

# **RICHLAND COUNTY COMMUNITY DEVELOPMENT**

## **2015-2016 YEAR IN REVIEW**

**MISSION STATEMENT:** To transform lives in partnership with the Richland County Community through housing, education and revitalization to make a difference one household at a time.

### **Accomplishments Include:**



The fiscal year for the Federal Government, October 1, 2015 through September 30, 2016, received funds for the Community Development Department. The breakdown is as follows: Community Development Block Grant (CDBG) \$1,304,378 and HOME Investment Partnership (HOME) \$469,432. The CDBG allocation was increased from the previous year by \$8,306.00 and the HOME Investment allocation was decreased from the previous year by \$22,883.00. In this program year, Richland County implemented the programs outlined in the consolidated plan. The activities/projects include housing, public infrastructure and neighborhood revitalization activities for low and moderate income families in Richland County. The impacted programs include: 1) public services and public facilities, 2) neighborhood revitalization, 3) county-wide rehabilitation, 4) street improvements, 5) historic preservation, 6) fair housing activity and 7) homeownership assistance. The County realizes that the basics are essential to revitalizing and generating economic development for low and



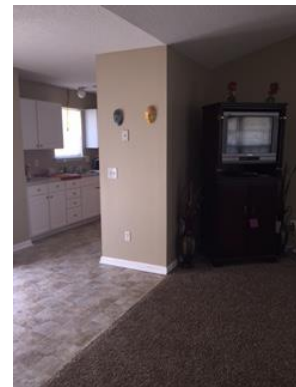
moderate income neighborhoods. These neighborhoods are often overlooked and the people become immune to the environment, mentally, socially, and economically. The Richland County Community Development Office is committed to improving the quality of life for all citizens by using our three-tiered approach to assisting our county residents with:

## **Trinity Housing Corporation – Homeless No More – Family Life Project**



Trinity Housing Corporation, i.e. Homeless No More's goal is to provide homeless families with transitional housing and supportive services so residents leave the program and enter a home. They were in need of the next phase of housing to assist those moving from transitional to a more permanent living environment. A joint venture was created between the County and the City to acquire, rehabilitate and rent affordable housing to its clientele, totaling of 5 homes (2 County and 3 City) to assist in this endeavor. Clients received one-on-one case management and addressed Family Life Plan goals.

To support the development of independent living skills, clients gained access to a Career Center, along with invitations to network of informational programs and learning sessions. This center hosts on-going informational sessions on providing tips when using email and web-based job searches for employment and ongoing Lunch and Learn sessions aimed to assist, encourage, and develop effective communication skills. **During the reporting year, a total of \$193,901.87 was drawn.**



## **Job Development & Training – Section 3 - Columbia Housing Authority**



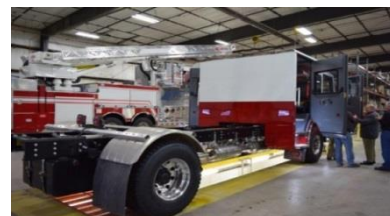
Richland County saw the need to do more Section 3 outreach to benefit local low-income and at-risk homeless citizens within the community. **During last's year CAPERS report, a contract was executed between Richland County and the Columbia Housing Authority using \$50,000 to assist in areas of career development, GED/high school diploma and computer classes, along with Certified Nursing Assistants (CAN) and medical coding classes.** These activities reflect a **drawn down amount of \$20,975.00.** By the end of this

reporting year, a total of 35 CHA participants benefited from the program.

## **Pumper Fire Truck for Hopkins Forestation**



The unit has a state of the art communications system which includes an automatic vehicle locator system to assist with county-wide computer aided dispatching. It will accommodate up to four personnel complete with their breathing apparatus and full personal protective equipment. It has driver's-



and passenger-side air bag system. The tanker holds 1200 gallons of water with a 1500 gallon per minute single stage pump. This pumper truck will service over 6,000 households. During the reporting year, the truck was delivered to the lower Richland County area fire station and became the showcase for the Department's Community Development (CD) Week in March 2016. **A total of \$423,866 was drawn during the reporting year.**

### **Sistercare (DV) – Shelter Facility Improvement**



During the reporting year, Sistercare a domestic violence shelter was in need of repair assistance at the Richland County facility. After the appropriate steps were taken to develop an Action Plan amendment, a total of \$98,500 was awarded to the agency to make substantial upkeep repairs. The repairs included the common areas, offices and beneficiary rooms. **A total of \$15,241.99 during the reporting year was drawn and the activity is now completed and closed.**

### **Monticello Road Streetscape**



**The Ridgewood neighborhood revitalization project was completed this year and a total of \$67,221.15 was drawn this reporting year.** Final payments were made for project management and for the completion of Phase II of the Monticello Road Streetscape. The streetscape



improvements under Phase II included the construction of a 6ft modular brick retaining wall, the construction of cross walks, installation of 21 ornamental street lights by SCE&G, street sign replacement, curb and gutter improvements and sidewalk construction in areas where there was none. CDBG, HOME Investment Partnership, American Recovery & Reinvestment Act (Stimulus) were leveraged with City, State and County funds to address substandard housing and infrastructure that negatively impacted the quality of life for its citizens. Over that time period the **County invested approximately \$2.3 million** in Federal CDBG and stimulus funding to carry out infrastructure, safety, recreation, gateway enhancements and beautification activities. Additionally, HOME Investment Partnership totaling **\$830,434.00** was awarded to CHDOs and sub-recipients to increase availability of decent, safe and affordable homeownership and rental housing. Overall Ridgewood has changed greatly and the neighborhood revitalization project is considered a success thanks to development and continued interest of CHDOs and sub-recipients.

## **Richland Restores (United Way of the Midlands)**



As a result of the 2015 Hurricane Joaquin floods and not knowing when any federal assistance would be made available, the County decided to act post haste and created a mini program to assist those in dire need. The program, Richland Restores, was created and assisted four (4) elderly and/or disabled homeowners that experienced adverse impact

to their homes. This partnership involved United Way of the Midlands and the Volunteer Organization Assisting in Disasters (VOAD) called St. Bernard's' Project based out of Louisiana. Work was completed on all four houses. **A total of \$299,999.99 was drawn during the year.**



## **Homeowner Rehabilitation Program**

Richland County budgeted \$255,000 for this program and proposed to benefit approximately 7-10 households this year. Carryover funds from previous years would make up the difference to benefit the items. During FY2015, we completed rehabilitation on 3 units benefiting a total of 6 LMI persons. Of the 3 households assisted this year, 1 household is occupied by a disabled person(s) and 2 households are occupied by elderly persons. Richland County expended \$87,547.25 in HOME funds for these three activities during 2015. Progress for this program was delayed so that the department could address 4 households under the Disaster Recovery Program. While working on the current list, the staff implemented changes to the program to include stipulation that the after-rehabilitation value will not exceed \$138,000 (per HUD local numbers); owners must have an active termite bond or updated termite inspection; and we were no longer assisting houses with construction dates that are older than 1978. Additional updates to the program were made and the new and improved program was released during the last program year. **During the reporting year, a total of \$97,150.51 was drawn.**

## **CHDO HOUSING DEVELOPMENT**

Through partnerships with CHDOs, HOME funds are leveraged, when possible to create decent, safe and affordable housing opportunities for households that are 80% and below the area median income in unincorporated Richland County. ***Please note the before and after pictures within this paragraph. This is an example of a most recent CHDO project.***



CHDOs submit proposals through a formal competitive "Request for Proposal" process: Projects are chosen for funding based on set criteria; the proposals rated and scored; project feasibility reviewed; and projects compatibility tested with Richland County master planned areas. This year a total of \$358,689 in HOME funds was invested in two separate CHDO rental projects. South Carolina Uplift Community Outreach received a combined grant/loan in the amount of \$228,608 for acquisition and rehabilitation plus operating funds for two (2) single family rental

units. The properties are located in the Decker Boulevard master planned area in the Greater Woodfield Park neighborhood. The main functions of each property were restored and other interior and exterior upgrades lend to the overall improvement of the area's housing stock. The County's GIS data shows the neighborhood median household income as \$38,776 and median home value is \$96,400. **A total of \$121,534.80 was drawn down during the reporting year for both homes.**



A HOME award of \$130,503 was made to Benedict-Allen Community Development Corporation for the development of two (2) rental housing units on scattered sites in the Southeast master planned area. Two existing single family homes were purchased and rehabilitated in well established neighborhoods, resulting in improvement to the overall housing stock in an area where the median household income is \$45,682 and

\$31,835 and the median home value is \$94,400 and \$77,200 respectively. **For the reporting period, a total of \$284,093.90 was drawn down.**

### **Richland County Homeownership Assistance Program (RCHAP)**



This down payment assistance program was funded with the HOME program income, match, and HOME funds. All of the Down Payment Assistance given through this program is made in the form of a Deferred Forgivable Loan. This type of loan is forgiven on a pro-rata basis over a five year period as long as the home owner continues to own and live in the house as their primary residence. All families purchased homes throughout the unincorporated areas of Richland County. Monthly orientation classes are available to help families or individuals understand the basic program guidelines and procedures. In addition to the orientation, participants attend a 12-hour credit counseling class sponsored by Columbia Housing Authority. Finally, Community Development hosts its

Post-Homeownership workshop twice a year. This workshop is held after the homeowners so they have first-hand experience in their homes. Specific questions and interaction at the workshops took place. **For the reporting period, a total of \$163,286.57 was drawn down.**

