repair.
	<b>Target Date</b>	9/30/2021
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	
	<b>Location Description</b>	
	<b>Planned Activities</b>	Up to 3 homes will be restored
	<b>Project Name</b>	Water/Sewer Line Installation/Expansion

3	<b>Target Area</b>	Lower Richland
	<b>Goals Supported</b>	Public facilities and infrastructure
	<b>Needs Addressed</b>	Public improvements and infrastructure
	<b>Funding</b>	CDBG: \$713,277
	<b>Description</b>	Multi-year project to provide water/sewer services for low-and-moderate income families in unincorporated areas of the County without water/sewer services or very low water pressure. The CDBG funding represents the first-year of the multi-year project.
	<b>Target Date</b>	9/30/2022
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	
	<b>Location Description</b>	
	<b>Planned Activities</b>	Provide public facilities and infrastructure in unincorporated areas of the County.
4	<b>Project Name</b>	CDBG Administration
	<b>Target Area</b>	County-wide
	<b>Goals Supported</b>	Administration
	<b>Needs Addressed</b>	
	<b>Funding</b>	CDBG: \$325,700
	<b>Description</b>	Administering CDBG Public Service Grants and providing direct services to program participants, vendors and contractors. Managing and fulfilling HUD compliance associated with the program.
	<b>Target Date</b>	9/30/2021
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	
	<b>Location Description</b>	
	<b>Planned Activities</b>	
	<b>Project Name</b>	HOME Administration

5	<b>Target Area</b>	County-wide
	<b>Goals Supported</b>	Administration
	<b>Needs Addressed</b>	
	<b>Funding</b>	HOME: \$75,422
	<b>Description</b>	Administrative costs.
	<b>Target Date</b>	9/30/2021
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	
	<b>Location Description</b>	
	<b>Planned Activities</b>	
6	<b>Project Name</b>	CDBG Home Delivery Costs
	<b>Target Area</b>	County-wide
	<b>Goals Supported</b>	Owner-occupied housing rehabilitation Affordable rental housing Homebuyer program
	<b>Needs Addressed</b>	Rehabilitation of existing affordable housing
	<b>Funding</b>	CDBG: \$120,000
	<b>Description</b>	Direct delivery or service benefiting housing programs and services, including but not limited to housing inspections for impact owner-occupied, affordable rental and homebuyer program.
	<b>Target Date</b>	
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	
	<b>Location Description</b>	
	<b>Planned Activities</b>	
7	<b>Project Name</b>	Richland County Homeownership Assistance Program (RCHAP)
	<b>Target Area</b>	County-wide

	<b>Goals Supported</b>	Homebuyer program
	<b>Needs Addressed</b>	Homeless/CoC needs
	<b>Funding</b>	HOME: \$200,000
	<b>Description</b>	Provide down payment and closing cost to first time home buyers.
	<b>Target Date</b>	9/30/2021
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	
	<b>Location Description</b>	
	<b>Planned Activities</b>	
8	<b>Project Name</b>	Central South Carolina Habitat for Humanity - Rehab (14A & G)
	<b>Target Area</b>	Trenholm Acres/New Castle
	<b>Goals Supported</b>	Owner-occupied housing rehabilitation Homebuyer program Public services
	<b>Needs Addressed</b>	Rehabilitation of existing affordable housing Revivification of dilapidated/abandoned properties Eligible Master Planned Areas improvements Acquisition of existing affordable housing units
	<b>Funding</b>	CDBG: \$30,000
	<b>Description</b>	The Central SC Habitat for Humanity applied and requested CDBG funding to assist with completing the rehabilitation or repairs to be made to owner occupied units due to deferred maintenance; and rehabilitation of foreclosed and abandoned units to create new homeownership opportunities in the Dentsville Neighborhood
	<b>Target Date</b>	9/30/2021
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	
	<b>Location Description</b>	

	<b>Planned Activities</b>	Prevents or eliminates slums and blight; meets urgent needs by preserving affordable housing and creating homeownership opportunities.
<b>9</b>	<b>Project Name</b>	United Way of the Midlands - Public Services
	<b>Target Area</b>	County-wide
	<b>Goals Supported</b>	Public services Provide assistance to homeless/other special needs
	<b>Needs Addressed</b>	Homeless/CoC needs Public services
	<b>Funding</b>	CDBG: \$50,000
	<b>Description</b>	Provide dental and eye care to low income and homeless individuals.
	<b>Target Date</b>	9/30/2021
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	
	<b>Location Description</b>	
	<b>Planned Activities</b>	Routine Dental Care and Eye Care plus emergency dental or eye care which can be attended to in a clinical setting
<b>10</b>	<b>Project Name</b>	Clean of Heart (Catholic Charities) Let's Get Moving - Rehab (14-03C)
	<b>Target Area</b>	County-wide
	<b>Goals Supported</b>	Provide assistance to homeless/other special needs
	<b>Needs Addressed</b>	Homeless/CoC needs
	<b>Funding</b>	CDBG: \$35,000
	<b>Description</b>	Clean of Heart applied through a competitive process to complete the rehabilitation of a larger facility designed to provide showering and laundering services for homeless individuals.
	<b>Target Date</b>	

	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	100 homeless individuals are anticipated to benefit from the rehab of the new facility.
	<b>Location Description</b>	
	<b>Planned Activities</b>	
<b>11</b>	<b>Project Name</b>	Serve & Connect - Youth Empowerment Initiative - Public Services
	<b>Target Area</b>	Trenholm Acres/New Castle
	<b>Goals Supported</b>	Public services
	<b>Needs Addressed</b>	Public services
	<b>Funding</b>	CDBG: \$30,000
	<b>Description</b>	This Public Services project was selected through a competitive grant application process for CDBG funds which Serve & Connect applied and requested funds to train targeted youth ages 13-18, who will learn about community policing and then will partner with local law enforcement to implement what they have learned and together the youth and law enforcement officers will work to develop programs to reduce criminal activity, to provide benevolent and charitable support to the community as well as make referrals for housing, financial and psychological needs.
	<b>Target Date</b>	9/30/2021
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	40
	<b>Location Description</b>	Unincorporated Richland County - Dentsville neighborhood

	<b>Planned Activities</b>	Serve and Connect will work with targeted youth ages 13-18 to provide them training in Community Policing and the importance to live a life free of crime. The youth will then collaborate with the Richland County Sheriff's deputies to develop and implement community policing programs in their community that will reduce crime, and support all members of the community by providing a charitable component to provide personal and household supplies; a benevolence fund for those who may need assistance with rent or financial burdens; and provide referrals for additional or greater financial psychological and housing needs.
12	<b>Project Name</b>	The Cooperative Ministry - Public Services
	<b>Target Area</b>	County-wide
	<b>Goals Supported</b>	Public services
	<b>Needs Addressed</b>	Public services AFH: Access to financial services
	<b>Funding</b>	CDBG: \$25,000
	<b>Description</b>	Financial Literacy and Budget Training to assist with initial COVID-19 relief efforts. Clients are the low-wage, front-line workers who are most likely negatively impacted by COVID-19.
	<b>Target Date</b>	9/30/2021
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	
	<b>Location Description</b>	
	<b>Planned Activities</b>	
13	<b>Project Name</b>	Epworth's Children's Home - Rehabilitation 14-03Q
	<b>Target Area</b>	County-wide
	<b>Goals Supported</b>	Provide assistance to homeless/other special needs
	<b>Needs Addressed</b>	Homeless/CoC needs
	<b>Funding</b>	CDBG: \$39,275



	<b>Description</b>	Epworths Children's Home applied and requested CDBG funds through a competitive process to rehabilitate the Family Care Center, which houses abused children and mothers and needs significant repairs from water and flood damage. Rehabilitation includes replacement of the interior ceiling, installation of a new sprinkler system and relocation of the fire alarm system.
	<b>Target Date</b>	9/30/2021
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	
	<b>Location Description</b>	
	<b>Planned Activities</b>	The Family Care Center at Epworths is the space where abused children and mothers are housed and receive counseling and they need a comfortable and safe space. The building needs significant repairs from water and flood damage to the building. The interior ceiling must be replaced along with the installation of a new sprinkler system and relocation of the fire alarm system.
<b>14</b>	<b>Project Name</b>	Girl Scouts of America - Public Services
	<b>Target Area</b>	County-wide
	<b>Goals Supported</b>	Public services
	<b>Needs Addressed</b>	Public services
	<b>Funding</b>	CDBG: \$35,000
	<b>Description</b>	This is a Public Services project which was selected through a competitive grant application process which the Girl Scouts of America Midland SC Chapter applied to provide low-and-moderate income female youth the opportunity to participate in the Girl Scouts program and an intensive 8-wk academic program which explores self-worth, life skills, develops empathy, critical thinking skills, self-awareness and social consciences.
	<b>Target Date</b>	9/30/2021

	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	
	<b>Location Description</b>	
	<b>Planned Activities</b>	Girls Scouts program plus an 8-week academic program for 4th and 5th grade girls.
<b>15</b>	<b>Project Name</b>	CHDO - Community Housing Development Organization
	<b>Target Area</b>	County-wide
	<b>Goals Supported</b>	Owner-occupied housing rehabilitation AFH Goal: Create affordability in diverse areas
	<b>Needs Addressed</b>	Rehabilitation of existing affordable housing Production of new affordable housing units AFH: Location and type of affordable housing AFH: Disproportionate housing problems
	<b>Funding</b>	HOME: \$118,634
	<b>Description</b>	Non-profit housing developers will create affordable rental or home ownership units; new construction or acquisition/rehabilitation of existing units.
	<b>Target Date</b>	9/30/2021
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	
	<b>Location Description</b>	
	<b>Planned Activities</b>	
<b>16</b>	<b>Project Name</b>	Affordable Rental Housing Development
	<b>Target Area</b>	County-wide
	<b>Goals Supported</b>	Affordable rental housing Production of new affordable housing units AFH Goal: Create affordability in diverse areas

	<b>Needs Addressed</b>	AFH: Location and type of affordable housing AFH: Disproportionate housing problems
	<b>Funding</b>	CDBG: \$225,000 (reallocated from Project 1)
	<b>Description</b>	Non-profit housing developers will create affordable rental ownership units; acquisition/rehabilitation of existing units.
	<b>Target Date</b>	9/30/2024
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Two (2) affordable rental units for lowest and low-income households. When combined with 2021 CDBG funds also reallocated for this Project, a total of five (5) units will be created.
	<b>Location Description</b>	
	<b>Planned Activities</b>	Acquisition and rehabilitation to create two (2) affordable rental units with 15-Year affordability periods.

## **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 this period incorporates the 2017 AFH. The AFH preceded the Consolidated Plan and was conducted through a number of sources. Community outreach and education was inclusive of a community-wide survey, public focus groups, public meetings and hearings. The AFH goals found within AP. Over 70 percent of CDBG funding is to be used for projects will benefit low-to-moderate-income (LMI) persons. CDBG funds will support projects county-wide targeting master planned areas and revivification strategy areas where decrepitude is adversely affecting the vitality of areas where there is a high concentrations of affordable housing. Master planned areas include: Broad River Heights, Crane Creek, Candlewood, Trenholm Acres/New Castle, Southeast Richland, Lower Richland and Decker International Corridor/Greater Woodfield Park. Several of these target areas are 51% or greater LMI and 2 or more are both LMI and also contain areas of slum and blight. FY 20-21 CDBG funds allocated to install, replace over 33,000 linear feet of water/sewer line which is crumbling and decaying with cure line and will serve approximately 1,300 families. Within the AAP HOME funds are allocated to projects and programs which benefit low-to-moderate income families by preserving and creating existing and additional affordable housing units and by providing direct assistance to families and individuals working towards homeownership. Funds earmarked to assist the elderly rebuild their home that is beyond repair. A minimum of 15 percent of HOME funds set aside for use by community housing development organizations (CHDOs). The activities of CHDOs are geographically focused in and around neighborhood master planned areas. These will likely be rental projects that include acquisition of existing housing units, rehabilitation and/or new construction built with features to allow seniors to age in place. However, CHDOs have the option to provide homeownership opportunities. HOME funds will also be used for the Richland County Homeownership Assistance Program (RCHAP) to provide down-payment assistance (DPA) and to support owner occupied rehabilitation (HR). These programs will benefit low-income residents throughout the county, however, historical precedent suggests the majority of DPA recipients will be from County Council district 9 (zip codes 29223 and 29229.)

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

#### **Project #3**

The Water/Sewer line installation/replacement is located in Lower Richland Council District 10. This area is residential but is characterized as rural/industrial. Water/Sewer public infrastructure to individual homes has been disrupted due to crumbling pipes in some cases and in some cases have not had access to indoor plumbing.

#### **Project #8**

The Central South Carolina Habitat for Humanity Dentsville Neighborhood Redevelopment is located in

Council District 3 in the Trenholm Acres/New Castle Master Planned Area. This area is residential and has seen investment from the Columbia Housing Authority and other local partners. The Central South Carolina Habitat for Humanity will provide opportunities for families to become homeowners and assist low-income seniors with repairs due to deferred maintenance and improvements to assist with aging in place.

#### **Project #11**

Serve & Connect Youth Empowerment Initiative Program is targeting 40 to 50 youth in the Dentsville neighborhood and unincorporated areas of Richland County which unites youth and local law enforcement officers through education; development of crime reducing programs, community policing and serving all needs of the neighborhood.

The remaining projects are located throughout Richland County

#### **Geographic Distribution**

<b>Target Area</b>	<b>Percentage of Funds</b>
CRANE CREEK	0
Trenholm Acres/New Castle	2
Broadriver Heights Neighborhood	0
Broad River Corridor	
Southeast Richland Neighborhoods	0
Decker Boulevard / Woodfield Park	0
Candlewood	0
Spring Hill	0
Lower Richland	45
Olympia	0
County-wide	53

**Table 8 - Geographic Distribution**

#### **Rationale for the priorities for allocating investments geographically**

The county consulted with housing, health and business professionals as well as resident communities for review and comment of geographic data provided by HUD. Consideration of the qualitative data presented in the AFFH Tool was considered when selecting projects for FY 2020-2021. Specifically the activities that address blight in targeted communities is supported by data that points to specific areas of poverty and area where the quality of life for LMI is impacted. As noted, three (3) projects planned by Richland County for FY 2020-2021 are located in specific geographic areas. The water/sewer line installation/expansion in Lower Richland is a quality of life issue which must be addressed by the County

and the Central South Carolina Habitat for Humanity Dentsville Neighborhood Redevelopment in Trenholm Acres/Newcastle is an area selected in order to eradicate and prevent blight and slum which is impacting the vitality of the community and the quality of life for neighboring residential areas. Lower Richland and The Trenholm Acres/Newcastle areas are target areas because they represent areas of interest for Community Housing Development Organizations (CHDOs) partnered with Richland County and are Master Planned Areas. All other funds will be distributed throughout the unincorporated areas of Richland County.

## **Discussion**

RCCD operates in partnership with the City of Columbia and the Columbia Housing Authority (CHA) 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, CHA are focused on areas county-wide, while efforts by Richland County Community Development are focused on unincorporated areas of the county.

## Affordable Housing

### AP-55 Affordable Housing – 91.220(g)

#### Introduction

During 2020-2021 Richland County will continue to address the affordable housing needs as outlined in the Consolidated Plan and within the Assessment of Fair Housing (AFH). The AFH goals to create affordable housing opportunities in integrated mixed income neighborhoods to lesson segregation and to create partnerships with public and private entities that will enable the development of accessible and affordable housing will be impacted this year. Efforts by RCCD 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 award both HOME and CDBG. HOME/CR is allocated in the amount of \$250,000 to non-profit housing developers for the creation of rental and homeownership units in master planned areas and \$360,000 is allocated to rebuild LMI owner occupied homes that have deteriorated beyond repair. CDBG funds of \$225,000 is allocated for minor repairs to owner occupied single family units county-wide.

In addition, CDBG will be used to benefit over 1400 households in various programs by providing financial support and financial education and budgeting; transit passes to job training, interviews and employment; and adult dental and eye care.

In addition, CDBG-DR Funds will be used to benefit up to 30 affordable housing homes (those who are at 80% and below). This will be done a number of ways to include the repair of existing homes and the reconstruction of new homes.

One Year Goals for the Number of Households to be Supported	
Homeless	3
Non-Homeless	70
Special-Needs	0
Total	73

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

One Year Goals for the Number of Households Supported Through	
Rental Assistance	0
The Production of New Units	18
Rehab of Existing Units	55
Acquisition of Existing Units	0
Total	73

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

## **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 qualified 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 Epworth Children's Home Family Care Center, a residential and counseling program for abused children and their mothers. In FY 2020-2021, the county plans to provide \$39,275 in CBDG funding to assist in repair needs for existing housing for the center.

The County completed a request for proposals and through this competitive process seven proposals will be funded this year: two for restoration of existing housing; another to provide rehabilitation services to elderly, special needs owner occupied households and rehabilitation of foreclosed and abandoned units for first time homeowners; a third to empower youth through education and developing programs by connecting with local law enforcement to reduce crime, improve community policing and service to the community; another for financial assistance with financial training and budget management; Girl Scouts Shine which helps young girls with self-esteem and identity issues for LMI and homeless girls; and finally, dental and eye care for LMI and homeless individuals.



## **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. RCCD provides support to CHA through homebuyer assistance (22 new homeowners in FY 2019-2020).

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 to public housing**

Work is ongoing for the construction of 24 new affordable housing units, including a minimum of eight HOME-supported units at the Shakespeare Crossing development. Funding remaining from previous years will be used for the completion of work planned for FY 2020-2021. HOME funds also support new construction and rehabilitation by CHDOs. The number of units has not yet been determined as RCCD is working to issue the solicitation for CHDO's, however the goal is to bring on additional rental and homeownership units. Richland County wants non-profit developers to propose multi-family development to increase the production of units and variety in unit mix and unit type in order to meet the needs of homeless and rent-burdened families in the County.

### **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 more than 150 attendees in 2017 surpassing their capacity. Richland County will work to increase the capacity to serve more by seeking other resources that provide like services in FY 2019-2020.

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**

RCCD and CHA completed a joint AFH and by doing so enhanced the level of collaboration and support of one another. Richland County supports public housing by increasing the number of units by 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. Through the CHA and Richland County partnership in the 2017-2021 Assessment of Fair Housing we will work closely by forming a Fair Housing Alliance to maximize our efforts to accomplish the goals of the AFH to include education and outreach and the creation of affordable housing units in areas of low concentration of poverty.

The independent living program @ Epworth Children's Home is the only program of its kind in the state of SC, and is focused on helping older youth, 17-25 transition successfully into the adult world. They also run a Family Care Center, a residential and counseling program for abused children and their mothers. The transition is a major factor in helping to prevent homelessness and other undesirable living conditions.

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

### **Introduction**

According to the 2019 Point-in-Time (PIT) report from the Midlands Area Consortium for the Homeless (MACH), there were an estimated 1215 individuals reported as experiencing homelessness. Of these, 923 were sheltered and 292 were unsheltered. Twelve (12) percent are families with children, 82 percent are adults and 6 percent were unaccompanied children.

### **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 2020-2021 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 \$39,275 in CDBG funding to Epworth for FY 2020-2021. Clean of Heart is the Homeless Shelter program operated by Catholic Charities. The program provides shelter, food, clothes closet, shower area, laundry and to work with social service case managers to discuss needs and goals and the means required to obtain both. Clean of Heart is relocating to a new building which will provide the opportunity to continue to serve 100 homeless individuals. The funds will complete the construction with the goal of opening in the Fall of 2020 to serve individuals during the winter months.

#### **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 \$39,275 in CDBG funding to the Epworth Children's Home Family Care Center, a residential and counseling program for abused children and their mothers. 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 2020-2021 will house 100 families.

**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 2020-2021, Richland County will provide one grant totaling \$50,000 for United Way of the Midlands to provide dental and optical care to homeless individuals to prevent unnecessary visits to emergency rooms. 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 2020-2021.

## **Discussion**

An estimated 923 individuals were experiencing homelessness in Richland County as of the 2019 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 2020-2021, RCDD will provide \$69,275 in funds to support transitional housing services for individuals experiencing homelessness, including families with children of abuse. Other actions include educational activities in partnership with the CHA to support individuals who may be at risk of experiencing homelessness for projects aimed at directly increasing the affordable housing stock. RCDD hopes that such actions will reduce the homeless population in Richland County in FY 2020-2021.

## **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:**

Richland County adopted a Comprehensive Plan that encourages the creation of housing choices for all household types, sizes and incomes. The strategy is to target master planned areas for development and to implement Revivify Richland to effectively address the barriers to affordable housing. While the housing inventory is increasing in Richland County, including the Capitol City of Columbia, building codes and zoning all imposing, continue to limit development options for residents that are economically vulnerable. Efforts to eliminate barriers will also include coordination with Columbia Housing Authority,

state and local partners to support laws that back affordable housing development and encourage local governments to leverage funding and other resources that will increase the number of housing opportunities.

## **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 such as: the removal of slum and blight conditions, improvements to commercial corridor in a master planned area and improvement of living conditions in a LMI neighborhood.

### **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 accommodations
- Limited supply of affordable housing
- High denial rates for racial and ethnic minorities
- Prospective discriminatory practices and policies
- NIMBYism
- Perpetual creation of 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 Fair Housing Act of 1968
2. Create an affordable housing advisory committee to address issues of fair housing
3. Form partnerships with public and private entities that will enable the development of accessible and affordable housing
4. Provide financial literacy education
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 2020-2021, Richland County plans to provide \$225,000 in HOME funds for the rehabilitation of up to twenty-seven affordable housing units and another \$360,000 to rebuild owner occupied housing units that have been determined as beyond repair. Richland County allocated \$200,000 to provide an estimated 22 new homeowners with differed forgivable loans through the RCHAP program. \$250,000 in HOME funds will be set aside for the development of new rental and/or home ownership properties by CHDOs. The county also plans to spend \$120,000 in CDBG funds on HOME project delivery costs. The county will continue to use the FY 2017-18 allocation of \$30,770,000 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 2020-2021.

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

RCCD is the division 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 2020-2021 to include funding for minor homeowner repair needs (\$225,000) 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, \$69,275 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 collaborators, 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 collaborate 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. \$250,000 in HOME funds are allocated to CHDO rehabilitation and construction projects with program delivery costs covered by CDBG funds. In FY 2020-2021, the county will provide \$39,275 in CDBG funds to Epworth Children's Home Family Care Center that provides housing and services for families with children of abuse to ensure housing stability and contribute to academic achievement and independence. Richland County will provide \$30,000 to Clean of Heart, a Homeless Shelter 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, 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 on projects 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.

## Program Specific Requirements

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

#### Introduction:

In FY 2020-2021 Richland County will receive \$1,628,500 in CDBG funds and \$754,220 in HOME funds. RCDD administers these CDBG and HOME funds to eligible projects and programs that benefit and serve LMI persons. Activities planned for FY 2020-2021: CDBG grant awards totaling \$244,275 will be divided among 7 public services. Entitlement total for Housing-based rehabilitation/acquisition/new homebuyer and minor improvement projects will be \$1,155,000 and \$700,000 will be for the installation/expansion of water/sewer line in Lower Richland area. The remainder of these two HUD grants will be used by staff for management and implementation of both HOME and CDBG funds .

Under CDBG-DR, two rounds of funding totaling \$30,770,000 have been fully executed under grant agreements. A robust 60% of the first \$23.5M will be targeted to Richland County's unmet need for housing-related programs and a healthy balance to infrastructure, business and planning/administration. With the \$7.254M (2nd allocation), 95% of the funding will be used for housing. Richland County has also been allocated an additional \$21,864,000 for mitigation efforts.

The County has an existing CDBG-DR Action Plan and this along with other information can be found at <http://www.richlandcountysc.gov/Flood-Recovery>. The County also has a proposed CDBG-MIT Action Plan and this along with other information can be found at <http://www.richlandcountysc.gov/Mitigation>.

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

##### Reference 24 CFR 91.220(I)(1)

Projects planned with all CDBG funds expected to be available during the year are identified in the Projects Table. The following identifies program income that is available for use that is included in projects to be carried out.

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

## Other CDBG Requirements

- |   |         |
|---|---------|
| 1. The amount of urgent need activities   | 0       |
|   |         |
| 2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income. Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan. | 100.00% |

### **HOME Investment Partnership Program (HOME) Reference 24 CFR 91.220(l)(2)**

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

As required by HOME regulations, Richland County will match the HOME grant with county funds in the amount of \$188,555. The county will also continue to solicit donations and leverage funds with existing and new partners. Additional funding includes program income of \$25,000 from loans to CHDOs and Affordable Housing Loans and from RCHAP application fees.

Richland County has also previously invested in a multi-phased, multi-family housing development under construction 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, 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.

#### 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.

2. A description of the guidelines that will be used for resale or recapture of HOME funds when used for homebuyer activities as required in 92.254, is as follows:

### **Recapture Provisions**

To ensure affordability Richland County will impose recapture provisions when using HOME funds for assisting homebuyers, homeowners and CHDOs. Richland exercises its ability to utilize the recapture provision to ensure all or a portion of the County’s HOME investments will be recouped in the event the household fails to adhere to the terms of the HOME agreement for the duration of the period of affordability. The Recapture activity exists for (a) Down Payment Assistance (RCHAP); (b) the Housing Rehabilitation program (Operation One Touch/Richland Rebuild); and (c) Community Housing Development Organizations (CHDO).

HOME funds are granted to participants of RCHAP and Homeowner Rehabilitation programs in the form of forgivable loans. The loan remains in place for five (5 years) and triggered only if the owner sells, leases, or refinances the property prior to the end of the Period of Affordability. Recapture provisions will ensure Richland County recoups all or a portion of the HOME investments. The investment will be recouped from sales proceeds if the property is sold, in a leasing or refinancing situation, Richland County and the homeowner will determine how/when the payoff is completed. The recapture provision is discussed during the RCHAP Participant Orientation; Housing Counseling Sessions and is enforced by the Richland County Promissory Note signed by the homebuyer and a deed of trust is recorded with the County.

Another instance where HOME funds may be recaptured is when a CHDO fails to meet all conditions of the loan agreement and as a result, the loan is terminated prior to project completion. The CHDO is then required to repay the amount of the investment utilized back to the County. The County and CHDO will determine how to proceed and upon the initial sell of the unit, the HOME funds owed will be recaptured from sales proceeds. Richland County can structure its recapture provisions based on its program design and market conditions which the HOME investment is recaptured as described in

paragraph 24 CFR 92.25 (a)(5)(ii)(A)(5) of the HOME regulations.

See Item (4) for RCHAP provisions and discussion for HR provisions.

3. A description of the guidelines for resale or recapture that ensures the affordability of units acquired with HOME funds? See 24 CFR 92.254(a)(4) are as follows:

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

Richland County Community Development will provide HOME-subsidy to CHDOs which respond to is solicitation for affordable housing units. The Request for Proposals (RFP) is looking for affordable units to be located in the master planned target areas of the unincorporated areas of the County and for the non-profit developers to consider unit types other than single family detached or semi-detached.

HOME Funding 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, options to acquire property, site control and clearance). All HOME awards are subject to the provisions of HOME Investment Partnership Program authorized under Title II of the Cranston-Gonzalez National Housing Act.

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 primary 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 both rental and homeownership units is total household income of 60 percent and below area median income.

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)) and will be included in the Affordability Covenant. 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. The CHDO, 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 document will be recorded with the 1st mortgage in the County's Register of Deeds office.

#### **Affordability Period for Rental Projects**

##### Rehabilitation or Acquisition of Existing Housing

<\$15,000      5 years

\$15,000 - \$40,000      10 years

>\$40,000      15 years

Refinance of Rehabilitation Project      Any dollar amount      15 years

New Construction or Acquisition of New Housing      Any dollar amount      20 years

4. Plans for using HOME funds to refinance existing debt secured by multifamily housing that is rehabilitated with HOME funds along with a description of the refinancing guidelines required that will be used under 24 CFR 92.206(b), are as follows:

Richland County has no plans to refinance debt using HOME funds in FY 2020-2021

##### 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 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 in discussion).

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. The recaptured amount of the grant is on a discounted basis determined by the amount of time the homeowner occupied the home as the primary residence, which will be determined by the affordability period outlined below. All of the program provisions are captured in the Promissory Note which is signed by the purchaser at settlement. A copy of this document is held in Community Development, Richland County Office of Financial Management and the homeowner receives a copy of all signed closing documents.

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.

#### Occupancy (up to) - Repayment Amount

1 yr - 100%

2 yrs - 80%

3 yrs - 60%

4 yrs - 40%

5 yrs - 20%

Over 5 yrs - 0%

Richland County will provide funding for a variety of affordable housing and community development projects in FY 2020-2021 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

#### Operation One Touch (OOT Program)

For the Operation One Touch 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.

## Attachments

## Citizen Participation Comments

Richland County Community Development Block Grant/HOME Annual Action Plan 2020-2021		
August 13 Public Hearing Invitation List		
No.	Name	Email Address
1	Kevin E. Wimberly	<a href="mailto:kevinwimberly@scuplift.org">kevinwimberly@scuplift.org</a>
2	Andrew Boozer	<a href="mailto:aboozer@seniorresourcesinc.org">aboozer@seniorresourcesinc.org</a>
3	Jocelyn Jennings	<a href="mailto:lefthandjocie@gmail.com">lefthandjocie@gmail.com</a>
4	Edward Harris	<a href="mailto:harrisedward1414@gmail.com">harrisedward1414@gmail.com</a>
5	Rowena Nylund	<a href="mailto:rnylund@sc.rr.com">rnylund@sc.rr.com</a>
6	Charmaine Primus	<a href="mailto:rancharm53@gmail.com">rancharm53@gmail.com</a>
7	Bryan Grady	<a href="mailto:bryan.grady@gmail.com">bryan.grady@gmail.com</a>
8	Scott Miller	<a href="mailto:Scott.Miller@kimley-horn.com">Scott.Miller@kimley-horn.com</a>
9	Izell Anderson	<a href="mailto:pastor@bcooljc.org">pastor@bcooljc.org</a>
10	Melissa Lindler	<a href="mailto:Melissa.Lindler@columbiasc.gov">Melissa.Lindler@columbiasc.gov</a>
11	Greta Clinton	<a href="mailto:Greta.Clinton@ciu.edu">Greta.Clinton@ciu.edu</a>
12	Denise Hartley	<a href="mailto:dhartleyster@gmail.com">dhartleyster@gmail.com</a>
13	L Jo	<a href="mailto:liay138@gmail.com">liay138@gmail.com</a>
14	KATHLEEN BISHOP	<a href="mailto:gypsymomma303@gmail.com">gypsymomma303@gmail.com</a>
15	ms	<a href="mailto:sjbhi@yahoo.com">sjbhi@yahoo.com</a>
16	Cherie Stalks	<a href="mailto:cstalks1208@gmail.com">cstalks1208@gmail.com</a>
17	Viola Hendley	<a href="mailto:vihendley@yahoo.com">vihendley@yahoo.com</a>
18	Christine Fludd	<a href="mailto:christine5003@att.net">christine5003@att.net</a>
19		<a href="mailto:furticksd@aol.com">furticksd@aol.com</a>
20	Genie Bitzas	<a href="mailto:gbitzas@aol.com">gbitzas@aol.com</a>
21	Linda Jackson	<a href="mailto:lindaj1913@yahoo.com">lindaj1913@yahoo.com</a>
22	Denise Teasdell	<a href="mailto:denise.teasdell2@gmail.com">denise.teasdell2@gmail.com</a>

23	Tina Thomas	<a href="mailto:shanetinathomas@yahoo.com">shanetinathomas@yahoo.com</a>
24	Christopher Rose	<a href="mailto:crose@chrisrosearchitects.com">crose@chrisrosearchitects.com</a>
25	Robin Stephens	<a href="mailto:robin031@yahoo.com">robin031@yahoo.com</a>
26	Reeves Connelly	<a href="mailto:Reeves.Connelly@kimley-horn.com">Reeves.Connelly@kimley-horn.com</a>

## Citizen Participation Comments

### Public Comments/Questions and Responses

- Joe Huggins: “Thank you for having us and thank you for a great presentation. Joe Huggins with Home Works of America. We provide free home repair for elderly, disabled, and veteran homeowners throughout the state. We’re headquartered in Columbia. Have we missed an opportunity for CDBG funding for home repair this round?”

A: “No.”

Joe Huggins: “Ok, because we have utilized CDBG funds before with Richland County and other counties throughout the state. We look forward to utilizing those to help our neighbors around us. So we thank you for that.”

- Tina Falmas: “Hi, Tina Falmas and I’m just a citizen. I wanted to know where I can access the actual plan online. I thought a draft would have been posted on the website.”

A: Kerry will send a draft. Clayton will make sure it is posted on the website after the public hearing.

- Andrew Boozer: “With Senior Resources here in Columbia. I’m just checking in on, a lot of these services appear to be geared toward homeless, or those who may be homeless, or families involving youth. But it does not speak directly to those who are elderly in our community, which is one of our largest growing segments here in Richland County. I didn’t know if there was any plan to include elderly specific language in this plan for this year?”

A: “No, not in the plan. But we can use CDBG funds for senior housing or to assist elderly.”

Andrew: “I’m particularly interested in how those can be used for community support to help elderly age in place. I’m thinking in addition to the great work that Home Works does rehabilitating homes, but also providing a community center, community access points and helping people stay healthy. And making sure that was included in this plan – an opportunity to do that.”

A: “Yes, so the “One Touch” program helps a lot of seniors. Sometimes they have repairs that are needed that they cannot afford to have done. So they have some deferred maintenance that needs to be done. Or need some assistance with aging in place. So there is a possibility, yes, to assist seniors with aging in place or other services that are needed to assist them and to improve their quality of life.”

- Christopher Rose: “I’ve been on the CDBG committee in Charleston. I know in the beginning you did mention HOPWA, and I was just wondering if there were any specific funds. All the other allocations seems fairly normal. Charleston does HOPWA and I was just wondering if Richland County does that as well?”

A: "No, we don't receive HOPWA funds, but the City of Columbia does."

- Denise Hartley: "I do not have any questions at this time. I was just responding and trying to listen for the information. Thank you."
- Kevin Wimberly: "Kevin Wimberly, SC Uplift Community Outreach. We are a CHDO with Richland County. Kerry, again, we are glad to have you here with us. Looking forward to working with you. When you mention the RFP that's going to be released, will it be sent out to the current CHDOs and will there be a meeting prior to? Or is it just going to be released and we respond to that?"

A: "We will send it to people who have responded to CHDO before, to active CHDOs. We will also most likely do a virtual meeting."

Kevin: "One other question. We also serve as a housing trust fund participant with SC State Housing Development Finance Authority. I know sometimes we partnered, in the past, with Richland County with doing unoccupied projects and renovations. At one point, there was a stipulation that Richland County would not do projects with houses that were pre-1978. Will that still be stipulated? Or will it not matter the age of the home?"

A: Clayton will look up and get back to him and everyone on the meeting list. After staff researched this issue, there doesn't appear to be a stipulation that homes built prior to 1978 can't be repaired or redeveloped. What the SC State Housing Development Finance Authority Housing Production Trust Fund Manual states is for Manufactured/Modular Homes can only participate in the Emergency Repair program and the home must be 20 years old or less than the date of that specific application. For homes built prior to 1978 all jurisdictions require a developers or non-profits to follow the HUD Guidelines and regulations for Lead Based Paint.

- Scott Miller: "I'm with Kimley-Horn and Associates. I was following the CDBG grant application through the second round of mitigation funding. Part of the application for Richland County included some stormwater projects including watershed studies and things. And I didn't see that in this action plan. So I was wondering if that stuff will be coming with the mitigation, if that will be coming later, or is this one big CDBG grant program?"

A: "CDBG-MIT funding is a separate funding stream. Even though it comes from the same block grant. Those funds, we had our public hearing in June and we will be submitting our action plan to HUD at the end of this month. That information can be found online. If we have your email address we can send you the information about that action plan." The information was provided to Mr. Miller on Friday August 14, 2020 by email. Public may access the same information at <http://www.richlandcountysc.gov/Government/Departments/Community-Development/CDBG-Mitigation>

- Margaret Clarkson: Did not answer.



## Additional Comments & Questions Submitted by Email or Telephone

Jocelyn Jennings (Received by email on Sunday August 16, 2020)

- Within the document was a partner list. At minimum, each partner agency should receive a copy of the document and be encouraged to comment or provide feedback via survey or other vehicle.
- The sewer line project is essential. However, it crosses multiple census tracts, some of which are above 80% of the AMI. Is County prepared to justify and provide statistical data?

A: The County is prepared to provide data to HUD which will justify the allocation of CDBG to the project if requested by HUD.

- There are new projects and several that carry over from YR 19/20. The county has not filled key positions in CD. Does County have the capacity to accomplish the goals set forth as well as prepare for AI and 2021-2026 Five Year Consolidated Plan?

A: The County is building capacity and will have a team in place to accomplish future projects, goals and tasks including the FY2021-2026 5Yr Consolidated Plan.

- Glad to see projects continued in master planned areas.

R: Thank You

- Draft doesn't show that much public input was received. I recommend that partner agencies be asked to submit a statement of commitment; especially those that are slow spending. Also, I believe it will prove prudent to encourage RCNC leadership to read the draft and comment. Additionally, RC department managers that engage citizens, should be invited to comment.

A: The public comment input will be added to the draft AAP after the public comment period concludes on Thursday August 20<sup>th</sup>. The public was notified through several media outlets and venues and had the opportunity to comment and ask questions during the Virtual Public hearing held Aug 13<sup>th</sup> at 5:00 pm. RCCD will continue to accept comments as of the date of this response and until 11:59pm Thursday Aug 20, 2020.

Mr. Larry Montgomery, Phone Call, Monday August 17

- During the hearing there was a question regarding a moratorium on repair work for houses built pre-1978. Has the question been answered? Also, who is the Director at Community Development?

A: The question has not yet received an answer, we are compiling all of the questions and comments with the answers and will post to the Richland County Community Development website and will email to the Virtual Public Hearing participants we have email addresses.

Mr. Clayton Voignier is the Director of Community Planning and Development.

- I understand some of the community funds are being used for the water line being installed in the county. Can some of those funds be used to pave our road? Our road is still a dirt road and it is difficult to travel. CDBG funds may be used for construction and installation of roads, curbs, streets, sidewalks and other public infrastructure. As we prepare for the next 5-Year Consolidated Planning Process, we will consider paving of roads as part of the needs assessment.

A: The sewer project designated in the FY20-21 Budget has been presented to the County Council and is part of the priorities in the FY2017-2021 Consolidated Plan, which is approved by the County Council and HUD. There are no additional funds in the FY20-21 Budget to support the paving of roads. The installation of water/sewer lines so that you and your neighbors may have clean water and decent water pressure is a quality of life issue which is a priority.

## Grantee Unique Appendices



**Richland County Community Development  
Block Grant/HOME Investment Partnership  
Annual Action Plan 2020-2021**

At 5 p.m. Thursday, Aug. 13, there will be a virtual public hearing on the Annual Action Plan for fiscal year 2020-2021. The topic will be Richland County's use of Community Development Block Grant funding, totaling \$1,628,500, and HOME Investment Partnership funding, totaling \$754,220. The County expects to receive both funding sources from the U.S. Department of Housing and Urban Development (HUD).

County residents, nonprofits and other community partners and stakeholders are invited to the virtual public hearing to comment on the use of this federal funding during FY 2020-2021.

Public comments on the Annual Action Plan will be received for a period of five (5) business days. The comment period runs from **Thursday, Aug. 13 to Thursday, Aug. 20**. All comments received will be included in the Annual Action Plan. On Aug. 31, the plan will be submitted to HUD Columbia Field Office, 1835 Assembly St., 13th Floor, Columbia, SC 29201.

**Annual Action Plan**

This plan outlines projects and activities intended to address the needs of low-to-moderate-income people and/or communities within Richland County.

Please help by giving your input. Your opportunity to provide public comment on the Action Plan is at:

**5 p.m. Thursday, Aug. 13**

**Please email [hunter.lauren@richlandcountysc.gov](mailto:hunter.lauren@richlandcountysc.gov) to receive an invitation to the virtual meeting.**

Comments may also be mailed to:  
Richland County Government  
Community Development Department, 2020 Hampton St., Suite 3063  
P.O. Box 192, Columbia, SC 29202  
Attention: Lauren Hunter

If you have questions or need more information, reach Lauren Hunter at 803-576-1335 or [hunter.lauren@richlandcountysc.gov](mailto:hunter.lauren@richlandcountysc.gov).



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# NEWS RELEASE

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## FOR IMMEDIATE RELEASE:

July 29, 2020

### County Seeks Public Input on Federal Funding

(Richland PIO) – Projects and activities aimed at addressing the needs of low-to-moderate-income people and communities in Richland County will be the focus of an upcoming virtual meeting.

The County's Community Development Department will discuss its Annual Action Plan for the 2020-2021 fiscal year at 5 p.m. Thursday, Aug. 13. The virtual hearing will be open to the public via Zoom and will also stream live on the County's YouTube channel.

A pair of funding sources from the U.S. Department of Housing and Urban Development (HUD) form the basis of the County's plan:

- **Community Development Block Grants** include funding for Operation One Touch, which helps low- and moderate-income residents with household repairs, as well as funding for Public Service Grants. CDBG funding is expected to total \$1,628,500.
- **HOME Investment Partnership funding** includes support for Richland County's Homeownership Assistance Program and Richland Rebuild, a program that involves tearing down unsafe housing and building new homes for residents. HOME Investment Partnership funding is expected to total \$754,220.

HUD must approve the final funding amounts, which are projected to run about the same as in the 2019-2020 fiscal year. The federal agency has not set a date for their approval.

Richland County residents, along with nonprofits and other community partners and stakeholders, are encouraged to give input before or during the virtual hearing on how the federal funding should be used.

For an invitation to the virtual hearing on Zoom, email Lauren Hunter at [hunter.lauren@richlandcountysc.gov](mailto:hunter.lauren@richlandcountysc.gov). Comments may also be emailed to Hunter or mailed to Richland County Government, Community Development Department, 2020 Hampton St., Suite 3063, P.O. Box 192, Columbia, SC 29202, Attn: Lauren Hunter.

Residents can also access the meeting via the County's YouTube page, [YouTube.com/RichlandOnline/videos](https://www.youtube.com/RichlandOnline/videos), but this option does not allow for live participation.

Public comments on the Annual Action Plan will be taken Aug. 13-20. All comments received will be attached to the final version of the plan.

For more information, reach Hunter at 803-576-1335 or [hunter.lauren@richlandcountysc.gov](mailto:hunter.lauren@richlandcountysc.gov).

##



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**Terms:** Interested bidders must wire a deposit of \$100,000 and submit a written bid to the auctioneer on or before 11:00 AM (EST) on Tuesday August 11, 2020. For more information regarding entry into the data room, the signing of an NDA, the bidding process and wire information, contact the auctioneer, Michael Saperstein, at 617-227-6553 or msaperstein@pesco.com.

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Legals & Public Notices

Legal Notice

The South Carolina Special Supplemental Nutrition Program for Women, Infants, and Children is giving notice of the opportunity for the public to comment on the development of its fiscal year 2021 State Plan.

Copies of the State Plan are available for review during regular business hours of 8:30 am to 5:00 pm, Monday through Friday except for legal holidays at the Division of WIC Services, S.C. Department of Health and Environmental Control, Michael D. Jarrett Building, 2100 Bull Street, Columbia, South Carolina, 29201.

NOTICE OF APPLICATION

Notice is hereby given that PSM1821 LLC intends to apply to the South Carolina Department of Revenue for a license permit that will allow the sale and off premises consumption of Beer and Wine at 1005 Fontaine Road, Columbia, SC 29201. To object to the issuance of this permit/license, written protest must be postmarked no later than August 4, 2020. For a protest to be valid, it must be in writing, and should include the following information:

Legals & Public Notices

REQUEST FOR BIDS

**Construction & Rehabilitation Services, Inc.**  
P.O. Box 38  
404 Billy Jacobs Road  
Hoboken, GA 31542  
912-458-3747  
912-458-3881 Fax

**Project:** City of Columbia SC  
**Rehab - Sanitary Sewer Pipe Rehabilitation (SSR998) CDBE**  
**Bid Date:** Wednesday, August 12th, 2020, @ 11:00 AM  
**Quotes Needed by:** August 11th, 2020 (Tuesday) @ 12:00 PM

We are bidding the above project as a prime contractor. We are inviting quotations from CDBE/Certified DBE contractor/supplier firms that might be interested.

**Possible subcontracting opportunities are:** Traffic Control, Open Cut Pipe Replacement, Point Repairs, CCTV and Service Lateral CIPP. (The work can be broken down or combined into economically feasible units to facilitate participation).

**Plans and Specifications are available at:** City of Columbia's online bidding system <https://colombiasc.com/bids>. Electronic bid documents and plans are also available upon request - please contact City Jennings (912-458-3747 or email [cityjennings@colombiasc.com](mailto:cityjennings@colombiasc.com)).

Calvert Construction and Rehabilitation Services, Inc. is willing to review any responsive quote and will negotiate terms, if appropriate. We will notify you if your bid is accepted for this project.

If you need assistance with obtaining bonding, loan capital, lines of credit, equipment, insurance, or joint pay agreements to secure loans or suppliers or letters of credit, please contact us, and we will review your needs and direct you to available agencies for assistance.

Please direct all questions to City Jennings 912-458-3747. 4714101

Request For Proposals

The Bluffton County School District is soliciting bids from qualified firms in response to RFP 21-001 Network Electronics Systems and Services Bids are due by 2:00 PM EST on August 20, 2020. Specifications of RFP 21-001 may be obtained electronically at <http://bluffton.schooledu> (click on "Community," "Bids & Awards") or by contacting Kaylee Yinger via email @ [Kaylee.Yinger@bluffton.k12.sc.us](mailto:Kaylee.Yinger@bluffton.k12.sc.us)

Bids from Minority and Women Business Enterprises are strongly encouraged.

Request For Qualifications

The Bluffton County School District is soliciting qualifications from firms in response to Request for Qualifications - Forensic Audit. Bids are due by 12:00 PM EST on August 17, 2020. Specifications of RFP Forensic Audit may be obtained electronically at <http://bluffton.schooledu> (click on "Community," "Bids & Awards") or by contacting Robyn Cunningham at [robyn.cunningham@bluffton.k12.sc.us](mailto:robyn.cunningham@bluffton.k12.sc.us)

Bids from Minority and Women Business Enterprises are strongly encouraged.

Legals & Public Notices



Richland County Community Development Block Grant/HOME Investment Partnership Annual Action Plan 2020-2021

At 5 p.m. Thursday, Aug. 13, there will be a virtual public hearing on the Annual Action Plan for fiscal year 2020-2021. The topic will be Richland County's use of Community Development Block Grant funding, totaling \$1,628,500, and HOME Investment Partnership funding, totaling \$754,220. The County expects to receive both funding sources from the U.S. Department of Housing and Urban Development (HUD).

County residents, nonprofits and other community partners and stakeholders are invited to the virtual public hearing to comment on the use of this federal funding during FY 2020-2021.

Public comments on the Annual Action Plan will be received for a period of five (5) business days. The comment period runs from Thursday, Aug. 13 to Thursday, Aug. 20. All comments received will be included in the Annual Action Plan. On Aug. 31, the plan will be submitted to HUD Columbia Field Office, 1835 Assembly St., 13th Floor, Columbia, SC 29201.

**Annual Action Plan**  
This plan outlines projects and activities intended to address the needs of low-to-moderate-income people and/or communities within Richland County.

Please help by giving your input. Your opportunity to provide public comment on the Action Plan is at:

**5 p.m. Thursday, Aug. 13**  
**Please email [hunter.lauren@richlandcountysc.gov](mailto:hunter.lauren@richlandcountysc.gov) to receive an invitation to the virtual meeting.**

Comments may also be mailed to:  
Richland County Government  
Community Development Department, 2020 Hampton St., Suite 3063  
P.O. Box 192, Columbia, SC 29202 Attention: Lauren Hunter

If you have questions or need more information, reach Lauren Hunter at 803-576-1335 or [hunter.lauren@richlandcountysc.gov](mailto:hunter.lauren@richlandcountysc.gov)

"The Wedge" 1,500± Acres  
McClellanville, SC



Large historic property consisting of uplands, forestlands, wetlands.

# THE COLUMBIA STAR

## COLUMBIA, SOUTH CAROLINA

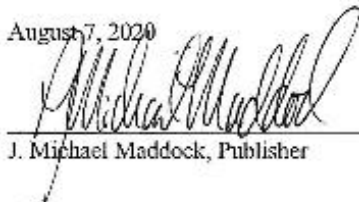
State of South Carolina  
County of Richland

Personally appeared before me,  
**J. MICHAEL MADDOCK,**  
**PUBLISHER OF THE COLUMBIA STAR,**  
who makes oath that the advertisement

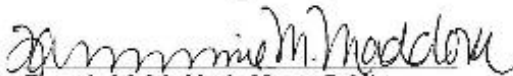
**PUBLIC HEARING NOTICE**  
**RICHLAND COUNTY WANTS YOUR INPUT**  
Richland County Community Development  
Block Grant/HOME Investment Partnership  
Annual Action Plan 2020-2021  
At 5 pm Thursday, Aug. 13, etc.

a clipping of which is attached hereto, was printed in  
**THE COLUMBIA STAR**, a weekly newspaper of  
general circulation published in the City of Columbia,  
State and County aforesaid, in the issues of

August 7, 2020

  
J. Michael Maddock, Publisher

Sworn to before me on this  
7<sup>th</sup> day of August, 2020

  
Tammie M. Maddock, Notary Public  
My commission expires June 27, 2026



### PUBLIC HEARING NOTICE

Richland County Community Development  
Block Grant/HOME Investment Partnership  
Annual Action Plan 2020-2021

At 5 pm Thursday, Aug. 13, there will be a virtual public hearing on the Annual Action Plan for fiscal year 2020-2021. The topic will be Richland County's use of Community Development Block Grant funding, totaling \$1,828,601, and HOME Investment Partnership funding, totaling \$154,230. The County expects to receive both funding sources from the U.S. Department of Housing and Urban Development (HUD). County residents, nonprofits, and other community partners and stakeholders are invited to the virtual public hearing to comment on the use of this federal funding during FY 2020-2021.

Public comments on the Annual Action Plan will be received for a period of five (5) business days. The comment period runs from Thursday, Aug. 13 to Thursday, Aug. 20. All comments received will be included in the Annual Action Plan. On Aug. 21, the plan will be submitted to HUD. Columbia Field Office, 1286 Assembly St., 12th Floor, Columbia, SC 29201.

#### Annual Action Plan

This plan outlines projects and activities intended to address the needs of low-to-moderate-income people and communities within Richland County.

Please help by giving your input. Your opportunity to provide public comment on the Action Plan ends:

5 pm, Thursday, Aug. 13

Please email [jmaddock@richlandcounty.gov](mailto:jmaddock@richlandcounty.gov) to receive an invitation to the virtual meeting.

Comments may also be mailed to:

Richland County Government  
Community Development Department, 2067 Hargett St., Suite 3001  
P.O. Box 122, Columbia, SC 29201  
Attention: Lauren Drake

If you have questions or need more information, reach Lauren Drake at 803-678-1588 or [lauren.drake@richlandcounty.gov](mailto:lauren.drake@richlandcounty.gov).

15-548

## Grantee SF-424's and Certification(s)


OMB Number: 4040-0034  
Expiration Date: 12/31/2022

Application for Federal Assistance SF-424		
<b>* 1. Type of Submission</b> <input type="checkbox"/> Proprietary <input type="checkbox"/> Application <input type="checkbox"/> Changed/Corrected Application		
<b>* 2. Type of Application</b> <input checked="" type="checkbox"/> New <input 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> <input type="text"/>		
<b>4. Applicant Identifier</b> <input type="text"/>		
<b>5a. Federal Entity Identifier</b> <input type="text"/>		
<b>5b. Federal Award Identifier</b> <input type="text"/>		
<b>State Use Only:</b>		
<b>5. Date Received by State:</b> <input type="text"/>		
<b>6. State Application Identifier</b> <input type="text"/>		
<b>8. APPLICANT INFORMATION:</b>		
<b>* a. Legal Name:</b> <input type="text"/>		
<b>* b. Employer/Taxpayer Identification Number (EIN/TIN):</b> <input type="text"/>		
<b>* c. Organizational DUNS</b> <input type="text"/>		
<b>d. Address:</b>		
<b>* Street1:</b> <input type="text"/>		
<b>* Street2:</b> <input type="text"/>		
<b>* City:</b> <input type="text"/>		
<b>* County/Parish:</b> <input type="text"/>		
<b>* State:</b> <input type="text"/>		
<b>* Province:</b> <input type="text"/>		
<b>* Country:</b> <input type="text"/>		
<b>* Zip / Postal Code:</b> <input type="text"/>		
<b>e. Organizational Unit:</b>		
<b>Department Name:</b> <input type="text"/>		
<b>Division Name:</b> <input type="text"/>		
<b>1. Name and contact information of persons to be contacted on matters involving this application:</b>		
<b>* First Name:</b> <input type="text"/>		
<b>* Middle Name:</b> <input type="text"/>		
<b>* Last Name:</b> <input type="text"/>		
<b>* Suffix:</b> <input type="text"/>		
<b>Title:</b> <input type="text"/>		
<b>Organizational Affiliation:</b> <input type="text"/>		
<b>* Telephone Number:</b> <input type="text"/>		
<b>* Fax Number:</b> <input type="text"/>		
<b>* Email:</b> <input type="text"/>		



Application for Federal Assistance SF-424	
<p><b>* 9. Type of Applicant 1: Select Applicant Type:</b></p> <input type="text" value="Individual, Non-Profit"/> <p>Type of Applicant 2: Select Applicant Type:</p> <input type="text"/> <p>Type of Applicant 3: Select Applicant Type:</p> <input type="text"/> <p>* Other (specify):</p> <input type="text"/>	
<p><b>* 10. Name of Federal Agency:</b></p> <input type="text" value="U.S. Department of Housing and Urban Development"/>	
<p><b>* 11. Catalog of Federal Domestic Assistance Number:</b></p> <input type="text" value="14.000"/> <p>CFDA Title:</p> <input type="text" value="HOME Investment Partnerships Program"/>	
<p><b>* 12. Funding Opportunity Number:</b></p> <input type="text"/> <p>* Title:</p> <input type="text"/>	
<p><b>* 13. Competition Identification Number:</b></p> <input type="text"/> <p>Title:</p> <input type="text"/>	
<p><b>14. Areas Affected by Project (Cities, Counties, States, etc.):</b></p> <input type="text"/> <div> <input type="button" value="Add Attachment"/> <input type="button" value="Delete Attachment"/> <input type="button" value="View Attachment"/> </div>	
<p><b>* 15. Descriptive Title of Applicant's Project:</b></p> <input type="text" value="First time homebuyer, Community Business Development Organization, Fishland Perimeter, Administration"/>	
<p>Attach supporting documents as specified in agency instructions.</p> <div> <input type="button" value="Add Attachments"/> <input type="button" value="Delete Attachments"/> <input type="button" value="View Attachments"/> </div>	


Approved As To LEGAL Form (Only)  
No Copying Permitted And To County  
Leonardo Brown  
Leonardo Brown  
Leonardo Brown

Application for Federal Assistance SF-424	
16. Congressional Districts Of:	
* a. Applicant: <input type="text" value="SC-002"/>	* b. Program/Project: <input type="text" value="SC-002"/>
Attach an additional list of Program/Project Congressional Districts if needed	
<input type="text"/>	<input type="button" value="Add Attachment"/> <input type="button" value="Delete Attachment"/> <input type="button" value="View Attachment"/>
17. Proposed Project:	
* a. Start Date: <input type="text" value="11/13/2020"/>	* b. End Date: <input type="text" value="03/31/2021"/>
18. Estimated Funding (\$):	
* a. Federal	<input type="text" value="757,356.00"/>
* 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="25,000.00"/>
* g. TOTAL	<input type="text" value="779,356.00"/>
* 18. Is Application Subject to Review By State Under Executive Order 12972 Process? <input type="checkbox"/> a. This application was made available to the State under the Executive Order 12972 Process for review on <input type="text"/> <input type="checkbox"/> b. Program is subject to E.O. 12972 but has not been selected by the State for review <input checked="" type="checkbox"/> c. Program is not covered by E.O. 12972.	
* 20. Is the Applicant Delinquent On Any Federal Debt? (If "Yes," provide explanation in attachment.) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If "Yes" provide explanation and attach <input type="text"/> <input type="button" value="Add Attachment"/> <input type="button" value="Delete Attachment"/> <input type="button" value="View Attachment"/>	
21. *By signing this application, I certify (1) to the statements contained in the list of certifications** and (2) that the statements herein are true, complete and accurate to the best of my knowledge. I also provide the required assurances** and agree to comply with any resulting terms if I accept an award. I am aware that any false, fictitious, or fraudulent statements or claims may subject me to criminal, civil, or administrative penalties. (U.S. Code, Title 28, Section 1001) <input checked="" type="checkbox"/> I AGREE ** The list of certifications and assurances, or an internet site where you may obtain this list is contained in the announcement or agency specific instructions.	
Authorized Representative:	
Prefix: <input type="text" value="Mr."/>	* First Name: <input type="text" value="Leonardo"/>
Middle Name: <input type="text" value=""/>	
* Last Name: <input type="text" value="Brown"/>	
Suffix: <input type="text" value=""/>	
* Title: <input type="text" value="County Administrator"/>	
* Telephone Number: <input type="text" value="803-576-2000"/>	Fax Number: <input type="text" value=""/>
* Email: <input type="text" value="leonardo.brown@sc.state.sc.us"/>	
* Signature of Authorized Representative	* Date Signed: <input type="text" value="11/13/2020"/>
	

Application for Federal Assistance SF-424		
<div> <div> * 1. Type of Submission:  <input type="checkbox"/> Preapplication  <input checked="" type="checkbox"/> Application  <input type="checkbox"/> Changed/Corrected Application </div> <div> * 2. Type of Application:  <input checked="" type="checkbox"/> New  <input type="checkbox"/> Continuation  <input type="checkbox"/> Revision </div> <div> * If Revision, select appropriate letter(s):  <input type="text"/>  * Other (Specify):  <input type="text"/> </div> </div>		
* 3. Date Received: <div></div>		4. Applicant Identifier: R-16-0045-0012
5a. Federal Entry Identifier: <div></div>		5b. Federal Award Identifier: <div></div>
State Use Only: 6. Date Received by State: <div></div> 7. State Assistance Identifier: <div></div>		
6. APPLICANT INFORMATION:		
a. Legal Name: <div>Richland County Government</div>		
b. Employer/Respayer Identification Number (EIN/TIN): <div>07-0013090</div>		c. Org. Designation (DUNS): <div>0737318930000</div>
d. Address:		
* Street: <div>2020 Hampton Street</div> Street: <div>Suite 20632</div> * City: <div>Columbia</div> County/Parish: <div>Richland</div> * State: <div>SC - South Carolina</div> Province: <div></div> * Country: <div>USA - UNITED STATES</div> * Zip + Postal Code: <div>29201-42679</div>		
e. Organizational Unit:		
Department Name: <div>Community Planning &amp; Development</div>		Division Name: <div>Community Development Division</div>
f. Name and contact information of person to be contacted on matters involving this application:		
Prefix: <div>Mr.</div> * First Name: <div>Wayne</div> Middle Name: <div></div> * Last Name: <div>Wright</div> Suffix: <div></div> Title: <div>Director</div> Organizational Division: <div>Richland County Government</div> * Telephone Number: <div>803-733-2118</div> Fax Number: <div></div> * Email: <div>wayne.wright@richlandcountysc.gov</div>		

Application for Federal Assistance SF-424			
<b>* 9. Type of Applicant 1: Select Applicant Type:</b> <input type="text" value="Local Government"/>			
<b>Type of Applicant 2: Basic Applicant Type:</b> <input type="text"/>			
<b>Type of Applicant 3: Select Applicant type:</b> <input type="text"/>			
<b>* Other (specify):</b> <input type="text"/>			
<b>* 10. Name of Federal Agency:</b> <input type="text" value="U.S. Department of Housing and Urban Development"/>			
<b>11. Catalog of Federal Domestic Assistance Number:</b> <input type="text" value="14.516"/> CFDA Use: <input type="text" value="Community Development Block Grant/Entitlement Grants"/>			
<b>* 12. Funding Opportunity Number:</b> <input type="text"/>			
<b>* Title:</b> <input type="text"/>			
<b>13. Competition Identification Number:</b> <input type="text"/> <b>Title:</b> <input type="text"/>			
<b>14. Areas Affected by Project (Cities, Counties, States, etc.):</b> <input type="text"/> <div> <input type="button" value="Add Attachment"/> <input type="button" value="Delete Attachment"/> <input type="button" value="View Attachment"/> </div>			
<b>* 15. Descriptive Title of Applicant's Project:</b> <input type="text" value="Neighborhood Revitalization, Planning, Homeless Services, Operation Community Planning and Administration"/>			
Attach supporting documents as specified in agency instructions. <div> <input type="button" value="Add Attachments"/> <input type="button" value="Delete Attachments"/> <input type="button" value="View Attachments"/> </div>			

Richland County Attorney's Office  
*Elizabeth J. Brown*  
 Approved As To LEGAL Form Only.  
 No Opinion Rendered As To Content.

Application for Federal Assistance SF-424	
16. Congressional District Of:	
* a. Applicant: <input type="text" value="SC 002"/>	* b. Program/Project: <input type="text" value="SC 002"/>
Attach additional list of Program/Project Congressional Districts if needed. <input type="text"/> <input type="button" value="Add Attachment"/> <input type="button" value="Delete Attachment"/> <input type="button" value="View Attachment"/>	
17. Proposed Project:	
* a. Start Date: <input type="text" value="07/01/2020"/>	* b. End Date: <input type="text" value="06/30/2021"/>
18. Estimated Funding (\$):	
* a. Federal:	<input type="text" value="1,628,000.00"/>
* 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="1,628,000.00"/>
* 19. Is Application Subject to Review By State Under Executive Order 12372 Process? <input type="checkbox"/> a. This application was made available to the State under the Executive Order 12372 Process for review on <input type="text"/> . <input type="checkbox"/> b. Program is subject to E.O. 12372 but has not been selected by the State for review. <input checked="" type="checkbox"/> c. Program is not covered by E.O. 12372.	
* 20. Is the Applicant Delinquent On Any Federal Debt? (If "Yes," provide explanation in attachment.) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If "Yes", provide explanation and attach <input type="text"/> <input type="button" value="Add Attachment"/> <input type="button" value="Delete Attachment"/> <input type="button" value="View Attachment"/>	
21. "By signing this application, I certify (1) to the statements contained in the list of certifications** and (2) that the statements herein are true, complete and accurate to the best of my knowledge. I also provide the required assurances** and agree to comply with any resulting terms if I accept an award. I am aware that any false, fictitious, or fraudulent statements or claims may subject me to criminal, civil, or administrative penalties (U.S. Code, Title 28, Section 1001). <input checked="" type="checkbox"/> ** I AGREE ** The list of certifications and assurances, or an internet site where you may obtain this list, is contained in the announcement or agency specific instructions.	
Authorized Representative:	
Prefix: <input type="text" value="Mr."/>	* First Name: <input type="text" value="Leonardo"/>
Middle Name: <input type="text" value=""/>	
* Last Name: <input type="text" value="Brown"/>	
Suffix: <input type="text" value=""/>	
* Title: <input type="text" value="County Administrator"/>	
* Telephone Number: <input type="text" value="(803) 576-2700"/>	Fax Number: <input type="text" value=""/>
* Email: <input type="text" value="brown.leonardo@richlandcountysc.gov"/>	
* Signature of Authorized Representative: 	* Date Signed: <input type="text" value="7/19/2020"/>

**ASSURANCES - CONSTRUCTION PROGRAMS**

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

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

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

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

- Has the legal authority to apply for Federal assistance, and the institutional, managerial, and financial capability (including funds sufficient to pay the non-Federal share of project costs) to ensure proper planning, management and completion of the project described in the application.
- Will give the awarding agency, the Comptroller General of the United States and, if appropriate, the State, through any authorized representative, access to and the right to examine all records, books, papers, or documents related to the assistance; and will establish a proper accounting system in accordance with generally accepted accounting standards or agency directives.
- Will not dispose of, modify the use of, or change the terms of the real property title, or other interest in the site and facilities without permission and instructions from the awarding agency. Will record the Federal interest in the title of real property in accordance with awarding agency directives and will include a covenant in the title of real property acquired in whole or in part with Federal assistance funds to assure non-discrimination during the useful life of the project.
- Will comply with the requirements of the assistance awarding agency with regard to the drafting, review and approval of construction plans and specifications.
- Will provide and maintain competent and adequate engineering supervision at the construction site to ensure that the complete work conforms with the approved plans and specifications and will furnish progress reports and such other information as may be requested by the assistance awarding agency or State.
- Will initiate and complete the work within the applicable time frame after receipt of approval of the awarding agency.
- Will establish safeguards to prohibit employees from using their positions for a purpose that constitutes or presents the appearance of personal or organizational conflict of interest or personal gain.
- Will comply with the Intergovernmental Personnel Act of 1970 (42 U.S.C. §§4728-4763) relating to prescribed standards for merit systems for programs funded under one of the 19 statutes or regulations specified in Appendix A of OPM's Standards for a Merit System of Personnel Administration (5 C.F.R. 900, Subpart F).
- Will comply with the Lead-Based Paint Poisoning Prevention Act (42 U.S.C. §§4801 et seq.) which prohibits the use of lead-based paint in construction or rehabilitation of residence structures.
- Will comply with all Federal statutes relating to non-discrimination. These include but are not limited to: (a) Title VI of the Civil Rights Act of 1964 (P.L. 88-352) which prohibits discrimination on the basis of race, color or national origin; (b) Title IX of the Education Amendments of 1972, as amended (20 U.S.C. §§1681-1683, and 1685-1686), which prohibits discrimination on the basis of sex; (c) Section 504 of the Rehabilitation Act of 1973, as amended (29 U.S.C. §794), which prohibits discrimination on the basis of handicaps; (d) the Age Discrimination Act of 1975, as amended (42 U.S.C. §§6101-6107), which prohibits discrimination on the basis of age; (e) the Drug Abuse Office and Treatment Act of 1972 (P.L. 92-255), as amended, relating to nondiscrimination on the basis of drug abuse; (f) the Comprehensive Alcohol Abuse and Alcoholism Prevention, Treatment and Rehabilitation Act of 1970 (P.L. 91-616), as amended, relating to nondiscrimination on the basis of alcohol abuse or alcoholism; (g) §§523 and 527 of the Public Health Service Act of 1912 (42 U.S.C. §§290 dd-3 and 290 dd-8), as amended, relating to confidentiality of alcohol and drug abuse patient records; (h) Title VIII of the Civil Rights Act of 1968 (42 U.S.C. §§3601 et seq.), as amended, relating to nondiscrimination in the sale, rental or financing of housing; (i) any other nondiscrimination provisions in the specific statute(s) under which application for Federal assistance is being made; and, (j) the requirements of any other nondiscrimination statute(s) which may apply to the application.

Previous Edition Usable

Authorized for Local Reproduction


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



11. Will comply, or has already complied, with the requirements of Titles II and III of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 (P.L. 91-646) which provide for fair and equitable treatment of persons displaced or whose property is acquired as a result of Federal and federally-assisted programs. These requirements apply to all interests in real property acquired for project purposes regardless of Federal participation in purchases.
12. Will comply with the provisions of the Hatch Act (5 U.S.C. §§1501-1506 and 7524-7526) which limit the political activities of employees whose principal employment activities are funded in whole or in part with Federal funds.
13. Will comply, as applicable, with the provisions of the Davis-Bacon Act (40 U.S.C. §§276a to 276a-7), the Copeland Act (40 U.S.C. §275c and 18 U.S.C. §874), and the Contract Work Hours and Safety Standards Act (40 U.S.C. §§327-333) regarding labor standards for federally-assisted construction subagreements.
14. Will comply with flood insurance purchase requirements of Section 132(a) of the Flood Disaster Protection Act of 1973 (P.L. 93-234) which requires occupants in a special flood hazard area to participate in the program and to purchase flood insurance if the total cost of insurable construction and acquisition is \$10,000 or more.
15. Will comply with environmental standards which may be prescribed pursuant to the following: (a) institution of environmental quality control measures under the National Environmental Policy Act of 1969 (P.L. 91-190) and Executive Order (EO) 11514; (b) rehabilitation of violating facilities pursuant to EO 11738; (c) protection of wetlands pursuant to EO 11990; (d) evaluation of flood hazards in floodplains in accordance with EO 11988; (e) assurance of project consistency with the approved State management program developed under the Coastal Zone Management Act of 1972 (16 U.S.C. §§1451 et seq.); (f) conformity of Federal actions to State (Clean Air) Implementation Plans under Section 176(c) of the Clean Air Act of 1955, as amended (42 U.S.C. §7401 et seq.); (g) protection of underground sources of drinking water under the Safe Drinking Water Act of 1974, as amended (P.L. 93-523); and, (h) protection of endangered species under the Endangered Species Act of 1973, as amended (P.L. 93-205).
16. Will comply with the Wild and Scenic Rivers Act of 1968 (16 U.S.C. §§1271 et seq.) related to protecting components or potential components of the national wild and scenic rivers system.
17. Will assist the awarding agency in assuring compliance with Section 109 of the National Historic Preservation Act of 1966, as amended (16 U.S.C. §470), EO 11593 (identification and protection of historic properties), and the Archaeological and Historic Preservation Act of 1974 (16 U.S.C. §§469a et seq.).
18. Will cause to be performed the required financial and compliance audits in accordance with the Single Audit Act Amendments of 1996 and OMB Circular No. A-133, "Audit of States, Local Governments, and Non-Profit Organizations."
19. Will comply with all applicable requirements of all other Federal laws, executive orders, regulations, and policies governing this program.

SIGNATURE OF AUTHORIZED CERTIFYING OFFICIAL 	TITLE <b>Leonardo Brown, MBA, CPM</b> Richland County Administrator
APPLICANT ORGANIZATION <b>Richland County</b>	DATE SUBMITTED <b>10/19/2020</b>

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NO Docket Referred As To Content

## 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. 460 -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-TTL, "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

9/9/2020  
Date

Leonardo Brown, MEd, CPM  
Richland County Administrator  
Title

  
Richland County Attorney's Office  
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NC 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 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) 2020-2021 \_\_\_\_\_ [a period specified by the grantee of one, two, or three specific consecutive program years], shall principally benefit persons of low and moderate income in a manner that ensures that at least 70 percent of the amount is expended for activities that benefit such persons during the designated period.

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

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

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

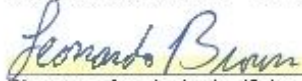
**Excessive Force** -- It has adopted and is enforcing:

1. A policy prohibiting the use of excessive force by law enforcement agencies within its jurisdiction against any individuals engaged in non-violent civil rights demonstrations; and
2. A policy of enforcing applicable State and local laws against physically barring entrance to or exit from a facility or location which is the subject of such non-violent civil rights demonstrations within its jurisdiction.

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

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

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

  
Signature of Authorized Official

9/9/2020  
Date

Leonardo Brown, MBA, CPM  
Richland County Administrator

Title

  
Richland County Attorney's Office  
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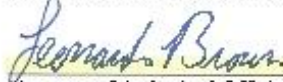
**Specific HOME Certifications**

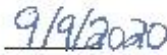
The HOME participating jurisdiction certifies that:

**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

  
\_\_\_\_\_  
Date

Leonardo Brown, MBA, CPM  
Richland County Administrator

\_\_\_\_\_  
Title

  
Richland County Attorney's Office  
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## Grantee SF-424's and Certification(s)

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