

RICHLAND COUNTY
DEVELOPMENT & SERVICES
COMMITTEE AGENDA



Tuesday, JULY 28, 2020

5:00 PM

ZOOM MEETING

The Honorable Allison Terracio, Chair

County Council District 5

The Honorable Gwen Kennedy

County Council District 7

The Honorable Jim Manning

County Council District 8

The Honorable Chip Jackson The

County Council District 9

Honorable Chakisse Newton

County Council District 11

RICHLAND COUNTY COUNCIL 2020



Bill Malinowski
District 1
2018-2022



Joyce Dickerson
District 2
2016-2020



Yvonne McBride
District 3
2016-2020



Paul Livingston
District 4
2018-2022



Allison Terracio
District 5
2018-2022



Joe Walker, III
District 6
2018-2022



Gwendolyn Kennedy
District 7
2016-2020



Jim Manning
District 8
2016-2020



Calvin "Chip" Jackson
District 9
2016-2020



Dalhi Myers
District 10
2016-2020



Chakisse Newton
District 11
2018-2022





Richland County Development & Services Committee

July 28, 2020 - 5:00 PM
Zoom Meeting
2020 Hampton Street, Columbia, SC 29201

1. **CALL TO ORDER** The Honorable Allison Terracio

2. **APPROVAL OF MINUTES** The Honorable Allison Terracio
 - a. Regular Session: June 23, 2020 [PAGES 7-8]

3. **ADOPTION OF AGENDA** The Honorable Allison Terracio

4. **ITEMS FOR ACTION** The Honorable Allison Terracio
 - a. I propose the change of the Animal Care Officer’s official title to that of “Animal Welfare Officer” within our county’s ordinances. “Animal Care Officer“ tends to be a bit confusing for those in the public who do not fully understand what they do, and “Animal Control Officer” tends to have a derogatory connotation. The field of animal welfare/care has dramatically changed within recent years. A title of “Animal Welfare Officer” offers a broader understanding of what their duties entail.
[MALINOWSKI, DICKERSON, JACKSON, MANNING and McBRIDE] [PAGES 9-16]

 - b. CDBG-DR Rehabilitation Project Change Order [PAGES 17-77]

 - c. County Attorney’s Office – Request to Close a County Road – Murray Tract [PAGES 78-100]

5. **ITEMS FOR DISCUSSION**
 - a. I move to evaluate affordable housing options to include the option of establishing an Affordable Housing Trust Fund for Richland County as a benefit to the public. Housing is considered to be “affordable” when 30% or

less of one's income is spent on housing and utilities. In Richland County, nearly half of renters pay more than a third of their income on rent and utilities [TERRACIO] [PAGES 101-118]

6. ITEMS PENDING ANALYSIS: NO ACTION REQUIRED

The Honorable Allison Terracio

- a. I move to direct the County Attorney to work with the County Administrator to research and draft an absentee landlord ordinance. The ordinance should provide potential remedies for individuals who violate county ordinances and provide, via supplemental documentation, a comprehensive review of the legal impacts [potentially] associated with the adoption of such an ordinance. [NEWTON and DICKERSON]

7. ADJOURNMENT



Special Accommodations and Interpreter Services Citizens may be present during any of the County's meetings. If requested, the agenda and backup materials will be made available in alternative formats to persons with a disability, as required by Section 202 of the Americans with Disabilities Act of 1990 (42 U.S.C. Sec. 12132), as amended and the federal rules and regulations adopted in implementation thereof. Any person who requires a disability-related modification or accommodation, including auxiliary aids or services, in order to participate in the public meeting may request such modification, accommodation, aid or service by contacting the Clerk of Council's office either in person at 2020 Hampton Street, Columbia, SC, by telephone at (803) 576-2061, or TDD at 803-576-2045 no later than 24 hours prior to the scheduled meeting.



Richland County Council

DEVELOPMENT AND SERVICES COMMITTEE

June 23, 2020 – 5:00 PM

Zoom Video Conference

COMMITTEE MEMBERS PRESENT: Allison Terracio, Chair; Jim Manning, Calvin Jackson and Chakisse Newton

OTHERS PRESENT: Bill Malinowski, Joyce Dickerson, Michelle Onley, Larry Smith, Clayton Voignier, John Thompson, Ashiya Myers, Leonardo Brown, Angela Weathersby, Stacey Hamm, Kimberly Williams-Roberts, Michael Zaprzalka, and Ashley Powell

1. **CALL TO ORDER** – Ms. Terracio called the meeting to order at approximately 1:00 PM.
2. **APPROVAL OF MINUTES**
 - a. May 21, 2020 – Ms. Newton moved, seconded by Mr. Manning, to approve the minutes as distributed.

In Favor: Terracio and Newton

The vote in favor was unanimous.
3. **ADOPTION OF AGENDA** – Ms. Newton moved, seconded by Mr. Manning, to adopt the agenda as published.

In Favor: Terracio and Newton

Opposed: Manning

The vote was in favor.
4. **ITEMS FOR ACTION**
 - a. I propose the change of the Animal Care Officer’s official title to that of “Animal Welfare Officer” within our County’s ordinances. “Animal Care Officer” tends to be a bit confusing for those in the public who do not fully understand what they do, and “Animal Control Officer” tends to have derogatory connotation. The field of animal welfare/care has dramatically changed within recent years. A title of “Animal Welfare Officer” offers a broader understanding of what their duties entail. [MALINOWSKI, DICKERSON, JACKSON, MANNING and McBRIDE] – Mr. Manning stated on p. 16 of the agenda there is information from the National Animal Control Association, which offers three (3) most common job titles for field operations. None of those are our current job title, or one of the ones proposed by Mr. Malinowski. After consultation with Mr. Malinowski, he would like to make a motion to hold this in committee.

Mr. Manning moved, seconded by Ms. Newton, to hold this item in committee, and have staff bring back a consensus title for us to take into consideration.

Ms. Newton inquired if anyone from staff had any questions regarding this directive.

Ms. Haynes stated she wants to ensure when we move forward that we are only going to change the title for the Animal Care Officer. There is also the Animal Care Supervisor, and the division title is Animal Care. She noted we may want to make changes to all the titles at one time.

Mr. Manning made a friendly amendment to take into consideration, for consistency, all of the titles in that division.

In Favor: Terracio, Manning and Newton

The vote in favor was unanimous.

5. **ITEMS PENDING ANALYSIS: NO ACTION REQUIRED**

- a. I move to direct the County Attorney to work with the County Administrator to research and draft an absentee landlord ordinance. The ordinance should provide potential remedies for individuals who violate county ordinances and provide, via supplemental documentation, a comprehensive review of the legal impacts [potentially] associated with the adoption of such an ordinance [NEWTON and DICKERSON] – No action was taken.
- b. I move to evaluate affordable housing options to include the option of establishing an Affordable Housing Trust Fund for Richland County as a benefit to the public. Housing is considered to be “affordable” when 30% or less of one’s income is spent on housing and utilities. In Richland County, nearly half of renters pay more than a third of their income on rent and utilities [TERRACIO] – No action was taken.

6. **ADJOURNMENT** – The meeting adjourned at approximately 5:15 PM.



Agenda Briefing

Prepared by: Sandra Haynes, Director

Department: Animal Services

Date Prepared: July 14, 2020

Meeting Date: July 28, 2020

Legal Review	Elizabeth McLean via email	Date:	July 17, 2020
Budget Review	James Hayes via email	Date:	July 16, 2020
Finance Review	Stacey Hamm via email	Date:	July 17, 2020
Approved for consideration:	Assistant County Administrator	Ashley M. Powell, Assoc. AIA, AICP	
Committee	Development and Services		
Subject:	Animal Care Officer title change		

Recommended Action:

Council initiated this request.

Motion Requested:

1. Move to change the division name of "Animal Care" to "Animal Care and Control." Change the title of "Animal Care Supervisor" to "Animal Care and Control Supervisor." Change the title of "Animal Care Officer" to "Animal Care and Control Officer." The title changes will also be made within the County's ordinance.
2. Move to change the division name of "Animal Care" to "Animal Control." Change the title of "Animal Care Supervisor" to "Animal Control Supervisor." Change the title of "Animal Care Officer" to "Animal Control Officer." The title changes will also be made within the County's ordinance.
3. Do not change the title of "Animal Care Officer."

Request for Council Reconsideration: Yes

Fiscal Impact:

There would be an estimated minimum fiscal impact of less than \$2,000.00. Uniform apparel bearing the title and division name will require the purchase of new items.

Comment from Dwight Hanna, Director of Human Resources:

Good Afternoon Director Haynes,

HRSD would be able to absorb all costs associated with [name change] for documentation relating to HR, into our normal work processes, without needing any additional funding.

Motion of Origin:

All titles within that department be considered for consistency and a hopeful consensus from the County staff in that division as to a suggestion or recommendation for Council’s consideration at next month’s D & S Committee meeting.

Council Member	Jim Manning, District 8, Bill Malinowski, District 1
Meeting	Development and Services
Date	June 23, 2020

Discussion:

County Council could take the National Animal Control Association’s full name for a department name: Department of Animal Care and Control. This title offers a more general idea of the services the division provides.

The title of Animal Control is the most common title for department/divisions/officers. Animal Control Officers strive to serve the public as the frontline defense to protect the health and safety of humans and animals. What is derogatory is the term “dog catcher.”

A change in job title from “Animal Care Officer” to “Animal Welfare Officer” will not change essential tasks or experience requirements of the position. There will be no impact on the operations or the structure of the department.

Animal Care Officer input

	Division Name	Title
Officer 1	Animal Care and Control	Animal Care and Control Officer
Officer 2	Animal Control or Animal Services	Animal Control or Animal Services Officer
Officer 3	Animal Services	Animal Services Officer
Officer 4	Animal Care and Control	Animal Care and Control Officer
Officer 5	Animal Control or Animal Services	Animal Control or Animal Services
Officer 6	Animal Care and Control	Animal Care and Control Officer

Attachments:

1. Briefing document – Development and Services meeting 06/23/2020
2. Animal Care Officer job description

**RICHLAND COUNTY
ADMINISTRATION**

2020 Hampton Street, Suite 4069
Columbia, SC 29204
803-576-2050



Agenda Briefing

Prepared by: Sandra Hayes, Director
Department: Animal Services
Date Prepared: June 01, 2020 **Meeting Date:** June 23, 2020

Legal Review	Elizabeth McLean via email	Date:	June 17, 2020
Budget Review	James Hayes via email	Date:	June 17, 2020
Finance Review	Stacey Hamm via email	Date:	June 15, 2020
Human Resources Review	Dwight Hanna via email	Date:	June 04, 2020
Approved for consideration:	Assistant County Administrator	Ashley M. Powell, Assoc. AIA, AICP	
Committee	Development & Services		
Subject:	Animal Welfare Officer		

Recommended Action:

This is a Council initiated request. Should Council approve the change of "Animal Care Officer" to "Animal Welfare Officer", a change in the title would require concurrent changes in all other applicable areas. These areas include division name, supervisor job title, and all references within the ordinance.

Action Requested:

1. Move to approve change the name of the job title "Animal Care Officer" to "Animal Welfare Officer"
2. Move to deny the proposed change the name of the job title "Animal Care Officer to Animal Welfare Officer"

Request for Council Recommendation: Yes

Final Report:

Undetermined.

Motion of Origin:

I propose the change of the Animal Care Officer's official title to that of "Animal Welfare Officer" within our county's ordinances. "Animal Care Officer" tends to be a bit confusing for those in the public who do not fully understand what they do, and "Animal Control Officer" tends to have a derogatory connotation. The field of animal welfare/care has dramatically changed within recent years. A title of "Animal Welfare Officer" offers a broader understanding of what their duties entail.

Committee Member	Bill Malinowski District 1
Meeting	Special Called meeting
Date	May 5, 2020

Discussion:

Additional information provided by Councilmember Malinowski on May 29, 2020:

“Animal Care Officer” (ACO) tends to be a bit confusing for those in the public who do not fully understand what these personnel do. ACO to some tends to have a derogatory connotation.

The field of animal welfare has dramatically changed within recent years. A title of “Animal Welfare Officer” offers a broader understanding of what their duties entail. They are not simply Disney’s “dog catchers” that pick up strays and take them to “the pound.”

Yes, they pick up strays, but they also conduct humane investigations into animal welfare, seeking justice for abused, neglected and abandoned animals. In doing so these personnel write extensively detailed narratives, face violators in court, and deal with sick and highly aggressive or dangerous animals. They conduct animal bite investigations and quarantines, educate the public, and teach people how to fulfill their responsibility to their pets, as well as their neighbors. They remove animals from homes of suicides, homicides and natural deaths, often in which they must see or work around the bodies. They remove injured or aggressive animals from the scenes of car accidents or collisions that result in an animal being struck by a motor vehicle.

These careers in animal welfare go beyond what comes to mind when you hear “animal control.” I feel the title of Animal Welfare Officer would help ease the tension between this department and the public, and will help offer a better understanding of what this agency does in representing Richland County.

Bill Malinowski

Dwight Hanna, Director of Human Resources, has advised that if there is only a name change there would only be a need to make changes that reference "Animal Care" in these areas : Job Title, Job Description, Job Classification, Department Title. Otherwise, any changes to the actual job description would need to be reflected. Furthermore, if changes to the job description will alter more than 30% of the current job description there would possibly be a need to change the job's classification as well. Human Resources has also advised that the most common job sector title for services provided by Animal Care is "Animal Services". Other commonly used names include: Animal Care, Animal Control, Animal Welfare and Public Animal Welfare Services (PAWS)

**RICHLAND COUNTY, SOUTH CAROLINA
CLASS DESCRIPTION
2017**

**CLASS TITLE: ANIMAL CARE OFFICER
ANIMAL CARE DIVISION**

GENERAL DESCRIPTION OF CLASS

The purpose of the class is to enforce ordinances governing the care and keeping of domestic animals and livestock in an effort to maintain public safety and welfare, and to perform related work as required. This class works according to some procedures but is expected to exercise considerable initiative to work independently in the field and is expected to organize work assignments to respond to a maximum number of calls. Work is reviewed regularly by supervisor.

ESSENTIAL TASKS

The tasks listed below are those that represent the majority of the time spent working in this class. Management may assign additional tasks related to the type of work of the class as necessary.

Uses considerable tact and de-escalation techniques when dealing with irate citizens.

Patrols areas of the County on foot or in assigned vehicles to detect violations of laws and ordinances pertaining to animal control.

Investigates reports of animal complaints; document responses; collects evidence; files charges as appropriate; prepares cases for prosecution and provides courtroom testimony.

Responds to calls regarding stray, vicious and/or diseased animals; responds to calls regarding animal bites; performs preliminary investigations.

Mediates animal complaints between citizens when appropriate.

Captures and transports stray, sick, injured or potentially rabid animals to the shelter for appropriate processing, care and treatment, and quarantine as necessary.

Determines breeds of animals for proper classification.

Assists in performing euthanasia.

Picks up and properly disposes of animal carcasses.

Assists law enforcement personnel in situations involving animals as requested.

Issues warnings and citations for violations of ordinances governing the care and keeping of animals and conducts follow-ups when necessary.

Provides public education regarding animal control; explains ordinances related to the care and keeping of animals; and assists in the performance of community sweeps.

Creates affidavits for petition hearings and search warrants in compliance with County ordinance.

Performs dispatching duties when necessary.

CLASS TITLE: ANIMAL CARE OFFICER

Maintains assigned vehicles and equipment.

Maintains records of daily work activities.

Performs routine clerical duties as required, including but not limited to greeting and assisting customers, preparing forms, answering the telephone, copying and filing documents, etc.

Operates a vehicle, traps, restraining / capture devices, two-way radio, hand tools, telephone, etc.; exercises care and safety in the use and maintenance of assigned vehicle and equipment.

Attends training, meetings, workshops, etc., as necessary to maintain job knowledge, skills and required certifications.

Works on call 24 hours per day as scheduled.

Maintains a working relationship with external customers, to include but not limited to staff members of the City shelter, veterinarians, DHEC, and law enforcement personnel.

Must be proficient in Microsoft Office.

INVOLVEMENT WITH DATA, PEOPLE, AND THINGS

DATA INVOLVEMENT:

Requires gathering, organizing, analyzing, examining or evaluating data or information and may prescribe action based on such data or information.

PEOPLE INVOLVEMENT:

Requires persuading or influencing others in favor of a service, point of view, or course of action; may enforce laws, rules, regulations or ordinances.

INVOLVEMENT WITH THINGS:

Requires handling or using machines requiring moderate instruction and experience such as computers, cameras, animal control equipment, chemical immobilization rifle, etc.

COGNITIVE REQUIREMENTS

REASONING REQUIREMENTS:

Requires performing skilled work involving rules/systems with almost constant problem-solving.

MATHEMATICAL REQUIREMENTS:

Requires using addition and subtraction, multiplication and division, and/or calculating ratios, rates and percentages.

LANGUAGE REQUIREMENTS:

CLASS TITLE: ANIMAL CARE OFFICER

Requires reading technical instructions, procedures, manuals and charts to solve practical problems; composing routine reports and specialized reports, forms and business letters with proper format; speaking compound sentences using normal grammar and word form.

MENTAL REQUIREMENTS:

Requires doing clerical, manual or technical tasks requiring a wide range of procedures and requiring intensive understanding of a restricted field or complete familiarity with the functions of a unit or small division of an operating agency; requires normal attention with short periods of concentration for accurate results or occasional exposure to unusual pressure.

VOCATIONAL/EDUCATIONAL AND EXPERIENCE PREPARATION

VOCATIONAL/EDUCATIONAL PREPARATION:

Requires high school diploma, GED or specialized vocational training.

SPECIAL CERTIFICATIONS AND LICENSES:

Must possess a valid state driver's license.

Must possess or be able to obtain Animal Control certification; may be required to possess or obtain other certifications as deemed necessary by department head.

EXPERIENCE REQUIREMENTS:

Requires over six months and up to and including one year.

AMERICANS WITH DISABILITIES ACT REQUIREMENTS

PHYSICAL AND DEXTERITY REQUIREMENTS:

Requires medium-to-heavy work that involves walking, standing, stooping, lifting, climbing, pushing or raising objects and also involves exerting between 20 and 50 pounds of force on a recurring basis and 50 to 100 pounds of force on an occasional basis. Requires routine keyboard operations.

ENVIRONMENTAL HAZARDS:

The job may risk exposure to bright/dim light, dusts and pollen, extreme heat and/or cold, wet or humid conditions, animals/wildlife, fumes and/or noxious odors, traffic, heights, disease/pathogens, toxic/caustic chemicals, violence.

SENSORY REQUIREMENTS:

The job requires normal visual acuity and field of vision, hearing and speaking abilities, depth and color perception.

JUDGMENTS AND DECISIONS

JUDGMENTS AND DECISIONS:

CLASS TITLE: ANIMAL CARE OFFICER

Responsible for guiding others, requiring frequent decisions affecting co-workers, customers and others who depend on the service or product; works in a somewhat fluid environment with rules and procedures but with many variations from the routine.

ADA COMPLIANCE

Richland County is an Equal Opportunity Employer. ADA requires the County to provide reasonable accommodations to qualified individuals with disabilities. Prospective and current employees are invited to discuss accommodations.



Agenda Briefing

Prepared by: Clayton Voignier, Director
Department: Community Planning and Development
Date Prepared: July 6, 2020 **Meeting Date:** July 21, 2020

Legal Review	Elizabeth Mclean via email	Date:	July 08, 2020
Budget Review	James Hayes via email	Date:	July 08, 2020
Finance Review	Stacey Hamm via email	Date:	July 08, 2020
Approved for consideration:	Assistant County Administrator	Ashley M. Powell, Assoc. AIA, AICP	
Subject:	Change Order for CDBG-DR Rehabilitation Project		

Recommended Action:

Staff recommends approval of awarding additional funds for Change Order #2 totaling \$11,079.86 for the completion of the rehabilitation project at 216 Raintree Drive.

Motion Requested:

I move to approve the award of additional funds for Change Order #2 totaling \$11,079.86 for the completion of the rehabilitation project at 216 Raintree Drive.

Request for Council Reconsideration: Yes

Fiscal Impact:

Funds are available in CDBG DR Housing Revitalization (526705).

Motion of Origin:

There is no motion of origin for this item.

Council Member	
Meeting	
Date	

Discussion:

All change orders **greater than 25% of the original contract amount** must be reviewed and approved by Council for CDBG-DR funds.

- Contractor: Prominent Homes
- Property Address: 216 Raintree Drive, Irmo, SC 29063
- Original Contract Amount Awarded: \$21,511.81
- Change Order #2 Amount Requested: \$ \$11,079.86
- Percent of Change Order #2 Amount Requested: 51%
- Change Order History: Change Order #1 for \$39,446.12 (183%) was approved by Council at its regular meeting on April 7, 2020. The change order was to replace wooden joints and seals under the house that are completely rotted out due to a leaking pipe in the wall, remodel the kitchen remodel to replace rot and water damage, and provide additional stabilization to existing floors in the kitchen.
- Purpose of Change Order #2: This change order addresses a structural issue that could not be identified until work started on the previous change order. Due to the structural nature of the work, failing to complete the work could result in a safety issue in the future causing the structure to fail with further damage to the property and possibly the homeowner. The crawl space between the den and the kitchen is separated by duct work, and the access to the crawl space is on the kitchen side of the house, not the den side of the house. Due to this separation, the crawl space under the den side of the house was not visible to the contractor until the floor joists were removed from the kitchen. Upon removing the floor joists in the kitchen, the sagging sister floor joists in the den were observed while looking under the wall that separates the den from the kitchen. This issue was not able to be pre-identified as part of Change Order #1. There will be no further joist issues on the home as the den and kitchen lie end-to-end on the home.

Picture 1: Shows the joist issues identified for Change Order #1.



Picture 2: Shows the maximum limit of advance due to the duct system.



Picture 3: Shows the contractor able to observe past the duct work into the den upon removal of the floor joists in the kitchen and identify the issue with the floor joists in the den.



Picture 4: Shows the sister joists causing the sagging in the home



Funding Source: CDBG DR Housing Revitalization

Attachments:

1. Change Order #1 and Supporting Documentation for 216 Raintree Dr.
2. Change Order #2 and Supporting Documentation for 216 Raintree Dr.

Discussion:

All change orders greater than 25% must be reviewed and approved by Council for CDBG-DR funds.

Change Order #1

- Contractor: SBP
- Property Address: 237 Chartwell Rd. Columbia, SC 29229
- Original Contract Amount Awarded: \$4,915.25
- Change Order Amount Requested: \$8,691.62
- Percent of Change Order Amount Requested: 177%
- Purpose of Change Order: Replace duct work due to water damage caused by water runoff from the back yard. Correction will require digging a trench in the crawl space, lifting the duct work off of the ground and adding brick work around vents.

Change Order #2

- Contractor: Prominent Homes
- Property Address: 216 Raintree Dr. Irmo, SC 29063
- Original Contract Amount Awarded: \$21,551.81
- Change Order Amount Requested: \$39,446.12
- Percent of Change Order Amount Requested: 183%
- Purpose of Change Order: Replace wooden joints and seals under the house that are rotted out due to a leaking pipe in the wall. Kitchen remodel is required to replace rot and water damage. Additional stabilization to existing floors is also required.

Attachments:

1. Change Order and Supporting Documentation for 237 Chartwell Rd.
2. Change Order and Supporting Documentation for 216 Raintree Dr.

REQUEST FOR CHANGE ORDER FORM - CHANGE ORDER # 01

Property # SFR0042 Property Owner Nicola Felder

Property Address 237 Chartwell Rd Columbia, SC 29229

GC SBP Inspector Charles Jordan

Date Initiated 01-16-2020 Current Project Completion Date ON HOLD

Initiator: GC Homeowner Inspector

Description of Change Order and Reason Why: _____ Original Cost of Project \$4,915.25

- *Replace duct work due to water damage. This duct work is not that old but the way the back yard is water runs into the crawlspace through the vents and access.
- * Dig a trench in crawlspace to get the duct work off the ground due to lack of space.
- * Add rows to the bricks work around the vents

Inspector/Cost Estimator's Evaluation _____ X Alvin Goodwin 1/23/2020
GC Sign Date

Meets HQS: Yes No _____ 01-22-2020
Inspector Sign Date

Homeowner(s) Consent to Change Order _____ X _____ 1-22-2020
Homeowner Sign Date

Scope of Work Attached Yes No

Cost of Change Order \$8,691.62 Additional Time for Change Order 10 Days

Special Case Panel's Decision
Approved Disapproved Date: 28 May 2020
Deather J. Brown

Notes: 17a2

Total Cost of Project \$13,606.87 New Project Completion Date 24 days total

Over 25% Yes Submit directly to Council for approval per BRC decision of 11/5/18
No SCP May Approve



Richland County Flood Recovery Office

Richland County Flood Recovery Office
2020 Hampton Street, Suite 1022, Columbia SC 29204

Insured: Nicola Felder
Property: 237 Chartwell Road
Columbia , SC 29229

Home: (803) 479-1962

Claim Rep.: Charles P Jordan III
Position: Program Inspector
Company: Tetra Tech | Complex World, Clear Solutions
Business: 2020 Hampton st suite 1022
columbia, SC

Business: (803) 576-2044
E-mail: charles.jordan@tetrattech.com

Estimator: Charles P Jordan III
Position: Program Inspector
Company: Tetra Tech | Complex World, Clear Solutions
Business: 2020 Hampton st suite 1022
columbia, SC

Business: (803) 576-2044
E-mail: charles.jordan@tetrattech.com

Claim Number: SFR0042 **Policy Number:** **Type of Loss:** Flood

Date Contacted: 3/15/2018 2:18 PM
Date of Loss: 10/1/2015 12:00 PM Date Received: 3/15/2018 2:18 PM
Date Inspected: 3/19/2018 12:00 PM Date Entered: 3/19/2018 2:13 PM

Price List: SCCO8X_OCT18
Restoration/Service/Remodel
Estimate: SFR0042_FELDER-1-1-1

***Where hazardous materials are present, abatement project design, removal, monitoring, clearance and disposal of asbestos, lead-based paints, and other hazardous materials need to follow State of South Carolina (SC DHEC) and U.S. Environmental Protection Agency (EPA) regulations and requirements. Please prepare bid accordingly. The contractor is responsible for pulling all proper permits and getting all inspections for work performed. This scope is an estimate of work to be performed. If there are any change orders based off items not seen or detected during the inspection or site walk those need to be submitted to Richland County CBDG-DR Program Manager for approval. Change orders for work not performed as well as added work must follow this process also. Richland County's change order process must be followed at all times. Prior to starting work the general contractor will be responsible for submitted a clear CL-100 letter. If determined the home has termites contractor must inform Richland County CBDG-DR Program Manager and request change order form before starting any work. The HUD Green Building Retrofit Checklist (GBR Checklist) is a Federal construction standard requiring that work performed when receiving Federal funds must meet certain energy efficiency and indoor air quality standards. The HUD Green Building Retrofit Checklist (GBR Checklist) must be followed in this program when performing work that meets this standard. The job site must be cleaned every day and all trash either hauled off or put in its proper place. Trash may not be left beside the road or in front yard or around house overnight. All hazards must be clearly marked with safety tape or cones. All OSHA safety regulation must be followed on the job site at all times. Per Richland County CBDG-DR office a lock box is required on all jobs to store the keys in. The combination must be turned over to Richland County CBDG-DR office / inspector. The house must be secured at the end of each day or when left with no workers on site. ***



Richland County Flood Recovery Office

Richland County Flood Recovery Office
 2020 Hampton Street, Suite 1022, Columbia SC 29204

SFR0042_FELDER-1-1-1

Main Level

Main Level

DESCRIPTION	QTY	UNIT PRICE	TOTAL
1. MASONRY	1.00 EA @	325.00 =	325.00
Build up around the vents. There is 1 in particular on the side near the back corner that has no build-up around it at all and it is at ground level. The ones along the backside could use another layer or 2 of brick to beef them up a bit more.			

Crawlspace

Crawlspace1

Height: 3'

DESCRIPTION	QTY	UNIT PRICE	TOTAL
2. R&R Ductwork system - hot or cold air - 1600 to 2199 SF home	1.00 EA @	5,236.98 =	5,236.98
At the owner request SBP checked the duct work. The duct work is wet and will need to be replaced.			
3. LABOR ONLY	1.00 EA @	850.00 =	850.00
To dig out the main trunk line, raise it up with hangers.			

Grand Total Areas:

5,167.66 SF Walls	3,152.17 SF Ceiling	8,319.84 SF Walls and Ceiling
3,152.17 SF Floor	350.24 SY Flooring	747.83 LF Floor Perimeter
0.00 SF Long Wall	0.00 SF Short Wall	774.00 LF Ceil. Perimeter
3,152.17 Floor Area	3,340.26 Total Area	5,167.66 Interior Wall Area
2,527.77 Exterior Wall Area	344.64 Exterior Perimeter of Walls	
2,413.55 Surface Area	24.14 Number of Squares	0.00 Total Perimeter Length
70.88 Total Ridge Length	0.00 Total Hip Length	



Richland County Flood Recovery Office

Richland County Flood Recovery Office
2020 Hampton Street, Suite 1022, Columbia SC 29204

Summary for Dwelling

Line Item Total	6,411.98
Material Sales Tax	160.13
Subtotal	6,572.11
Overhead	985.82
Profit	1,133.69
Replacement Cost Value	\$8,691.62
Net Claim	\$8,691.62

Charles P Jordan III
Program Inspector



Richland County Flood Recovery Office

Richland County Flood Recovery Office
2020 Hampton Street, Suite 1022, Columbia SC 29204

Recap of Taxes, Overhead and Profit

	Overhead (15%)	Profit (15%)	Material Sales Tax (8%)	Laundry & D/C Tax (8%)	Manuf. Home Tax (2%)	Storage Rental Tax (8%)	Local Food Tax (2%)
Line Items	985.82	1,133.69	160.13	0.00	0.00	0.00	0.00
Total	985.82	1,133.69	160.13	0.00	0.00	0.00	0.00



Richland County Flood Recovery Office

Richland County Flood Recovery Office
2020 Hampton Street, Suite 1022, Columbia SC 29204

Recap by Room

Estimate: SFR0042_FELDER-1-1-1

Area: Main Level	325.00	5.07%
<hr/>		
Area Subtotal: Main Level	325.00	5.07%
Area: Crawlspace		
Crawlspace1	6,086.98	94.93%
<hr/>		
Area Subtotal: Crawlspace	6,086.98	94.93%
<hr/>		
Subtotal of Areas	6,411.98	100.00%
<hr/>		
Total	6,411.98	100.00%



Richland County Flood Recovery Office

Richland County Flood Recovery Office
2020 Hampton Street, Suite 1022, Columbia SC 29204

Recap by Category

O&P Items	Total	%
GENERAL DEMOLITION	351.40	4.04%
HEAT, VENT & AIR CONDITIONING	4,885.58	56.21%
LABOR ONLY	850.00	9.78%
MASONRY	325.00	3.74%
O&P Items Subtotal	6,411.98	73.77%
Material Sales Tax	160.13	1.84%
Overhead	985.82	11.34%
Profit	1,133.69	13.04%
Total	8,691.62	100.00%



Richland County Flood Recovery Office

Richland County Flood Recovery Office
2020 Hampton Street, Suite 1022, Columbia SC 29204

1



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Richland County Flood Recovery Office

Richland County Flood Recovery Office
2020 Hampton Street, Suite 1022, Columbia SC 29204

9

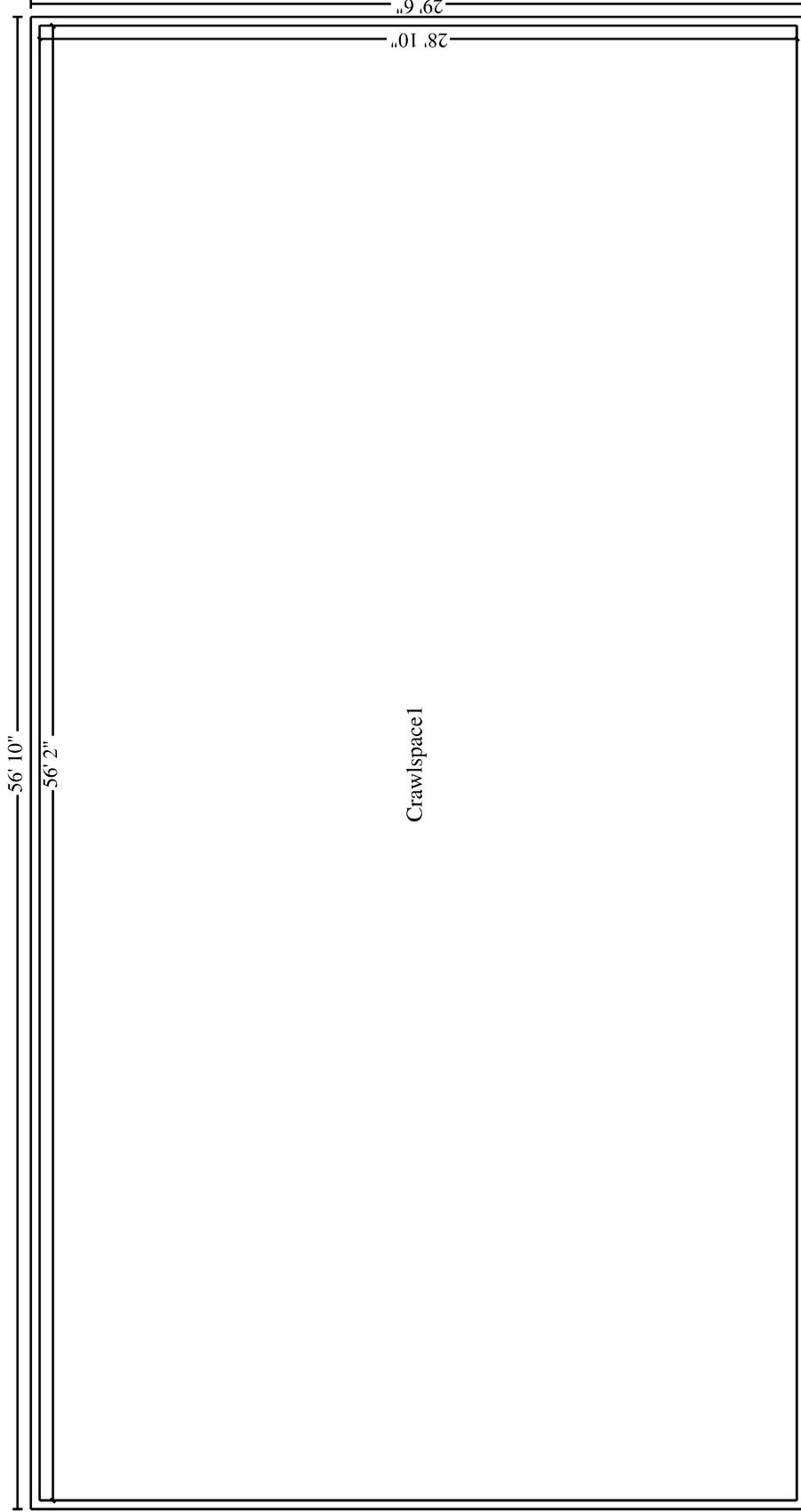


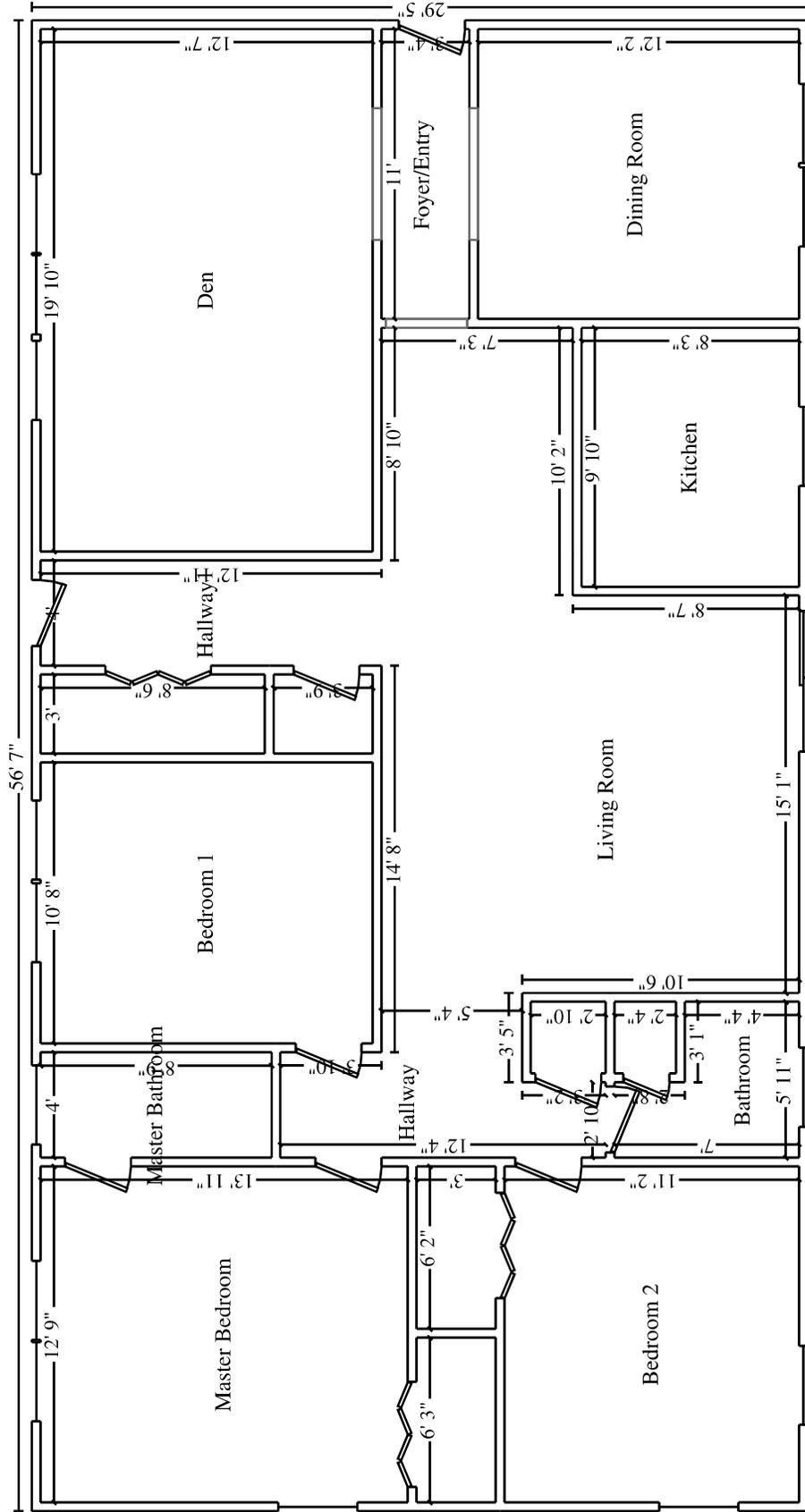


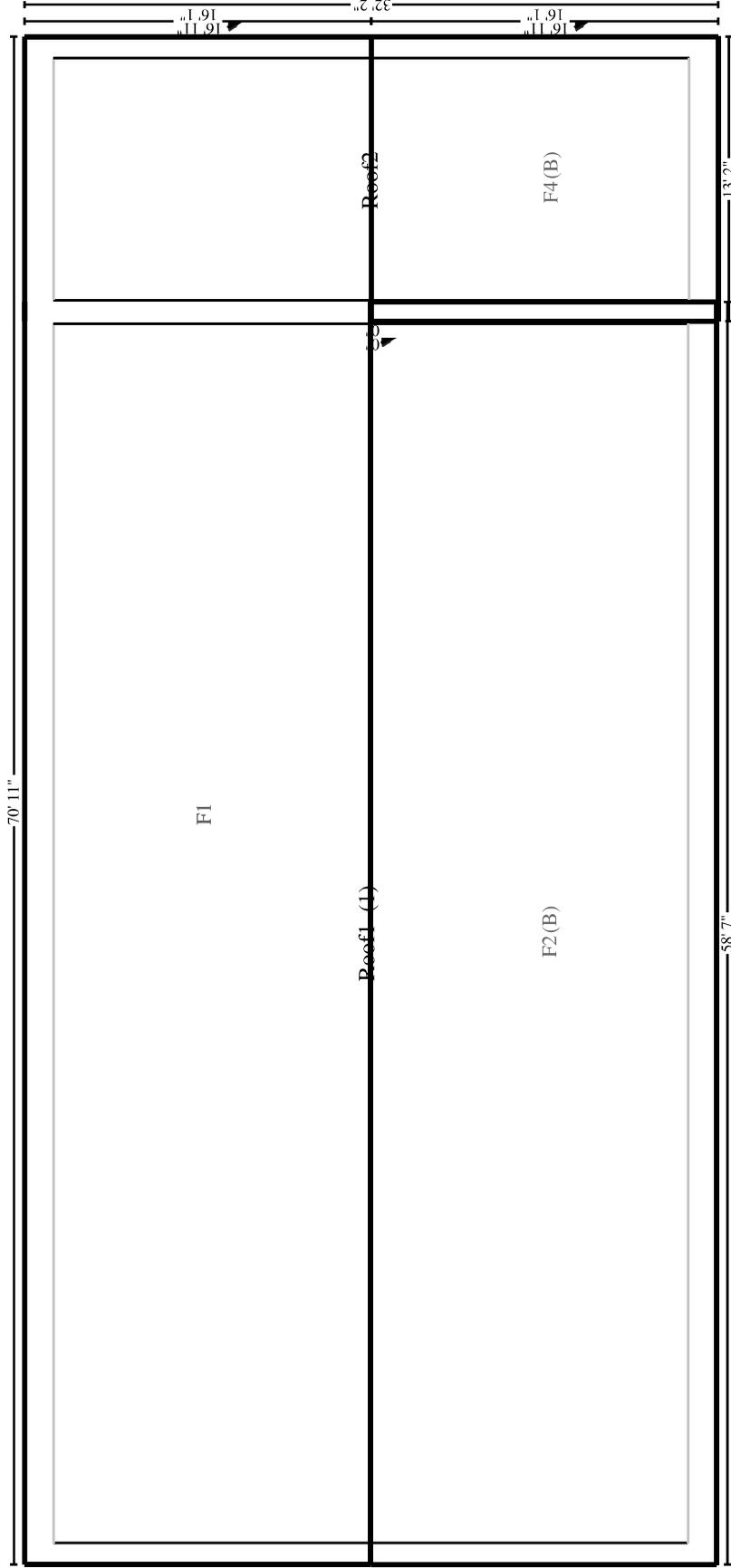
Richland County Flood Recovery Office

Richland County Flood Recovery Office
2020 Hampton Street, Suite 1022, Columbia SC 29204

Image Detail			
Image No.	Type	Date Taken	Taken By
1	15-20180319_113655	3/19/2018	
2	3-20180319_113436	3/19/2018	
3	4-20180319_113458	3/19/2018	
4	5-20180319_113500	3/19/2018	
5	6-20180319_113523	3/19/2018	
6	7-20180319_113526	3/19/2018	
7	8-20180319_113534	3/19/2018	
8	9-20180319_113536	3/19/2018	
9	10-20180319_113548	3/19/2018	







Property # SFR0464 Property Owner Solomon, Sandra

Property Address 216 Raintree Dr, Irmo, SC 29063

GC Prominent Homes Inspector Lee Harley

Date Initiated 3-3-2020 Current Project Completion Date 3-31-2020

Initiator: GC Homeowner Inspector

Description of Change Order and Reason Why: _____ Original Cost of Project \$21551.81

Upon the contractor removing the original floor in the kitchen to replace it they discovered the wooden joist and seals under the house was completely rotted out due to a leaking pipe in the wall. This is going to require the joist and seals to be replaced and the kitchen to be gutted from where the rot has moved into the walls. The cabinets are pulling away from the walls due to where the floor and wall settled from the rot and water damage. This has also caused the upstairs bathroom to settle and the walls and floor to crack. The repairs include stabilization of the down staires floors which will stabilize the upstairs bathroom floor.

Inspector/Cost Estimator's Evaluation

Meets HQS: Yes No

[Handwritten Signatures and Dates]
 GC Sign _____ Date 3/4/2020
 Inspector Sign _____ Date 3/4/2020
 Homeowner Sign Sandra E. Solomon Date 3/4/2020

Homeowner(s) Consent to Change Order _____ Homeowner Sign _____ Date _____

Scope of Work Attached Yes No

Cost of Change Order \$39,446.12 Additional Time for Change Order 60 days from approval
 Days

Special Case Panel's Decision

Approved Disapproved Date: _____

Notes:

Total Cost of Project \$60997.93 New Project Completion Date 60 days from approval

Over 25% Yes Submit directly to Council for approval per BRC decision of 11/5/18

No SCP May Approve 54% of Estimate



Richland County Flood Recovery Office

Richland County Flood Recovery Office
2020 Hampton Street, Suite 1022, Columbia SC 29204

Insured: Soloman, Sandra
Property: 216 Raintree Dr.
Irmo, SC 29063

Claim Rep.: Lee Harley
Position: Cost Estimator
Company: Tetra Tech
Business: 2020 Hampton Street, Suite 1022, Columbia SC
29204
Columbia, SC 29204

Business: (803) 722-3514
E-mail: lee.harley@tetratech.com

Estimator: None

Claim Number: SFR0464-CO-01

Policy Number: SFR0464-CO-01

Type of Loss: Flood

Date Contacted: 3/3/2020

Date of Loss: 10/1/2015 12:00 AM

Date Received: 3/3/2020

Date Inspected: 3/3/2020

Date Entered: 3/3/2020

Price List: SCCO8X_MAR20
Restoration/Service/Remodel

Estimate: SFR0464-CO-01

Inspection Report 3-3-2020, Change order CO-01. Upon the contractor removing the original floor in the kitchen to replace it they discovered the wooden joist and seals under the house was completely rotted out due to a leaking pipe in the wall. This is going to require the joist and seals to be replaced and the kitchen to be gutted from where the rot has moved into the walls. The cabinets are pulling away from the walls due to where the floor and wall settled from the rot and water damage. This has also cause the upstairs bathroom to settle and the walls and floor to crack. The repairs include stabilization of the down stares floors which will stabilize the upstairs bathroom floor.



Richland County Flood Recovery Office

Richland County Flood Recovery Office
2020 Hampton Street, Suite 1022, Columbia SC 29204

SFR0464-CO-01

Main Level

Main Level

DESCRIPTION	QTY	UNIT PRICE	TOTAL
1. Floor stabilization and pier set. To stabilize the kitchen floor, laundry room floor and bathroom floor from under the house and set piers as needed to include the seals. Includes labor materiel.	1.00 EA @	6,500.00 =	6,500.00

Kitchen

Height: 8'

Missing Wall - Goes to Floor 4' X 6' 8" Opens into LIVING_ROOM
Missing Wall - Goes to Floor 4' 4" X 6' 8" Opens into DEN

DESCRIPTION	QTY	UNIT PRICE	TOTAL
2. R&R Joist - floor or ceiling - 2x10 - w/blocking - 16" oc	166.75 SF @	7.60 =	1,267.30
3. Timber Framing - General Laborer - per hour	20.00 HR @	30.02 =	600.40
4. Underlayment - 1/2" BC plywood	166.75 SF @	1.77 =	295.15
5. R&R Sheathing - OSB - 5/8"	360.44 SF @	1.97 =	710.07
6. Underlayment - 1/4" 5 ply	166.75 SF @	1.92 =	320.16
7. R&R Batt insulation - 6" - R19 - paper / foil faced	166.75 SF @	1.09 =	181.76
8. R&R Baseboard - 3 1/4"	43.67 LF @	2.93 =	127.95
9. R&R Quarter round - 3/4"	43.67 LF @	1.48 =	64.63
10. Drywall Repair - Minimum Charge - Labor and Material	1.00 EA @	366.80 =	366.80
11. Seal/prime then paint the walls and ceiling twice (3 coats)	527.19 SF @	1.00 =	527.19
12. Mask and prep for paint - plastic, paper, tape (per LF)	43.67 LF @	1.08 =	47.16
13. Floor protection - heavy paper and tape	166.75 SF @	0.41 =	68.37
14. Cooktop - Detach & reset	1.00 EA @	109.00 =	109.00
15. Dishwasher - Detach	1.00 EA @	48.55 =	48.55
16. Refrigerator - Remove & reset	1.00 EA @	29.63 =	29.63
17. R&R Cabinetry - upper (wall) units - Standard grade	12.00 LF @	102.33 =	1,227.96
18. R&R Cabinetry - lower (base) units - Standard grade	12.00 LF @	129.85 =	1,558.20
19. R&R Sink - double - Standard grade	1.00 EA @	294.90 =	294.90
20. R&R P-trap assembly - ABS (plastic)	1.00 EA @	60.25 =	60.25
21. Plumbing - Labor Minimum	1.00 EA @	275.01 =	275.01
22. R&R Cabinet knob or pull - Standard grade	20.00 EA @	6.45 =	129.00
23. R&R Countertop - flat laid plastic laminate - Standard grade	16.00 LF @	31.15 =	498.40
24. R&R 4" backsplash for flat laid countertop	16.00 LF @	7.95 =	127.20
25. Electrical - Labor Minimum	1.00 EA @	187.78 =	187.78
26. Remove Vinyl floor covering (sheet goods) - Standard grade	166.75 SF @	0.66 =	110.06
27. Vinyl floor covering (sheet goods) - Standard grade	192.58 SF @	2.16 =	415.97
28. Seal & paint trim - two coats	0.12 LF @	1.07 =	0.13

SFR0464-CO-01

3/3/2020

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Richland County Flood Recovery Office

Richland County Flood Recovery Office
 2020 Hampton Street, Suite 1022, Columbia SC 29204

CONTINUED - Kitchen

DESCRIPTION	QTY	UNIT PRICE	TOTAL
29. Paint baseboard - two coats	43.67 LF @	1.09 =	47.60

Bathroom

Height: 8'

DESCRIPTION	QTY	UNIT PRICE	TOTAL
30. R&R Joist - floor or ceiling - 2x10 - w/blocking - 16" oc	17.25 SF @	7.60 =	131.10
31. Timber Framing - General Laborer - per hour	20.00 HR @	30.02 =	600.40
32. Underlayment - 1/2" BC plywood	17.25 SF @	1.77 =	30.53
33. R&R Sheathing - OSB - 5/8"	140.00 SF @	1.97 =	275.80
34. Underlayment - 1/4" 5 ply	17.25 SF @	1.92 =	33.12
35. R&R Batt insulation - 6" - R19 - paper / foil faced	17.25 SF @	1.09 =	18.80
36. R&R Baseboard - 3 1/4"	17.50 LF @	2.93 =	51.28
37. R&R Quarter round - 3/4"	17.50 LF @	1.48 =	25.90
38. Drywall Repair - Minimum Charge - Labor and Material	1.00 EA @	366.80 =	366.80
39. Seal/prime then paint the walls and ceiling twice (3 coats)	157.25 SF @	1.00 =	157.25
40. Mask and prep for paint - plastic, paper, tape (per LF)	17.50 LF @	1.08 =	18.90
41. Floor protection - heavy paper and tape	17.25 SF @	0.41 =	7.07
42. Plumbing - Labor Minimum	1.00 EA @	275.01 =	275.01
43. Electrical - Labor Minimum	1.00 EA @	187.78 =	187.78
44. Remove Vinyl floor covering (sheet goods) - Standard grade	17.25 SF @	0.66 =	11.39
45. Vinyl floor covering (sheet goods) - Standard grade	48.08 SF @	2.16 =	103.85
46. Seal & paint trim - two coats	17.50 LF @	1.07 =	18.73
47. Paint baseboard - two coats	17.50 LF @	1.09 =	19.08
48. R&R Toilet - Standard grade	1.00 EA @	388.76 =	388.76
49. R&R Sink - single - Standard grade	1.00 EA @	186.12 =	186.12
50. R&R Sink faucet - Bathroom - Standard grade	1.00 EA @	170.17 =	170.17
51. R&R P-trap assembly - ABS (plastic)	1.00 EA @	60.25 =	60.25
52. R&R Vanity - Standard grade	2.00 LF @	125.69 =	251.38
Replace with like vanity.			
53. R&R 4" backsplash for flat laid countertop	2.00 LF @	7.95 =	15.90
54. R&R Countertop - flat laid plastic laminate - Standard grade	2.00 LF @	31.15 =	62.30
55. R&R Medicine cabinet - Standard grade	1.00 EA @	114.14 =	114.14



Richland County Flood Recovery Office

Richland County Flood Recovery Office
2020 Hampton Street, Suite 1022, Columbia SC 29204

Laundry Room

Height: 8'

DESCRIPTION	QTY	UNIT PRICE	TOTAL
56. R&R Joist - floor or ceiling - 2x10 - w/blocking - 16" oc	46.96 SF @	7.60 =	356.89
57. Timber Framing - General Laborer - per hour	20.00 HR @	30.02 =	600.40
58. Underlayment - 1/2" BC plywood	46.96 SF @	1.77 =	83.12
59. R&R Sheathing - OSB - 5/8"	222.67 SF @	1.97 =	438.66
60. Underlayment - 1/4" 5 ply	46.96 SF @	1.92 =	90.16
61. R&R Batt insulation - 6" - R19 - paper / foil faced	46.96 SF @	1.09 =	51.18
62. R&R Baseboard - 3 1/4"	27.83 LF @	2.93 =	81.54
63. R&R Quarter round - 3/4"	27.83 LF @	1.48 =	41.19
64. Drywall Repair - Minimum Charge - Labor and Material	1.00 EA @	366.80 =	366.80
65. Seal/prime then paint the walls and ceiling twice (3 coats)	269.63 SF @	1.00 =	269.63
66. Mask and prep for paint - plastic, paper, tape (per LF)	27.83 LF @	1.08 =	30.06
67. Floor protection - heavy paper and tape	46.96 SF @	0.41 =	19.25
68. Plumbing - Labor Minimum	1.00 EA @	275.01 =	275.01
69. Electrical - Labor Minimum	1.00 EA @	187.78 =	187.78
70. Remove Vinyl floor covering (sheet goods) - Standard grade	46.96 SF @	0.66 =	30.99
71. Vinyl floor covering (sheet goods) - Standard grade	65.92 SF @	2.16 =	142.39
72. Seal & paint trim - two coats	27.83 LF @	1.07 =	29.78
73. Paint baseboard - two coats	27.83 LF @	1.09 =	30.33
74. Dryer - Remove & reset	1.00 EA @	22.23 =	22.23
75. Washing machine - Remove & reset	1.00 EA @	24.68 =	24.68

Level 2

Bathroom

Height: 8'

DESCRIPTION	QTY	UNIT PRICE	TOTAL
76. R&R Joist - floor or ceiling - 2x10 - w/blocking - 16" oc	50.82 SF @	7.60 =	386.23
77. Timber Framing - General Laborer - per hour	20.00 HR @	30.02 =	600.40
78. Underlayment - 1/2" BC plywood	50.82 SF @	1.77 =	89.95
79. R&R Sheathing - OSB - 5/8"	242.61 SF @	1.97 =	477.94
80. Underlayment - 1/4" 5 ply	50.82 SF @	1.92 =	97.57
81. R&R Baseboard - 3 1/4"	30.33 LF @	2.93 =	88.87
82. R&R Quarter round - 3/4"	30.33 LF @	1.48 =	44.89
83. Drywall Repair - Minimum Charge - Labor and Material	1.00 EA @	366.80 =	366.80
84. Seal/prime then paint the walls and ceiling twice (3 coats)	293.43 SF @	1.00 =	293.43
85. Mask and prep for paint - plastic, paper, tape (per LF)	30.33 LF @	1.08 =	32.76
86. Floor protection - heavy paper and tape	50.82 SF @	0.41 =	20.84
87. Plumbing - Labor Minimum	1.00 EA @	275.01 =	275.01
88. Electrical - Labor Minimum	1.00 EA @	187.78 =	187.78
89. Seal & paint trim - two coats	30.33 LF @	1.07 =	32.45

SFR0464-CO-01

3/3/2020

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Richland County Flood Recovery Office

Richland County Flood Recovery Office
 2020 Hampton Street, Suite 1022, Columbia SC 29204

CONTINUED - Bathroom

DESCRIPTION	QTY	UNIT PRICE	TOTAL
90. Paint baseboard - two coats	30.33 LF @	1.09 =	33.06
91. R&R Toilet - Standard grade	1.00 EA @	388.76 =	388.76
92. R&R Sink - single - Standard grade	1.00 EA @	186.12 =	186.12
93. R&R Sink faucet - Bathroom - Standard grade	1.00 EA @	170.17 =	170.17
94. R&R P-trap assembly - ABS (plastic)	1.00 EA @	60.25 =	60.25
95. R&R Vanity - Standard grade	3.00 LF @	125.69 =	377.07
Replace with like vanity.			
96. R&R 4" backsplash for flat laid countertop	3.00 LF @	7.95 =	23.85
97. R&R Countertop - flat laid plastic laminate - Standard grade	3.00 LF @	31.15 =	93.45
98. R&R Medicine cabinet - Standard grade	1.00 EA @	114.14 =	114.14
99. Remove Slate tile - Standard grade	101.63 SF @	1.27 =	129.07
Remove two layers of tile and concrete base.			
100. R&R Fiberglass tub & shower combination - Standard grade	1.00 EA @	977.15 =	977.15
101. R&R Tub/shower faucet - Standard grade	1.00 EA @	260.94 =	260.94
102. R&R Light fixture - Standard grade	2.00 EA @	49.33 =	98.66
103. R&R Switch	2.00 EA @	15.01 =	30.02
104. R&R 1/2" water rock - hung, taped, floated, ready for paint	242.61 SF @	2.40 =	582.26
105. R&R Ground fault interrupter (GFI) outlet	2.00 EA @	29.41 =	58.82
106. R&R Exhaust fan - Standard grade	1.00 EA @	130.96 =	130.96

Labor Minimums Applied

DESCRIPTION	QTY	UNIT PRICE	TOTAL
107. Insulation labor minimum	1.00 EA @	12.97 =	12.97
108. Water extract/remediation labor minimum	1.00 EA @	64.26 =	64.26
109. Tile / marble labor minimum	1.00 EA @	97.81 =	97.81



Richland County Flood Recovery Office

Richland County Flood Recovery Office
2020 Hampton Street, Suite 1022, Columbia SC 29204

Grand Total Areas:

4,023.84 SF Walls	1,485.54 SF Ceiling	5,509.38 SF Walls and Ceiling
1,485.54 SF Floor	165.06 SY Flooring	495.97 LF Floor Perimeter
0.00 SF Long Wall	0.00 SF Short Wall	538.05 LF Ceil. Perimeter
1,485.54 Floor Area	1,614.87 Total Area	4,023.84 Interior Wall Area
2,234.99 Exterior Wall Area	230.57 Exterior Perimeter of Walls	
1,422.19 Surface Area	14.22 Number of Squares	0.00 Total Perimeter Length
29.18 Total Ridge Length	69.85 Total Hip Length	



Richland County Flood Recovery Office

Richland County Flood Recovery Office
2020 Hampton Street, Suite 1022, Columbia SC 29204

Summary for Dwelling

Line Item Total	29,835.17
Material Sales Tax	507.91
Subtotal	30,343.08
Overhead	4,551.52
Profit	4,551.52
Replacement Cost Value	\$39,446.12
Net Claim	\$39,446.12

None



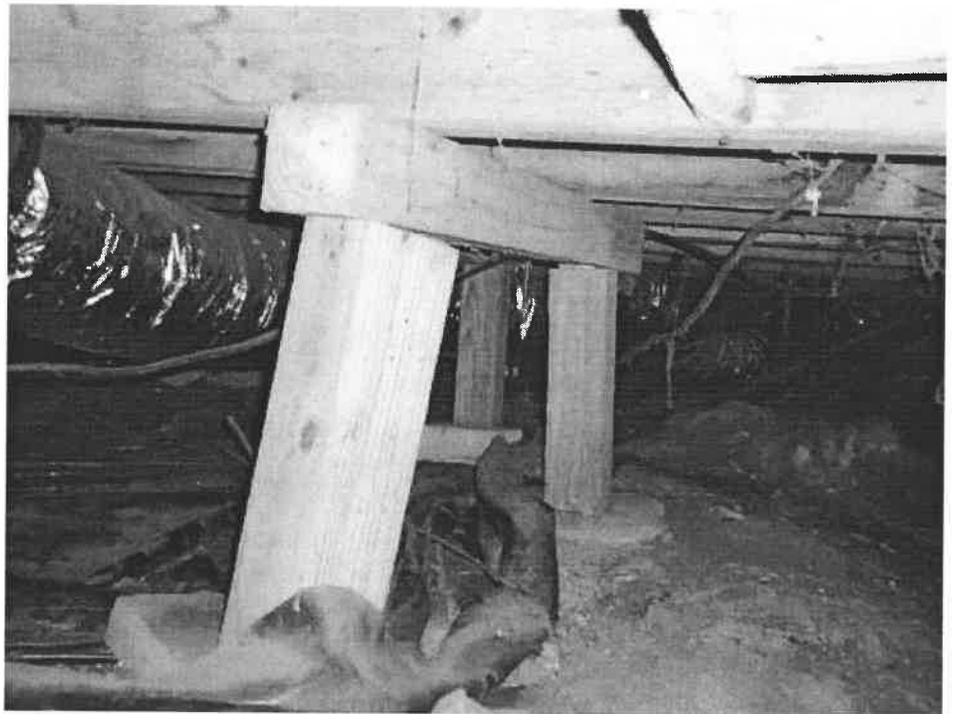
Richland County Flood Recovery Office

Richland County Flood Recovery Office
2020 Hampton Street, Suite 1022, Columbia SC 29204

- 1 1-DSC04716
Date Taken: 3/3/2020



- 2 2-DSC04717
Date Taken: 3/3/2020





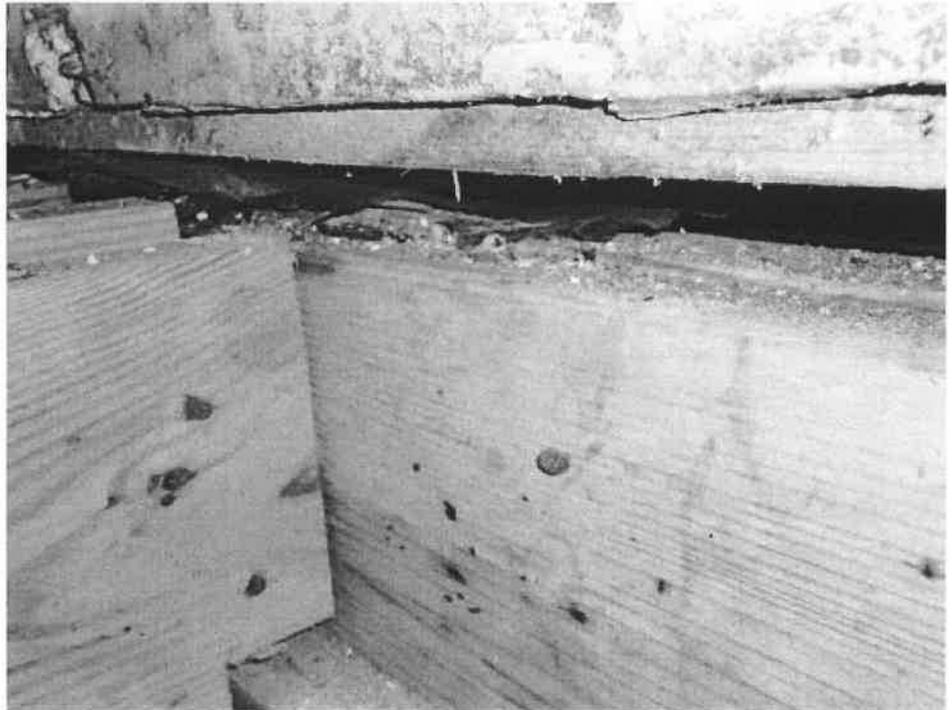
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Richland County Flood Recovery Office
2020 Hampton Street, Suite 1022, Columbia SC 29204

- 3 3-DSC04718
Date Taken: 3/3/2020



- 4 4-DSC04719
Date Taken: 3/3/2020





Richland County Flood Recovery Office

Richland County Flood Recovery Office
2020 Hampton Street, Suite 1022, Columbia SC 29204

5 5-DSC04720

Date Taken: 3/3/2020



6 6-DSC04721

Date Taken: 3/3/2020





Richland County Flood Recovery Office

Richland County Flood Recovery Office
2020 Hampton Street, Suite 1022, Columbia SC 29204

7 7-DSC04722
Date Taken: 3/3/2020



8 8-DSC04723
Date Taken: 3/3/2020





Richland County Flood Recovery Office

Richland County Flood Recovery Office
2020 Hampton Street, Suite 1022, Columbia SC 29204

9 9-DSC04724
Date Taken: 3/3/2020



10 10-DSC04725
Date Taken: 3/3/2020





Richland County Flood Recovery Office

Richland County Flood Recovery Office
2020 Hampton Street, Suite 1022, Columbia SC 29204

11 11-DSC04726
Date Taken: 3/3/2020



12 12-DSC04727
Date Taken: 3/3/2020

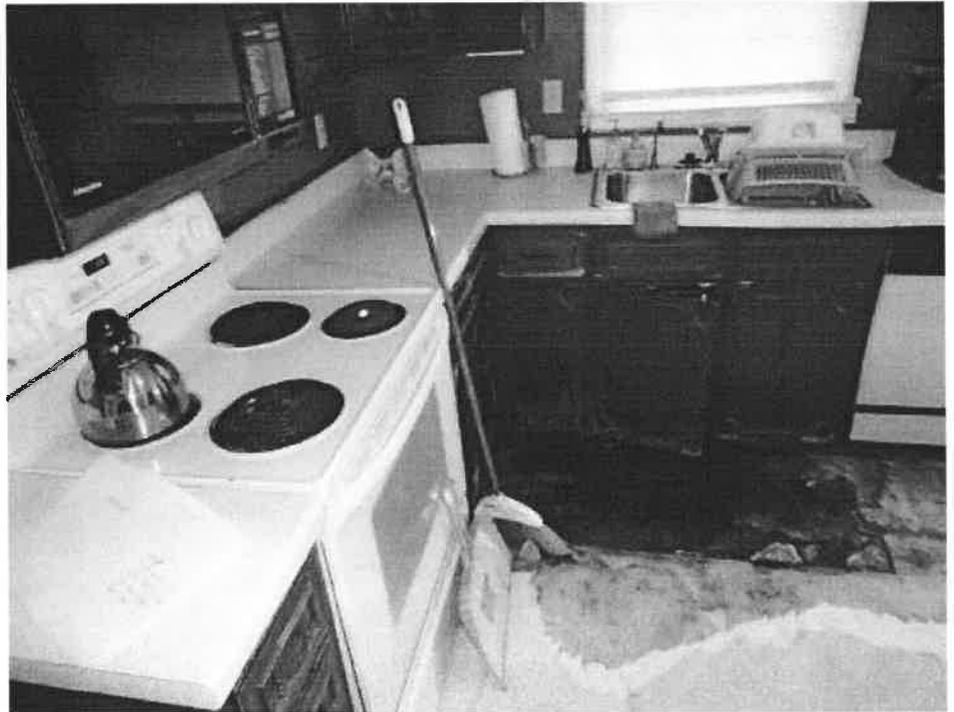




Richland County Flood Recovery Office

Richland County Flood Recovery Office
2020 Hampton Street, Suite 1022, Columbia SC 29204

13 13-DSC04728
Date Taken: 3/3/2020



14 14-DSC04729
Date Taken: 3/3/2020





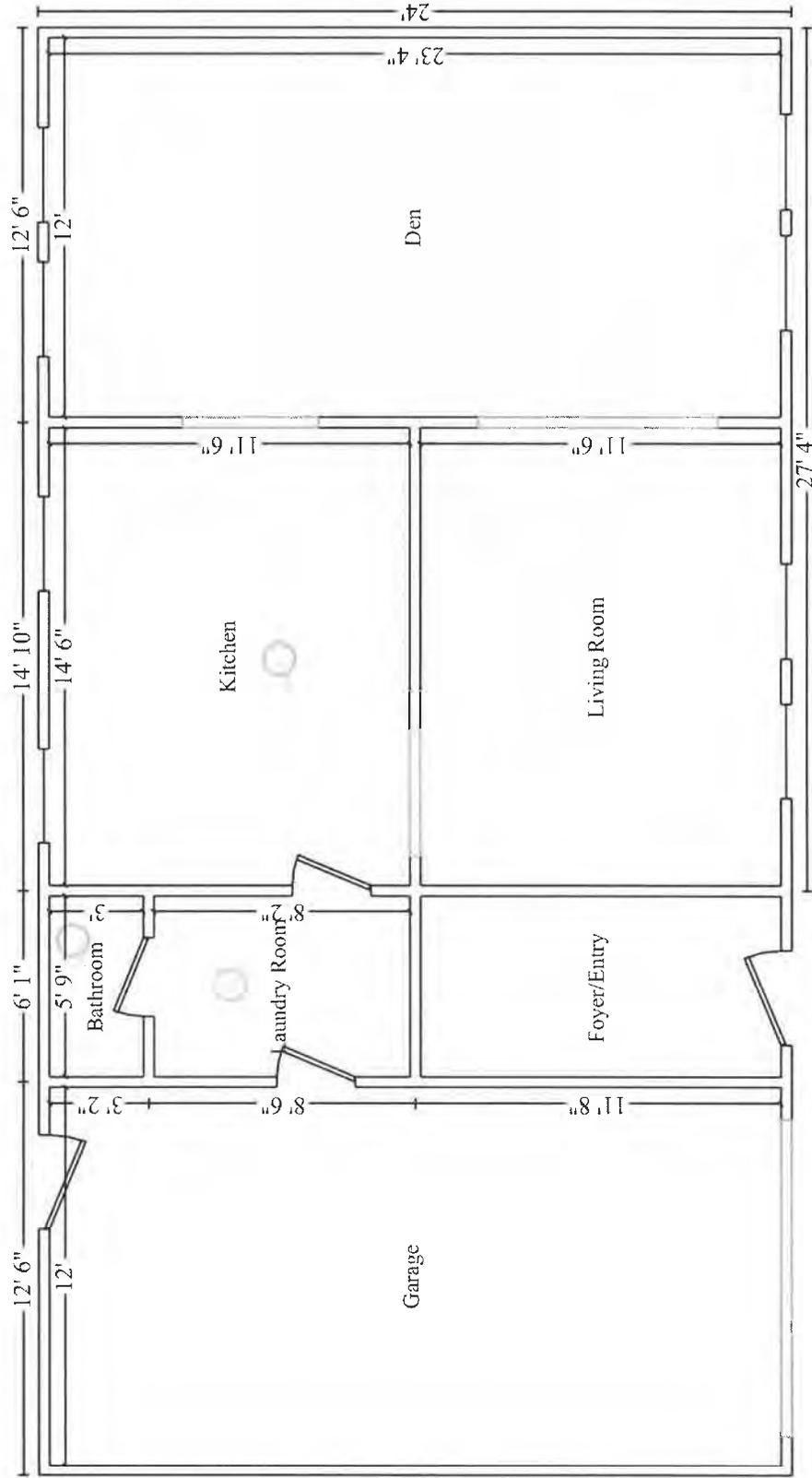
Richland County Flood Recovery Office

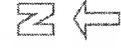
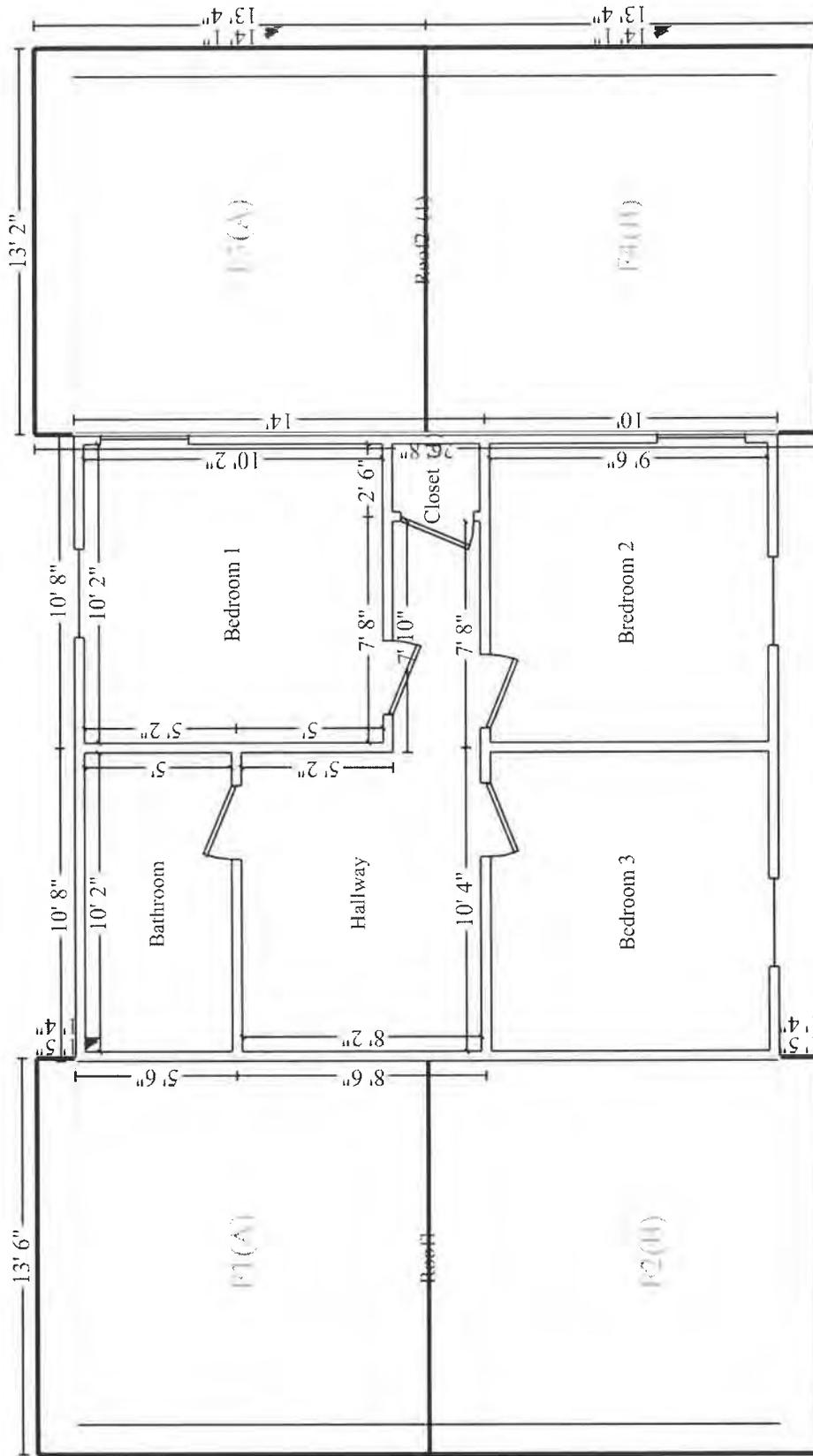
Richland County Flood Recovery Office
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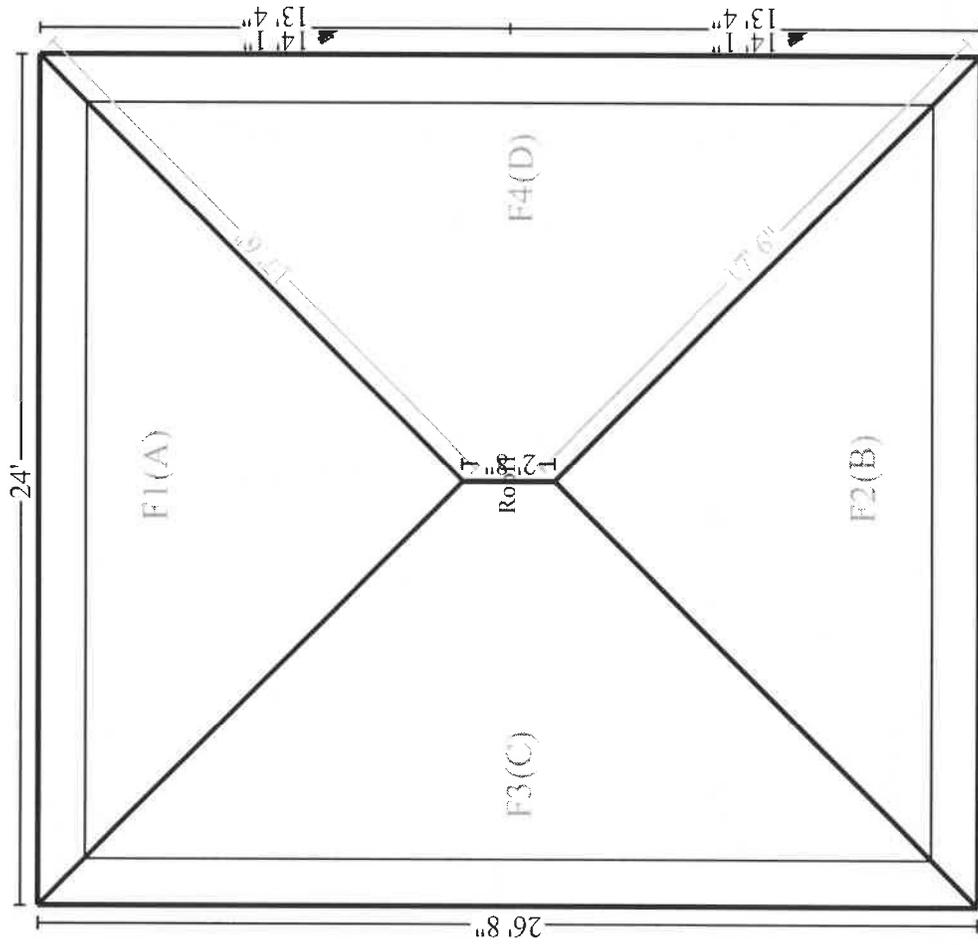
15 15-DSC04730

Date Taken: 3/3/2020









Roof

Property # SFR0464 Property Owner Sandra Soloman

Property Address 216 RAINTREE DR. IAMD, SC 29063

GC Prominent Homes Inspector Charles Jordan

Date Initiated 05-27-2020 Current Project Completion Date _____

Initiator: GC Homeowner Inspector

Description of Change Order and Reason Why: Original Cost of Project _____

- FLOOR JOIST ARE CUT BACK ABOUT THREE FEET. THE SEALS WERE REPLACED BUT WITH 2X8 INSTEAD OF 2X10. THEN ATTACHED WITH A CUT PIECE CAUSING THE SAG
- TO GET TO THE FLOORJOIST WE WILL NEED TO TEAROUT CARPET, PAD UNDERLAMENT (PARTIAL BOARD) & SUB FLOOR
- MOVE DUCT WORK OUT OFF THEWAY
- REPLACE JOIST IN THE DEN, REPLACE SEAL WITH CORRECT 2X10 SEAL.
- INSTALL NEW SUB FLOOR & UNDERLAMENT.
- INSTALL NEW TACK STRIPS
- INSTALL NEW PAD & CARPET.
- WILL OPEN UP LOWER PART OF WALL TO SECURE X TO SEAL, DRY WALL REPAIR + PAINT ROOM.

Inspector/Cost Estimator's Evaluation GC Sign _____ Date _____

Meets HQS: Yes No Inspector Sign [Signature] Date 05-28-2020

Homeowner(s) Consent to Change Order X Sandra E. Soloman Homeowner Sign _____ Date 5/28/2020

Scope of Work Attached Yes No

Cost of Change Order \$11,079.86 Additional Time for Change Order 14 Days

Special Case Panel's Decision Approved Disapproved Date: _____

Notes: _____

Total Cost of Project \$73,716.84 New Project Completion Date _____

Over 25% Yes Submit directly to Council for approval per BRC decision of 11/5/18
No SCP May Approve



RICHLAND COUNTY CHANGE ORDER

SINGLE FAMILY HOMEOWNER REHABILITATION PROGRAM
2020 HAMPTON ST, SUITE 1022, COLUMBIA, SC

Insured: Soloman, Sandra
Property: 216 Rain tree dr
Columbia, SC

Claim Rep.: Charles P Jordan III
Position: COST ESTIMATOR/INSPECTOR
Company: Tetra Tech | Complex World, Clear Solutions
Business: 2020 Hampton st suite 1022
columbia, SC

Business: (803) 576-2044
E-mail: charles.jordan@tetrattech.com

Estimator: Charles P Jordan III
Position: COST ESTIMATOR/INSPECTOR
Company: Tetra Tech | Complex World, Clear Solutions
Business: 2020 Hampton st suite 1022
columbia, SC

Business: (803) 576-2044
E-mail: charles.jordan@tetrattech.com

Claim Number: SFR0464

Policy Number: SFR0464

Type of Loss: Flood

Date of Loss: 10/1/2015 12:00 PM
Date Inspected:

Date Received:
Date Entered: 5/27/2020 10:40 AM

Price List: TXHO8X_JAN19
Restoration/Service/Remodel
Estimate: SFR0464



RICHLAND COUNTY CHANGE ORDER

SINGLE FAMILY HOMEOWNER REHABILITATION PROGRAM
 2020 HAMPTON ST, SUITE 1022, COLUMBIA, SC

SFR0464
Main Level

Main Level

DESCRIPTION	QTY	UNIT PRICE	TOTAL
1. HEAT, VENT & AIR CONDITIONING detach and reset main trunk and flex lines as needed	1.00 EA @	1,000.00 =	1,000.00
2. Dumpster load - Approx. 20 yards, 4 tons of debris	1.00 EA @	539.76 =	539.76
3. Electrical - Labor Minimum several (live) wires were laying on the ground in crawlspace. will place them in boxes per code.	1.00 EA @	262.53 =	262.53
4. Plumbing - Labor Minimum disconnect a water filter system and repair the pipe that was damaged by improper connection of the system. Water line to refrigerator pinched off by pliers laying in the crawl space. It was leaking so will remove all together.	1.00 EA @	300.01 =	300.01

Den **Height: 8'**

Missing Wall - Goes to Floor **2' 9" X 6' 8"** **Opens into Exterior**

Missing Wall - Goes to Floor **5' X 6' 8"** **Opens into LIVING_ROOM**

DESCRIPTION	QTY	UNIT PRICE	TOTAL
5. Remove Carpet	281.00 SF @	0.27 =	75.87
6. Remove Carpet pad	281.00 SF @	0.12 =	33.72
7. Remove Tackless strip - per LF	63.08 LF @	0.48 =	30.28
8. Remove Underlayment - 5/8" particle board	281.00 SF @	0.63 =	177.03
9. Remove Sheathing - plywood - 1/2" CDX	281.00 SF @	0.54 =	151.74
10. Electrical - Labor Minimum move wires as needed	1.00 EA @	262.53 =	262.53
11. R&R Joist - floor or ceiling - 2x8 - w/blocking - 16" oc	281.00 SF @	3.28 =	921.68
12. R&R 2" x 10" lumber - wood polymer (1.67 BF per LF) seal on the exterior wall to the back yard	24.00 LF @	11.79 =	282.96
13. Sheathing - plywood - 1/2" CDX sub floor	281.00 SF @	1.53 =	429.93
14. Underlayment - 5/8" particle board	281.00 SF @	1.45 =	407.45
15. Tackless strip - per LF	63.08 LF @	0.55 =	34.69
16. Carpet pad	281.00 SF @	0.58 =	162.98
17. R&R Carpet	288.00 SF @	3.48 =	1,002.24
18. Final cleaning - construction - Residential	281.00 SF @	0.23 =	64.63
19. Drywall - Labor Minimum	1.00 EA @	450.95 =	450.95
20. Seal/prime then paint the walls and ceiling twice (3 coats)	796.00 SF @	1.10 =	875.60



RICHLAND COUNTY CHANGE ORDER

SINGLE FAMILY HOMEOWNER REHABILITATION PROGRAM
 2020 HAMPTON ST, SUITE 1022, COLUMBIA, SC

Living Room

Height: 8'

Missing Wall - Goes to Floor

5' X 6' 8"

Opens into DEN

Missing Wall - Goes to Floor

2' 8" X 6' 8"

Opens into Exterior

DESCRIPTION	QTY	UNIT PRICE	TOTAL
21. R&R Carpet pad continuous from the other room with a large opening	169.05 SF @	0.70 =	118.34
22. R&R Carpet continuous from the other room with a large opening	180.00 SF @	3.48 =	626.40
23. R&R Carpet - metal transition strip	8.00 LF @	3.59 =	28.72
24. Final cleaning - construction - Residential	169.05 SF @	0.23 =	38.88

Grand Total Areas:

882.97 SF Walls	450.05 SF Ceiling	1,333.02 SF Walls and Ceiling
450.05 SF Floor	50.01 SY Flooring	107.80 LF Floor Perimeter
0.00 SF Long Wall	0.00 SF Short Wall	123.22 LF Ceil. Perimeter
450.05 Floor Area	486.90 Total Area	882.97 Interior Wall Area
838.86 Exterior Wall Area	97.22 Exterior Perimeter of Walls	
0.00 Surface Area	0.00 Number of Squares	0.00 Total Perimeter Length
0.00 Total Ridge Length	0.00 Total Hip Length	



RICHLAND COUNTY CHANGE ORDER

SINGLE FAMILY HOMEOWNER REHABILITATION PROGRAM
2020 HAMPTON ST, SUITE 1022, COLUMBIA, SC

Summary for Dwelling

Line Item Total	8,278.92
Material Sales Tax	235.56
Subtotal	8,514.48
Overhead	1,277.14
Profit	1,277.14
Cleaning Sales Tax	11.10
Replacement Cost Value	\$11,079.86
Net Claim	\$11,079.86

Charles P Jordan III
COST ESTIMATOR/INSPECTOR



RICHLAND COUNTY CHANGE ORDER

SINGLE FAMILY HOMEOWNER REHABILITATION PROGRAM
2020 HAMPTON ST, SUITE 1022, COLUMBIA, SC



1 1-IMG_3306
front of the residence

Date Taken: 5/27/2020



RICHLAND COUNTY CHANGE ORDER

SINGLE FAMILY HOMEOWNER REHABILITATION PROGRAM
2020 HAMPTON ST, SUITE 1022, COLUMBIA, SC



2 2-IMG_3307

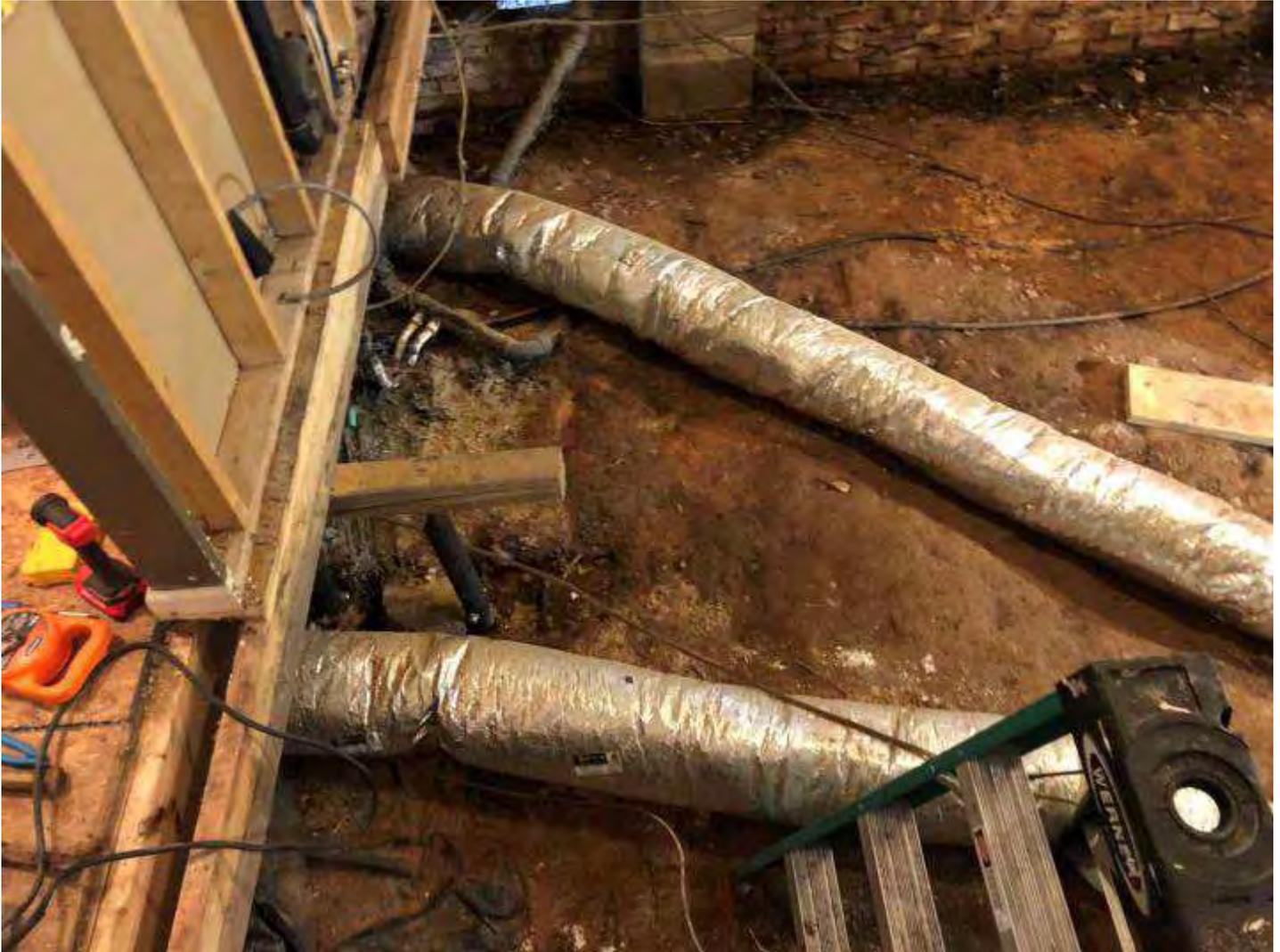
Date Taken: 5/27/2020

kitchen area. where the main trunk is at that will need to be removed to repair the repair of the floor joist and seals.



RICHLAND COUNTY CHANGE ORDER

SINGLE FAMILY HOMEOWNER REHABILITATION PROGRAM
2020 HAMPTON ST, SUITE 1022, COLUMBIA, SC



3 3-IMG_3308 Date Taken: 5/27/2020
old repair work were someone attempted to use floor jacks that just sunk into the ground.



RICHLAND COUNTY CHANGE ORDER

SINGLE FAMILY HOMEOWNER REHABILITATION PROGRAM
2020 HAMPTON ST, SUITE 1022, COLUMBIA, SC



4 4-IMG_3309 Date Taken: 5/27/2020
one of the wires that were laying in the crawlspace . it did not even have wire nuts on it either.



RICHLAND COUNTY CHANGE ORDER

SINGLE FAMILY HOMEOWNER REHABILITATION PROGRAM
2020 HAMPTON ST, SUITE 1022, COLUMBIA, SC



5 5-IMG_3310

Date Taken: 5/27/2020

this is where the water filter was jerry rigged into the waste line. it is leaking and causes a foul odor. disconnect and repair pipe ONLY.



RICHLAND COUNTY CHANGE ORDER

SINGLE FAMILY HOMEOWNER REHABILITATION PROGRAM
2020 HAMPTON ST, SUITE 1022, COLUMBIA, SC



6

6-IMG_3311

Date Taken: 5/27/2020

water line to refrigerator that was laying in the crawl space. disconnect ONLY and remove old leaking line.



RICHLAND COUNTY CHANGE ORDER

SINGLE FAMILY HOMEOWNER REHABILITATION PROGRAM
2020 HAMPTON ST, SUITE 1022, COLUMBIA, SC



7 7-IMG_3312 Date Taken: 5/27/2020
some of the repair work that was uncovered



RICHLAND COUNTY CHANGE ORDER

SINGLE FAMILY HOMEOWNER REHABILITATION PROGRAM
2020 HAMPTON ST, SUITE 1022, COLUMBIA, SC



8

8-IMG_3313

Date Taken: 5/27/2020



RICHLAND COUNTY CHANGE ORDER

SINGLE FAMILY HOMEOWNER REHABILITATION PROGRAM
2020 HAMPTON ST, SUITE 1022, COLUMBIA, SC



9

9-IMG_3314

Date Taken: 5/27/2020

filter system in a closet where the water heater is.



RICHLAND COUNTY CHANGE ORDER

SINGLE FAMILY HOMEOWNER REHABILITATION PROGRAM
2020 HAMPTON ST, SUITE 1022, COLUMBIA, SC



10 10-IMG_3315
close up.

Date Taken: 5/27/2020



RICHLAND COUNTY CHANGE ORDER

SINGLE FAMILY HOMEOWNER REHABILITATION PROGRAM
2020 HAMPTON ST, SUITE 1022, COLUMBIA, SC



11 11-IMG_3316

Date Taken: 5/27/2020

this is just to the other side of the main trunk. Top right of the picture is the old floor joist that was cut off and when who ever tried to fix the seal. they used a 2X8 instead of a 2X10. Then they sister a 4 foot joist to the exiting one. This is one of the reasons for the sagging floors.



RICHLAND COUNTY CHANGE ORDER

SINGLE FAMILY HOMEOWNER REHABILITATION PROGRAM
2020 HAMPTON ST, SUITE 1022, COLUMBIA, SC



12 12-IMG_3317 Date Taken: 5/27/2020
you can see another one just past as well.



RICHLAND COUNTY CHANGE ORDER

SINGLE FAMILY HOMEOWNER REHABILITATION PROGRAM
2020 HAMPTON ST, SUITE 1022, COLUMBIA, SC



13 14-IMG_3319

Date Taken: 5/27/2020



RICHLAND COUNTY CHANGE ORDER

SINGLE FAMILY HOMEOWNER REHABILITATION PROGRAM
2020 HAMPTON ST, SUITE 1022, COLUMBIA, SC



14 15-IMG_3320

Date Taken: 5/27/2020

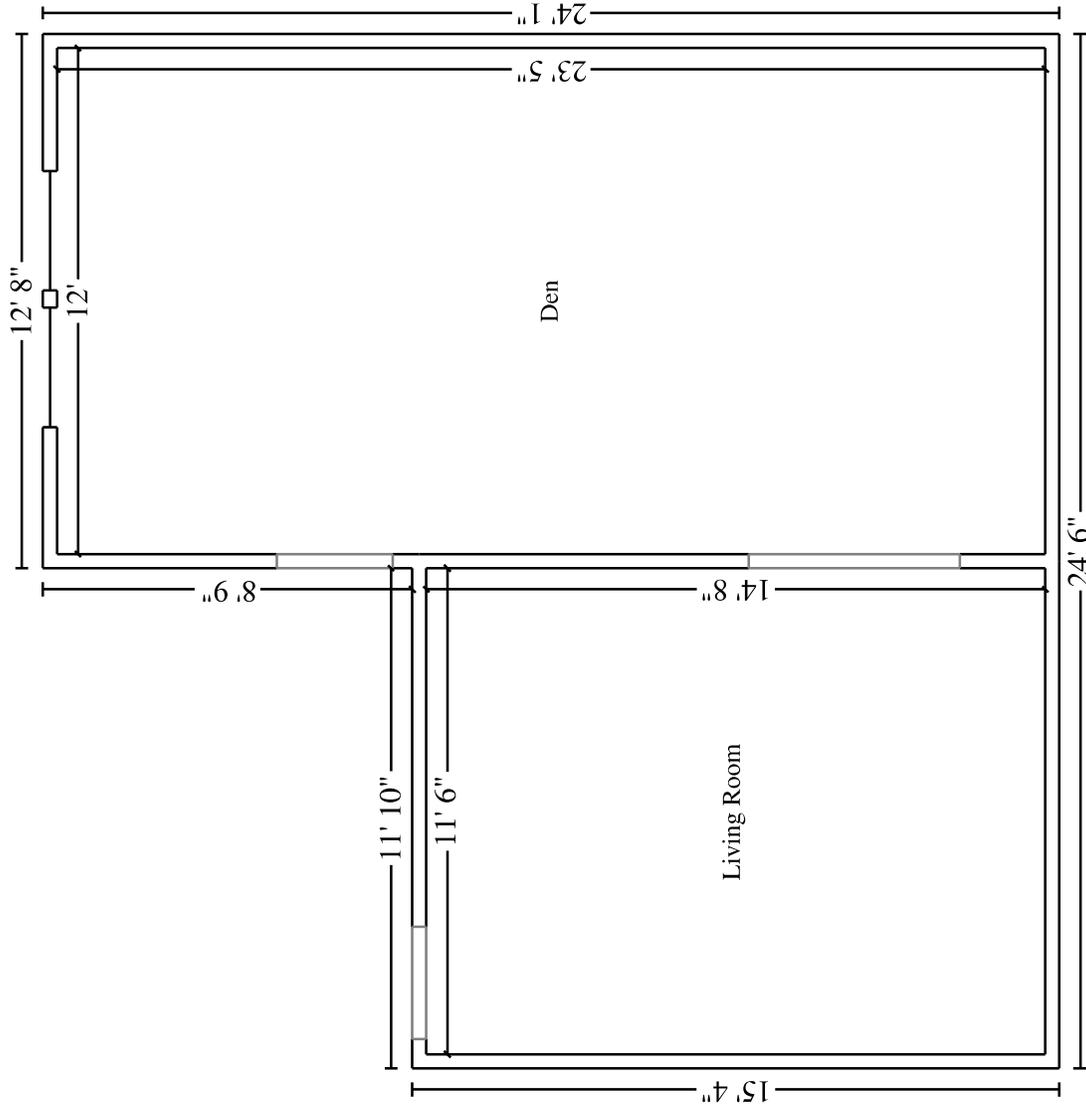


RICHLAND COUNTY CHANGE ORDER

SINGLE FAMILY HOMEOWNER REHABILITATION PROGRAM
2020 HAMPTON ST, SUITE 1022, COLUMBIA, SC



15 16-IMG_3321 Date Taken: 5/27/2020
also they are NOT nailed into the seal.





Agenda Briefing

Prepared by: Lauren Hogan, Assistant County Attorney

Department: County Attorney’s Office

Date Prepared: July 15, 2020

Meeting Date: July 28, 2020

Budget Review	James Hayes via email	Date:	July 21, 2020
Finance Review	Stacey Hamm via email	Date:	July 15, 2020
Approved for Consideration:	County Administrator	Leonardo Brown, MBA, CPM	
Committee	Development & Services		
Subject:	Request to Close a Richland County Road		

Recommended Action:

County Council is requested to approve, deny or make a recommendation with respect to a Petition for Road Closing regarding a portion of Screaming Eagle Road Extension in accordance with Richland County Code of Ordinances (Roads, Highways and Bridges) section 21-14. The road is more particularly described in the attached Petition For Abandonment and Closing of Road filed in the case of Murray Tract, LLC v. South Carolina Department of Transportation, County of Richland, Northeast Sanitary Landfill – Republic Services, James Addison, Christopher H. Crimminger and Chandra R. Crimminger, Civil Action No.: 2020-CP-40-2875.

Motion Requested:

1. Approve petitioner’s request to close the subject road and direct Legal to answer the lawsuit accordingly.
2. Deny petitioner’s request to close the road, state reasons for such denial, and direct Legal to answer the lawsuit accordingly.

Request for Council Reconsideration: Yes

Fiscal Impact:

There is no associated fiscal impact.

Motion of Origin:

There is no associated Council motion of origin. The matter is a petition filed with Richland County Clerk of Court.

Council Member	
Meeting	
Date	

Discussion:

County Council is requested to approve, deny or make a recommendation with respect to a Petition for a Road Closing regarding a portion of Screaming Eagle Road Extension in accordance with Richland County Code of Ordinances (Roads, Highways and Bridges) section 21-14. The road is more particularly described in the attached Petition for Abandonment and Closing of Road filed as 2020-CP-40-2875 in Richland County.

Richland County Code of Ordinances (Roads, Highways and Bridges) section 21-14 requires the County Attorney to consult with the County's Planning, Public Works and Emergency Services departments and to forward the request to abandon or close a public road or right-of-way to County Council for disposition. All afore-mentioned departments have been informed of the need for input and none have an objection to the road closure.

According to the Petitioner, this portion of Screaming Eagle Road Extension is prone to washing out and areas along the road way are used for dumping of trash and other debris.

Attachments:

1. Petition and Exhibits

John W. Davidson
Member
Admitted in SC

June 23, 2020

BY CERTIFIED MAIL
RETURN RECEIPT REQUESTED

Mr. Leonardo Brown
County Administrator
County of Richland
PO Box 192
Columbia, SC 29204

Re: Murray Tract, LLC v. South Carolina Department of Transportation, et al
C/A NO: 2020-CP-40-02875

Dear Mr. Brown,

Enclosed please find a Summons and Petition for Abandonment and Closing of Road relating to the proposed closure of a portion of Screaming Eagle Road Extension. You may recall that we sent you a letter on March 3, 2020 notifying you of the proposed road closure. If you would, please sign the enclosed Acceptance of Service and return it to me for filing. If you would prefer not to sign the Acceptance of Service, we will move forward to serve you by other means.

If you would like to consent to this closure, please sign the enclosed Consent of Respondent and return it to me in the postage prepaid envelope for filing with the court.

If you have any questions or wish to discuss this matter further, please contact me.

Sincerely,

John W. Davidson

JWD/mos
Enclosures

- Charleston
- Charlotte
- Columbia**
- Greensboro
- Greenville
- Hilton Head
- Myrtle Beach
- Raleigh

1230 Main Street
Suite 700 (29201)
PO BOX 2426
Columbia, SC 29202
www.nexsenpruet.com

T 803.540.2023
F 803.727.1427
E JDavidson@nexsenpruet.com
Nexsen Pruet, LLC
Attorneys and Counselors at Law

STATE OF SOUTH CAROLINA

COUNTY OF RICHLAND

Murray Tract, LLC

Petitioner,

vs.

South Carolina Department of Transportation;
County of Richland, Northeast Sanitary Landfill
– Republic Services, James Addison,
Christopher H. Crimminger and Chandra R.
Crimminger

Respondents.

IN THE CIRCUIT COURT

Case No. 2020-CP-40-02875

**CONSENT OF RESPONDENT COUNTY OF
RICHLAND TO PETITION FOR ABANDONMENT
AND CLOSING OF ROAD**

The undersigned hereby consents to the closure of the road as requested in the Petition for Abandonment and Closing of Roads, and agrees to execute such further documents as may be required to complete the closure.

County of Richland

By: _____

Its: _____

_____, 2020

STATE OF SOUTH CAROLINA

COUNTY OF RICHLAND

Murray Tract, LLC

Petitioner,

vs.

South Carolina Department of Transportation;
County of Richland, Northeast Sanitary Landfill
– Republic Services, James Addison,
Christopher H. Crimminger and Chandra R.
Crimminger

Respondents.

IN THE CIRCUIT COURT

Case No. 2020-CP-40-02875

**ACCEPTANCE OF SERVICE BY
RESPONDENT COUNTY OF RICHLAND**

Due and legal service of the Summons and Petition For Abandonment and Closing of Road is accepted this _____ day of June, 2020, by the County of Richland and a copy thereof retained by same.

County of Richland

By: _____

Its: _____

STATE OF SOUTH CAROLINA

COUNTY OF RICHLAND

IN THE CIRCUIT COURT

Murray Tract, LLC,

Petitioner,

Case No. 2020-CP-40-

vs.

**SUMMONS
(Non-Jury)**

South Carolina Department of Transportation,
County of Richland, Northeast Sanitary Landfill
– Republic Services, James Addison,
Christopher H. Crimminger and Chandra R.
Crimminger

Respondents.

TO THE RESPONDENTS ABOVE NAMED:

YOU ARE HEREBY SUMMONED AND REQUIRED to answer the Petition in the above entitled action, a copy of which is herewith served upon you, and to serve a copy of your response to the Petition upon the undersigned at his office located at 1230 Main Street, Suite 700, Post Office Drawer 2426, Columbia, South Carolina 29202, within thirty (30) days after the date of such service, exclusive of the day of service; and if you fail to answer the said Petition within the time aforesaid, the Petitioner will apply to the Court for judgment by default for the relief demanded therein.

S/John W. Davidson

John W. Davidson
NEXSEN PRUET, LLC
1230 Main Street, Suite 700
Post Office Drawer 2426
Columbia, South Carolina 29202
(803) 771-8900
JDavidson@nexsenpruet.com

Attorney for Petitioner

June 23, 2020

STATE OF SOUTH CAROLINA

COUNTY OF RICHLAND

Murray Tract, LLC ,

Petitioner,

vs.

South Carolina Department of Transportation,
County of Richland, Northeast Sanitary Landfill
– Republic Services, James Addison,
Christopher H. Crimminger and Chandra R.
Crimminger,

Respondents.

IN THE CIRCUIT COURT

Case No. 2020-CP-40-

**PETITION FOR ABANDONMENT AND
CLOSING OF ROAD
(Non-Jury)**

NOW COMES THE PETITIONER, Murray Tract, LLC (“Murray”), and alleges the following:

1. This is an action brought pursuant to S.C. Code Ann. §§ 57-9-10 *et. seq.*, which seeks to close a portion of Screaming Eagle Road Extension in Richland County.
2. Petitioner Murray is a limited liability company organized and existing under the laws of the State of South Carolina, and owns property which abuts and adjoins both sides of the portion of Screaming Eagle Road Extension which is sought to be closed.
3. Respondent South Carolina Department of Transportation (“SCDOT”) is a governmental entity charged with the oversight of public roads within the State of South Carolina, including Screaming Eagle Road Extension.
4. Respondent County of Richland (“Richland County”) is a governmental entity and/or political subdivision of the State of South Carolina in which the road petitioned to be

closed and abandoned lies and owns land and the right of ways that abut portions of the portion of Screaming Eagle Road Extension which is herein petitioned to be closed.

5. The following Respondents are named by virtue of owning property that abuts the portion of Screaming Eagle Road Extension petitioned to be closed or to the north of the portion of the road sought to be closed:

- (a) James Addison, who currently owns or formerly owned property which abuts Screaming Eagle Road Extension to the north of the portion of the road sought to be closed by this Petition.
- (b) Christopher H. Crimminger, who currently owns or formerly owned property which abuts the Screaming Eagle Road Extension to the north of the portion of the road sought to be closed by this Petition.
- (c) Chandra R. Crimminger, who currently owns or formerly owned property which abuts Screaming Eagle Road Extension to the north of the portion of the road sought to be closed by this Petition.
- (d) Northeast Sanitary Landfill – Republic Services, who currently owns or formerly owned property which abuts the portion Screaming Eagle Road Extension sought to be closed by this Petition.

6. Murray seeks the closure of the portion of Screaming Eagle Road Extension from its intersection with Westvaco Road to a point 6,700 feet to the northeast. Murray owns property abutting the portion of Screaming Eagle Road Extension which is sought to be closed by this Petition. This area is depicted on the maps attached as **Exhibit A** to this Petition.

7. Murray desires that, pursuant to this Petition, the State of South Carolina and Richland County discontinue maintenance of the portion of Screaming Eagle Road Extension sought to be closed and abandoned, to the extent, and in the unlikely event, that such maintenance continues to occur to this date, and relinquish any and all claim they may have to the road and the land under said roadway. Petitioner is informed and believes that the title to

the abandoned portion of this road should become vested in the owner or owners of the property abutting the abandoned portion of this road according to their respective interest.

8. Pursuant to SC Code Ann. §§ 57-9-10 *et. seq.*, Petitioner Murray has advertised its Notice of Intention to File Petition by publishing such notice once a week for three consecutive weeks in The Columbia Star, a newspaper generally circulated and published in Richland County. A copy of the Affidavit of Publication is attached and made a part of this Petition as **Exhibit B**. Petitioner has also delivered notice to the respective abutting property owners and as well as the South Carolina Department of Transportation and Richland County by mailing an individual letter to the last known addresses of the known Respondents by certified mail, return receipt requested (“Notice”). Copies of the Notice letters are attached and made a part of this Petition as **Exhibit C**. Additionally, Petitioner provided notice in the form of posted signs along the portion of Screaming Eagle Road Extension sought to be closed by this Petition in strict or substantial compliance with the regulations of the South Carolina Department of Transportation.

9. Petitioner is further informed and believes that the abandonment of this road is in the public interest and in the best interest of all concerned and is not unduly burdensome to the Respondents and the public at large. The portion to be closed is prone to washing out and is of limited possibility, and is difficult to maintain. Additionally, areas along the road way are used for dumping of trash and other debris.

10. Petitioner is further informed and believes that upon abandonment and closing the portion of the road closed will become or already has become the subject of *ad valorem* taxation and add additional property to the tax rolls and will, at the same time, avoid further

expenditure of public funds for the maintenance of the abandoned portions of this road, thereby providing additional benefits to the State, its political subdivisions, and the public at large.

11. Petitioner is further informed and believes that the best interest of all concerned will be best served by this Court issuing its Order closing the certain portion of the road set forth in this Petition, releasing the State of South Carolina and Richland County from any and all obligations to maintain this roadway, forever barring its public use, and vesting title to the roadway as set forth above in the abutting property owners in accordance with their respective interest.

WHEREFORE, Petitioner prays that this Court inquire into these matters as set forth and alleged in this Petition and issue its ORDER closing the portion of the road at issue, releasing the State of South Carolina and its political subdivisions from any and all obligations to maintain this roadway, forever barring its future public use, investing title to the abandoned roadway and the abutting property owners in accordance with their respective interest, and for such other and further legal and equitable relief as this Court may deem just and proper.

Respectfully submitted,

s/John W. Davidson

John W. Davidson
Nexsen Pruet, LLC
1230 Main Street, Suite 700
Post Office Drawer 2426
Columbia, SC 29202
JDavidson@nexsenpruet.com
Telephone: 803.771.8900

Attorney for Petitioner

June 23, 2020

ELECTRONICALLY FILED - 2020 Jun 23 2:31 PM - RICHLAND - COMMON PLEAS - CASE#2020CP4002875

EXHIBIT A

(3 Maps)

Richland County, SC, Internet Mapping



Legend

Pointer: 34.0336702, -80.6281042

Leaflet | Map produced by RC GIS Dept, Roads basemap © Google, Map data © Richland County SC

www.richlandmaps.com/apps/dataviewer/?lat=34.01664&lon=-80.66711&zoom=15&base=roadmap&expanded=53759|52088|18518|38669|39665&layers=33844|24029

Richland County, SC, Internet Mapping ^{0.x}



ELECTRONICALLY FILED - 2020 Mar 23 2:31 PM - RICHLAND - COMMON PLEAS - CASE#R020CP4002875

services
nitar...



Legend

Pointer: 34.0273039, -80.6400990

Leaflet | Map produced by RC GIS Dept, Roads basemap © Google, Map data © Richland County SC

Richland County, SC, Internet Mapping



ELECTRONICALLY FILED - 2020 Mar 23 09:11 PM - RICHLAND - COMMON PLEAS - CASE#2020CP4002875

Legend

Pointer: 34.0352706, -80.6389403

Leaflet | Map produced by RC GIS Dept, Roads basemap © Google, Map data © Richland County SC

EXHIBIT B

(Affidavit of Publication)

**NOTICE OF
INTENTION TO FILE
PETITION
STATE OF
SOUTH CAROLINA
COUNTY OF
RICHLAND
IN THE COURT OF
COMMON PLEAS**

Pursuant to S.C. Code
Ann. §§ 57-9-10 through
57-9-40, Murray Tract,
LLC gives this Notice of
Intention to File a Petition
in the Circuit Court for
Richland County, South
Carolina for the closure of
a portion of Screaming
Eagle Road Extension
from its intersection with
Westvaco Road to a point
6,700 feet to the north-
east. This notice shall be
published once a week for
three consecutive weeks.

John W. Davidson
Nexsen Pruet, LLC
1230 Main Street, Suite
700
Post Office Drawer 2426
Columbia, SC 29202
JDavidson@nexsenpruet.c
om
Telephone: 803.771.8900
Attorney for Petitioner
March 2, 2020

THE COLUMBIA STAR

COLUMBIA, SOUTH CAROLINA

State of South Carolina
County of Richland

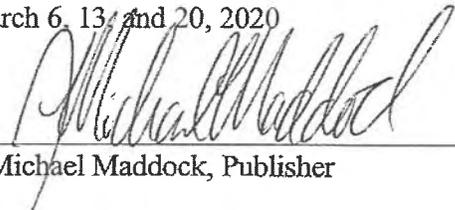
Personally appeared before me,
J. MICHAEL MADDOCK,
PUBLISHER OF THE COLUMBIA STAR,
who makes oath that the advertisement

NOTICE OF INTENTION TO FILE PETITION

Murray Tract, LLC gives notice of Intention to File Petition for
closure of portion of Screaming Eagle Rd., et al.

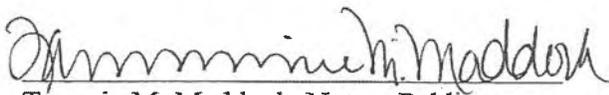
a clipping of which is attached hereto, was printed in
THE COLUMBIA STAR, a weekly newspaper of general circulation
published in the City of Columbia, State and County aforesaid, in the issues of

March 6, 13, and 20, 2020



J. Michael Maddock, Publisher

Sworn to before me on this
20th day of March, 2020



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

EXHIBIT C

(Notice Letters)

John W. Davidson
Member
Admitted in SC

March 3, 2020

VIA CERTIFIED MAIL – RETURN RECEIPT REQUESTED
RESTRICTED DELIVERY

Christopher H. & Chandra R. Crimminger
105 Valhalla Dr
Columbia SC 29229

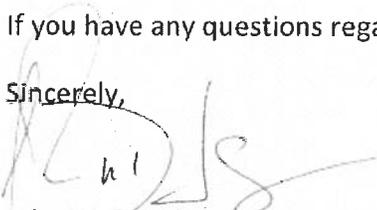
Re: Closing of a Portion of Screaming Eagle Road Extension, Richland County, SC

Dear Christopher H. & Chandra R. Crimminger:

Our firm has been retained by Murray Tract, LLC to petition the Court for the closure of a portion of Screaming Eagle Road Extension. This road closing process is instituted pursuant to the provisions of S.C. Code Ann. §§ 57-9-10 et. seq. As required by statute, we are providing notice of the intent to close this road because you either own property which abuts this portion of Screaming Eagle Road Extension and/or you otherwise may be affected by the closure.

If you have any questions regarding this matter, please contact me.

Sincerely,


John W. Davidson

JWD/smr

- Charleston
- Charlotte
- Columbia**
- Greensboro
- Greenville
- Hilton Head
- Myrtle Beach
- Raleigh

1230 Main Street
Suite 700 (29201)
PO Drawer 2426
Columbia, SC 29202
www.nexsenpruet.com

T 803.540.2023
F 803.727.1427
E JDavidson@nexsenpruet.com
Nexsen Pruet, LLC
Attorneys and Counselors at Law

John W. Davidson
Member
Admitted in SC

March 3, 2020

VIA CERTIFIED MAIL – RETURN RECEIPT REQUESTED
RESTRICTED DELIVERY

James Addison
124 Candlelight Dr
West Columbia SC 29170

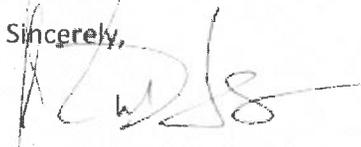
Re: Closing of a Portion of Screaming Eagle Road Extension, Richland County, SC

Dear James Addison:

Our firm has been retained by Murray Tract, LLC to petition the Court for the closure of a portion of Screaming Eagle Road Extension. This road closing process is instituted pursuant to the provisions of S.C. Code Ann. §§ 57-9-10 et. seq. As required by statute, we are providing notice of the intent to close this road because you either own property which abuts this portion of Screaming Eagle Road Extension and/or you otherwise may be affected by the closure.

If you have any questions regarding this matter, please contact me.

Sincerely,



John W. Davidson

JWD/smr

- Charleston
- Charlotte
- Columbia**
- Greensboro
- Greenville
- Hilton Head
- Myrtle Beach
- Raleigh

1230 Main Street
Suite 700 (29201)
PO Drawer 2426
Columbia, SC 29202
www.nexsenpruet.com

T 803.540.2023
F 803.727.1427
E JDavidson@nexsenpruet.com
Nexsen Pruet, LLC
Attorneys and Counselors at Law

John W. Davidson
Member
Admitted in SC

March 3, 2020

VIA CERTIFIED MAIL – RETURN RECEIPT REQUESTED
RESTRICTED DELIVERY

Northeast Sanitary Landfill - Republic Services
PO Box 29246
Phoenix AZ 85038

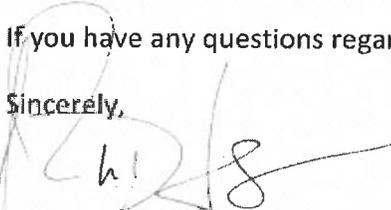
Re: Closing of a Portion of Screaming Eagle Road Extension, Richland County, SC

Dear Northeast Sanitary Landfill - Republic Services:

Our firm has been retained by Murray Tract, LLC to petition the Court for the closure of a portion of Screaming Eagle Road Extension. This road closing process is instituted pursuant to the provisions of S.C. Code Ann. §§ 57-9-10 et. seq. As required by statute, we are providing notice of the intent to close this road because you either own property which abuts this portion of Screaming Eagle Road Extension and/or you otherwise may be affected by the closure.

If you have any questions regarding this matter, please contact me.

Sincerely,


John W. Davidson

JWD/smr

- Charleston
- Charlotte
- Columbia**
- Greensboro
- Greenville
- Hilton Head
- Myrtle Beach
- Raleigh

1230 Main Street
Suite 700 (29201)
PO Drawer 2426
Columbia, SC 29202
www.nexsenpruet.com

T 803.540.2023
F 803.727.1427
E JDavidson@nexsenpruet.com
Nexsen Pruet, LLC
Attorneys and Counselors at Law

John W. Davidson
Member
Admitted in SC

March 3, 2020

VIA CERTIFIED MAIL – RETURN RECEIPT REQUESTED
RESTRICTED DELIVERY

Leonardo Brown, County Administrator
PO Box 192
Columbia SC 29204

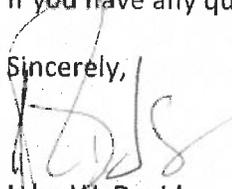
Re: Closing of a Portion of Screaming Eagle Road Extension, Richland County, SC

Dear Leonardo Brown, County Administrator:

Our firm has been retained by Murray Tract, LLC to petition the Court for the closure of a portion of Screaming Eagle Road Extension. This road closing process is instituted pursuant to the provisions of S.C. Code Ann. §§ 57-9-10 et. seq. As required by statute, we are providing notice of the intent to close this road because you either own property which abuts this portion of Screaming Eagle Road Extension and/or you otherwise may be affected by the closure.

If you have any questions regarding this matter, please contact me.

Sincerely,


John W. Davidson

JWD/smr

- Charleston
- Charlotte
- Columbia**
- Greensboro
- Greenville
- Hilton Head
- Myrtle Beach
- Raleigh

1230 Main Street
Suite 700 (29201)
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Nexsen Pruet, LLC
Attorneys and Counselors at Law

John W. Davidson
Member
Admitted in SC

March 3, 2020

VIA CERTIFIED MAIL – RETURN RECEIPT REQUESTED
RESTRICTED DELIVERY

SC Department of Transportation
Post Office Box 191
Columbia SC 29202

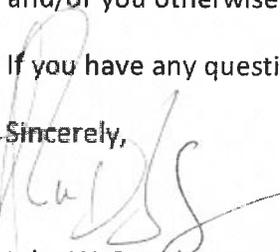
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ISSUES BRIEFING – AFFORDABLE HOUSING

This issues briefing serves to provide information related to affordable housing within Richland County. Included below is background on affordable housing needs, along with current policies, programs, and related efforts to address the issue. Further, this issues briefing explores potential barriers for affordable housing specific to Richland County and identifies actions the County can undertake to address affordable housing needs.

BACKGROUND

Housing affordability differs based upon a variety of factors, i.e., household income, location of housing, and household size, composition, and characteristics. The standard approach for measuring housing affordability utilizes a ratio of housing costs to household income, or the thirty percent [30%] income rule. Housing is affordable when a household spends less than a thirty percent [30%] share of their gross income on housing needs. When a household spends more than this amount, housing is unaffordable and the household is “cost burdened”. Households experience a severe cost burden when housing costs equal a fifty percent [50%] share or greater of the household income. Table 1 below provides information on the number of households that are cost burdened within Richland County.

Table 1. Richland County Housing Affordability Percentage of Household Income for Monthly Housing Costs, 2018						
Indicator	Households	Percent	Owners	Percent	Renters	Percent
Total	152,227	100.00%	88,369	100.00%	63,858	100.00%
Below 30%	95,665	62.84%	67,635	76.54%	28,030	43.89%
30% or Above	53,020	34.83%	20,307	22.98%	32,713	51.23%
Less than \$10,000:	11,523	7.57%	3,500	3.96%	8,023	12.56%
Below 30%	226	1.96%	90	2.57%	136	1.70%
30% or Above	11,297	98.04%	3,410	97.43%	7,887	98.30%
\$10,000 to \$19,999:	12,642	8.30%	5,394	6.10%	7,248	11.35%
Below 30%	1,643	13.00%	1,044	19.35%	599	8.26%
30% or Above	10,999	87.00%	4,350	80.65%	6,649	91.74%
\$20,000 to \$34,999:	23,023	15.12%	9,670	10.94%	13,353	20.91%
Below 30%	6,628	28.79%	4,911	50.79%	1,717	12.86%
30% or Above	16,395	71.21%	4,759	49.21%	11,636	87.14%
\$35,000 to \$49,999:	21,983	14.44%	11,799	13.35%	10,184	15.95%
Below 30%	14,025	63.80%	8,189	69.40%	5,836	57.31%
30% or Above	7,958	36.20%	3,610	30.60%	4,348	42.69%
\$50,000 to \$74,999:	30,295	19.90%	16,979	19.21%	13,316	20.85%
Below 30%	25,196	83.17%	14,034	82.66%	11,162	83.82%
30% or Above	5,099	16.83%	2,945	17.34%	2,154	16.18%
\$75,000 to \$99,999:	18,151	11.92%	13,617	15.41%	4,534	7.10%
Below 30%	17,313	95.38%	12,818	94.13%	4,495	99.14%
30% or Above	838	4.62%	799	5.87%	39	0.86%
\$100,000 or more:	31,068	20.41%	26,983	30.53%	4,085	6.40%
Below 30%	30,634	98.60%	26,549	98.39%	4,085	100.00%
30% or Above	434	1.40%	434	1.61%	0	0.00%
Not computed	3,542	5.55%	427	0.48%	3,115	4.88%

Source: U.S. Census Bureau, 2018 American Community Survey 1-Year Estimates; B25095; Universe: Owner-occupied Housing Units; B25074; Universe: Renter-occupied Housing Units

As shown in Table 1, Richland County has around 53,020 households, about 35%, that are cost burdened. Over half, around 51%, of all renter households experience a cost burden for housing, while only around 23% of homeowners in the County experience the same. As presented in the chart above, as incomes increase, the cost burden decreases significantly, especially for households with incomes at and above the \$50,000 to \$74,999 range.

An important take away corresponds to a connection to the median household income [MHI] for the County. Per the most recent Census data, Richland County has an MHI of approximately \$52,159. A significant portion of cost burdened households fall within income ranges below this value. When compared to the total percent of households that experience a cost burden, lower income brackets have shares that are 1 to 63 percent points higher, showing there is a greater cost burden for lower income households than for higher income households. Additionally, renters see a greater share of unaffordability at lower incomes than owners at incomes below the MHI.

When identifying the level of affordability or the number of affordable units, income segments or thresholds become the basis for determining how much a household or family can afford, along with the cost burden method. The US Department of Housing and Urban Development [HUD] publishes income limits yearly for the certain income segments, which centers upon the ratio of family household income to the area family median income [AFMI]. These income limits, shown in Table 2 below, are based upon households and a threshold of maximum household family income, generally at eighty percent [80%], fifty percent [50%], and thirty percent [30%] of the AFMI.

Indicator	Household Income	Monthly Income	Housing Affordability	Purchase Price
100% AFMI	\$72,600	\$6,050	\$1,815	\$391,911
Moderate Income or more: 80% or more	\$58,100 or more	\$4,842 or more	\$1,453 or more	\$313,637 or more
Low Income: 50% to 80%	\$36,300 to \$58,100	\$3,025 to \$4,842	\$908 to \$1,453	\$195,955 to \$313,637
Very Low Income: 30% to 50%	\$26,200 to \$36,300	\$2,183 to \$3,025	\$655 to \$908	\$141,433 to \$195,955
Extremely Low Income: 30% or less	\$26,200 or less	\$2,183 or less	\$655 or less	\$141,433 or less

Notes: Income segments utilize the area median income [AMI] of a family of four per HUD guidelines. The "Purchase Price" assumes a 30-year mortgage with an interest rate of 3.85% and a maximum monthly expense of 30% for that segment. Any higher segment household could afford a unit within the segments below it. The "Moderate Income or more" includes Middle and Upper Income segments.

The above segments detail the level of affordability households (based upon a family of four) can assume for their housing costs. The affordability segments and the affordability breakdowns take into consideration the thirty percent [30%] housing expense for each household. Important to note here are the median home value and median gross rent. The median home value [MHV] in Richland County is approximately \$163,600. Likewise, the median gross rent [MGR] is \$982. These two cost values are important reference points in thinking about housing affordability as the median value is directly in the middle, where half is above and half is below. So just by that, one can assume there are many more units with higher rents than homes of larger values. Table 3 below details the share of units in each income segment, as delineated in Table 2, where the share of affordable units is the number of units that would be affordable to a household within that income segment.

Table 3. Richland County Housing Affordability Percent Share of Affordable Units for Income Segments						
Indicator	Units	Percent	Owned Units	Percent	Rental Units	Percent
Moderate Income or more: 80% or more	26,066	17.12%	16,563	18.74%	9,503	14.88%
Low Income: 50% to 80%	46,893	30.80%	18,758	21.23%	28,135	44.06%
Very Low Income: 30% to 50%	33,432	21.96%	17,628	19.95%	15,804	24.75%
Extremely Low Income: 30% or less	44,667	29.34%	35,420	40.08%	9,247	14.48%
No Cost/No Rent	1,169	1.83%	0	0.00%	1,169	1.83%

Source: U.S. Census Bureau, 2018 American Community Survey 1-Year Estimates; B25063, Universe: Renter-occupied Housing Units; B25075, Universe: Owner-occupied Housing Units

Table 3 provides for the share of occupied housing units within each income segment directly. However, renters or homebuyers in other income segments can reach downward in order to find affordable units; in essence, the full share of units is the summation of all units that would fall below that segment’s maximum affordability price point. As such, the share of affordable units will increase for higher-level income segments as percent of the AFMI increases due to the lower-level segments being affordable to those of higher income. For example, while the Low Income segment only has around a 31% share of affordable units available within its range, the segment has access to around an 82% total share.

For the Extremely Low Income segment (30% or less than the AFMI), there is a total share of around 29% of units affordable to those households. There is a much greater share of owned units versus rental units, with shares of around 40% (highest overall for owned units) and 14.5%, respectively. The Very Low Income segment (30% to 50% of the AFMI) sees a share of around 22% of affordable units. The Low Income segment has the highest share of around 31%. Additionally, the Low Income segment has the highest share of rental units at 44%.

While, there are units that would be affordable to households of lower income segments, these units are not always available to households. Looking back to Table 2 and the income limits, it is evident this will not always be the case when considering the actual price point paid and the price point a household can pay without being cost-burdened. The basic gap analysis helps in determining whether the supply of housing units priced affordably for different income levels is sufficient for the number of households with incomes at those levels. The gap generally represents the amount of households who cannot find housing within their price range and are paying more than they can reasonably afford.

Table 4. Richland County Housing Affordability Affordable Housing Gap			
Indicator	Households	Affordable Units	Gap
Median Income: 100% or less	99,973	65,058	(34,915)
Low Income: 80% or less	82,323	50,443	(31,880)
Very Low Income: 50% or less	52,081	29,470	(22,611)
Extremely Low Income: 30% or less	35,988	4,609	(31,379)
Not Computed	-	3,542	-

Source: U.S. Census Bureau, 2018 American Community Survey 1-Year Estimates; B19001, Universe: Households; B25095; Universe: Owner-occupied Housing Units; B25074; Universe: Renter-occupied Housing Units

Notes: The housing gap is an approximation based upon the availability of data. The census tables utilized do not detail incomes based upon household size, which is one of the key factors for determining affordability. The level of available units also does not include vacant units that may be for rent or for sale. Only units that would otherwise be on the market and occupied are noted.

Important to consider for housing needs is the aggregate units that are not affordable. Looking at the Low Income and below, the gross number equates to the number of affordable units needed for those specific households. In terms of percent, this would mean a gap of about 20% between the total number of units and the needed number of affordable units for the Extremely Low Income segment. The total gap for affordable housing units varies slightly for each income segment, but remains relatively stable ranging from about 15% to 23% of total units. Here, the gap percentage becomes an important factor for moving forward with policy consideration. Specifically, it provides a general baseline that around 20% of future housing should be affordable for households at these income ranges to address the unaffordability of housing in the County.

COUNTY EFFORTS RELATED TO AFFORDABLE HOUSING

Richland County has various policies and programs related to affordable housing. Primarily, the Community Development Division implements the County’s efforts for affordable housing programs. These programs include the Richland County Housing Assistance Program [RCHAP], Richland Rebuilds, Operation One Touch, and like programs, funded through HUD designated funds in the form of Community Development Block Grants [CDBG] and Home Investment Partnership [HOME] funds. In addition to these programs, Richland County provides direct funds, through CDBG and HOME allocations to local non-profits and Community Housing Development Organizations [CHDO]. Through these various mechanisms, Richland County provides access and supply of affordable units to its citizens. Since 2006, the RCHAP homeowner assistance program has provided 312 families with down payment assistance in order to purchase their new home. Similarly, Richland County along with its CHDOs and Partners have helped multiple families since becoming a HUD grantee. Richland County offers in-house programs such as Operation One Touch and Richland Rebuilds that offer direct assistance to homeowners. Such programs offered assistance to 23 families in FY19-20. Tables 5 and 6 below provide a spending breakdown of CDBG and HOME funds allocated toward affordable housing initiatives going back to 2015 for external partners and internal programs.

Year	Organization Program	Funding
2015	Columbia Housing Authority Partnership (New Construction)	\$200,000.00
2016	SC Uplift (Acquisition & Rehab)	\$75,141.53
2018	SC Uplift (New Construction)	\$137,145.00
2018	Richland Rebuilds	\$132,657.41
2018	Santee Lynches CDC (Acquisition & Rehab)	\$76,239.15
2019	Community Assistance Provider (New Construction)	\$495,135.00



Table 6. Richland County Housing Affordability CDBG & HOME Allocations – Internal Programs (RCHAP – REHAB - RICHLAND REBUILDS)		
Year	Organization Program	Funding
2015	Community Development Division	\$428,235
2016	Community Development Division	\$560,649
2017	Community Development Division	\$355,000
2018	Community Development Division	\$367,245
2019	Community Development Division	\$328,956

Notes: Federal fiscal year 2019 is still on going and the funding amount listed is the amount allocated for affordable housing programs in the annual action plan.

As part of receiving CDBG and HOME funds from HUD, recipients must create a Consolidated Plan that identifies various community development and housing needs, goals, and strategies related to them. As part of this, recipients must develop a housing needs assessment within the plan. A housing needs assessment is an inventory and analysis of existing housing needs and needs anticipated because of future growth. The assessment evaluates the extent to which the current and future housing market can provide housing at various costs. The needs assessment is a critical component of working to address housing needs and issues. It takes into consideration both quantitative and qualitative measures of housing, utilizing both data types for a holistic perspective. The Community Development Division will be updating the Consolidated Plan, and performing a new needs assessment, in the coming year.

In addition to the initiatives coordinated through the Community Development Division, County Council has also made direct contributions to organizations and groups working to advance affordable housing. Specifically, Council has made General Fund allocations to various organizations going back the past several years. For Fiscal Year [FY] 16, FY17, and FY18, Council allocated to the Midlands Housing Trust Fund in the amount of \$100,000, \$100,000, and \$55,000, respectively. Council allocated \$20,000 to SC Uplift in FY 16. In FY 18, Council allocated \$200,000 to the Midlands Community Development Corporation. Likewise, Council has awarded discretionary grants and other grants to like groups for affordable housing purposes, i.e., the Central South Carolina Habitat for Humanity.

County Council put forth an economic development policy related to affordable housing in July of 2018. At the July 24, 2018 County Council meeting, the Council approved, unanimously, a resolution related to economic development incentives for affordable low-income rental housing developments. The economic development policy expresses that County Council will consider property tax incentives for the development of safe and affordable rental housing for private and governmental developers. The resolution states that the Economic Development Committee should consider certain factors in providing those incentives. These various factors include but are not limited to elements of location and ability to reduce blight, number of affordable units created, financial assistance, accessibility or inclusion of mixed uses, and restrictions on affordability for a 20-year period.

Other policy elements that County Council has adopted include goals and objectives set forth within the 2015 Comprehensive Plan. Within the Population Element, Goal #4 specifically addresses affordable housing with a strategy (4.4) to include affordable housing in Planned Development District rezoning applications. Additionally, Housing Goal #3, under the Housing Element of the Plan, looks “to create housing choices for all household types, sizes, and incomes; to allow employees the opportunity to live and work in the same area, including personal costs and societal costs”. The Plan sets forth three strategies under Housing Goal #3 for advancing affordable housing:

- 3.1: Community land trust
 - Create a community land trust program, providing a mechanism to mitigate the increasing cost of land and its impact on the cost of affordable housing.
- 3.2: Joint development of affordable housing
 - Develop affordable housing on appropriate County-owned land by seeking joint development opportunities with the private sector
- 3.3: Other incentives
 - Provide incentives to developers for including affordable housing in subdivision design

Additionally, the Plan has other goals and strategies that seek to expand housing choice and quality for County residents within the Population, Housing, and Land Use Elements.

Likewise, the Comprehensive Plan establishes various Priority Investment Areas [PIAs] throughout the county. The Priority Investment Act, included under Title 6, Chapter 29 of the SC Code of Laws, allows local governments to develop market-based incentives and to reduce unnecessary housing regulations to encourage affordable housing within PIAs.

BARRIERS TO AFFORDABLE HOUSING

Various barriers exist related to the development of affordable housing. These barriers range in their existence from regulatory barriers to financial barriers to societal barriers associated with affordable housing development. Each one poses a differing level of resistance for expanding housing choice within Richland County. These barriers in some form or fashion impede the supply of affordable housing.

REGULATORY BARRIERS

Regulatory barriers are policies, laws, regulations, or other processes implemented by governments that hinder the ability to develop housing.

Exclusionary Zoning

Exclusionary zoning is the practice by which zoning codes inadvertently limit certain types of development for a locale, excluding the type and extent of development. Zoning is inherently exclusionary, as the primary purpose is to regulate the use, dimension, and character of development. When this occurs, certain types of development become more pervasive while others are restricted, i.e., single-family housing versus multi-family housing or small lot sizes versus larger lot sizes. The Richland County Land Development Code currently limits the number of non-single-family land uses throughout zoning districts. Duplex, triplex, and quadruplex units are limited, as well as the mapping of multi-family districts. Likewise, the ability to provide these types of housing and only certain sizes becomes a limitation for development. Excluding certain types of development places a preference on one use over others within a community. This exclusionary zoning pattern limits the ability to develop affordable housing due to limitations on the uses, size, and other elements regulated by code.

Housing Vouchers & Waitlists

Another regulatory barrier for affordable housing in Richland County is the limitation of housing vouchers and reliance upon waitlists. The Columbia Housing Authority [CHA] is the area public housing authority. It is responsible for administering HUD housing vouchers and helping to provide and secure housing for low-income households and individuals. One of the ways CHA accomplishes this is through housing choice vouchers. The vouchers function as a

coupon-like funding method through HUD for providing rental assistance to low-income households in private units. One issue with vouchers is there are a limited amount available. Likewise, when residents need vouchers, they must join an available waitlist that can last several years, where waitlists are generally closed or already full. Additionally, a lottery process determines who will be recipients of the vouchers or will join a waitlist to receive them. Similarly, the private unit property owner must be willing to accept vouchers, which may not always be the case.

Other Regulatory Barriers

Another regulatory barrier for affordable housing development in Richland County is the statutory authority for development regulations, policies, and incentives to address affordable housing needs or barriers. South Carolina is a limited home rule state, where enabling legislation or other specification in the state code must exist before Counties can enact certain policies. Not having the innate ability to develop laws and regulations it needs to address locale-specific issues can be a hindrance. The limited statutory authority for methods to address affordable housing poses a problem that County must navigate carefully at times.

An additional barrier that can occur includes jurisdictional inconsistencies and inefficacy in operational processes and procedures. Conflicts can arise with how staff applies certain regulations or operational policies and is understood by the public, developer, or otherwise resident. Requirements, processes, and procedures can become hurdles themselves with how affordable housing is developed. Similarly, the process in one jurisdiction to the next or between levels of government creates difficulties for developers and residents for creating affordable housing.

FINANCIAL BARRIERS

Development Costs

Development costs include the costs of land, infrastructure, building materials, labor, and other associated construction expenses. These costs have continued to increase over the last several years. Material and labor costs for construction have seen larger increases compared to land costs, which are generally lower in Richland County due to an availability of land in most cases. Similarly, costs for affordable housing are often greater since expenses would be the same for otherwise normal housing, except for a lower return on investment due to decreased income from the sale or renting of units. Similarly, the cost of water and sewer fees can pose a hindrance for smaller-scale development and for developments outside the Columbia municipal limits.

Limited Incentives

There are a limited number of incentives available related to affordable housing development. The most common types are Low-Income Housing Tax Credits [LIHTC] and New Market Tax Credits [NMTC]. However, these tax credits have a limited availability and supply for projects. The County does not generally offer incentives to developers for affordable housing development, with the exception to certain economic development projects as referenced by the policy earlier in this brief. Additionally, HOME and CDBG funds go towards affordable housing projects and programs, among others. Those funds are limited each year and go toward a variety of different projects besides affordable housing creation.

In addition to limited incentives is the tax burden imposed within the County for how far those incentives can go. Ultimately, a developer will be looking at their bottom-line for how feasible a project is. The incentives available and offered, as well as the taxes applied, directly influence the financial structure and elements going into a developer's decision-making process. Spreading out a tax burden, as most local economic incentive packages do, still imposes the same tax level on a property, it just spreads out an overall return-on-investment over time. So in cases where a short

return is wanted or required based upon the financial set-up of a property, the tax burden and associated property tax incentives may not be enough to meet the necessary return-on-investment.

Other Financial Barriers

Other financial barriers to affordable housing include market dynamics associated with the Columbia rental market. The Columbia housing market has a large percentage of renters. Large portions of these renters are college-aged students. As a result, most of the new rental housing cater toward the college lifestyle. This affects the overall type of housing available and the pricing associated with it, i.e., having near- or at-market rent rates and leases by the room versus whole unit. Similarly, new rental housing sees a relatively high absorption rate as new units come on the market either as a created unit or as release of a pre-existing one.

Another financial barrier for affordable housing includes the personal or household incomes of Richland County citizens. While the cost of living and other prices have risen, wages and incomes have been relatively stable. Because of this, the choice for housing is limited, as noted earlier in the background section. Due to limited financial situations, households have less money to save. This lack of ability to save disenables persons and households to save for a down payment on a future home. This serves as a barrier for homeownership, which is more available with affordable options within the County. Likewise, the need for a serviceable credit history also poses a barrier to affordable housing ownership for many individuals of lower income due to a use of payday or predatory lending practices in order to have the necessary funds for everyday expenses.

SOCIETAL BARRIERS

NIMBY-ism

NIMBY-ism, an acronym for “Not In My Back Yard”, is the process of residents voicing opposition against a proposed or potential development activity within their local area. NIMBY sentiments most often relate to growth-based changes, e.g., up-zoning, or specific land uses being developed, e.g., multi-family housing. NIMBY actions by residents often pose a barrier toward affordable housing development due to the associated land uses needed, i.e., more dense housing or multi-family buildings, or other perceived land use impacts that would be beneficial to the community as a whole but viewed as a detriment because of that location decision nearby the residents. This often corresponds to development either not occurring within the intended location due to the objections posed by local residents or being located elsewhere that may not be as suitable.

Stigmatization of Affordable Housing

Affordable housing is often stigmatized as being less than and carries a negative connotation. From terms like Section 8 Housing to Low-income Housing to public/government housing, generally, public perceptions regard these as being different, other, or of lower quality. Often this stigma around affordable housing – primarily against the persons associated with it or the seeming value or quality of housing and its effects – brings about opposition to its development or expansion. The negative narrative that persists on affordable housing presents and obstacle for how, where, and why units are created.

Socio-cultural Disparities

Various socio-cultural disparities exist in Richland County that serve as barriers to County residents for affordable housing. These include literacy, language, and educational barriers related to housing, e.g., rental assistance programs, homebuyer



courses, and like programs. These socio-cultural differences become a challenge to affordable housing for residents on knowing what to look for, where to look for it, who to contact, and similar circumstances. These various barriers serve as informational barriers to many individuals who lack access to the knowledge or resource needed for addressing housing needs.

Additionally, another social disparity that poses a barrier to affordable housing is the geographic mismatch of housing, jobs, and reliable transit. Jobs and housing are often located separate from each other increasing transportation costs for households. Likewise, the County does not have a reliable transit network that reaches housing locations beyond the urban areas. This can limit access and housing choice where households must make a trade-off between costs to housing, transportation, or other expenses.

AFFORDABLE HOUSING ACTIONS

Staff believes that no single action, strategy, policy, or program will serve as a panacea in addressing the affordable housing needs within Richland County. While each tool, either currently in place or recommended for exploring, is a step in tackling the issue, each one alone will not effectively address and overcome the wide-ranging need and far-reaching barriers. As such, staff believes the various tools merit development in tandem for a comprehensive, holistic approach for expanding affordable housing to County citizens. The following explores various actions that staff believes are viable options in tackling affordable housing. Staff has begun identifying certain facets related to the application of the proposed tools by the County.

EXPANDING CURRENT EFFORTS

One recommendation by staff is to continue strengthening current efforts already underway by the County. The Community Development Division and outside partners' efforts and their programs need bolstering. The actions and outcomes performed and accomplished by the various programs need continued support and further advancement to build and grow for affordable housing. The County has the ability to provide certain incentives already, as enumerated by the economic development policy, while those incentives should expand for developers undertaking affordable housing development. Through these incentives and HOME and CDBG funds, which constitute more grassroots public-private partnerships, the County can build upon the current work to expand and retain affordable housing for County residents.

Likewise, staff recommends setting specific policy goals toward affordable housing. There is evident need for affordable housing, where developing specific policy goals and objectives is another step forward to bring accountability to the issue. One measure staff recommends in conjunction to this is establishing metrics for tracking and gauging affordable housing progress. Each goal/objective needs to be measurable whether quantitatively or qualitatively ensuring progress is trackable. Likewise, setting a specific enumerated goal for affordable units or reduction in cost-burdened households provides a direct outcome for the County to work at achieving.

In addition, staff plans to evaluate more innovative ways to provide affordable housing while maximizing funds available from HUD. Some examples include operating a Tenant Based Rental Assistance Program either in partnership with Columbia Housing Authority or through a private third-party management services entity and using a non-profit or private third-party management services entity to operate rehabilitations and rebuilds with access to private funds or other grant funds to support those projects.



LAND DEVELOPMENT CODE REWRITE

The Land Development Code [LDC] Rewrite is the process of developing and overhauling the current LDC, adopted in 2005, with a new rewritten code intended to be in line with the policy goals and objectives of the 2015 Comprehensive Plan, be more user friendly, have modernized use and development standards, and encourage green development practices. The new, proposed LDC includes more flexible land uses and removes certain size limitations on lots for overall densities. The proposed uses allow for greater flexibility in middle-type housing options, such as duplexes, triplexes, and quadruplexes as by right development within districts. As such, it proposes less exclusionary uses as noted above in the barriers.

AFFORDABLE HOUSING ADVISORY COMMITTEE

Staff recommends establishing a regularly convening Affordable Housing Advisory Committee. If pursued, the Committee will function as a recommending body to Council on affordable housing related issues. Its purpose will include identifying barriers and obstacles to affordable housing, providing solutions to address them, and regular review of policies and programs related to affordable housing for any adjustments. Likewise, the Committee can serve to establish policy goals and metrics as noted above. Staff believes this Committee should function in a similar capacity as the Blue Ribbon or Penny Advisory Committees, where the Affordable Housing Advisory Committee will be comprised of Councilpersons, staff, board and commission members, housing advocacy and development groups or organizations, and community residents with interest and knowledge regarding affordable housing.

Viability for Implementation:

- High

Implementation Timeframe:

- Short-term (Less than 6 months)

Associated Costs/Fiscal Impact:

- There are limited fiscal impacts associated with this item. Only minor administrative costs are likely to occur.

Critical Personnel:

- Lead(s): Community Planning & Development [Community Development Division, Planning Services Division] and Government & Community Services
- Support: Public Information Office, Clerk of Council, Legal

Potential Partnerships:

- Columbia Affordable Housing Taskforce, Community Relations Council, BIA of Central South Carolina, United Way of the Midlands, Central South Carolina Habitat for Humanity, MORE Justice

Multi-jurisdictional Application:

- Yes - the Affordable Housing Committee has the ability for members of other local governments to participate via memberships or appointees, depending on the final structure of the Committee. The Committee could address concerns regionally and making concerted efforts for addressing affordable at the marco-scale. Likewise,



if the Committee were to be a guide for how various initiatives develop, the group would help ensure that jurisdictional concerns were included directly.

Opportunities:

- Serve as an advisory board for affordable housing related issues
 - Recommend changes to certain policies or programs
 - Identify barriers for affordable housing
- Incorporate knowledge from local organizations, residents, and staff for varied perspectives

Issues:

- Potential to become politicized around single issues, jurisdictions, or in favor of specific interests

Best Practice Model(s):

- Town of Bluffton Affordable Housing Committee
- City of Columbia Affordable Housing Taskforce

Actions Needed:

- Determine Committee framework for operation and set-up
- Determine relevant stakeholders for membership
- Determine policy direction related to the Committee
 - Form goals/objectives for the function of the Committee
- Incorporate Committee elements into Code of Ordinances or Council Rules, as applicable
- Convene the Committee

BAILEY BILL PROVISION

The portion of SC Code of Laws known as the Bailey Bill (§4-9-195) grants the ability of local governments to provide special tax assessments for rehabilitated properties. Primarily, local governments have only included the provisions within this section for historic properties, which Richland County has adopted. However, the Bailey Bill also allows for special tax assessments for affordable rental housing, which only one local government in South Carolina has adopted as so far. The affordable housing provisions within the Bailey Bill could serve as an incentive policy for affordable housing retention and development as it has with historic properties. Staff recommends adding an affordable housing provision to County code. The enabling legislation gives relatively broad authority for local governments in determining certain aspects of the provision that caters to the specific needs and issues of the locale for greatest impact.

Viability for Implementation:

- High

Implementation Timeframe:

- Short-term (Less than 6 months)

Associated Costs/Fiscal Impact:

- There will be limited short-term fiscal impacts from the implementation of a Bailey Bill provision. By nature, properties that the provision would apply to will continue to produce the same level of tax revenue as historically observed. In the longer-term, the provision would allow for a windfall gain in revenue as properties experience redevelopment and the special assessment expires after the max allowable 20-year period. Additionally, the possibility of application fees exists as a potential revenue source for operating the program or other affordable housing efforts, e.g., housing trust fund or CLT.
- The Bailey Bill could have potential impacts on the tax burden for non-residential owner-occupied properties. The passage of Section 12 37 210(A)(47)(a) gives all owner-occupied residential property owners (legal residence classification - 4% ratio) credit on all of the school operating taxes, meaning that you are not paying any of the school district's operating taxes, only the school bonds. In most cases, taxpayers will see a reduction in their notices, which depends upon the taxable value and tax district. *This credit does not apply to the tax bills of business or personal property, or 6% property owners (land, second homeowners).* With the above tax reform, all properties at the 6% rate, personal and business property are carrying the tax burden of the School Operating tax. The School Operating fund accounts for 48.33% to 57.26% of the total millage depending on which tax district the property is located in. In theory when a property is granted relief under the Baily Bill a pre-determined value (lower than the current taxable value) is locked in for a pre-determined amount of time. As such, this increases the tax burden on the remaining 6% properties, all personal and business property, that do not have a the special assessment.

Critical Personnel:

- Lead(s): Community Planning & Development [Assessor Division, Building Inspections Division] and Auditor's Office
- Support: Community Planning & Development [Planning Services Division, Zoning & Development Services, Community Development], Economic Development, Government & Community Services, Public Information Office, Legal

Potential Partnerships:

- Columbia Housing and Development Authority, SC Housing, BIA of Central South Carolina, Affordable Housing Committee, City of Columbia Affordable Housing Taskforce

Multi-jurisdictional Application:

- Yes – the provision could address concerns regionally and making concerted efforts for addressing affordable housing at the macro-scale. Additionally, it would be beneficial for local municipalities to adopt mirroring language into their respective codes to reduce process errors and confusion both for the recipient and staff.

Opportunities:

- Retention and expansion of existing affordable housing units
- Redevelopment of vacant/abandoned structures
- Location based-application for targeting areas specifically, broad application, or case by case
- Flexibility in eligibility criteria for standards and application of the special assessment



Issues:

- Need for clarity on state statute language and any language incorporated in the ordinance so it fits the enabling legislation
- Need to develop a defined, clear process for internal operations and for applicants
- Section 8 eligibility under state statute
- Potential need to pilot and test to understand potential repercussions from the ordinance
- School tax revenue
- Adjusting tax bills via the Auditor’s Office versus keeping FMV/Assessment value records in CAMA

Best Practice Model(s):

- City of Greenville Special Tax Assessment for Low and Moderate Income Rental Property

Actions Needed:

- Develop policy goals and objectives in applying the provision
- Develop level of specificity required for application, e.g., blanket versus targeted
- Outreach and coordination with local municipalities
- Develop ordinance language for amending §23-6 to include affordable housing
 - Determine eligibility criteria
 - Determine standards for rehabilitation
 - Define process for certification
 - Define process for decertification (maturation, actions, etc.)
- Develop operational policy for certification, value-capture, and future assessment notices

AFFORDABLE HOUSING TRUST FUND

Housing trust funds are distinct funds established by local government that receive ongoing dedicated sources of public funding to support the preservation and production of affordable housing and increase opportunities for families and individuals to access affordable homes. Housing trust funds systemically shift affordable housing funding from annual budget allocations to the commitment of dedicated public revenue. While housing trust funds can also be a repository for private donations, they are not public/private partnerships, nor are they endowed funds operating from interest and other earnings. Housing trust funds stand to serve the most critical housing needs in each community – from establishing long-term affordable rental housing for families with the lowest incomes to supporting homeownership, funding new construction as well as rehabilitation that can revitalize neighborhoods, and addressing the needs of special populations.

At the May 21, 2020 Development & Services Committee, the Committee discussed the opportunity to explore an affordable housing trust fund. MORE Justice presented information making the argument for establishing an affordable housing trust fund, along with examples, enabling legislation, and a draft ordinance and referendum language. However, the Committee moved to hold the item for more information, principally, for how funding allocation could occur to the fund without a new tax. The enabling legislation for housing trust funds are found in §31-22-10, et seq. State code allows for the creation of housing trust funds in various ways with select restrictions and specific requirements of operation. One point, as noted in the Committee document by Legal, is the need for a specific dedicated funding source. Council would need to decide on a dedicated source, e.g., a general fund allocation, a special revenue fund, or local option sales tax (what staff understands as MORE Justice’s recommendation), although the fund could be supplemented with allowable

allocations as specified in the enabling legislation. Staff recommends exploration of this tool further as a viable mechanism for affordable housing development. However, in consideration of additional supplemental funds, CDBG and HOME funds may supplement a housing trust fund but would take away funds from other programming. Similarly, the need to develop a new non-profit overseeing the fund may not be necessary with the existence of the Midlands Housing Trust Fund, which Council has funded in the past.

Viability for Implementation:

- High

Implementation Timeframe:

- Medium-term (6 to 24 months)

Associated Costs/Fiscal Impact:

- Per the enabling legislation, a housing trust fund must have a dedicated funding source separate from and exclusively for the purposes of the trust. Other types of funds such as bonds, grants, and other sources can supplement it. Depending on the allocation of funding, a moderate to substantial fiscal impact is likely to occur. In addition to any dedicated revenue source, other proposed tools, i.e., the Bailey Bill and inclusionary zoning, could potentially supplement the fund.

Critical Personnel:

- Lead(s): Community Planning & Development [Community Development], Budget & Grants Management, Finance
- Support: Community Planning & Development [Planning Services Division], Government & Community Services, Public Information Office, Legal

Potential Partnerships:

- Midlands Housing Trust, Columbia Housing and Development Authority, SC Housing, BIA of Central South Carolina, Columbia Development Corporation, United Way of the Midlands, MORE Justice, SC Uplift, Central South Carolina Habitat for Humanity, Family Promise of the Midlands

Multi-jurisdictional Application:

- Yes – the provision could address concerns regionally and making concerted efforts for addressing affordable housing at the macro-scale and between jurisdictions.

Opportunities:

- Dedicated funding source for affordable housing creation and retention
- Ability to utilize public and private funding

Issues:

- Current housing trust fund exists locally (Midland Housing Trust) that would be in competition for funding and other resources

- Need to determine dedicated source of revenue

Best Practice Model(s):

- Midlands Housing Trust Fund
- Greenville Housing Trust Fund [Greenville, SC]

Actions Needed:

- Determine dedicated revenue source(s)
- Determine whether to create a new trust or modify for existing trust
- Determine operation/oversight of trust, if not modifying

INCLUSIONARY ZONING

Inclusionary zoning is a law or regulation for creating affordable housing that either mandates, or highly incentivizes, new housing developments set aside a certain percentage of units as affordable. Inclusionary Zoning is a tool for creating affordable housing opportunities that requires developers to rent or sell a percentage of their new housing units at below-market prices to families and individuals with qualifying incomes. In exchange, developers receive incentives to help offset the cost of these units, e.g., density or height bonuses, lot requirement reductions, fee reductions, expedited permitting, and tax abatements. Staff recommends exploring inclusionary zoning for the County as fully as is practicable. One issue persists in that the state has no enabling legislation that specifically addresses inclusionary zoning, making it a bit of gray area. Local governments currently have limited ability to enact inclusionary zoning, primarily through “market-based incentives for affordable housing development”. Otherwise, per an Attorney General opinion from January 14, 2019, local governments are restricted to undertake certain inclusionary zoning measures. However, Senate Bill 488 would provide direct enabling legislation for local governments to enact inclusionary zoning. This bill is currently in the Senate Committee on Judiciary. It has a companion bill, House Bill 3091, which currently resides in the House Committee on Labor, Commerce and Industry. If passed, either of these bills would provide explicit authority for local government to enact these measures to increase affordable housing.

Viability for Implementation:

- High

Implementation Timeframe:

- Medium-term (6 to 18 months)

Associated Costs/Fiscal Impact:

- There are limited fiscal impacts associated with this item. Only minor administrative costs are likely to occur unless permit or tap fees waivers are included as incentives.

Critical Personnel:

- Lead(s): Community Planning & Development [Zoning & Development Services Division, Planning Services Division]
- Support: Public Information Office, Legal, Clarion & Associates or other outside consultant as necessary

Potential Partnerships:

- BIA of Central South Carolina, SC Housing, SC Finance and Development Authority, Columbia Housing and Development Authority, SC Agency on Aging, local CHDOs and private developers

Multi-jurisdictional Application:

- Limited – the inclusionary zoning policy as ideated here would be included within the zoning ordinance either within the general development standards or as an overlay or similar district. However, other jurisdictions could create like incentives and mirror them within their own zoning codes.

Opportunities:

- Ability to create market-based incentives for affordable housing development
- Help create a supply of affordable units through private development
- Potential revenue source from fee-in-lieu options

Issues:

- Potential fiscal impacts if fee waivers are included for incentives
- Possible push back from citizens from affordable housing stigma
- Lack of limited explicit authority from enabling legislation for “inclusionary zoning” beyond “market-based incentives”

Best Practice Model(s):

- City of Charleston Workforce Housing District (Incentive Based Zoning for Affordable Housing)

Actions Needed:

- Determine best method for implementing any incentives, e.g., via overlay district, floating zone, or within general development standards
- Determine market-based incentives for affordable housing development
- Obtain feedback from local stakeholders
- Determine associated costs for a fee-in-lieu
 - Establish dedicated fee-in-lieu fund or account for fees
- Development operational policy and process for incentives and mechanisms for enforcement

COMMUNITY LAND TRUST

Community land trusts [CLT] are nonprofit, community-based organizations designed to ensure long-term housing affordability. In order to accomplish this a CLT acquires land and maintains ownership of it permanently. Homebuyers then enter into either a ground lease, long-term rental lease, or an affordability covenant for the structure. When the homeowner sells, the seller earns only a portion of the increased property value while the CLT keeps the remainder, preserving the affordability for future low- to moderate-income families. Essentially, a CLT separates the cost of land from the building or home in order to keep prices affordable for buyers. The South Carolina Community Land Trust Act of 2012 (§31-23-10, et seq., SC Code of Laws) is the enabling and statutory legislation for CLTs in the state. The Act provides for



the formation, funding, and operation of CLTs including the lease/sell structure and mechanisms for ensuring affordability. CDBG and HOME funds could supplement any future CLTs with help funding acquisition and development costs.

Viability for Implementation:

- Medium

Implementation Timeframe:

- Medium-term (12 to 24 months)

Associated Costs/Fiscal Impact:

- There are several potential costs and fiscal impacts related to this tool if implemented. Primarily, these related directly to start-up costs for the development of the CLT itself. Generally, the start-up of the CLT would include core group organization, which would have limited if any costs, community organizing, which would have minimal costs for conduction a public education campaign, and resource organization, which would have moderate to substantial costs related to securing commitment funds or lands for building. Additional, longer-term costs will depend on the financing structure for the CLT and how the County decided to invest initially and over-time. The CLT could potentially utilize fees and funds from other tools explored, i.e., the Bailey Bill, housing trust fund, and inclusionary zoning.

Critical Personnel:

- Lead(s): Community Planning & Development [Community Development Division]
- Support: Community Planning & Development [Planning Services Division, Assessor Division, Register of Deeds], Economic Development, Government & Community Services, Public Information Office, Legal

Potential Partnerships:

- Columbia Housing and Development Authority, Columbia Development Corporation, BIA of Central South Carolina, and local CHDOs, CDFIs, banks, credit unions, non-profits, and neighborhood associations

Multi-jurisdictional Application:

- Yes - the Community Land Trust has the ability for members of other local governments to participate via membership to the CLT's Board of Directors, depending on the structure of the CLT. The CLT could address concerns regionally and making concerted efforts for addressing affordable housing at the macro-scale.

Opportunities:

- Community-based, community-focused effort
- Community control of land with long-term renewable lease that can be inherited by future generations
- Removal of housing from the speculative market to retain price appreciation and maintain affordability for owner- and renter-based housing
- Preserves public and private subsidies by managing price appreciation, retaining community value, and recycling the subsidy, land, and unit
- Resale of units is capped by a formulate to ensure affordability for new owner while allowing a profit for seller

- Allows for large-scale developments through joint-ventures and public-private partnerships or smaller-scale developments by a single developer

Issues:

- CLTs are strictly defined by the SC Code of Laws (§31-23-10), where it must be a specific 501(c)(3) as either a wholly-owned or local community member-based housing development non-profit

Best Practice Model(s):

- Palmetto Community Land Trust [Charleston, SC]

Actions Needed:

- Determine organization to establish a CLT
 - Conduct campaign for a local CLT
 - Recruit organizations for serving on the CLT
 - Decide CLT structure for operation and board
 - Adopt bylaws
- Determine service area
- Determine necessary funds for CLT start-up and seeding
 - Decide upon potential funding source for start-up costs for organizing and developing the CLT
 - Decide upon longer-term seed funding for the operation of the CLT
 - Solicit outside funds
- Determine mechanism for the CLT ground-lease
- Determine initial project(s)

PRIORITY STEPS

As noted in the above, while each action can stand on its own to address affordable housing, developing and applying each in tandem is the recommended approach to address the affordable housing needs of the County. Staff proposes continuing exploring each of these tools, with the priority of steps below:

1. Establish an Affordable Housing Committee to evaluate the various initiatives and develop policy goals and objectives for moving forward.
2. Amend §23-6 of the Richland County Code of Ordinances to include provisions for the special assessment of low-income rental housing.
3. Dedicate a specific funding source for an affordable housing trust fund and work with the established Midlands Trust on a best path forward.
4. Develop market-based incentives for affordable housing units within the Land Development Code.
5. Explore the opportunity to establish a Community Land Trust in partnership with local community organizations.