RICHLAND COUNTY

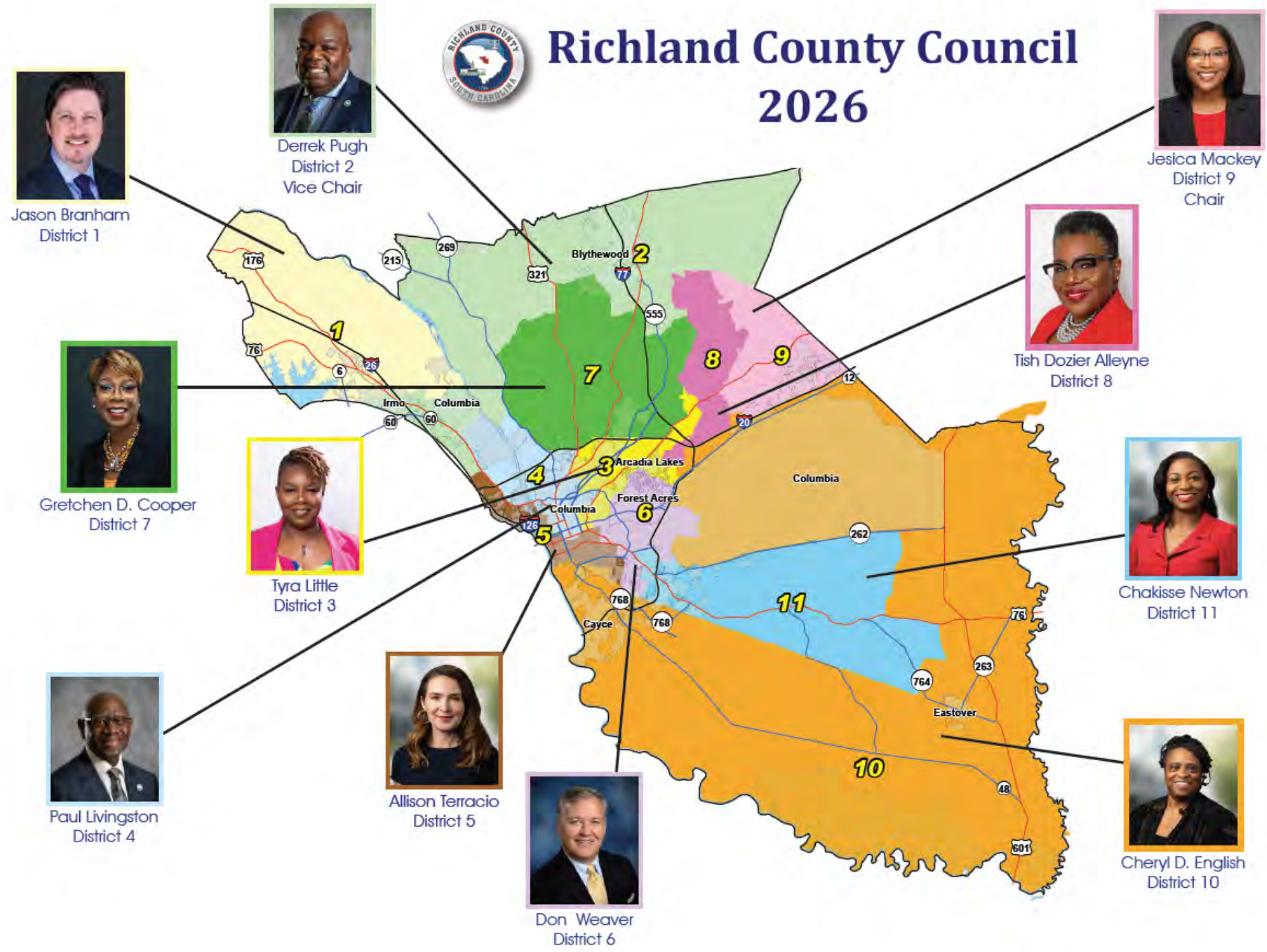
ADMINISTRATION AND FINANCE COMMITTEE

AGENDA

TUESDAY JUNE 23, 2026

6:00 PM

COUNCIL CHAMBERS


Richland County Council
2026
Jason Branham
District 1
Derrek Pugh
District 2
Vice Chair
Jesica Mackey
District 9
Chair
Tish Dozier Alleyne
District 8
Gretchen D. Cooper
District 7
Tyra Little
District 3
Chakisse Newton
District 11
Paul Livingston
District 4
Allison Terracio
District 5
Don Weaver
District 6
Cheryl D. English
District 10
Blythewood
Irmo
Columbia
Arcadia Lakes
Forest Acres
Cayce
Eastover
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11

Richland County
Administration and Finance Committee

AGENDA

June 23, 2026 - 6:00 PM
2020 Hampton Street, Columbia, SC 29204

The Honorable Derrek Pugh, Chair	The Honorable Tyra K. Little	The Honorable Paul Livingston	The Honorable Don Weaver	The Honorable Tish Dozier Alleyne
County Council District 2	County Council District 3	County Council District 4	County Council District 6	County Council District 8

1. CALL TO ORDER — The Honorable Derrek Pugh, Chair

a. Roll Call

2. APPROVAL OF MINUTES — The Honorable Derrek Pugh

a. May 19, 2026 **[PAGES 6-9]**

3. ADOPTION OF AGENDA — The Honorable Derrek Pugh

4. ITEMS FOR DISCUSSION/ACTION — The Honorable Derrek Pugh

a. Grants & Community Development - Community Development Division - 2026 Annual Action Plan for HUD Grants **[PAGES 10-162]**

b. Department of Public Works - Approval to Purchase a Modular Office Unit **[PAGES 163-170]**

c. Department of Public Works - Engineering Division - Award of Construction - St. Andrews Road Sidewalk (RC-789-B-26) **[PAGES 171-174]**

d. Operational Services - Award of Contract - County Administration & Health Buildings – Window Glazing Gasket and Wet-Seal Replacement (RC-784-B-26) **[PAGES 175-177]**

e. An Ordinance Amending the Richland County Code of Ordinances; Chapter 18-6 Smoking of tobacco products **[PAGES 178-185]**

f. An Ordinance Amending the Richland County Code of Ordinances; Chapter 16, Licenses and Miscellaneous Business Regulations, so as to establish Article IX. Vape Shops **[PAGES 186-193]**

5. ITEMS PENDING ANALYSIS: NO ACTION REQUIRED

The Honorable Derrek Pugh

a. I move that Richland County explore setting parameters around the disposal of tenant belongings following eviction. [Little and Pugh (March 3, 2026)]

6. ADJOURN

The Honorable Derrek Pugh



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
Administration and Finance Committee Meeting
MINUTES
May 19, 2026 – 4:00 PM
Council Chambers
2020 Hampton Street, Columbia, SC 29204

COUNCIL MEMBERS PRESENT: Derrek Pugh, Chair; Tyra K. Little, Paul Livingston, Don Weaver, and Tish Dozier Alleyne.

OTHERS PRESENT: Councilwoman Allison Terracio, Councilwoman Cheryl English, Councilman Jason Branham, Councilwoman Gretchen Barron, Chairwoman Jesica Mackey (online), Anette Kirylo, Patrick Wright, Ashiya Myers, Kyle Holsclaw, Jackie Hancock, Aric Jensen, Leonardo Brown, Michelle Onley, Brittney Hoyle-Terry, Eric Williams, Zach Cavanaugh, Kenny Bowen, Callison Richardson, Geo Price, Adrienne Jackson, James Boone, Tamar Black, Angela Weathersby, David Pitts, Synithia Williams, and Keywa Henderson

1. **CALL TO ORDER** – Chairman Derrek Pugh called the meeting to order at approximately 6:00 PM.

2. **APPROVAL OF MINUTES**

   a. April 28, 2026 – Ms. Alleyne moved to approve the minutes as distributed, seconded by Mr. Weaver.

      In Favor: Pugh, Little, Livingston, Weaver, and Alleyne

      The vote in favor was unanimous.

3. **ADOPTION OF AGENDA** – Ms. Alleyne moved to adopt the agenda as published, seconded by Ms. Little.

   In Favor: Pugh, Little, Livingston, Weaver, and Alleyne

   The vote in favor was unanimous.

4. **ITEMS FOR ACTION**

   a. Public Works – Stormwater Division – Award of Professional Services – Highland Forest Subdivision Development Watershed Planning and Flood Mitigation Assessment – Mr. David Pitts, Stormwater Division Manager, indicated Stormwater is continuing their efforts to mitigate flooding in Highland Forest Subdivision. An assessment will be performed in this area as it is part of the Crane Creek Watershed, which is a high-priority watershed. It was noted that this area has been identified as being impaired with E. Coli.

      Ms. Alleyne moved to recommend awarding the professional services contract to Kimley Horn in the amount of $196,680, plus a 10% contingency, for a total approved amount of $216,348, seconded by Mr. Weaver.

      In Favor: Pugh, Little, Livingston, Weaver, and Alleyne

      The vote in favor was unanimous.

   b. Risk Management – Fleet Management – Award for Fleet Maintenance Services Contract – Transdev – The Fleet Manager, James Boone, stated the request is to continue fleet maintenance services for Richland County. The current contract is expiring and has gone through the resoliciting Procurement

process. Transdev was the only responsive bidder in the process. There is an approximate increase of $275,000. The current cost is $3,508,598, and would increase to $3,783,598.24. The new contract would take effect on July 1, 2026.

Ms. Alleyne inquired what attributed to the increase in cost. In addition, she asked if the annual review of the contract includes rate reviews.

Mr. Boone replied that, in general, the costs of service, parts, and labor have increased. The rate will be reviewed during the annual review. Traditionally, there may be a 2% increase every 2 to 3 years.

Ms. Alleyne moved to recommend approval of the new Fleet Maintenance contract with Transdev for Richland County vehicles, seconded by Mr. Weaver.

In Favor: Pugh, Little, Livingston, Weaver, and Alleyne

The vote in favor was unanimous.

c. Operational Services – Award of Contract – Landscape & Grounds Maintenance – Yellowstone Landscape – Eric Williams, Operational Services Director, recommends approval of an annual agreement with Yellowstone Landscape to perform landscape and grounds maintenance for the Township Auditorium, Decker Center, Judicial Center, Columbia Mall Property, and the Administration Complex. He indicated they contracted with them last year to maintain the Columbia Mall property and will be expanding their services.

Mr. Weaver inquired what the $6,163 per application is referencing.

Mr. Williams responded that it would be for pine straw, mulch, etc.

Ms. Alleyne asked if this is a national company.

Mr. Williams responded that they are a local company.

Ms. Alleyne moved to recommend approval of an annual agreement with Yellowstone Landscape to perform landscape and ground maintenance for the Township Auditorium, Decker Center, Judicial Center, Columbia Mall Property, and the Administration Complex, seconded by Ms. Little.

In Favor: Pugh, Little, Livingston, Weaver, and Alleyne.

The vote in favor was unanimous.

d. Operational Services – Award of Contract – 2005, 2009, and 2011 Hampton St. Demolition – Thompson Building Wrecking Co – Mr. Williams indicated the request is to enter into a contract with Thompson Building Wrecking Co. for the demolition of buildings at 2005, 2009, and 2011 Hampton Street. The intent is to turn the property into a greenfield and parking area in the future.

Ms. Little moved to recommend approval to enter into a contract with Thompson Building Wrecking Co. for $298,800 for demolition of buildings located at 2005, 2009, and 2011 Hampton Street, seconded by Ms. Alleyne.

In Favor: Pugh, Little, Livingston, Weaver, and Alleyne

The vote in favor was unanimous.

e. Grants & Community Outreach – Minor Amendments – 2018, 2019, and 2020 Annual Action Plans to Reallocate Funds for Affordable Housing Development and Public Facility Improvements – Ms. Callison Richardson, Grants and Community Outreach Division Manager, stated the proposed amendments to the County's 2018, 2019, and 2020 Annual Action Plans to 1) reallocate $135,000 in HOME funds for Affordable Housing Development, and (2) obligate $200,000 in addition to previous $50,000 allocation of CDBG funds for a Public Facility Improvement Project with Homeless No More

for the support of the Jim Christopher Community Center, to include authorizing the Administrator to execute any documents including contracts related to the project for purposes of timeliness.

Mr. Weaver moved to recommend approving the proposed Minor Amendments to the County's 2018, 2019, and 2020 Annual Action Plans to 1) allocate $135,000 in HOME funds for Affordable Housing Development and 2) obligate $200,000 in addition to the previous $50,000 allocation of CDBG funds for a Public Facility Improvement Project with Homeless No More for the support of the Jim Christopher Community Center, to include authorizing the Administrator to execute any documents including contracts related to the project for purposes of timeliness, seconded by Ms. Little.

In Favor: Pugh, Little, Livingston, Weaver, and Alleyne

The vote in favor was unanimous.

f. I move that there be a moratorium on establishments whose primary activity is the sale of smoking, vaping, and/or electronic smoking products [MACKEY & LITTLE – April 14, 2026] – Mr. Branham inquired about his colleagues' motivation for the motion.

Ms. Little stated that staff is researching to create an ordinance addressing the sale of smoking, vaping, and electronic smoking products. While staff are working on the ordinance, we do not want to have additional vape shops established.

Ms. Mackey indicated the goal is not to have businesses permitted while staff is working on the ordinance language.

Mr. Branham asked what is currently happening with these institutions that would indicate we need to make changes, and whether we should impose a moratorium while the changes are researched.

The County Attorney, Patrick Wright, responded that Councilmembers had made a motion to research changes to the ordinance. While that is being researched, Council was requested to enact a temporary moratorium on permitting of smoking, vaping, and electronic smoking establishments.

Mr. Livingston pointed out that he would need more information regarding the moratorium request and whether there are any legal issues before he could support it.

Ms. Alleyne inquired if the moratorium is the only way to address this matter.

Ms. Mackey replied that she is not aware of an alternative to address the matter.

Ms. Terracio asked, when businesses apply for business licenses, are they describing themselves as vape stores or convenience stores?

Mr. Zach Cavanaugh, Business Services Director, stated that the businesses would describe their specific business activity on the initial application and clearance form. If the description is vague, additional questions will be asked to determine the primary business activity and assign the correct NAICS (North American Industry Classification System) Code.

Ms. Little moved to recommend adopting an ordinance enacting a temporary moratorium on the acceptance of applications, issuance of permits, approvals, or other authorizations for establishments whose primary activity is the sale of smoking, vaping, and/or electronic smoking products, seconded by Mr. Pugh.

Ms. Alleyne stated, for clarification, that the intent of the motion this item is tied to is to address the locations of vape shops and their proximity to schools and churches.

Mr. Livingston expressed that if someone asked him the reason for the moratorium, he could not answer their question.

In Favor: Pugh, Little, Weaver, and Alleyne

Opposed: Livingston

The vote was in favor.

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

   a. I move that the County Administrator explore options to update or replace Sec. 18-6 Smoking of Tobacco Products, of the County Code, to include vaping and electronic smoking products and other regulations regarding smoking, vaping, and electronic smoking products [LITTLE, MACKEY, ALLEYNE, ENGLISH, COOPER, TERRACIO, PUGH, and NEWTON – March 3, 2026] – No action was taken.

   b. I move that Richland County explore setting parameters around the disposal of tenant belongings following eviction [LITTLE and PUGH – March 3, 2026] – Ms. Little stated that when tenants are evicted, and their belongings are put out, they remain there until they are scheduled to be picked up. The concern is the items remain in the community, and community members cannot request their removal because they are not their belongings. The landlord does not live there; therefore, it does not affect them.

      Mr. Pugh pointed out, as custodians of the communities, we need to put parameters in place to make people responsible for their rental properties.

      Ms. Terracio expressed that Council tried to address this issue with the absentee landlord ordinance. She noted that college students sometimes leave behind nice things, and she hopes there is a way to recycle them rather than put them in the trash.

      Mr. Weaver maintained it is imperative the owner or their designee is made aware of the regulations.

6. **ADJOURNMENT** – Ms. Alleyne moved to adjourn the meeting, seconded by Mr. Livingston.

   In Favor: Pugh, Little, Livingston, Weaver, and Alleyne

   The vote in favor was unanimous.

   The meeting adjourned at approximately 4:37 PM.

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

Agenda Briefing

Prepared by:	Callison Rawl Richardson	**Title**:	Division Manager
Department:	Grants and Community Outreach	**Division:**	Community Development Office
Date Prepared:	June 1, 2026	**Meeting Date:**	June 23, 2026
Legal Review	Patrick Wright via email	**Date:**	June 15, 2026
Budget Review	Brittany Hammond via email	**Date:**	June 8, 2026
Finance Review	Stacey Hamm via email	**Date:**	June 8, 2026
Approved for consideration:	County Administrator	Leonardo Brown, MBA, CPM	
Meeting/Committee	Administration & Finance		
Subject	2026 Annual Action Plan for HUD Grants		

RECOMMENDED/REQUESTED ACTION:

The Community Development Division recommends approval of the draft 2026 Annual Action Plan for submission to U.S. Department of Housing and Urban Development (HUD) for the purposes of administering the County's awarded Community Development Block Grant (CDBG), HOME Investment Partnership, and Emergency Solutions Grant (ESG) funds arriving October 1, 2026.

**Due to the required 30-Day Public Comment Period beginning Sunday, June 14, 2026, this item must not appear before full Council for final approval until Tuesday, July 14, 2026.

Request for Council Reconsideration: ☐ Yes

FIDUCIARY:

Are funds allocated in the department's current fiscal year budget?	☒	Yes	☐	No
If not, is a budget amendment necessary?	☐	Yes	☒	No

ADDITIONAL FISCAL/BUDGETARY MATTERS TO CONSIDER:

The HUD funds included in this Briefing are from the HUD allocations in the 2026 Federal Budget. Grant Agreements will be executed following successful submission of the 2026 Annual Action Plan to HUD by August 15, 2026. Budget set up as outlined in Attachment II will follow and funds are available to the County as of October 1, 2026.

The 2026 Annual Action Plan identifies the allocations and proposed Activities from the Federal government for $1,782,257.00 in CDBG funds, $795,692.86 in HOME funds, and $154,333.00 in ESG funds. It has been on display since Friday, June 13th for a 30-Day Public Comment Period. Upon approval, it will be submitted to HUD on or before August 15, 2026.

The performance periods, match requirements, and required caps or set asides are outlined below. Selected projects are found in the attached documents.

FY26 Community Development Block Grant (CDBG):

Grant Period	October 1, 2026 – September 30, 2033
Match	No match requirement
Admin & Planning Cap	20% Award
Public Services Cap	15% of Award

FY26 HOME Investment Partnership (HOME):

Grant Period	October 1, 2026 – September 30, 2034
Match	25% Match Requirement (sources may include county funds, non-profit or private developer investments, or in-kind contributions towards a project)
Admin & Planning Cap	10% Award
CHDO Set Aside	15% of Award

FY26 Emergency Solutions Grant (ESG)

Grant Period	October 1, 2026 – September 30, 2028
Match	Recipients of grant funds must match with an equal amount of cash and/or noncash contributions, which may include donated buildings, materials and volunteer services.
Admin & Planning Cap	7.5%

Applicable fund, cost center, and spend category: Budget Set-Ups for 2026 HUD funds will occur following executed Award Agreements in September 2026. See Attachment II for Budget Details.

OFFICE OF PROCUREMENT & CONTRACTING FEEDBACK:

There are no comments from Procurement.

COUNTY ATTORNEY'S OFFICE FEEDBACK/POSSIBLE AREA(S) OF LEGAL EXPOSURE:

There are no legal concerns regarding this matter.

REGULATORY COMPLIANCE:

The County is required to submit the Annual Action Plan (AAP) to HUD at least 45 days before the start of its program year; the latest submission deadline is August 15, 2026.

To ensure compliance with HUD's regulations, Community Development staff will follow 2 CFR Part 200 regarding the administration of federal grants programs, 2 CFR Part 570 regarding CDBG funds, 2 CFR Part 92 regarding HOME Investment Partnership funds, and 2 CFR Part 576 for Emergency Solutions Grants (ESG). CDBG and HOME funds can only be awarded to sub-recipients located in and/or predominantly serving individuals in unincorporated Richland County. Federal law requires CDBG and HOME funds primarily benefit low-to-moderate-income persons (at 80% of area median income or

below). ESG funds are dedicated to homeless support services. Most funds are disbursed as reimbursable grants with monitoring by Community Development staff.

Environmental Reviews

Environmental Review Records (ERR's) will be conducted for each project to ensure compliance with HUD. ERR's will be certified by the County's Certifying Officer prior to contracting.

CDBG National Objectives:

The Community Development Block Grant (CDBG) program requires that every funded activity meet one of three national objectives: 1) benefiting low- and moderate-income (LMI) persons, 2) preventing or eliminating slums or blight, or 3) meeting urgent community development needs. At least 70% of CDBG funds must primarily benefit LMI persons.

2026 Income Limits Established by HUD:

Eligibility for CDBG and HOME programs is guided by the 2026 HUD Income Limits for Columbia, SC MSA (Richland County) in relation to the current Area Median Income (AMI). Households up to the 80% limit for the AMI are eligible for most of the HUD-funded programs and services, although some services may be limited to households at the 30-50% thresholds.

# of Persons in Household	1	2	3	4	5	6	7	8
80% Limits	$53,700	$61,350	$69,000	$76,650	$82,800	$89,950	$95,050	$101,200
50% Limits	$33,550	38,350	$43,150	$47,900	$54,750	$55,600	$59,400	$63,250
30 % Limits	$20,150	23,000	$25,900	$28,750	$31,050	$33,350	$35,650	$37,950

Davis Bacon Act, Section 3, and Build America Buy America (BABA):

With the exception of single-family homes and some multi-family developments, construction-involved projects supported by CDBG or HOME funds from 2026 will require compliance with Davis-Bacon and Related Acts. Build America Buy America (BABA) procurement requirements are triggered once a project reaches $250,000 in total project cost. Section 3 is triggered for any project involving an investment of $300,000 or more om CDBG funds.

MOTION OF ORIGIN:

There is no associated Council motion of origin.

STRATEGIC & GENERATIVE DISCUSSION:

Request for Council:

The Community Development Division requests approval of the draft 2026 Annual Action Plan for submission to U.S. Department of Housing and Urban Development for the purposes of administering the County's awarded Community Development Block Grant (CDBG), HOME Investment Partnership, and Emergency Solutions Grant (ESG) funds for the unique performance periods beginning Oct. 1, 2026.

Annual Action Plan:

In order to receive annual entitlement grants from the U.S. Department of Housing and Urban Development (HUD), the County must prepare a one-year Annual Action Plan for the use of these Federal funds. At least 70% of the CDBG funds must benefit low- and moderate-income (LMI) persons living in unincorporated Richland County.

The Annual Action Plan (AAP) is used to identify housing, economic development, public services, and community revitalization needs and to develop CDBG, HOME, and ESG budgeting and focus areas for the next annual period.

The proposed 2026 Annual Action Plan was developed in line with Richland County's Citizen Participation plan with public notice (see Attachment I), two public hearings, and a 30-day public comment period. The plan provides the budgets and, whenever possible, selected projects for CDBG, HOME Investment Partnership, and ESG funds that will guide the administration and investment of these critical resources beginning October 1, 2026 grant cycle and beyond. Attachment II provides budgets and project descriptions for each HUD grant.

From April 4 to May 5, 2026, Community Development staff conducted a Needs Assessment public comment period and sought public feedback through two public hearings and the use of online forms available on the County's website. Public participation was strong with comments received from nonprofit providers, local agencies, and citizens countywide.

Upon Council approval, the Annual Action Plan will be submitted to the U.S. Department of Housing and Urban Development (HUD) for approval.

The 2026 AAP implements the County’s fifth and final year of the 2022-2026 Five Year Consolidated Plan, approved in July 2022, which enables the County to continue to receive federal housing and community development funds.

Citizen Participation & Input:

County staff expanded opportunities for public input during the Needs Assessment phase by hosting two (2) Public Hearings at 12PM and 6PM both virtually and in-person. County staff also created easy to you comment cards available at http://richlandcountysc.gov/CommunityDevelopment. http://richlandcountysc.gov/CD. Three (3) citizens attended public hearings and twenty-one (21) public comments were received.

Needs identified by citizen input, include: affordable housing, a rise in homeless families and children in Richland One & Two, down payment assistance, rental assistance, utility assistance, childcare assistance, home repair for seniors, infrastructure investments to fix sink holes and potholes and sewer repairs, walking paths and more recreational spaces especially for youth, improved transportation in rural areas, sidewalks and support for domestic violence survivors.

Project Development & Selection:

In a shift from recent years, the Community Development Office did not conduct a Notice of Funding Availability (NOFA) process during the spring to identify external projects for CDBG investment. Priority was given to identifying right-fit internal, County-driven projects. Priority was given both to minor home

repair and to the existing partnership with Columbia Housing Authority to preserve 50 single family homes for homeownership opportunities.

In the 2026 AAP, County staff are recommending the use of all CDBG Public Service funds (i.e. 15% of the total award) to provide Emergency Subsistence Payments (i.e. rental and utility assistance) to households experiencing or at-risk-of homelessness. County staff plan to conduct an RFP process during the month of July to identify local nonprofit partners to serve as Subrecipients who will assist in the distribution of Emergency Subsistence Payments (i.e. rental and utility assistance). Subrecipients and awards will be recommended for Council approval prior to October 2026.

Additionally, County staff will conduct a NOFA process between July-September 2026 to identify eligible public facility improvement projects. Projects will be recommended for Council approval on a rolling basis.

Projects for HOME Funding will be identified through a NOFA process with a rolling deadline during the 2026 Program Year.

The County will continue using the annual ESG allocation to provide a supplemental match for all members of the local Continuum of Care (CoC) who receive 2026 ESG funds through the SC Office of Economic Opportunity.

Benefits of Request:

Each year's AAP budget proposal for the three HUD grants allows the County to continue rehabilitation of existing affordable owner-occupied housing units, investments in affordable housing development through rehabilitation and construction, investment in public facilities and infrastructure, and collaboration with community partners to coordinate public services for low/moderate population and targeted high-need populations as identified in the Five-Year Consolidated Plan.

This request allows the County to continue delivering a wide range of programs and projects to benefit low/mod income residents of Richland County. If denied, the County risks delays or reductions in millions of federal dollars that are vital to the Richland County community.

Budget Details

Please see ATTACHMENT II for proposed budget and Project descriptions for CDBG, HOME, and ESG funds.

Alternatives

Option 1 (recommended) - Approve the draft 2026 Annual Acton Plan with budget allocations as proposed for submission to HUD by the deadline of August 15, 2026 which allows the County to continue delivering a wide range of programs and projects to benefit low-to-moderate income (LMI) residents of unincorporated Richland County.

Option 2- Do not approve the plans for submission to HUD by the deadline of August 15, 2026 and forego all CDBG, HOME Investment Partnership, and ESG funds for the 2026 year.

Previous Actions of Council

Council approved the Five-Year Consolidated Plan on August 30, 2022. The 2025 Annual Action Plan is aligned with the Consolidated Plan.

Associated Strategic Goal, Objective, and Initiative:

Goal: Foster Good Governance

Objective: Develop realistic and achievable goals

Objective: Collaborate with other governments

Goal: Commit to fiscal responsibility.

Objective: Align budget to priorities and seek alternative revenue sources.

Objective: Establish process to prioritize initiative to align with available resources.

Goal: Plan for growth through inclusive and equitable infrastructure

Objective: Create excellent facilities.

Objective: Provide equitable living and housing options

Goal: Achieve positive public engagement

Objective: Champion the organization through public engagement and communication on County wins

Objective: Foster positive public engagement with constituents and create opportunities to allow us to "tell our own story"

Objective: Complete and celebrate projects to create excitement in the community

Objective: Develop a community engagement plan

Summative Overall County Impact:

- The Community Development Office has produced a 2026 Annual Action Plan with significant public input to help oversee the investment and management of Federal funds totaling $ 2,732,282.86 from the US. Department of Housing and Urban Development.
- The proposed 2026 Annual Action Plan was developed in line with Richland County's Citizen Participation Plan (CPP) with public notice, four public hearings, and a 30-day public comment period.
- County staff expanded opportunities for public input during the Needs Assessment phase by hosting 2 Public Hearings both in-person and virtually, and providing ready-to-access comment cards directly into the County's website.
- Needs identified by citizen input, include: affordable housing, a rise in homeless families and children in Richland One & Two, down payment assistance, rental assistance, utility assistance, childcare assistance, home repair for seniors, infrastructure investments to fix sink holes and potholes and sewer repairs, walking paths and more recreational spaces especially for youth, improved transportation in rural areas, sidewalks and support for domestic violence survivors.

- Proposed projects in the plan help the County meet critical needs for low/mod residents, including: minor home repair, development of affordable housing units, improvements to public facilities, funding for services to low/mod houses, and funding for homeless prevention and support.

ADDITIONAL COMMENTS FOR CONSIDERATION:

The Annual Action Plan (AAP) makes strategic investments in affordable housing development, minor home repair, transitional housing and affordable childcare access, and services to low and moderate-income families Countywide. These plans are developed with several periods of public comment & hearings, The execution of these plans is an example of citizen voices being heard and making a difference. These plans also align resources with addressing some of the County's greatest needs facing low/moderate-income residents. County staff actively engage grant Subrecipients in the process of leveraging HUD funds with local investments using match requirements and underwriting processes for each Program. The 2026 AAP will provide significant opportunities for positive public engagement and communication about County wins. Community Development staff has set a goal to secure at least half of the 25% match requirement for new HOME Investment Partnership projects from private developers or in-kind services rather than through the General Fund as has been utilized in previous years.

The required 30-Day Public Comment Period for the 2026 Annual Action Plan is occurring from June 14 - July 13, 2026. The final Public Hearing will be held on Wednesday, July 1, 2026 at 12:00PM and 6:00 PM in the Council Chambers (and streamed virtually). All public comments and testimony received orally or in writing will be incorporated into the Annual Action Plan prior to Council approval at the July 14th Council meeting.

ATTACHMENTS:

1. Public Notice for 2026 Annual Action Plan
2. 2026 Proposed Budgets & Projects for CDBG, HOME & ESG Grants
3. 2026 Draft Annual Action Plan (anticipated by June 10th from consultants)



NOTICE OF NEEDS ASSESSMENT PUBLIC HEARINGS AND COMMENT PERIOD
| FY2025 ANNUAL ACTION PLAN FOR HUD GRANTS |

April 5, 2026 - Notice is hereby given that the Community Development Office of Richland County, South Carolina will hold a 30-Day Public Comment Period from Monday, April 6th through Tuesday, May 5th, 2026 with *Needs Assessment Public Hearings* on the following dates:

Thursday, April 23, 2026 at 12:00PM – Richland County Council Chambers (2020 Hampton St.) & virtually
Thursday, April 23, 2026 at 6:00PM – Richland County Council Chambers (2020 Hampton St.) & virtually

This location is accessible to persons with physical disabilities. Both hearings will also stream on the County's youtube.com channel for residents to participate virtually. If special arrangements need to be made to accommodate any resident in order for them to participate in the public hearing, including translation services, please contact the Community Development Office at (803) 576 - 2230 to make those arrangements, or for persons who may have a hearing impediment, please contact 7-1-1 for the TTY/TTD relay.

The purpose of this public comment period and public hearings is to gather information for the County's Annual Action Plan for FY 2026, which the County will be submitting to the U.S. Department of Housing and Urban Development (HUD) for the Community Development Block Grant (CDBG) Entitlement Funds, HOME Investment Partnership Program (HOME) funds, and Emergency Solutions Grant (ESG) Funds. *These hearings will be used to obtain the views and comments of individuals and organizations concerning the County's plans to support infrastructure, affordable housing, public services, homeless services, tackle economic distress, and address a wide array of community needs with HUD funds.*

Funding levels for the 2026 Program Year have not been finalized, but are expected to be in line with 2025 funding levels, including: an entitlement amount of $1,755,955 in CDBG funds, $792,557 in HOME funds, and $151,031 in ESG funds. In order to receive these funds, the County must prepare a one-year Annual Action Plan for the use of Federal funds. At least 70% of the CDBG funds must benefit low- and moderate-income (LMI) persons living in unincorporated Richland County. The County is preparing its CDBG, HOME, and ESG applications and it intends to afford residents, local agencies, and interested parties the opportunity to become involved in the planning and applications process.

Anyone interested in being added to the CDBG, HOME, and ESG information distribution list should contact the County's Community Development Office at 803-576-2230 or email CD@richlandcountysc.gov.

The following types of activities may be eligible for funding under the CDBG program: acquisition of property; disposition costs; improvements to public facilities (including the removal of architectural barriers); demolition and environmental clean-up; public services serving LMI individuals or other priority groups; relocation payments for persons displaced as a result of a CDBG activity; rehabilitation of houses; code enforcement; slum and blight removal; special economic development activities; special activities undertaken by a community based development organization; home ownership assistance for purchase; planning; environmental reviews; program administration; audit; and other miscellaneous activities.

The following types of activities may be eligible for funding under the HOME Program: new construction of affordable housing, rehabilitation of affordable housing, reconstruction of affordable housing, conversion to affordable housing, site improvements related to the development of affordable housing, refinancing of debt on a single-family (one to four family) owner occupied housing that is being rehabilitated with HOME funds and the refinancing will reduce the overall monthly housing cost to make it affordable, acquisition costs, soft costs necessary for the financing, development, rehabilitation or acquisition of housing using HOME funds, CHDO costs, relocation costs for displaced households, administrative and planning costs.

ESG funds may be used for five program components: street outreach, emergency shelter, homelessness prevention, rapid re-housing assistance, data collection, and administrative activities.

All interested residents are encouraged to attend a public hearing and will be given the opportunity to present oral or written testimony concerning the needs of Richland County and the use of CDBG, HOME, and ESG funds to address those needs. Written or oral comments must be received by Monday, May 5th and directed to Ms. Callison Richardson, Manager, Grants & Community Development, Richland County Government, Community Development Division, 2020 Hampton St. Suite 3058, Columbia, SC 29202, (803) 576 - 2230 or email at CD@richlandcountysc.gov.

Ms. Callison Richardson

Division Manager, Community Development and Grants

Richland County Government

2026 Annual Action Plan - DRAFT Budgets for HUD Grants

Attachment 2

Program Year 2026 CDBG, HOME & ESG Budgets for Richland County, SC

CDBG Funds	$	1,782,257.00
HOME Funds	$	795,692.86
ESG Funds	$	154,333.00
	$	**2,732,282.86**
1 - CDBG General Administration (20%)	$	356,451.40
2 - Housing Rehabilitation (Operation One Touch & CDBG Rehab)	$	550,000.00
3 - Public Services (15%)	$	267,338.55
4 - Public Facility & Infrastructure Improvements	$	308,467.05
5 - Affordable Housing Development	$	300,000.00
	$	**1,782,257.00**
6 - HOME General Administration (10%)	$	79,569.29
7 - CHDO Set-Aside (15%)	$	119,353.93
8 - Development of Affordable Housing	$	296,769.65
9 - Down Payment Assistance	$	300,000.00
	$	**795,692.86**
10 - ESG Administration (7.5%)	$	11,574.98
11 -Rapid Re-Housing/Homeless Prevention/HMIS	$	58,530.79
12 - Street Outreach/Emergency Shelter (< 60%)	$	84,227.23
	$	**154,333.00**

1 - CDBG General Administration: Funds will be used for the overall program administration, coordination, monitoring/evaluation, and public information associated with the preparation of the Annual Action Plan and the Consolidated Annual Performance and Evaluation Report (CAPER) and Fair Housing activities.

2 - Housing Rehabilitation: Funds will support two signature housing rehabilitation programs, Operation One Touch (OOT) and CDBG Rehab, along with Activity Delivery Costs (i.e. inspections, construction estimation, environmental reviews, oversight and compliance). *Available funds from prior years funds will also be used to support these programs.*

1) Operation One Touch (OOT) - OOT is the county's emergency housing rehab program which provides a 0% interest forgivable loan to assist with urgent minor home repair needs for income eligible homeowners in unincorporated Richland County for installation of roofs, soffit, gutters, electrical upgrades, plumbing, etc.

2) CDBG Rehab - CDBG Rehab is the County's Owner-Occupied Housing Rehab program that partners with qualified non-profit organizations to provide minor home repairs to eligible homeowners in unincorporated Richland County.

3 - Public Services: 15% of the CDBG award will fund Emergency Subsistence Payments to cover essential costs like rent, mortgage, and utilities to the LMI Population and HUD-defined Presumed Benefit Groups in unincorporated Richland County through Public Service Programs run by local nonprofits. Payments will be made directly to the service provider/vendor (i.e. landlord, utility company) and for no more than three (3) consecutive months.

4 - Public Facility Improvements: Funds will assist with improvements to Public Facilities owned and occupied by nonprofit organizations in which public services to the LMI individuals/households and Presumed Benefit Populations are provided Monday through Friday during normal operating hours. Funds may be utilized for acquisition, rehabilitation, and other structural improvements critical to the provision of public services for facilities located in unincorporated Richland County or predominantly serving residents of unincorporated Richland County. Activity Delivery Costs and contingency funds are included in the allocation.

5 - Columbia Housing Partnership Affordable Housing Development - Funds will be used to assist with acquisition, demolition, rehabilitation, and activity delivery costs associated with the Richland County partnership with the Columbia Housing Authority to develop affordable units for rent or ownership in unincorporated Richland County.

6 - HOME General Administration - Funds will be used for the overall program administration, coordination, monitoring/evaluation, and public information associated with the preparation of the Annual Action Plan and Consolidated Annual Performance and Evaluation Report (CAPER).

7- CHDO Set-Aside: HOME funds will be used to assist a CHDO to increase the number of affordable housing units in the HOME Consortium for owners and renters by assisting with acquisition, soft costs, construction, and rehabilitation.

8 - Development of Affordable Housing - HOME funds will be used to assist in the development of affordable housing in the HOME Consortium for owners and renters by assisting with acquisition, soft costs, construction, and rehabilitation. CDBG funds will be used to pay the program and activity delivery costs associated with implementing the HOME Program.
9 - Down Payment Assistance: Funds will be used for a first-time homebuyer program Richland County Homeownership Assistance Program (RCHAP) for county-wide LMI eligible households. HOME funds from prior years will be leveraged prior to the 2026 funding.
10 - ESG Administration: Funds will be used for the overall program administration, coordination, monitoring/evaluation, and public information associated with the ESG program.
11 - Rapid Re-Housing/Homeless Prevention/HMIS: Funds will be used for rapid re-housing, homeless prevention, and HMIS system.
12 - Street Outreach/Emergency Shelter: Funds will be used for operating expenses and essential services for shelters.

RICHLAND COUNTY, SOUTH CAROLINA

2020 Hampton Street
Columbia, SC 29201

FY 2026 Annual Action Plan

For Submission to HUD for the
Community Development Block Grant, HOME Investment Partnership, and Emergency Solutions Grant Programs

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August 15, 2026

Honorable Jesica Mackey
Chair, County of Richland Council

URBAN DESIGN VENTURES
BUILT ON EXPERIENCE

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Executive Summary

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

1. Introduction

Established in 1785, Richland County is the county seat of South Carolina and is home to over 430,000 residents. Originally centered around agriculture (Richland County is named after the rich farming land used to support large indigo and cotton crops), Richland County is now the fourth-most populous county in South Carolina and is home to the military community at Fort Jackson, well-regarded educational institutions, and state-of-the-art hospital systems.

As of the 2020-2024 American Community Survey, 47.45% of the population was Black or African American and 40.38% of the County population was White. The County also has a notable and growing Hispanic or Latino community which made up 6.44% of the population. 17.2% of the County population had income below the poverty line. The median household income of $63,784 is somewhat lower than the Statewide median income of $69,324. Over half of all County residents live in unincorporated areas of the County.

Richland County became a federal entitlement program grantee in 2002. As an entitlement grantee, Richland County receives an annual share of federal Community Development Block Grant (CDBG), HOME Investment Partnerships Program (HOME), and Emergency Solutions Grant (ESG) funds authorized under Title I of the Housing and Community Development Act of 1974, as amended.

The Richland County Community Development Division of the Grants and Community Outreach Department is responsible for administering CDBG, HOME, and ESG grants for unincorporated areas of the County:

- Community Development Block Grant (CDBG);

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- HOME Investment Partnership (HOME); and
- Emergency Solutions Grant (ESG)

The Annual Action Plan is a guide to how the County will allocate its resources for specific activities that support Richland County's Five-Year Consolidated Goals and Strategies. This is the fifth (5th) Annual Action Plan of the FY 2022-2026 Five Year Consolidated Plan. In compliance with HUD regulations, the FY 2026 Annual Action Plan for the period of October 1, 2026 through September 30, 2027. This Annual Action Plan is a strategic plan for the implementation of the County's Federal Programs for housing, community, and economic development.

The FY 2026 Annual Action Plan outlines the actions to be undertaken in Fiscal Year 2026 with the Federal resources received by Richland County. The CDBG Program and activities outlined in this FY 2026 Annual Action Plan will principally benefit low- and moderate-income persons and funding has been targeted to neighborhoods home to the highest percentage of low- and moderate-income residents. The County's previous performance under the CDBG Program was discussed at the First Public Hearings. The Annual Action Plan does not incorporate the Public Housing Comprehensive Grant (Comp Grant) process into the consolidated planning and application process but does require the participation of the public housing authority in the development of the plan.

The FY 2022-2026 Five-Year Consolidated Plan established the County's goals for the next five (5) year period and outlines the specific initiatives the County will undertake to address its needs and objectives by promoting the rehabilitation and construction of decent, safe and sanitary housing, creating a suitable living environment, removing slums and blighting conditions, promoting fair housing, improving public services, expanding economic opportunities, and principally benefitting low- and moderate-income persons.

The Columbia Housing Authority is the designated Housing Authority for Richland County.

Available Funds:

During the FY 2026 Program Year, Richland County, SC will receive the following Federal funds:

- CDBG: $1,782,257.00
- HOME: $ 795,692.86
- ESG: $ 154,333.00
- **Total: $2,732,282.86**

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FY 2026 CDBG, HOME, and ESG Budget:

Richland County proposes to undertake the following activities with the FY 2026 CDBG Grant, CDBG Program Income, HOME Grant, HOME Program Income, and ESG Program:

FY 2026 CDBG Budget:

- **CDBG General Administration (20% cap)**.....$ 356,451.00
- **Public Service Activities (15% cap)**.....$ 267,338.00
- **Public Facility & Infrastructure Improvements**..... $ 308,468.00
- **Housing Rehabilitation (Operation One Touch & CDBG Rehab)**.....$ 550,000.00
- **Affordable Housing Development**..... $ 300,000.00
- **Total CDBG**.....**$1,782,257.00**

FY 2026 HOME Budget:

- **HOME General Administration (10% cap)**.....$ 79,569.00
- **CHDO Set-Aside (15% Requirement)**.....$ 119,354.00
- **Development of Affordable Housing**.....$ 296,769.86
- **Down Payment Assistance**..... $ 300,000.00
- **Total HOME**.....**$ 795,692.86**

FY 2026 ESG Budget:

- **ESG General Administration**.....$ 11,574.00
- **Rapid Re-housing/Homeless Prevention/HMIS**.....$ 58,531.00
- **Street Outreach/Emergency Shelter (35%)**.....$ 84,228.00
- **Total ESG**.....**$ 154,333.00**

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Maps:

The following maps illustrate the demographic characteristics of Richland County:

- Total Population by Block Group
- Total Population Age 65+ by Block Group
- Percent White Population by Block Group
- Percent Minority Population by Block Group
- Number of Housing Units by Block Group
- Percent Owner-Occupied Housing Units by Block Group

- Percent Renter-Occupied Housing Units by Block Group
- Percent Vacant Housing Units by Block Group
- Low/Moderate Income Percentage by Block Group
- Low/Moderate Income with Minority Percentage by Block Group
- Percent Households with Income Below Poverty Level by Block Group

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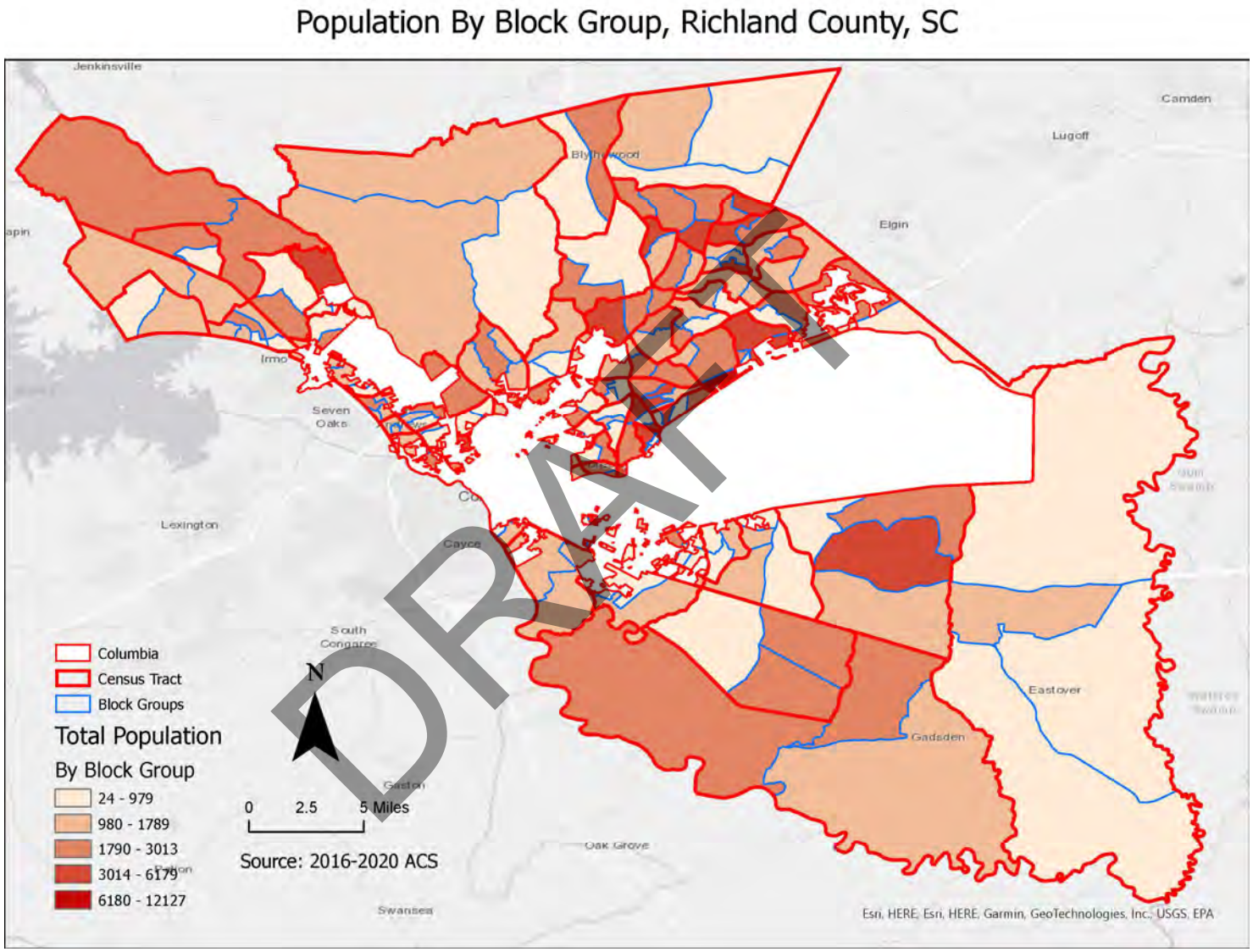
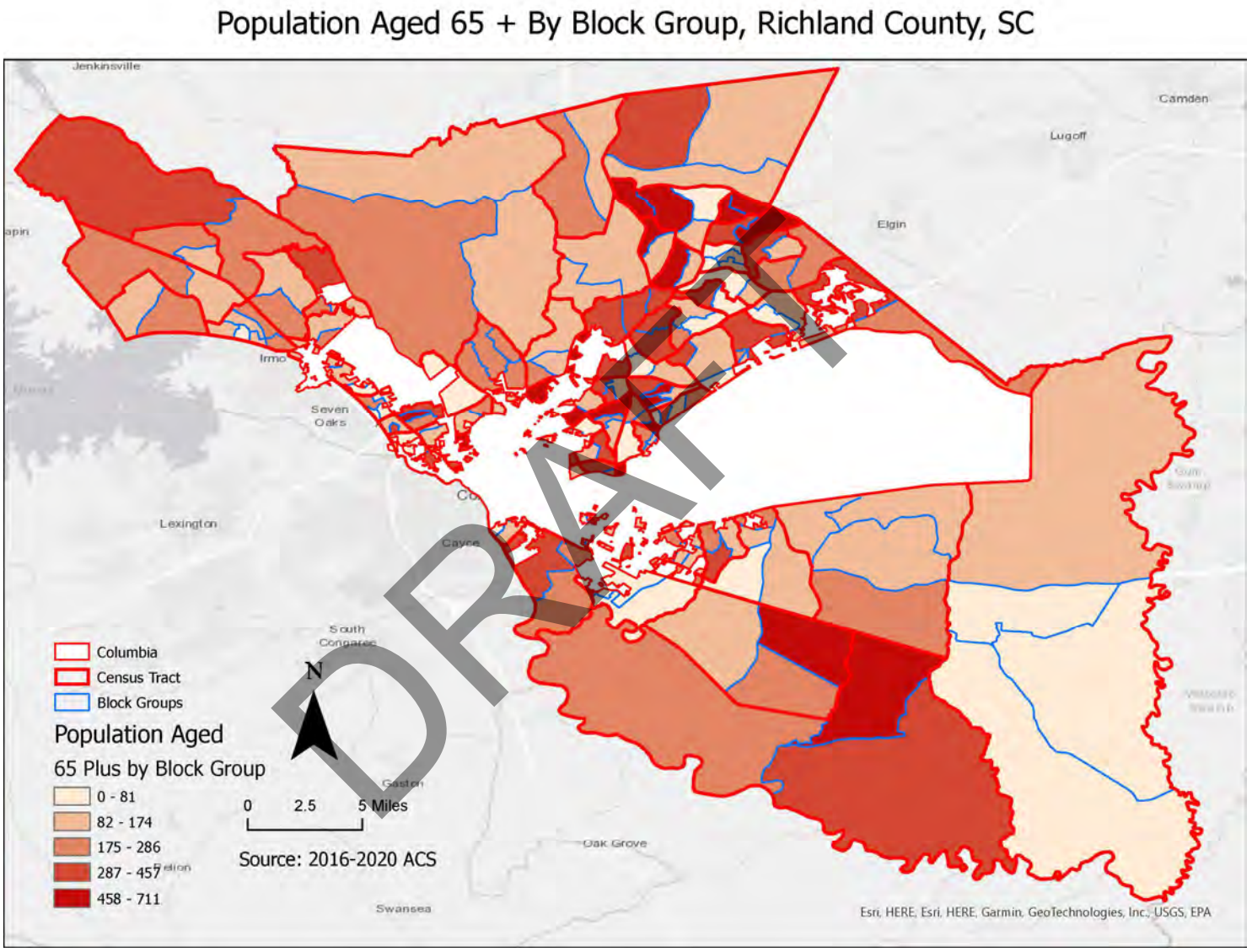
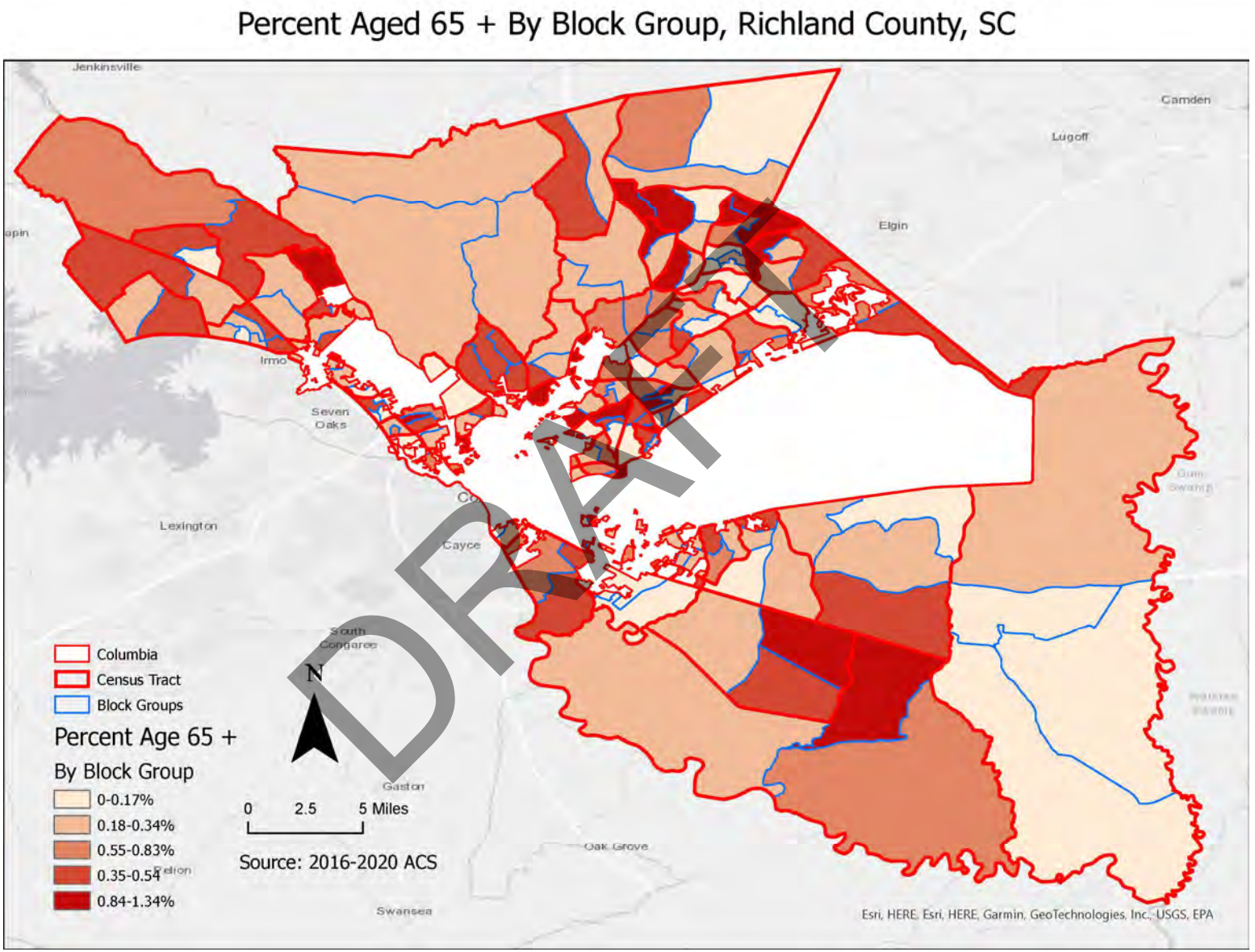


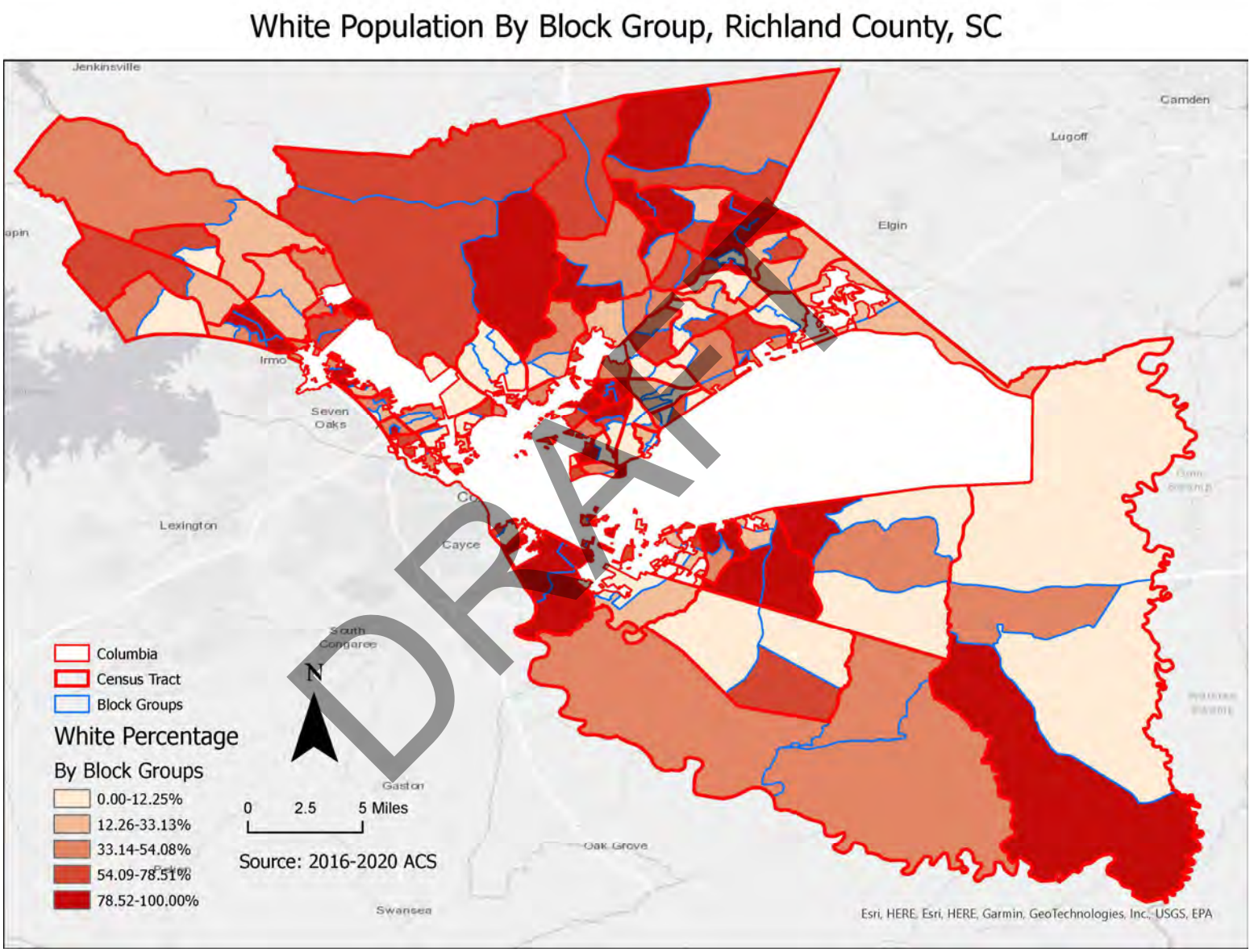
Total Population by Block Group



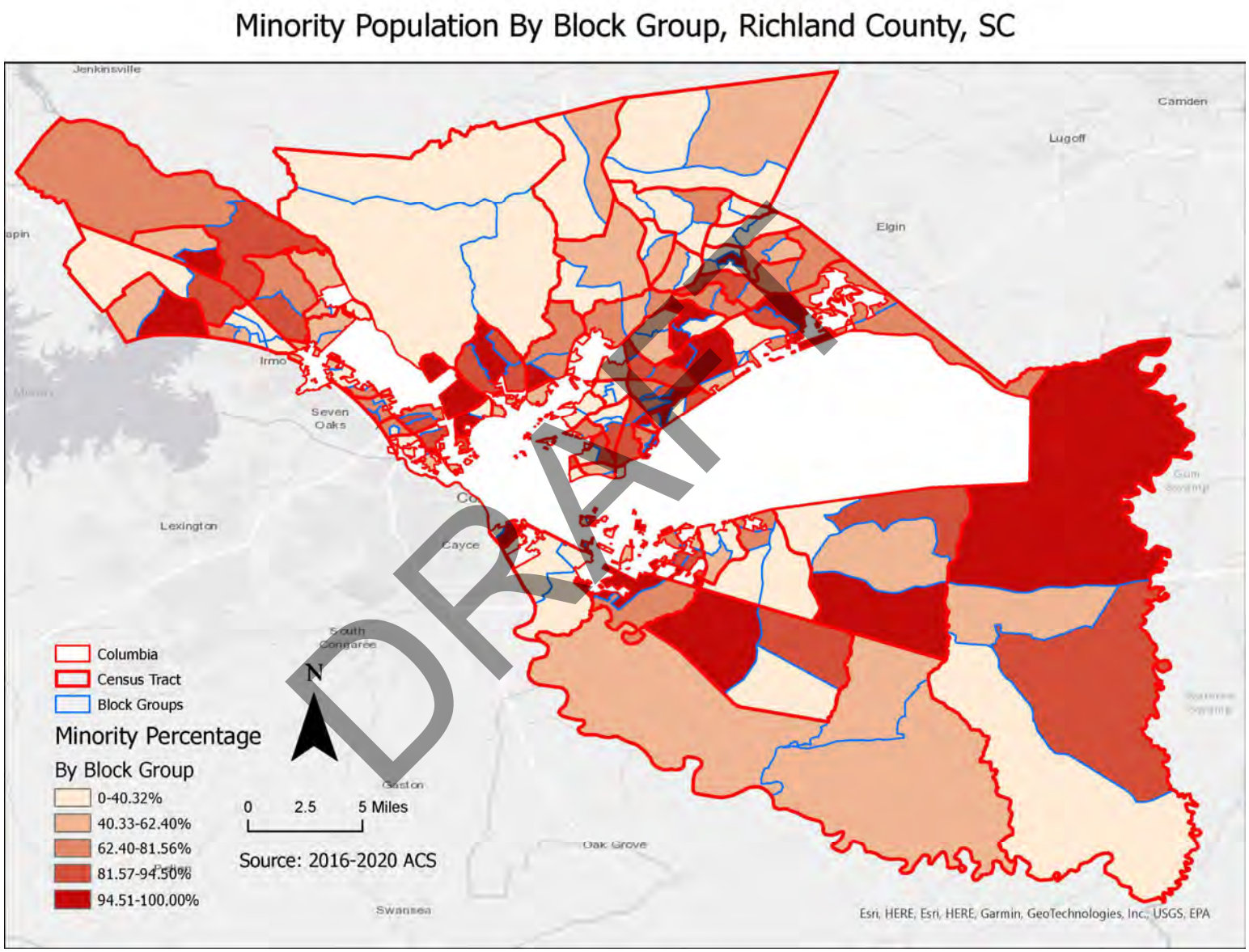
Total Population Age 65+ by Block Group



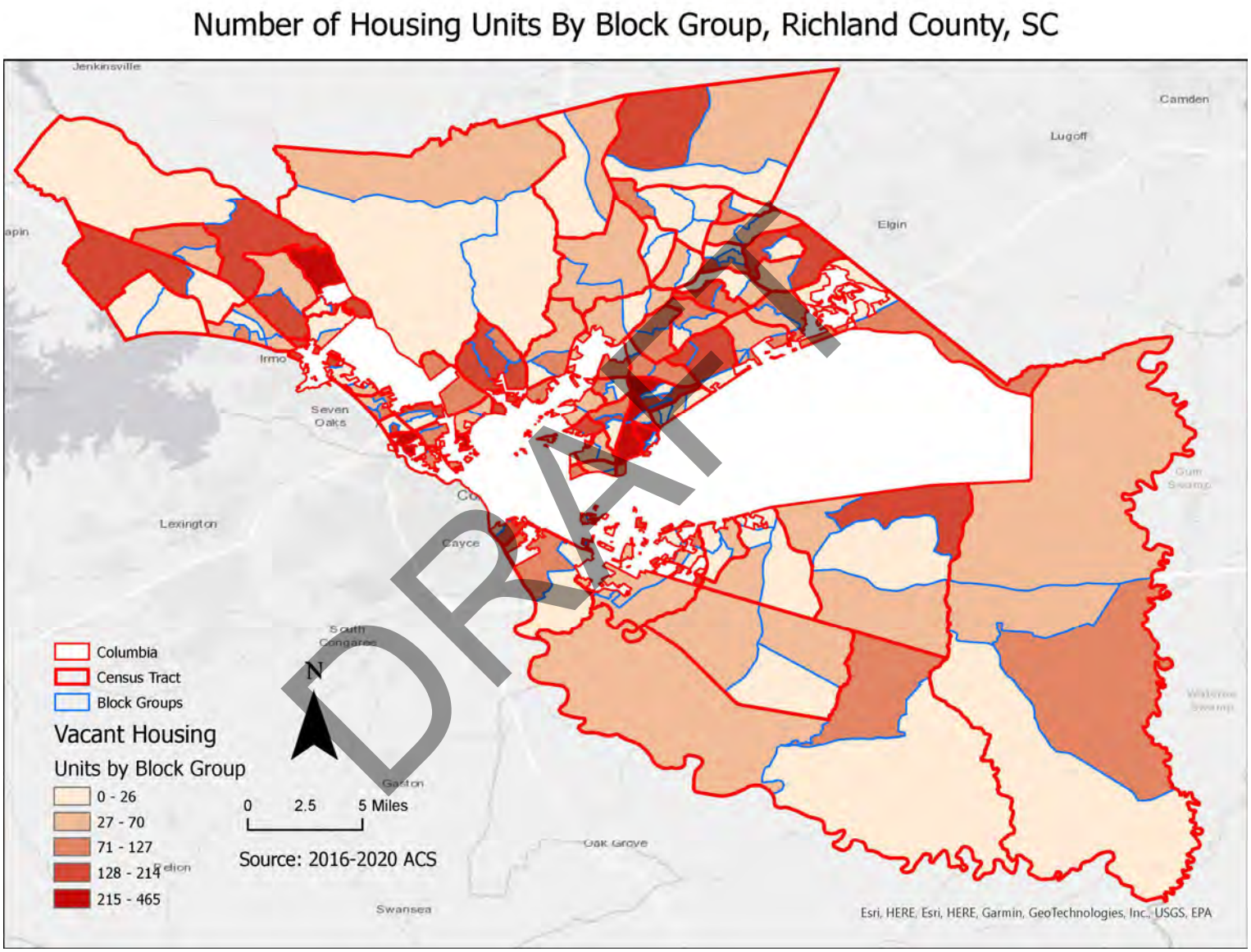
Percent Population Age 65+ by Block Group



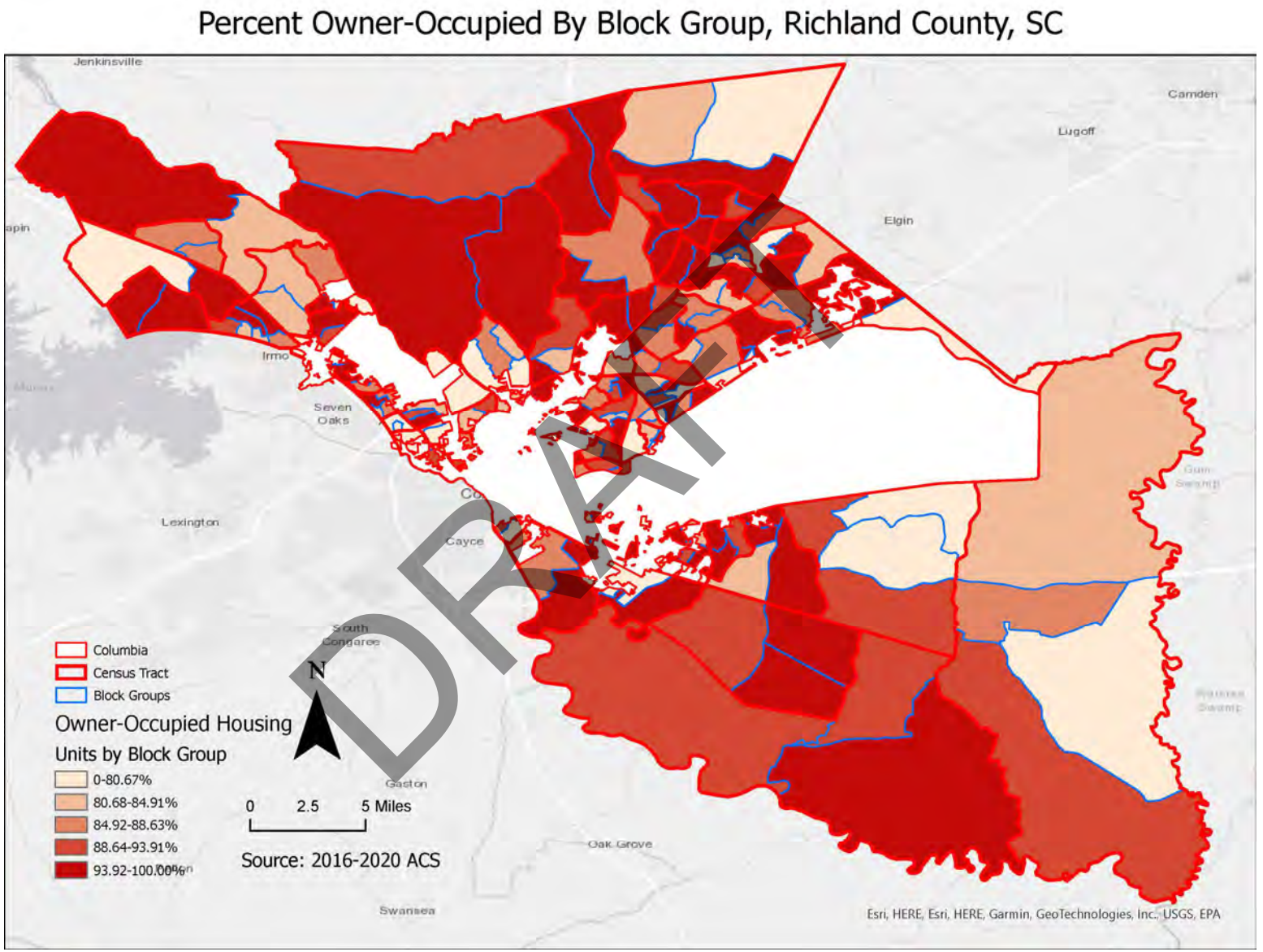
Percent White Population by Block Group



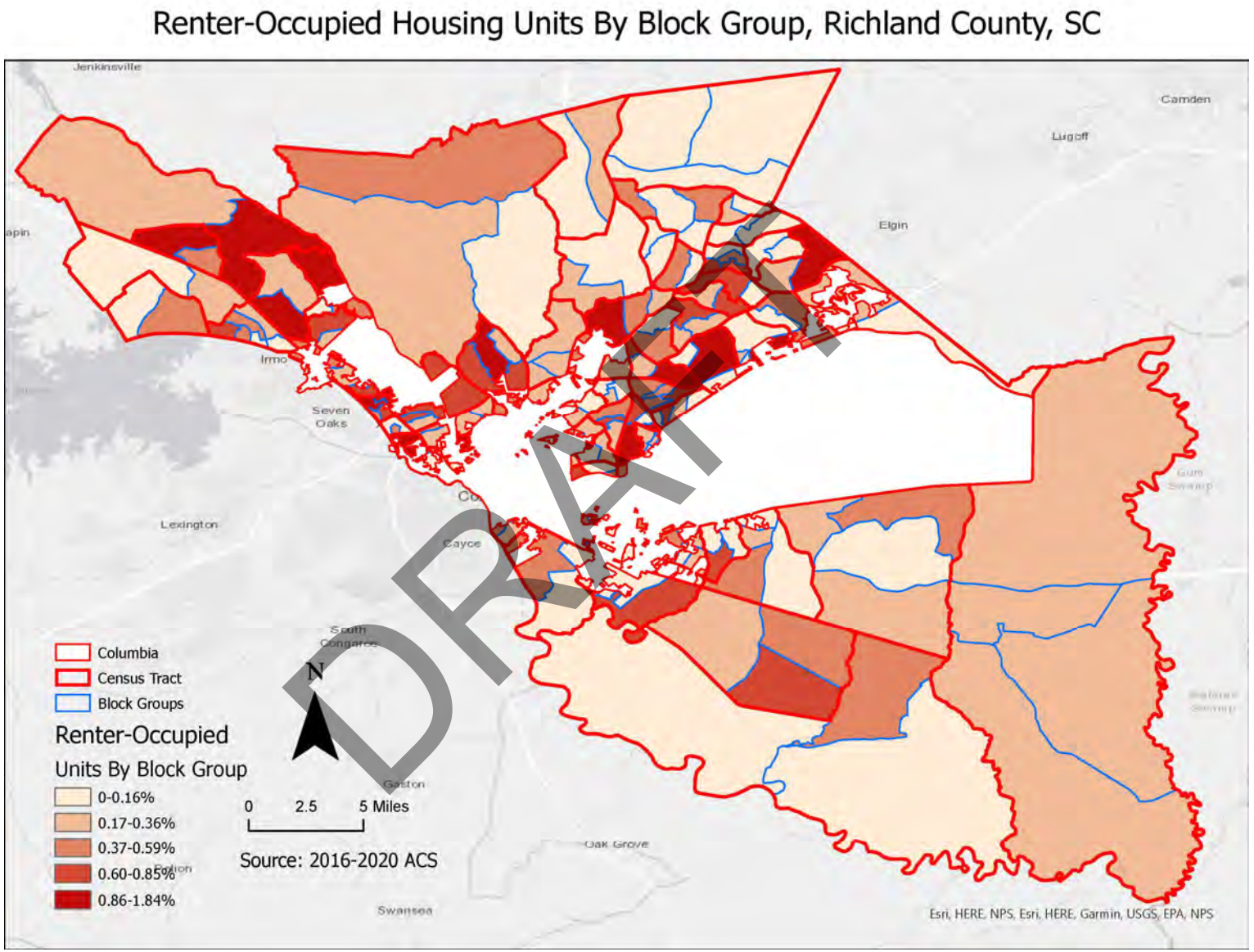
Percent Minority Population by Block Group



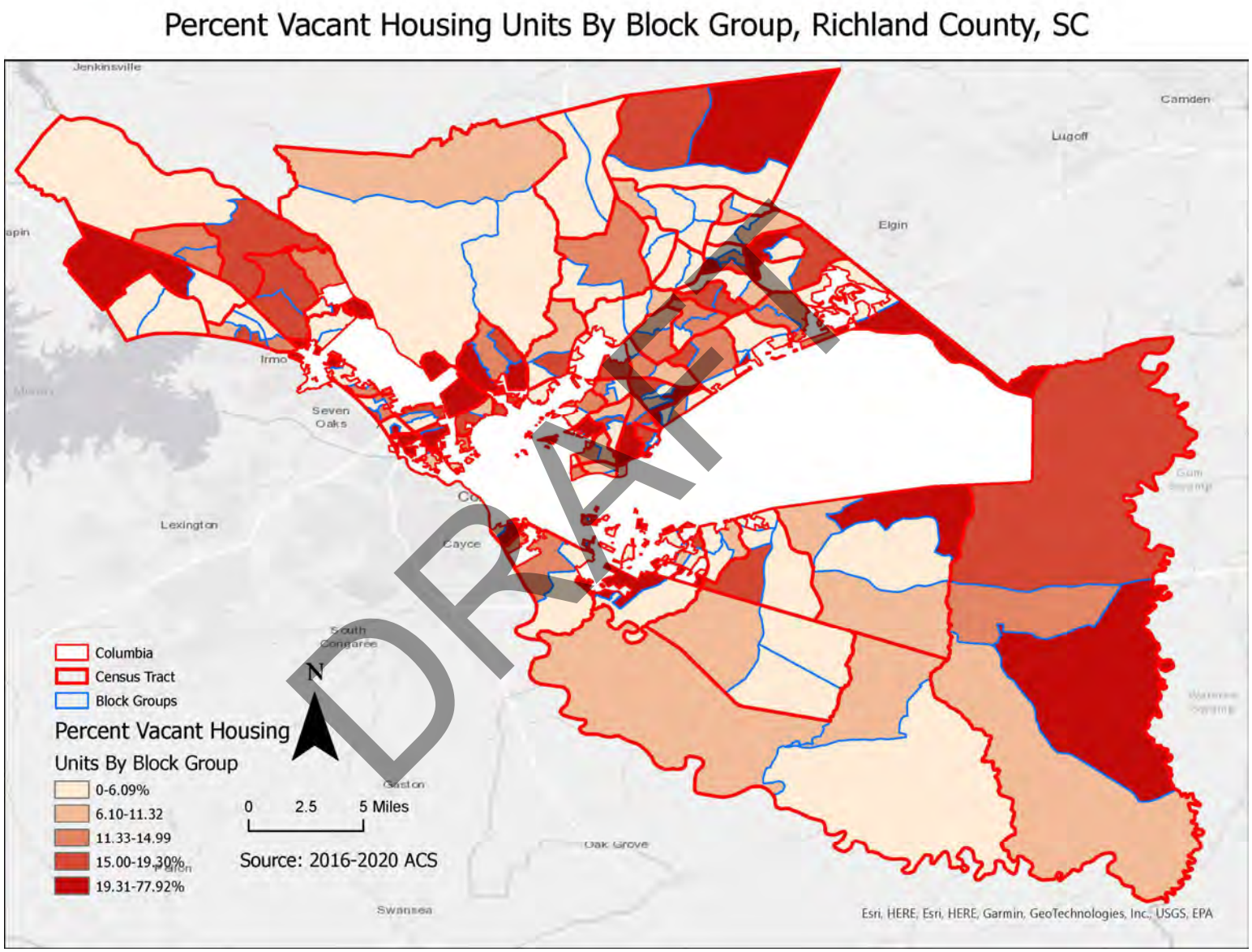
Number of Housing Units by Block Group



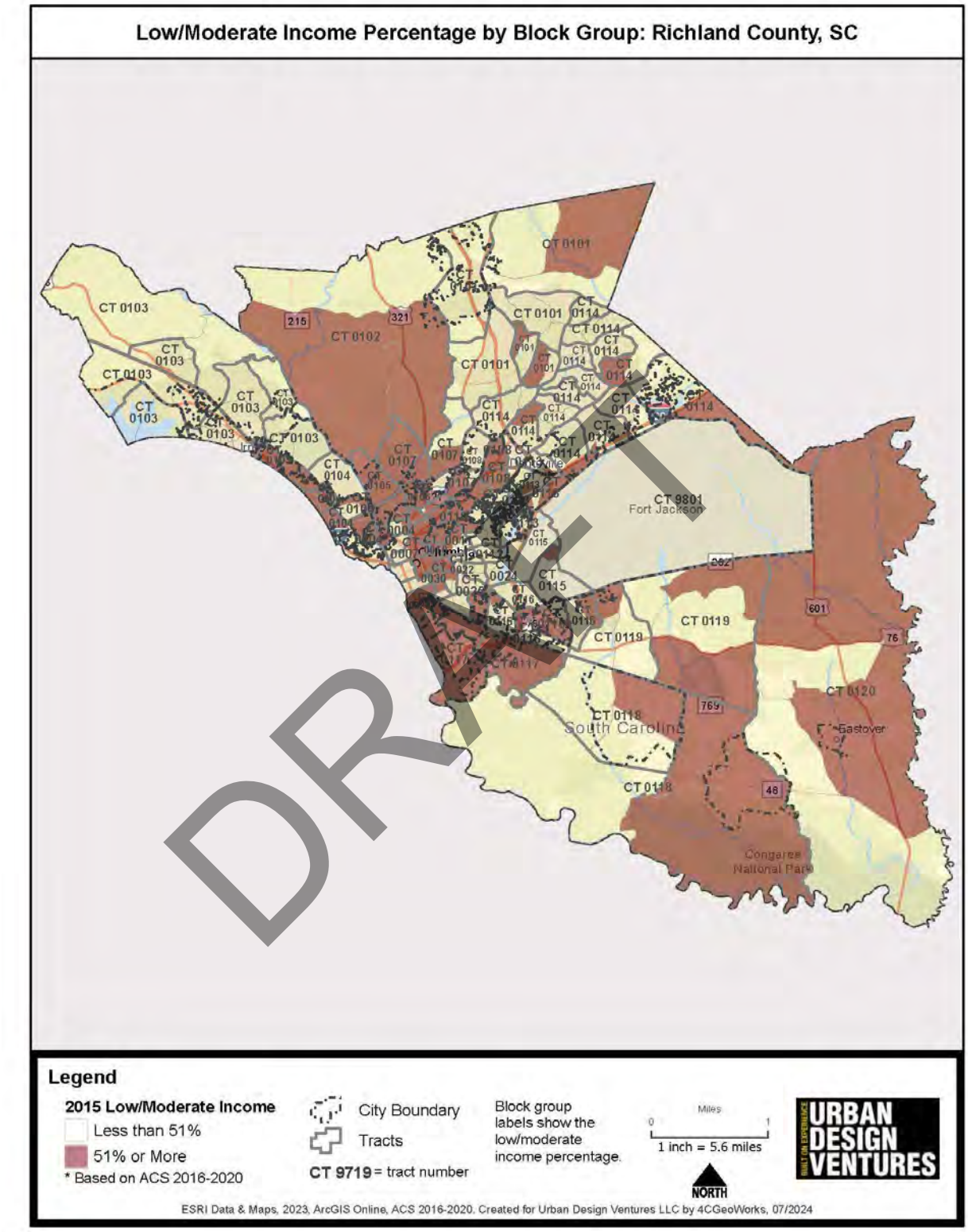
Percent Owner-Occupied Housing Units by Block Group



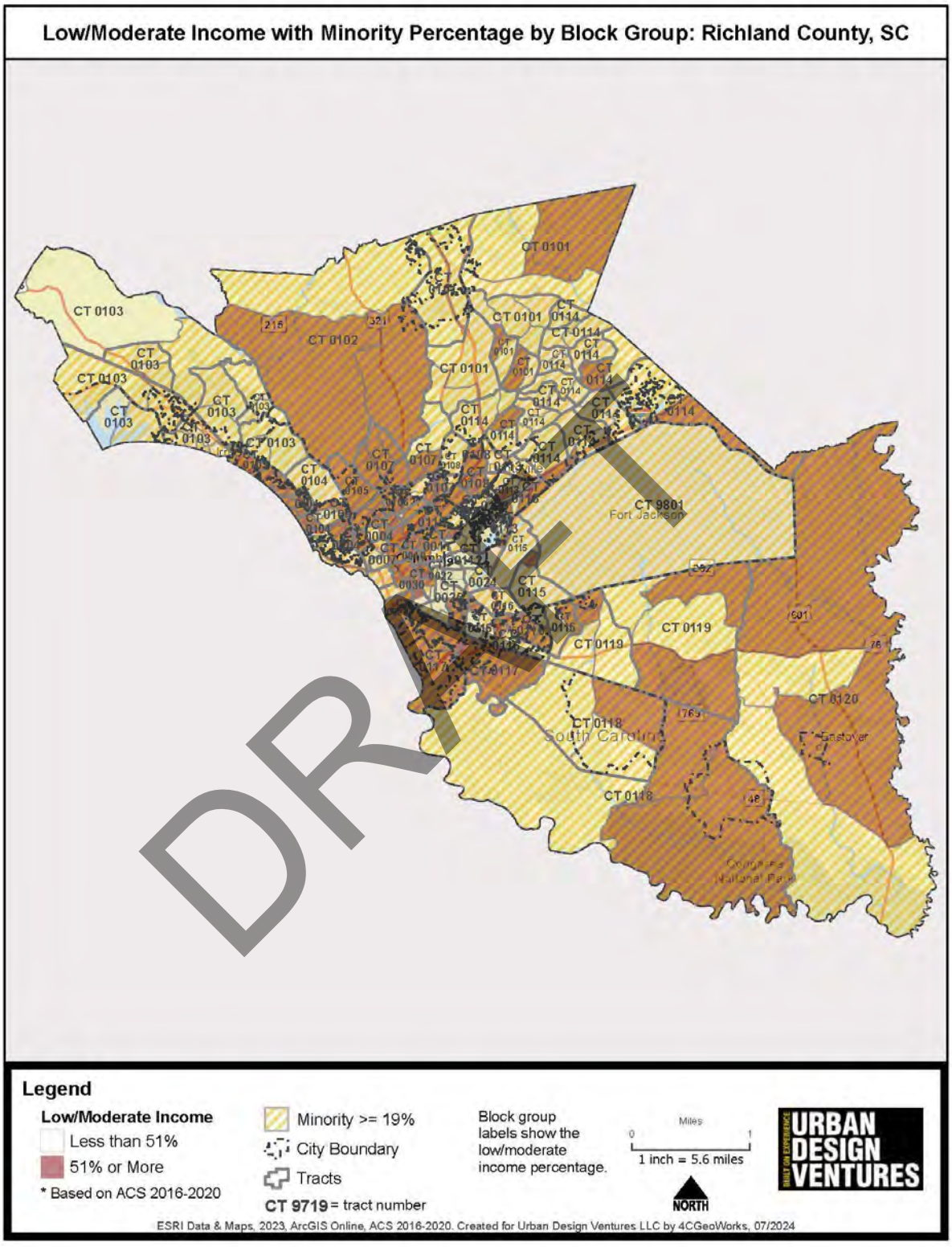
Percent Renter-Occupied Housing Units by Block Group



Percent Vacant Housing Units by Block Group



Low/Moderate Income Percentage by Block Group



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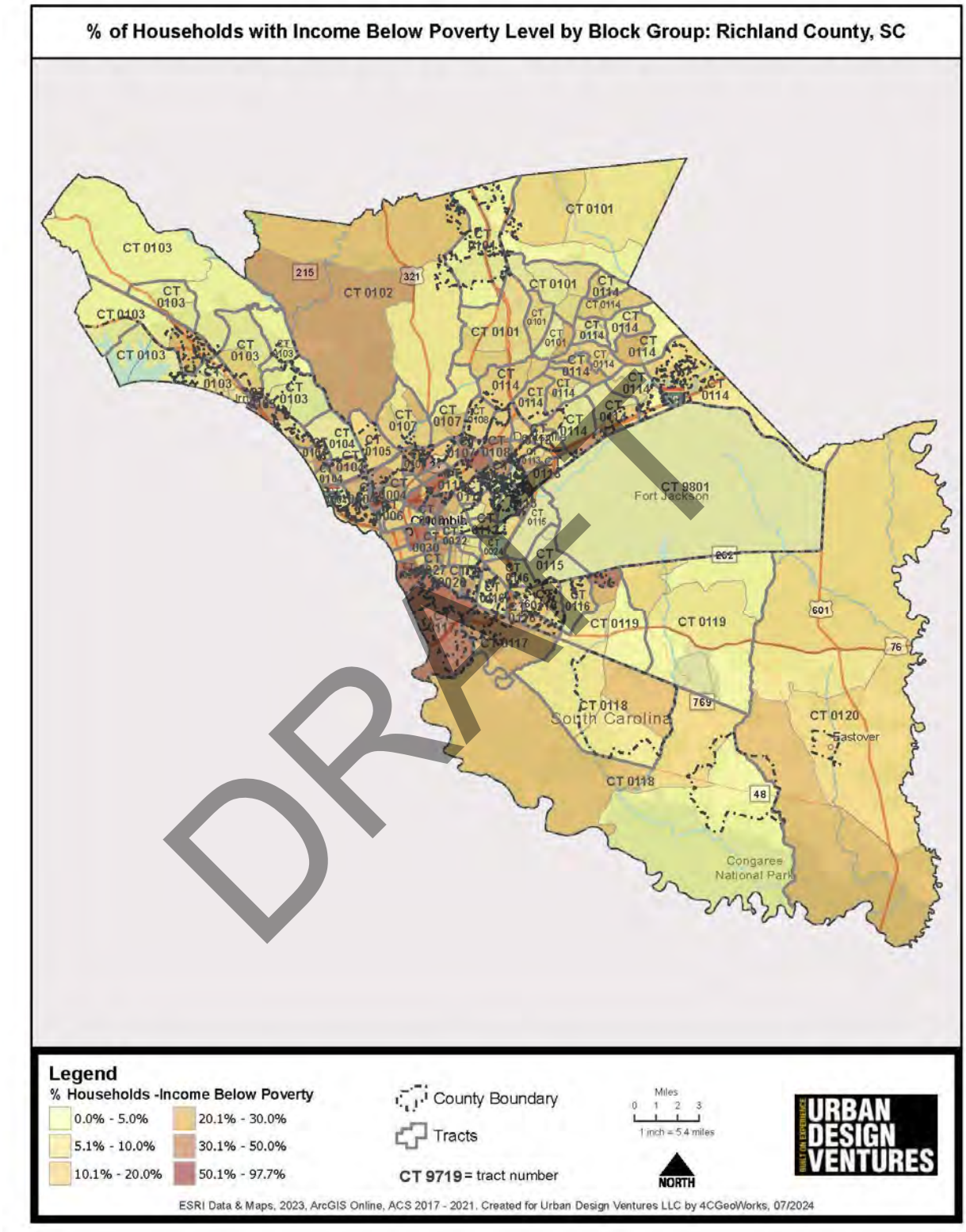
Low/Moderate Income with Minority Percentage by Block Group



Percent Households with Income Below Poverty Level by Block Group

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

During the FY 2026 Program Year, Richland County proposed to address the following strategies, priority needs, objectives, and goals that have been identified in its FY 2022-2026 Five Year Consolidated Plan:

Housing Strategy - (High Priority)

Priority Need: There is a need to increase the supply of affordable housing for homeowners and renters, that is decent, safe and sanitary.

Objective: Improve, preserve, and expand the supply of affordable housing for low- and moderate-income persons and families.

Goals:

- **HSG-1 Homeownership -** Continue to assist low- and moderate-income potential homebuyers to purchase homes through down payment assistance, closing cost assistance, housing rehabilitation assistance and required housing counseling training.
- **HSG-2 Owner-occupied Housing Rehabilitation -** Conserve and rehabilitate existing affordable housing units occupied by low- and moderate-income homeowners in the community by providing financial assistance to addressing code violations, emergency repairs, energy efficiency improvements, and accessibility for persons with disabilities.
- **HSG-3 Housing Construction/Rehabilitation -** Increase the supply of decent, safe and sanitary, and accessible housing that is affordable to both owners and renters in the County by assisting with acquisition, site improvements, development fees, new construction and rehabilitation of vacant buildings.
- **HSG-4 Renter-occupied Rehabilitation -** Provide financial assistance to landlords to rehabilitate affordable housing units for that are rented to low- and moderate-income tenants.
- **HSG-5 Fair Housing -** Promote fair housing choice through education, training and outreach to affirmatively furthering fair housing throughout the County.

Homeless Strategy - (High Priority)

Priority Need: There is a continuing need for services and housing opportunities for homeless persons and persons/families at-risk of becoming homeless.

Objective: Work with community partners to improve the living conditions and support services available for homeless persons, families, and those who are at risk of becoming homeless.

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Goals:

- **HMS-1 Operation/Support -** Financially assist providers to operate housing and support services for the homeless and persons at-risk of becoming homeless.
- **HMS-2 Prevention and Re-Housing -** Continue to support the prevention of homelessness through anti-eviction activities and programs for rapid re-housing.
- **HMS-3 Housing -** Support the rehabilitation of, including accessibility improvements, for emergency shelters, transitional housing, and permanent housing for the homeless.
- **HMS-4 Continuum of Care -** Support the local Continuum of Care's (CoC) efforts to provide emergency shelter and permanent supportive housing to persons and families who are homeless or who are at risk of becoming homeless.
- **HMS-5 Permanent Housing -** Promote the development of permanent supportive housing for homeless individuals and families.

Other Special Needs Strategy - (High Priority)

Priority Need: There is a need to increase housing opportunities, services, and facilities for persons with special needs.

Objective: Improve the living conditions and services for those residents with special needs, including the disabled population.

Goals:

- **SNS-1 Housing -** Increase the supply of affordable housing that is accessible, decent, safe, and sanitary for the elderly, persons with disabilities, persons with developmental disabilities, persons with HIV/AIDS, victims of domestic violence, persons recovering from alcohol/drug dependency, and persons with other special needs, through rehabilitation of existing buildings and new construction of housing.
- **SNS-2 Social Services -** Support social service programs and facilities for the elderly, persons with disabilities, persons with developmental disabilities, persons with HIV/AIDS, victims of domestic violence, victims of sexual assault, victims of human trafficking, persons recovering from alcohol/drug dependency, persons recently leaving incarceration, and persons with other special needs.
- **SNS-3 Accessibility -** Improve the accessibility of owner-occupied housing through rehabilitation and support/improve renter occupied housing by making reasonable accommodations for the physically disabled by removing architectural barriers.

Community Development Strategy - (High Priority)

Priority Need: There is a continuing need to upgrade and improve community facilities, infrastructure, public services and revitalize socially and economically distressed neighborhoods in the County.

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Objective: Improve the community facilities, infrastructure, public services, public safety, and transportation, along with the elimination of blighting influences in the County.

Goals:

- **CDS-1 Community Facilities -** Improve parks, recreational facilities, neighborhood facilities, trails and libraries including accessibility improvements to public buildings and all community facilities in the County.
- **CDS-2 Infrastructure -** Improve the public infrastructure through rehabilitation, reconstruction, and new construction of streets; sidewalks; bridges; curbs; share the road and segmented multiuse pathways; storm water management; water system improvements; sanitary sewer system; lighting enhancements; broadband infrastructure; handicap accessibility improvements and removal of architectural barriers.
- **CDS-3 Accessibility Improvements -** Improve the physical and visual accessibility of community facilities, infrastructure, and public buildings.
- **CDS-4 Food Programs -** Provide assistance for food and nutritional programs to address the needs of unemployed, underemployed, and homeless.
- **CDS-5 Public Services -** Improve and enhance public services, programs for youth, the elderly, and persons with disabilities, along with general social/welfare public service programs for low- and moderate-income persons and households.
- **CDS-6 Public Safety -** Improve public safety facilities for fire protection, purchase of new fire equipment, crime prevention, and ability to respond to emergency health and safety situations.
- **CDS-7 Clearance/Demolition** - Remove and eliminate slum and blighting conditions through the demolition of vacant, abandoned and dilapidated structures on a spot basis and/or area-wide basis.
- **CDS-8 Revitalization -** Promote neighborhood revitalization in strategic areas of the County through acquisition, demolition, rehabilitation, code enforcement, infrastructure improvements, new housing construction, public and community facilities improvements, etc.

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Economic Development Strategy - (High Priority)

Priority Need: There is a need to increase opportunities for economic advancement and self-sufficiency, as well as educational (social/life skills) training and empowerment for all residents of the County.

Objective: Improve and expand employment opportunities in the County for low- and moderate-income persons and families.

Goals:

- **EDS-1 Employment -** Support and encourage new job creation, job retention, workforce development, employment, and job training services for the unemployed and underemployed persons, as well as entrepreneurship and small business development.

- **EDS-2 Financial Incentives/Assistance -** Support and encourage new economic development through local, state, and Federal tax incentives and programs such as Tax Incremental Financing (TIF), real property tax rebate program, Community Development Block Grant and HOME Partnership Program Funds, Section 108 Loan Guarantees, Economic Development Initiative (EDI) funds, Opportunity Zones, New Market Tax Credits, including technical assistance programs and low interest loans, etc.
- **EDS-3 Redevelopment Programs -** Plan and promote the development, redevelopment, and revitalization of economically distressed areas of the County, including vacant and underutilized commercial and industrial sites including underutilized brownfield sites.

Administration, Planning, and Management Strategy - (High Priority)

Priority Need: There is a need for planning, administration, management, and oversight of Federal, State, and local funded programs to address the housing and community and economic development needs.

Objective: Provide sound and professional planning, administration, oversight and management of Federal, State, and local funded programs and activities.

Goals:

- **AMS-1 Overall Coordination -** Provide program management and oversight for the successful administration of Federal, State, and locally funded programs, including planning services for special studies, annual action plans, five-year consolidated plans, substantial amendments, consolidated annual performance and evaluation reports (CAPER), environmental reviews (ERR) and Section 106 clearances (SHPO), fair housing, and compliance with all Federal, State, and local laws and regulations.
- **AMS-2 Special Studies/Management -** Promote new development by providing funds to assist with the preparation of special studies, plans, and management activities related to these activities.
- **AMS-3 Fair Housing -** Provide funds for training, education, outreach, and monitoring to affirmatively further fair housing in the County.

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3. Evaluation of past performance

Each year the County prepares its Consolidated Annual Performance and Evaluation Report (CAPER). This report is submitted within ninety (90) days after the start of the new program year. Copies of the CAPER are available for review at the Richland County Office of Community Development website:

https://www.richlandcountysc.gov/Government/Departments/Community-Development.

The FY 2024 CAPER, which was the third CAPER for the FY 2022-2026 Five-Year Consolidated Plan, was submitted in IDIS and approved by HUD. In the FY 2024 CAPER, Richland County expended 100% of its CDBG funds to benefit low- and moderate-income persons. The County expended 15% of its funds during the FY 2024 CAPER period on public service, which is at the statutory maximum of 15%. The County expended 17.11% of its funds during this CAPER period on Planning and Administration, which is below the statutory maximum of 20%. The County was under its required 1.5 maximum drawdown ratio with a drawdown ratio of 1.47.

Richland County met its HOME Match requirements for the FY 2024 Program. Richland County has an excess of matching funds in the amount of $92,393.16 for the HOME Program.

4. Summary of citizen participation process and consultation process

Richland County has followed its Citizen Participation Plan in the planning and preparation of the FY 2026 Annual Action Plan.

The County held two (2) Needs Public Hearing at the following times and locations:

- **Thursday, April 23, 2026, at 12:00 PM**, Richland County Council Chambers (2020 Hampton Street) & Virtual
- **Thursday, April 23, 2026, at 6:00 PM**, Richland County Council Chambers (2020 Hampton Street) & Virtual

The Needs Public Hearing provided the residents, agencies, and organizations with the opportunity to discuss the County's CDBG, HOME, and ESG Programs and to provide suggestions for future CDBG, HOME and ESG Programs priorities and activities. Richland County advertised in one (1) local newspaper, flyers, and on social media. The ad appeared in "The State" on Sunday, April 5, 2026.

The "Draft" Annual Action Plan was on display for a 30-day period beginning Thursday, June 11, 2026. The availability for review of the "draft plan" was advertised in the local newspaper and on social media and the plan was placed on display at Richland County's website: https://www.richlandcountysc.gov and hard copies of the plan were available for review at 2020 Hampton Street, Suite 3058, Columbia, South Carolina.

5. Summary of public comments

The County held two (2) Needs Public Hearing at the following times and locations:

- **Thursday, April 23, 2026, at 12:00 PM**, Richland County Council Chambers (2020 Hampton Street) & Virtual

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- **Thursday, April 23, 2026, at 6:00 PM**, Richland County Council Chambers (2020 Hampton Street) & Virtual

The FY 2026 Annual Action Plan was placed on public display and the County offered times for two (2) different Public Hearing on Wednesday, July 1, 2026 at noon and/or 6:00 PM. Comments that were received at the two (2) Public Hearings are included in the attachment section.

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

All comments and suggestions received to date, have been accepted and incorporated into the planning documents.

7. Summary

During the FY 2026 Program Year, Richland County, South Carolina will receive the following Federal Financial resources:

- **FY 2026 CDBG Allocation**: $ 1,782,257.00
- **FY 2026 HOME Allocation**: $ 795,692.86
- **FY 2026 ESG Allocation:** $ 154,333.00
- **Total Funds:** **$ 2,732,282.86**

The main goals of the Five-Year Consolidated Plan and the Annual Action Plans are to improve the living conditions of all residents in Richland County, create a suitable and sustainable living environment, and to address the housing and community development needs of the residents.

During the FY 2026 CDBG, HOME, and ESG Program Year, the County propose to address the following strategies from its Five-Year Consolidated Plan:

- Housing;
- Homelessness;
- Other Special Needs;
- Community Development; and
- Administration, Planning, and Management

The "draft" FY 2026 Annual Action Plan was on public display beginning Thursday, June 11, 2026 through Friday, July 10, 2026, at the Richland County website at: https://www.richlandcountysc.gov and hard copies of the plan were available for review at 2020 Hampton Street, Suite 3058, Columbia, South Carolina.

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The display period started on Thursday, June 11, 2026, and ended on Friday, July 10, 2026, for a 30-day display period. A second public hearing of two (2) public hearings was held on Wednesday, July 1, 2026 at noon and at 6:00 p.m., to discuss the proposed activities and solicit citizen comments on the Plan. Upon completion of the comment period, Richland County submitted the FY 2026 Annual Action Plan to the U.S. Department of Housing and Urban Development through IDIS on or before Saturday, August 15, 2026.

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The Process

PR-05 Lead & Responsible Agencies 24 CFR 91.200(b)

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

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

Agency Role	Name	Department/Agency
CDBG Administrator	Richland County	Grants & Community Outreach
HOME Administrator	Richland County	Grants & Community Outreach
ESG Administrator	Richland County	Grants & Community Outreach

Table 1 – Responsible Agencies

Narrative

The administering lead agency and administrator is the County's Department of Grants & Community Outreach for the CDBG, HOME, and ESG programs. The Department is responsible for preparing the Five-Year Consolidated Plan, Annual Action Plans, Environmental Review Records (ERR's), the Consolidated Annual Performance and Evaluation Reports (CAPER), project monitoring, pay requests, contracting, and oversight of the programs on a day-to-day basis. In addition, Richland County has a private planning consulting firm available to assist the County when needed.

Consolidated Plan Public Contact Information

Ms. Callison Rawl Richardson
Division Manager, Community Development
Grants & Community Outreach Department
Richland County Government
2020 Hampton St., Suite 3058
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AP-10 Consultation – 91.100, 91.110, 91.200(b), 91.300(b), 91.215(l) and 91.315(l)

1. Introduction

While preparing the FY 2026 Annual Action Plan, Richland County consultation with the Columbia Housing Authority, local housing providers, social service agencies, community and economic development organizations, the local Continuum of Care members, local leaders of faith-based organizations, local business representatives, and County department representatives. Input from the meetings and public hearings were used to develop the FY 2026 Annual Action Plan.

Provide a concise summary of the jurisdiction's activities to enhance coordination between public and assisted housing providers and private and governmental health, mental health and service agencies (91.215(I)).

Richland County works with the following agencies to enhance coordination:

- **Columbia Housing Authority -** Section 8 Housing Choice Vouchers and improvements to public housing communities
- **Midlands Area Consortium for the Homeless (MACH)** - Continuum of Care to coordinate services for the homeless
- **Social Services Agencies -** funds to improve services to low- and moderate-income persons.
- **Housing Providers -** funds to rehabilitate and develop affordable housing and provide housing options for low- and moderate-income households.

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Describe coordination with the Continuum of Care and efforts to address the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans, and unaccompanied youth) and persons at risk of homelessness

The SC-502 Columbia/Midlands Continuum of Care (CoC) is managed by the Midlands Area Consortium for the Homeless (MACH). On behalf of the CoC, MACH was awarded $5,913,504 for its FY 2025 Continuum of Care Application. Below is a breakdown of the awards. NOTE: the below activities are all for FY 2025 despite being noted in the award report as FY 2024.

- **CACH Rapid Rehousing Program** $ 336,570
- **FY2024 Chronic Grant (CHASC)** $ 315,875
- **FY2024 Disabled Grant (CHASC)** $ 419,555
- **FY2024 Expansion Grant (CHASC)** $ 270,815
- **HMIS Renewal SC-502 FY2024** $ 135,640

• **Home Base I and II 2024**	$ 869,381
• **Home Base III and IV 2024**	$ 409,602
• **Housing First for Unaccompanied Youth FY2024**	$ 87,466
• **Mirci Housing First 2024**	$ 411,978
• **Mirci PH for Chronic Homeless 2024**	$ 232,850
• **Mirci SHP 2024**	$ 372,754
• **Rapid Rehousing in Rock Hill (2024)**	$ 43,386
• **Rapid Re-Housing MACH 24**	$ 291,946
• **Safe Passage RR Program**	$ 360,450
• **SC-502 Planning Application FY 2024**	$ 379,848
• **Unaccompanied Youth JT PH/RRH Project – Palmetto Place 2024**	$ 105,330
Total:	**$ 5,043,446**

Richland County is a partner in the Midlands Area Consortium for the Homeless and provides a number of programs and services meant to serve and house the homeless and at-risk population in the County using CDBG, HOME, and ESG funding.

Through MACH, Richland County coordinates with over fifty local public, private, non-profit and faith-based partner organizations to address the varied needs of the County's homeless and at-risk population, including youth, families, veterans, and those with mental health issues.

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

Richland County will receive a Emergency Solutions Grant (ESG) allocation in 2026. Richland County works closely with the Continuum of Care (CoC) staff at the United Way of the Midlands which is the administrator of and lead agency over HMIS. Both CoC and Midlands Consortium for Homelessness (HMIS) staff assist with data collection and consult on development of funding, policies and procedures for ESG administration. The SC Office of Economic Opportunities (OEO) manages the SC State ESG Program and also provides support and consult to strengthen the County's ESG program.

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

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1.	**Agency/Group/Organization**	**Midlands Area Consortium for the Homeless (MACH)**
	Agency/Group/Organization Type	Publicly Funded Institution/System of Care
	What section of the Plan was addressed by Consultation?	Homelessness Strategy Homeless Needs - Families with children Anti-poverty Strategy Community Development Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	MACH as consulted for their input on the needs and goals for Richland County.
2.	**Agency/Group/Organization**	**Richland County Council**
	Agency/Group/Organization Type	Civic Leaders Other Government- County
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Market Analysis Community Development Strategy Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The County Council was consulted for their input on the needs and goals for Richland County.
3.	**Agency/Group/Organization**	**Columbia Housing Authority**
	Agency/Group/Organization Type	Public Housing Agency (PHA) Housing Services - Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Market Analysis Community Development Strategy Lead-based Paint Strategy Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Columbia Housing Authority was consulted for their input on the needs and goals for Richland County.
4.	**Agency/Group/Organization**	**HUD CPD Columbia Office**
	Agency/Group/Organization Type	Civic Leaders Other Government- Federal

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	What section of the Plan was addressed by Consultation?	Housing Need Assessment Market Analysis Community Development Strategy Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	HUD CPD Columbia Office was consulted for their input on the needs and goals for Richland County
5.	**Agency/Group/Organization**	**Richland County Community Planning & Development**
	Agency/Group/Organization Type	Civic Leaders Other Government- County
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Market Analysis Community Development Strategy Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Richland County Community Planning & Development was consulted for their input on the needs and goals for Richland County
6.	**Agency/Group/Organization**	**Richland County Neighborhood Improvement Program**
	Agency/Group/Organization Type	Civic Leaders Other Government- County
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Market Analysis Community Development Strategy Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Richland County Neighborhood Improvement Program was consulted for their input on the needs and goals for Richland County
7.	**Agency/Group/Organization**	**Central Midlands Council of Government**
	Agency/Group/Organization Type	Civic Leaders Other Government- Region
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Market Analysis Community Development Strategy Anti-poverty Strategy

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	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Central Midlands Council of Government was consulted for their input on the needs and goals for Richland County
8.	**Agency/Group/Organization**	**SC Office of Economic Opportunity**
	Agency/Group/Organization Type	Civic Leaders Other Government- State
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Market Analysis Community Development Strategy Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	SC Office of Economic Opportunity was consulted for their input on the needs and goals for Richland County
9.	**Agency/Group/Organization**	**Mental Illness Recovery Center, Inc. (MIRCI)**
	Agency/Group/Organization Type	Services - Housing Services - Children Services-Persons with Disabilities Services-homeless
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy Homelessness Needs- Unaccompanied Youth Non-Homeless Special Needs Market Analysis Anti-poverty Strategy Community Development Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Mental Illness Recovery Center, Inc. (MIRCI) was consulted for their input on the needs and goals for Richland County.
10.	**Agency/Group/Organization**	**Homeless No More**
	Agency/Group/Organization Type	Housing Services- Homeless

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	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy Non-Homeless Special Needs Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Homeless No More was consulted for their input on the needs and goals for Richland County.
11.	**Agency/Group/Organization**	**Alston Wilkes Society**
	Agency/Group/Organization Type	Services-Children Services-Elderly Persons Services-homeless Services – Victims Civic Leaders
	What section of the Plan was addressed by Consultation?	Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy Non-Homeless Special Needs Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Alston Wilkes Society was consulted for their input on the needs and goals for Richland County.
12.	**Agency/Group/Organization**	**Brookland Center for Community Economic Change**
	Agency/Group/Organization Type	Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Employment Civic Leaders
	What section of the Plan was addressed by Consultation?	Economic Development Anti-poverty Strategy

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	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Brookland Center for Community Economic Change was consulted for their input on the needs and goals for Richland County.
13.	**Agency/Group/Organization**	**South Carolina Continuum-Care**
	Agency/Group/Organization Type	Services-Persons with Disabilities Services-Persons with HIV/AIDS Services-Victims of Domestic Violence Services-homeless Civic Leaders
	What section of the Plan was addressed by Consultation?	Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	South Carolina Continuum-Care was consulted for their input on the needs and goals for Richland County.
14.	**Agency/Group/Organization**	**Midlands Fatherhood Coalition**
	Agency/Group/Organization Type	Services-Children Services-Health Services-Education Civic Leaders
	What section of the Plan was addressed by Consultation?	Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Midlands Fatherhood Coalition was consulted for their input on the needs and goals for Richland County.
15.	**Agency/Group/Organization**	**SC Uplift Community Outreach**
	Agency/Group/Organization Type	Services – Housing Services-Elderly Persons Services-Persons with Disabilities Service-Fair Housing Civic Leaders

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	What section of the Plan was addressed by Consultation?	Housing Need Assessment Non-Homeless Special Needs Market Analysis Lead-based Paint Strategy Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	SC Uplift Community Outreach was consulted for their input on the needs and goals for Richland County.
16.	**Agency/Group/Organization**	**Senior Resources**
	Agency/Group/Organization Type	Services-Elderly Persons Services-Persons with Disabilities Services-Health Civic Leaders
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Senior Resources was consulted for their input on the needs and goals for Richland County.

Table 2 – Agencies, groups, organizations who participated

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

All agency types were consulted and contacted during the planning process.

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

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care	Midlands Area Consortium for the Homeless	They are incorporated in the FY 2022-2026 Five Year Consolidated Plan and the Annual Action Plans.
Vision 2030	Columbia Housing Authority	They are incorporated in the FY 2022-2026 Five Year Consolidated Plan and the Annual Action Plans.
2021 Hazard Mitigation Plan	Central Midlands Council of Governments	They are incorporated in the FY 2022-2026 Five Year Consolidated Plan and the Annual Action Plans.

Table 3 – Other local / regional / federal planning efforts

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Narrative (optional):

The County's Grants & Outreach coordinates with the County Council and other County departments.

As the administering agency for the CDBG, HOME, and ESG programs, the County maintains coordination with other County departments to address infrastructure, code enforcement, and public safety needs.

AP-12 Participation - 91.401, 91.105, 91.200(c)

1. Summary of citizen participation process/Efforts made to broaden citizen participation

Summarize citizen participation process and how it impacted goal-setting

The FY 2026 Annual Action Plan has components to reach out and encourage citizen participation. These components are the following: meetings with various stakeholders; a needs public hearing; and a hearing to gather public comments on the draft plan while it was on display was also held. The County posted the plan on its website (https://www.richlandcountysc.gov/Government/Departments/Community-Development). A copy of comments received are included as attachments in the Appendix section of the plan. Through the citizen participation process, the County used input from residents to develop a plan to serve the low- and moderate-income population of Richland County.

The County has followed its approved Citizens Participation Plan to develop its FY 2026 Annual Action Plan.

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Citizen Participation Outreach

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
1.	**Newspaper Ad**	Minorities Persons with disabilities Non-targeted/broad community Residents of Public and Assisted Housing Agencies and Organizations	The Needs Public Hearing notice was published on Sunday, April 5, 2026 in "The State" newspaper. A copy can be found in the Citizen Participation Section of the Annual Action Plan.	None.	Not Applicable.	Not Applicable.
2.	**Needs Public Meeting #1**	Minorities Persons with disabilities Non-targeted/broad community Residents of Public and Assisted Housing Agencies and Organizations	Richland County held its First Needs Public Hearing on April 23, 2026, at 6:00 PM, to discuss the needs over the next year and the budget.	See the First Public Hearing comments in the Appendix section of the FY 2026 Annual Action Plan.	None.	Not Applicable.
3.	**Needs Public Hearing #2**	Minorities Persons with disabilities Non-targeted/broad community Residents of Public and Assisted Housing Agencies and Organizations	Richland County held its Second Needs Public Hearing on April 23, 2026, at noon, to discuss the needs over the next year and the budget.	See the First Public Hearing comments in the Appendix section of the FY 2026 Annual Action Plan.	Not Applicable.	Not Applicable.

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4.	**Internet Outreach**	Minorities Persons with disabilities Non-targeted/broad community Residents of Public and Assisted Housing Agencies and Organizations	None.	None.	None.	https://www.richlandcountysc.gov
5.	**Newspaper Ad**	Minorities Persons with disabilities Non-targeted/broad community Residents of Public and Assisted Housing Agencies and Organizations	The Second Public Hearing notice was published on Wednesday, June 10, 2026 in "The State" newspaper. A copy can be found in the Citizen Participation Section of the Annual Action Plan.	None.	Not Applicable.	Not Applicable.
6.	**Second Public Hearing # 1**	Minorities Persons with disabilities Non-targeted/broad community Residents of Public and Assisted Housing Agencies and Organizations	The County held its second public hearing on Wednesday, July 1, 2026, at noon to discuss the draft FY 2026 Annual Action Plan.	See Second Public Hearing comments in the Appendix section of the FY 2026 Annual Action Plan.	Not Applicable.	Not Applicable.

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7.	**Second Public Hearing # 2**	Minorities Persons with disabilities Non-targeted/broad community Residents of Public and Assisted Housing Agencies and Organizations	The County held its second public hearing on Wednesday, July 1, 2026, at 6:00 PM to discuss the draft FY 2026 Annual Action Plan.	See Second Public Hearing comments in the Appendix section of the FY 2026 Annual Action Plan.	Not Applicable.	Not Applicable.

Table 4 – Citizen Participation Outreach

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Expected Resources

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

Introduction

Richland County is receiving $1,782,257.00 from its CDBG allocation, $795,692.86 from its HOME allocation, and $154,333.00 from its ESG Allocation for the FY 2026 program year. The program year goes from October 1, 2026 through September 30, 2027. These funds will be used to address the following strategies:

- Housing Strategy (HSG);
- Homeless Strategy (HMS);
- Other Special Needs Strategy (SNS);
- Community Development Strategy (CDS); and
- Administration, Planning, and Management Strategy (AMS).

The yearly accomplishments of these projects/activities are reported in the FY 2026 Consolidated Annual Performance and Evaluation Report (CAPER).

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Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of Con Plan $	Narrative Description
			Annual Allocation: $	Program Income: $	Prior Year Resources: $	Total: $		
CDBG	public federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	1,782,257.00	0	0	**1,782,257.00**	0.00	5 projects/ activities were funded based on FY 2026 CDBG allocations.
HOME	Public federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	795,692.86	0	0	**795,692.86**	0.00	4 projects/ activities were funded based on FY 2026 HOME allocations.
ESG	Public federal	Financial Assistance for Emergency Shelter, Homeless Prevention, Rapid re-housing (rental assistance), Street Outreach, HMIS, and Transitional housing	154,333.00	0	0	**154,333.00**	0.00	11 projects/ activities were funded based on FY 2026 ESG allocations.

Table 5 - Expected Resources – Priority Table

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

Other Public Funds:

Richland County is anticipating that it will receive additional financial resources to address the needs identified in the Five Year Consolidated Plan.

HOME Match:

- Richland County has excess HOME Match funds from previous years in the amount of $92,393.16 as reported in the FY 2024 CAPER. Richland County will have additional HOME Match from bond funds, Federal Home Loan Bank, and other private funds during this program year.

ESG Match Requirement:

Richland County will have $154,333 in ESG Match during this program year. The ESG Match will be provided by the ESG sub-grantees through other local, state, or private funds they secure as a match.

If appropriate, describe publicly owned land or property located within the jurisdiction that may be used to address the needs identified in the plan

Not applicable. The County does not intend to use, acquire or improve any publicly owned land or property using CDBG funds to address the needs identified in the County's Five Year Consolidated Plan unless required to improve existing public infrastructure and facilities.

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Discussion

The SC-502 Columbia/Midlands Continuum of Care (CoC) is managed by the Midlands Area Consortium for the Homeless (MACH). On behalf of the CoC, MACH was awarded $5,913,504 for its FY 2025 Continuum of Care Application. Below is a breakdown of the awards. NOTE: the below activities are all for FY 2025 despite being noted in the award report as FY 2024.

• **CACH Rapid Rehousing Program**	$ 336,570
• **FY2024 Chronic Grant (CHASC)**	$ 315,875
• **FY2024 Disabled Grant (CHASC)**	$ 419,555
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• **Safe Passage RR Program**	$ 360,450
• **SC-502 Planning Application FY 2024**	$ 379,848
• **Unaccompanied Youth JT PH/RRH Project – Palmetto Place 2024**	$ 105,330
Total:	**$ 5,043,446**

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Annual Goals and Objectives

AP-20 Annual Goals and Objectives

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1.	**HSG-1 Homeownership**	2022	2026	Non-Housing Community Development	Low/Mod Area Countywide	Community Development Strategy	HOME: $300,000.00	Direct Homebuyer Assistance: 13 households
2.	**HSG-2 Owner-occupied Housing Rehabilitation**	2022	2026	Affordable Housing	Low/Mod Area Countywide	Housing Strategy	CDBG: $550,000.00	Homeowner Housing Rehabilitated: 30 Household Housing Unit
3.	**HSG-3 Housing Construction/Rehabilitation**	2022	2026	Affordable Housing	Low/Mod Area Countywide	Housing Strategy	CDBG: $300,000.00 HOME: $416,123.86	Housing units constructed: 13 Household Housing Unit
4.	**HSG-5 Fair Housing**	2022	2026	Affordable Housing	Low/Mod Area Countywide	Housing Strategy	CDBG: $0.00 HOME: $0.00	Other: 1 Other

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5.	**HMS-1 Operation/Support**	2022	2026	Homeless	Low/Mod Area Countywide	Homeless Strategy	ESG: $84,228.00	Public Service activities other than Low/Moderate Income Housing Benefit: 0 Persons Assisted Tenant-based rental assistance / Rapid Rehousing: 0 Households Assisted Overnight/Emergency Shelter/Transitional Housing Beds added: 0 Beds Other: 5 Other
6.	**HMS-2 Prevention and Re-Housing**	2022	2026	Homeless	Low/Mod Area Countywide	Homeless Strategy	ESG: $58,531.00	Other: 5 Others
7.	**SNS-2 Social Services**	2022	2026	Non-Homeless Special Needs	Low/Mod Area Countywide	Other Special Needs Strategy	CDBG: $0.00	Public service activities other than Low/Moderate Income Housing Benefit: 0 Persons Assisted
8.	**CDS-1 Community Facilities**	2022	2026	Non-Housing Community Development	Low/Mod Area Countywide	Community Development Strategy	CDBG: $308,467.00	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 1,000 Persons Assisted

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9.	**CDS-2 Infrastructure**	2022	2026	Non-Housing Community Development	Low/Mod Area Countywide	Community Development Strategy	CDBG: $0.00	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 0 Persons Assisted
10.	**CDS-5 Public Services**	2022	2026	Non-Housing Community Development	Low/Mod Area Countywide	Community Development Strategy	CDBG: $267,338.00	Public service activities other than Low/Moderate Income Housing Benefit: 300 Persons Assisted
11.	**AMS-1 Overall Coordination**	2022	2026	Administration, Planning, and Management	Low/Mod Area Countywide	Administration, Planning, and Management Strategy	CDBG: $356,451.00 HOME: $79,569.00 ESG: $11,574.00	Other: 3 Others
12.	**AMS-3 Fair Housing**	2022	2026	Fair Housing	Low/Mod Area Countywide	Administration, Planning, and Management Strategy	CDBG: $0.00 HOME: $0.00	Other: 1 Other

Table 6 – Goals Summary

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Goal Descriptions

1.	Goal Name	HSG-1 Homeownership
	Goal Description	Continue to assist low- and moderate-income potential homebuyers to purchase homes through down payment assistance, closing cost assistance, housing rehabilitation assistance and required housing counseling training.
2.	Goal Name	HSG-2 Owner-occupied Housing Rehabilitation
	Goal Description	Conserve and rehabilitate existing affordable housing units occupied by low- and moderate-income homeowners in the community by providing financial assistance to addressing code violations, emergency repairs, energy efficiency improvements, and accessibility for persons with disabilities.
3.	Goal Name	HSG-3 Housing Construction/Rehabilitation
	Goal Description	Increase the supply of decent, safe and sanitary, and accessible housing that is affordable to both owners and renters in the County by assisting with acquisition, site improvements, development fees, new construction and rehabilitation of vacant buildings.
4.	Goal Name	HSG-5 Fair Housing
	Goal Description	Promote fair housing choice through education, training, and outreach throughout the County.
5.	Goal Name	HMS-1 Operation/Support
	Goal Description	Financially assist providers to operate housing and support services for the homeless and persons at-risk of becoming homeless.
6.	Goal Name	HMS-2 Prevention and Re-Housing
	Goal Description	Continue to support the prevention of homelessness through anti-eviction activities and programs for rapid re-housing.

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7.	Goal Name	SNS-2 Social Services
	Goal Description	Support social service programs and facilities for the elderly, persons with disabilities, persons with developmental disabilities, persons with HIV/AIDS, victims of domestic violence, victims of sexual assault, victims of human trafficking, persons recovering from alcohol/drug dependency, persons recently leaving incarceration, and persons with other special needs.
8.	Goal Name	CDS-1 Community Facilities
	Goal Description	Improve parks, recreational facilities, neighborhood facilities, trails and libraries including accessibility improvements to public buildings and all community facilities in the County.
9.	Goal Name	CDS-2 Infrastructure
	Goal Description	Improve the public infrastructure through rehabilitation, reconstruction, and new construction of streets; sidewalks; bridges; curbs; share the road and segmented multiuse pathways; storm water management; water system improvements; sanitary sewer system; lighting enhancements; broadband infrastructure; handicap accessibility improvements and removal of architectural barriers.
10.	Goal Name	CDS-5 Public Services
	Goal Description	Improve and enhance public services, programs for youth, the elderly, and persons with disabilities, along with general social/welfare public service programs for low- and moderate-income persons and households.
11.	Goal Name	AMS-1 Overall Coordination
	Goal Description	Provide program management and oversight for the successful administration of Federal, State, and locally funded programs, including planning services for special studies, annual action plans, five-year consolidated plans, substantial amendments, consolidated annual performance and evaluation reports (CAPER), environmental reviews (ERR) and Section 106 clearances (SHPO), fair housing, and compliance with all Federal, State, and local laws and regulations.
12.	Goal Name	AMS-3 Fair Housing
	Goal Description	Provide funds for training, education, outreach, and monitoring to affirmatively further fair housing in the County.

Table 7 – Goal Descriptions

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Estimate the number of extremely low-income, low-income, and moderate-income families to whom the jurisdiction will provide affordable housing as defined by HOME 91.215(b):

Richland County proposes to assist the following:

- **Extremely Low-Income** - 2 family
- **Low-Income** - 17 families
- **Moderate-Income** - 37 families

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Projects

AP-35 Projects – 91.220(d)

Introduction

Richland County proposes to undertake the following activities with the FY 2026 CDBG, HOME, and ESG funds:

Projects

#	Project Name
1.	CDBG General Administration
2.	Public Services Activities
3.	Housing Rehabilitation
4.	Public Facility & Infrastructure Improvements
5.	Affordable Housing Development
6.	HOME General Administration
7.	CHDO Set-Aside
8.	Development of Affordable Housing
9.	Down Payment Assistance
10.	ESG Program

Table 5 – Project Information

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

CDBG funds are intended to provide low- and moderate-income households with the opportunity to live in viable communities, which includes decent housing, a suitable living environment, and expanded economic opportunities. Eligible activities include community facilities and improvements; infrastructure improvements; housing rehabilitation and preservation; affordable housing development activities; public services; economic development; and planning and administration.

Richland County has allocated its CDBG funds for FY 2026 to principally benefit low- and moderate-income persons.

- Community and Public facilities improvements will either be located in a low- and moderate-income census tract/block group or the County will prepare surveys which show a low- and moderate-income population over 51%.
- The infrastructure improvement activities are either located in a low- and moderate-income census tract/block group or have a low- and moderate-income service area benefit or clientele over 51% low- and moderate-income.
- Funding for public services will be based on the clientele's income or in certain cases a limited type of clientele with a presumed low- and moderate-income status.

- The homeless projects/activities are for homeless agencies/organization that serve a specific type of clientele with a presumed low- and moderate-income status.
- The other special needs projects/activities are limited to a clientele with a presumed low- and moderate-income status.
- Demolition of structures will either be located in low- and moderate-income areas or in areas that have been designated as slum and blighted areas.
- The housing activities have income eligibility criteria; therefore, the income requirement directs funds to low- and moderate-income households throughout the County.

The HOME funds will be used for administration and for housing projects. These funds will be targeted to low-income persons and projects designed to provide affordable housing to low-income persons.

The ESG funds will be used for Administration, Rapid Re-housing/Homeless prevention/HMIS, and Emergency Shelter Projects. Those funds will be targeted to low-income persons who are homeless or at-risk of becoming homeless.

The total amount of FY 2026 CDBG funds is $1,782,257, of which 20% ($356,451) is for administration and 80% ($1,425,806) is allocated for projects/activities. Approximately 100% ($1,425,806) will principally benefit low- and moderate-income persons.

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AP-38 Project Summary

Project Summary Information

1.	**Project Name**	**CDBG General Administration**
	Target Area	Countywide
	Goals Supported	HSG-5 Fair Housing AMS-1 Overall Coordination AMS-3 Fair Housing
	Needs Addressed	Housing Strategy Administration, Planning, and Management Strategy
	Funding	CDBG: $356,451.00
	Description	Funds will be used for the overall program administration, coordination, monitoring/evaluation, and public information associated with the preparation of the Annual Action Plan and the Consolidated Annual Performance and Evaluation Report (CAPER) and Fair Housing activities.
	Target Date	9/30/2027
	Estimate the number and type of families that will benefit from the proposed activities	1 Organization
	Location Description	Richland County, Community Planning & Development Department, Community Development Division, 2020 Hampton St. Suite 3058, Columbia, SC 29202
	Planned Activities	The project matrix code is 21A, General Program Administration.
2.	**Project Name**	**Public Service Activities**
	Target Area	Countywide

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	Goals Supported	CDS-5 Public Service SNS-2 Social Service
	Needs Addressed	Other Special Needs Strategy Community Development Strategy
	Funding	CDBG: $267,338.00
	Description	Through partnerships with eligible nonprofits, 15% of the CDBG award will be used to fund subsistence payments to or on behalf of low- and moderate-income individuals/ families and members of HUD-defined Presumed Benefit Groups to cover essential costs like rent, mortgage, and utilities in unincorporated Richland County.
	Target Date	9/30/2027
	Estimate the number and type of families that will benefit from the proposed activities	300 Persons
	Location Description	To be determined.
	Planned Activities	The National Objective is Low/Mod Income Clientele (LMC).
3.	**Project Name**	**Public Facility & Infrastructure Improvements**
	Target Area	Countywide
	Goals Supported	CDS-1 Community Facilities, CDS-2 Infrastructure
	Needs Addressed	Community Development Strategy
	Funding	CDBG: $308,468.00

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	Description	Funds will assist with improvements to Public Infrastructure and Public Facilities that serve LMI individuals/households and Presumed Benefit Populations are provided Monday through Friday during normal operating hours. Funds may be utilized for County-driven infrastructure improvements or acquisition, rehabilitation, and other structural improvements critical to the provision of public services for facilities located in unincorporated Richland County or predominantly serving residents of unincorporated Richland County. Activity Delivery Costs are included in the allocation.
	Target Date	9/30/2027
	Estimate the number and type of families that will benefit from the proposed activities	1,000 Persons
	Location Description	To be determined.
	Planned Activities	The National Objective is Low/Mod Income Clientele (LMC). The matric codes for this project will be 03F Parks, Recreational Facilities, 03D Youth Centers; 03M Child Care Centers; 03E Neighborhood Facilities, and/or 03P Health Facilities.
4.	**Project Name**	**Housing Rehabilitation**
	Target Area	Countywide
	Goals Supported	HSG-2 Owner-occupied Housing Rehabilitation
	Needs Addressed	Housing Strategy
	Funding	CDBG: $550,000.00

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	Description	Funds will support two signature housing rehabilitation programs, Operation One Touch (OOT) and CDBG Rehab, along with Activity Delivery Costs (i.e. inspections, construction estimation, environmental reviews, oversight and compliance). 1) Operation One Touch (OOT) - OOT is the county's emergency housing rehab program which provides a 0% interest forgivable loan to assist with urgent minor home repair needs for income eligible homeowners in unincorporated Richland County for installation of roofs, soffit, gutters, electrical upgrades, plumbing, etc. 2) CDBG Rehab - CDBG Rehab is the County's Owner-Occupied Housing Rehab program that partners with qualified non-profit organizations to provide minor home repairs to eligible homeowners in unincorporated Richland County.
	Target Date	9/30/2027
	Estimate the number and type of families that will benefit from the proposed activities	30 Housing Units
	Location Description	Countywide
	Planned Activities	The National Objective is Low/Mod Income Clientele (LMC). The project matric code is 14A Rehabilitation: Single Unit Residential
5.	**Project Name**	**Affordable Housing Development**
	Target Area	Countywide
	Goals Supported	HSG-3 Housing Construction/Rehabilitation
	Needs Addressed	Housing Strategy
	Funding	CDBG: $300,000.00
	Description	Funds will be used to assist with acquisition, demolition, rehabilitation, and activity delivery costs associated with the Richland County partnership with the Columbia Housing Authority to develop affordable units for rent or ownership in unincorporated Richland County.

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	Target Date	9/30/2027
	Estimate the number and type of families that will benefit from the proposed activities	6 households
	Location Description	County Wide
	Planned Activities	The National Objective is Low/Mod Housing Benefit (LMH). The project matrix code will be determined by the individual Activity, but may include: • 12 Construction of Housing; • 14A Rehab: Single-Unit Residential; and/or • 14B Rehabilitation: Multi-Unit Residential
6.	**Project Name**	**HOME General Administration**
	Target Area	Countywide
	Goals Supported	AMS-1 Overall Coordination
	Needs Addressed	Administration, Management, and Planning Strategy
	Funding	HOME: $79,569.00
	Description	Funds will be used for the overall program administration, coordination, monitoring/evaluation, and public information associated with the preparation of the Annual Action Plan and Consolidated Annual Performance and Evaluation Report (CAPER).
	Target Date	9/30/2027
	Estimate the number and type of families that will benefit from the proposed activities	1 Organization
	Location Description	Richland County, Community Planning & Development Department, Community Development Division, 2020 Hampton St. Suite 3058, Columbia, SC 29202
	Planned Activities	The project matrix code is 21A, General Program Administration.

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7.	**Project Name**	**CHDO Set-Aside**
	Target Area	Countywide
	Goals Supported	HSG-3 Housing Construction
	Needs Addressed	Housing Strategy
	Funding	HOME: $119,354.00
	Description	HOME funds will be used to assist a CHDO to increase the number of affordable housing units in the HOME Consortium for owners and renters by assisting with acquisition, soft costs, construction, and rehabilitation.
	Target Date	9/30/2027
	Estimate the number and type of families that will benefit from the proposed activities	1 household
	Location Description	County Wide
	Planned Activities	The National Objective is Low/Mod Housing Benefit (LMH). The project matrix code will be determined by the individual Activity, but may include: • 12 Construction of Housing; • 14A Rehab: Single-Unit Residential; and/or • 14B Rehabilitation: Multi-Unit Residential
8.	**Project Name**	**Development of Affordable Housing**
	Target Area	Countywide
	Goals Supported	HSG-3 Housing Construction/Rehabilitation
	Needs Addressed	Housing Strategy
	Funding	HOME: $296,769.86

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	Description	HOME funds will be used to assist in the development of affordable housing in the HOME Consortium for owners and renters by assisting with acquisition, soft costs, construction, and rehabilitation. CDBG funds will be used to pay the program and activity delivery costs associated with implementing the HOME Program.
	Target Date	9/30/2027
	Estimate the number and type of families that will benefit from the proposed activities	6 households
	Location Description	County Wide
	Planned Activities	The National Objective is Low/Mod Housing Benefit (LMH). The project matrix code will be determined by the individual Activity, but may include: • 12 Construction of Housing; • 14A Rehab: Single-Unit Residential; and/or • 14B Rehabilitation: Multi-Unit Residential
9.	**Project Name**	**Down Payment Assistance**
	Target Area	Countywide
	Goals Supported	HSG-1 Homeownership
	Needs Addressed	Housing Strategy
	Funding	HOME: $300,000.00
	Description	HOME funds will be used to provide deferred, forgivable loans to qualified, homebuyers who require down-payment and closing cost assistance toward the purchase of their home and who wish to buy a house located within Richland County.
	Target Date	9/30/2027

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	Estimate the number and type of families that will benefit from the proposed activities	13 households
	Location Description	County Wide
	Planned Activities	The national objective is Low/Mod Income Housing Benefit (LMH). The matrix code is 13, Direct Homeownership Assistance.
10.	**Project Name**	**Emergency Solutions Grant Program**
	Target Area	Countywide
	Goals Supported	HMS-1 Operation/Support HMS-2 Prevention and Re-Housing AMS-1 Overall Coordination
	Needs Addressed	Homeless Strategy Administration, Management, and Planning Strategy
	Funding	ESG: $154,333.00
	Description	Funds will be used for General Administration - $11,574.00 (staff salaries, staff benefits, office expenses, planning services, and program management); Rapid Re-Housing/Homeless Prevention/HMIS - $58,531.00 (homeless prevention program, rapid re-housing program and the HMIS system); and Street Outreach/Emergency Shelter - $84,228.00 (operating expenses and essential services for shelters).
	Target Date	9/30/2027
	Estimate the number and type of families that will benefit from the proposed activities	10 Organizations
	Location Description	Countywide

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	Planned Activities	The national objective is Low/Mod Income Clientele Benefit (LMC). The project matrix codes are: 21A, General Administration; 03T, Operating Cost of Homeless/AIDS Patient Programs; and 05Q, Subsistence Payments.

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AP-50 Geographic Distribution – 91.220(f)

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

The following information provides a profile of the population, age, and racial/ethnic composition of Richland County. This information was obtained from the U.S. Census Bureau website, http://data.census.gov. The 2020-2024 American Community Survey 5-Year Estimates (ACS), 2020 U.S. Census data, and 2016-2020 HUD Comprehensive Housing Affordability Strategy (CHAS) data were used to analyze the social, economic, housing, and general demographic characteristics of Richland County.

Population:

- Richland County's overall population was 422,117 as reported in the 2020-2024 American Community Survey, an increase of 2.62% from the 411,357 people reported in the 2015-2019 ACS.
- Between the 2015-2019 ACS and the 2020-2024 ACS, the population in South Carolina increased 5.49% from 5,020,806 to 5,296,225 people.

Age:

Richland County's age of population (based on 2020-2024 ACS data)

- The median age in Richland County was 34.4 years, compared to a median age of 40.2 years across South Carolina.
- Youth under the age of 18 accounted for 21.6% of the County's population, as compared to 21.5% of the statewide population.
- Seniors aged 65 or over represent 14.1% of the County's population, which is less than South Carolina's average of 18.9% of the population.
- Adults ranging from 20 to 24 years old make up the largest five-year cohort of the County's population at 10.4%.

Race/Ethnicity:

According to the 2020-2024 ACS:

- 40.4% of County residents are White alone
- 47.4% are Black or African American alone
- 0.2% are American Indian or Alaska Native alone
- 3.0% are Asian alone
- 2.9% are Some Other Race alone
- 6.0% are Two or more races
- 6.4% are Hispanic or Latino, of any race

Income Profile:

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The following is a summary of income statistics from the 2020-2024 ACS:

- Median household income in Richland County was $63,784, higher than the City of Columbia ($55,529) but lower than the State of South Carolina ($69,324).
- 27.8% of County households received Social Security income.
- 1.3% of households received cash public assistance.
- 24.3% of households received retirement income.
- 17.2% of residents were living in poverty.
- 34.3% of female-headed households with children were living in poverty.
- 22.5% of all children under 18 years were living in poverty.

Low/Mod Income Profile:

The low- and moderate-income profile for Richland County is a measurement of the area's needs. Richland County has an overall low- and moderate-income percentage of 44.60%. These low- and moderate-income statistics were obtained from the U.S. Department of Housing and Urban Development's website, www.hud.gov.

Economic Profile:

The following illustrates the economic profile for Richland County:

- As of the 2020-2024 ACS, Richland County had 342,455 people aged 16 years and over. Of these, 62.1% (212,808 persons) were in the civilian labor force and 58.1% (199,082 persons) were employed. 2.5% (8,490 persons) were in the Armed Forces.
- **Occupation:**
  - 43.7% of the employed civilian population 16 years and over had occupations classified as management, business, science, and arts.
  - 21.9% of the employed civilian population had sales and office occupations.
  - 16.7% of the employed civilian population had service occupations.
- **Industry:**
  - The education, health, and social service industry represented 25.5% of those employed.
  - Professional, scientific, management, administrative and waste management services industry employees comprised 11.0% of those employed.
  - Retail trade industry employees made up 10.9% of those employed.
- **Class:**
  - 73.8% of workers were in the private wage and salary workers class.
  - 21.7% of workers were in the government workers class.
  - 4.3% of workers were classed as self-employed in their own not-incorporated business.

According to the U.S. Bureau of Labor Statistics, the unadjusted unemployment rate for Richland County for April of 2026 was 3.8%. During the same period, the City of Columbia's unemployment rate was 4.0%, South Carolina's rate was 3.6%, and the nationwide rate was 4.0%.

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Geographic Distribution

Target Area	Percentage of Funds
Countywide excluding the City of Columbia	100%
Low/Mod Areas	0%

Table 6 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

Richland County will allocate its CDBG funds to those geographic areas whose population is over 51% low- and moderate-income and/or to low- and moderate-income clientele. At least 70% of all the County's CDBG funds are budgeted for activities which principally benefit low- and moderate-income persons. HUD data reveals that in 150 of the County's 319 Census tracts, the percentage of LMI persons exceeds 51%. Richland County's overall low- and moderate-income percentage is 44.5%.

The following guidelines for allocating CDBG, HOME and ESG funds will be used by the County for the FY 2026 Program Year:

- The public services projects/activities are for social service organizations whose clientele are low-income or in certain cases, a limited type of clientele with a presumed low- and moderate-income status.
- The homeless projects/activities are for homeless agencies/organization that serve a specific type of clientele with a presumed low- and moderate-income status.
- The other special needs projects/activities are limited to a clientele with a presumed low- and moderate-income status.
- The community and public facilities projects/activities are either located in a low- and moderate-income census tract/block group or have a low- and moderate-income service area benefit or a limited clientele which is low- and moderate-income.
- The infrastructure improvement projects/activities are either located in a low- and moderate-income census tract/block group or have a low- and moderate-income service area benefit or a limited clientele which is low- and moderate-income.
- The acquisition and demolition of structures are either located in a low- and moderate-income census area or these activities are eligible by preventing or eliminating slums and blight on a spot or area basis.
- The housing projects/activities have income eligibility criteria; therefore, the income requirement limits funds to low- and moderate-income households throughout the County.
- Economic development projects/activities will either be located in a low- and moderate-income census tract/block group, or a poverty census tract greater than 20%, or part of a redevelopment plan, or makes 51% of the jobs available to low- and moderate-income persons.

The County allocates CDBG funds to areas or projects/activities which predominantly benefit low- and moderate-income persons to rehabilitate housing for low- and moderate-income households; to

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projects/activities that principally benefit low- and moderate-income persons; through public service projects/activities; and public and community facility improvements.

The HOME funds will be used for administration and for housing projects/activities. These funds will be targeted to low-income households and projects/activities designed to provide affordable housing to low-income households. The disbursement is based on needs of low- and moderate-income households, not by geographic area.

The ESG funds will be used for Administration, Rapid Re-housing/Homeless prevention/HMIS, and Street Outreach/Emergency Shelter Projects. Those funds will be targeted to low-income persons who are homeless or at-risk of becoming homeless.

Discussion

The total amount of FY 2026 CDBG funds is $1,782,257, of which 20% ($356,451) is for administration and 80% ($1,425,806) is allocated for projects/activities. Approximately 100% ($1,425,806) will principally benefit low- and moderate-income persons.

The geographic locations for the FY 2026 CDBG projects/activities will be countywide or at the location of service provider subrecipients. The geographic location for HOME activities will also be countywide or at the location of service provider subrecipients. Public benefits will be for low- and moderate- income residents of Richland County either through direct benefit such as housing rehabilitation or individual services such as homeless assistance. The geographic location for ESG will also be countywide or at the location of service provided by subrecipients.

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Affordable Housing

AP-55 Affordable Housing – 91.220(g)

Introduction

Richland County will utilize its CDBG and HOME funds to rehabilitate and to support the construction of new affordable housing units. The one-year goals for affordable housing in Richland County for FY 2026 are as follows:

One Year Goals for the Number of Households to be Supported	
Homeless	0
Non-Homeless	56
Special-Needs	0
Total:	**56**

Table 7 - One Year Goals for Affordable Housing by Support Requirement

One Year Goals for the Number of Households Supported Through	
Rental Assistance	0
The Production of New Units	3
Rehab of Existing Units	40
Acquisition of Existing Units	13
Total:	**56**

Table 8 - One Year Goals for Affordable Housing by Support Type

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Discussion

Richland County will fund the following projects with FY 2026 CDBG and HOME funds:

- **Housing Rehabilitation -** Funds will support two signature housing rehabilitation programs, Operation One Touch (OOT) and CDBG Rehab, along with Activity Delivery Costs (i.e. inspections, construction estimation, environmental reviews, oversight and compliance). (30 Housing Units)
    - **Operation One Touch (OOT) -** OOT is the County's emergency housing rehab program which provides a 0% interest forgivable loan to assist with urgent minor home repair needs for income eligible homeowners in unincorporated Richland County for installation of roofs, soffits, gutters, electrical upgrades, plumbing, etc.
    - **CDBG Rehab -** CDBG Rehab is the County's Owner-Occupied Housing Rehab program that partners with qualified non-profit organizations to provide minor home repairs to eligible homeowners in unincorporated Richland County.
- **Affordable Housing Development -** Funds will be used to assist with acquisition, demolition, rehabilitation, and activity delivery costs associated with the Richland County partnership with the Columbia Housing Authority to develop affordable units for rent or ownership in unincorporated Richland County. (6 Housing Units)

- **Housing CHDO Set-Aside -** HOME funds will be used to assist a CHDO to increase the number of affordable housing units in the HOME Consortium for owners and renters by assisting with acquisition, soft costs, construction, and rehabilitation. (1 Housing Unit)
- **Development of Affordable Housing -** HOME funds will be used to assist in the development of affordable housing in the HOME Consortium for owners and renters by assisting with acquisition, soft costs, construction, and rehabilitation. CDBG funds will be used to pay the program and activity delivery costs associated with implementing the HOME Program. (6 Housing Units)
- **Down Payment Assistance -** Funds will be used for a first-time homebuyer program Richland County Homeownership Assistance Program (RCHAP) for county-wide LMI eligible households. Built up HOME funds from prior years will be leveraged prior to the 2026 funding. (13 Housing Units)

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AP-60 Public Housing – 91.220(h)

Introduction

Richland County has a public housing authority to provide public housing for its low-income County residents. The mission of the Columbia Housing Authority is to provide affordable, accessible, quality housing and support services through community partnerships.

The Columbia Housing Authority is responsible for its own hiring, contracting, and procurement. The Housing Authority provides the County with a copy of its Five-Year Capital Fund Program and Annual Plan for review each year. The County certifies that the Capital Fund Program and Annual Plan are consistent with the County's Five-Year Consolidated Plan. Should the Housing Authority propose any demolition or disposition of public housing units, it will consult with the local neighborhoods where the development is located, as well as with the County staff.

The Columbia Housing Authority meets with each of its housing developments to discuss the Annual Plans for the Housing Authority. They also discuss physical needs assessment for allocating and spending Capital Funds at the different developments. The Housing Authority puts copies of the plans in the housing developments for public comment. The Columbia Housing Authority Board also has a seat on the five (5) member Board, which is occupied by a resident to help with the decision and planning process of the Housing Authority.

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Actions planned during the next year to address the needs to public housing

The Columbia Housing Authority funds a variety of activities to improve the overall living environment in the Authority's public housing projects. These improvements can include: roof repair, appliances, kitchen cabinets, sidewalk and parking lot repairs, replacement of hot water tanks, new computers, and various infrastructure improvements.

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

The CHA Resident Executive Council (REC) provides residents with the opportunity to become involved in housing authority policy making. The REC is made up of representatives from each CHA public housing community, and members are elected by their peers based on participation in local Community Clubs. The REC meets on fourth Monday of each quarter. Richland County will work with CHA to improve attendance at these meetings in FY 2026-2027.

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

The Columbia Housing Authority is not designated as "troubled" by HUD.

Discussion

Not Applicable.

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

Introduction

Under its Five-Year Consolidated Plan, Richland County has developed its Strategic Plan in cooperation with the CoC to address homelessness for FY 2022 through FY 2026. These goals are set forth in the following priorities:

Homeless Strategy - (High Priority)

Priority Need: There is a continuing need for services and housing opportunities for homeless persons and persons/families at-risk of becoming homeless.

Objective: Work with community partners to improve the living conditions and support services available for homeless persons, families, and those who are at risk of becoming homeless.

Goals:

- **HMS-1 Operation/Support -** Financially assist providers to operate housing and support services for the homeless and persons at-risk of becoming homeless.
- **HMS-2 Prevention and Re-Housing -** Continue to support the prevention of homelessness through anti-eviction activities and programs for rapid re-housing.
- **HMS-3 Housing -** Support the rehabilitation of, including accessibility improvements for emergency shelters, transitional housing, and permanent housing for the homeless.
- **HMS-4 Continuum of Care -** Support the local Continuum of Care's (CoC) efforts to provide emergency shelter, and permanent supportive housing to persons and families who are homeless or who are at risk of becoming homeless.
- **HMS-5 Permanent Housing -** Promote the development of permanent supportive housing for homeless individuals and families.

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Describe the jurisdictions one-year goals and actions for reducing and ending homelessness including reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs.

The CoC utilizes a coordinated entry process that prioritizes assistance based on severity of need, length of time homeless, and status of homelessness or at-risk of homelessness to ensure those who need assistance the most can receive services and housing in a timely manner. Outreach teams work non-traditional hours and cover the CoC's entire geographic area. Agencies, local businesses, and community members routinely contact the street outreach team regarding persons needing assistance, especially those living unsheltered. Persons experiencing homelessness are engaged through outreach, rapport-building, and with the use of peer-to-peer models. The CoC utilizes a centralized entry. Most persons enter the system through the MACH utilizes a "No Wrong Door" approach for the Coordinated Entry System (CES) that allows access to referrals and services at any point in the Continuum across all of MACH's 13 counties. However, the local homeless veteran's center, domestic violence shelter, and street outreach all serve as points of entry.

A MACH Vulnerability Assessment (MVA) is conducted (coordinated entry assessment tool) to determine need. The individual/family is on a by-name list and referred to appropriate services and housing. All CoC and ESG-funded programs utilize coordinated entry.

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

Chronically Homeless Service Providers: Columbia Area Mental Health Center, Midlands Housing Alliance (Transitions), Dorn VA Medical Center, Mental Illness Recovery Center, Inc., the Oliver Gospel Mission, the Columbia Women's Shelter, and 180 Place.

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

Families with Children: Columbia Housing Authority, Christ Central Ministries - Hannah House, Homeless No More, Toby's Place, Family Promise, Salvation Army of the Midlands Supportive Housing Services, Sistercare, Inc., and the Women's Shelter.

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

Veterans: Columbia Housing, Dorn VA Medical Center, and Alston Wilkes Veterans Home.

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

Unaccompanied Youth: Alston Wilkes Society-Columbia, Epworth Children's Home, Growing Home Southeast, Lexington School District Two McKinney-Vento Liaison, Mental Illness Recovery Center, Mental Illness Recovery Center Inc. (MIRCI), Palmetto Place Children's Shelter, Richland County Public Defender's Office (youth defender), Richland School District One McKinney-Vento Liaison, Richland School District

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Two McKinney-Vento Liaison, State of South Carolina Department of Social Services and University of South Carolina Social Work.

Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again

Utilizing the Housing First Model, homeless individuals and families are housed as soon as they are eligible for housing, based on a centralized assessment, as well as housing availability. Prior to housing, homeless individuals/families are assigned to a supportive services team which continues to provide support to them once they obtain their housing. This model has been effective in housing retention.

Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: being discharged from publicly funded institutions and systems of care (such as health care facilities, mental health facilities, foster care and other youth facilities, and corrections programs and institutions); or, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs

Individuals with severe mental health challenges often require transitional or permanent supportive housing including ongoing treatment, social services and housing assistance to recover and live independently. According to the 2024 South Carolina Department of Alcohol and Other Abuse Services County profile, an estimated 7.6% of Richland County adults utilize alcohol heavily while 18.7% partake in binge drinking. The County had a total of 164 opioid-related hospital encounters and an opioid-involved overdose death rate of 24.7 (per 10,000 residents). According to the Richland County Coroner's office they expect the number of suicides within the country to increase again once 2024 statistics have been fully calculated. "In 2021 there were 45 deaths by suicide in Richland County. That number increased to 47 in 2022 and significantly rose to72 deaths in 2023. As of late-August this year, there have been 48 deaths by suicide so far in the county…". Richland County Residents.

Discussion

The SC-502 Columbia/Midlands Continuum of Care (CoC) is managed by the Midlands Area Consortium for the Homeless (MACH). On behalf of the CoC, MACH was awarded $5,913,504 for its FY 2025 Continuum of Care Application. Below is a breakdown of the awards. NOTE: the activities below are all for FY 2025 despite being noted in the award report as FY 2024.

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• **CACH Rapid Rehousing Program**	$ 336,570
• **FY2024 Chronic Grant (CHASC)**	$ 315,875
• **FY2024 Disabled Grant (CHASC)**	$ 419,555
• **FY2024 Expansion Grant (CHASC)**	$ 270,815
• **HMIS Renewal SC-502 FY2024**	$ 135,640
• **Home Base I and II 2024**	$ 869,381
• **Home Base III and IV 2024**	$ 409,602
• **Housing First for Unaccompanied Youth FY2024**	$ 87,466
• **Mirci Housing First 2024**	$ 411,978
• **Mirci PH for Chronic Homeless 2024**	$ 232,850
• **Mirci SHP 2024**	$ 372,754
• **Rapid Rehousing in Rock Hill (2024)**	$ 43,386
• **Rapid Re-Housing MACH 24**	$ 291,946
• **Safe Passage RR Program**	$ 360,450
• **SC-502 Planning Application FY 2024**	$ 379,848
• **Unaccompanied Youth JT PH/RRH Project – Palmetto Place 2024**	$ 105,330
Total:	**$ 5,043,446**

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AP-75 Barriers to affordable housing – 91.220(j)

Introduction:

Richland County is committed to removing or reducing barriers to the development of affordable housing whenever possible throughout the County. A variety of actions include, among others, to reduce the cost of housing to make it affordable.

- Provide developers and non-profits with incentives for the construction or rehabilitation of affordable housing to keep rents affordable.
- Provide assistance to first time homebuyer to purchase a home.
- Provide owner-occupied rehab assistance.
- Assist in acquiring sites for development of affordable housing.
- Promote Federal and State financial assistance for affordable housing.

Richland County prepared its 2017 Analysis of Impediments to Fair Housing Choice (AI) to coincide with the County's Five-Year Consolidated Plan. Richland County's AI identified the following impediments.

Impediment 1: Availability of Affordable Units in a Range of Sizes - There is a need for additional assisted housing throughout the County. Racial or ethnic minority residents are more likely to be experiencing a disproportionate need due to cost burdens, incomplete plumbing or kitchen, facilities, or overcrowding. This contributing factor has been assigned a medium level of priority based on the extent of the need and the County's ability to respond to this need.

Impediment 2: Access to Financial Services - The ability of residents throughout the County to secure home purchase loans varies according to the race and ethnicity of the loan applicant. This was Identified in data gathered under the Home Mortgage Disclosure Act (HMDA).

Impediment 3: Failure to make reasonable accommodation or modification - Residents and stakeholders who provided commentary during the AFH process, whether through public input sessions or the Fair Housing Survey, identified failure to make reasonable accommodation as a factor that contributes to the limited availability of accessible housing units to residents with disabilities. The County believes that it has the capacity to address this factor through outreach and education to County residents and landlords, and considers doing so to be a high priority.

Impediment 4: Access to Publicly Supported Housing for Persons with Disabilities - Residents and stakeholders who provided commentary during the AFH process, whether through public input sessions or the Fair Housing Survey, identified shortages of affordable, accessible housing to be a contributing factor to fair housing issues impacting residents with disabilities.

Impediment 5: Resistance to Affordable Housing - This factor, identified through the feedback of stakeholders during the public input portion of the AFH process, contributes to a lack of affordable

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housing in the County. Lack of affordable housing restricts the fair housing choice of County residents.

Impediment 6: Discriminatory Actions in the Marketplace - This factor, identified through the feedback of stakeholders during the public input portion of the AFH process, serves to limit the fair housing choice of residents with disabilities and racial/ethnic minority groups.

Impediment 7: Lack of Understanding of Fair Housing Law - This factor, identified through the feedback of stakeholders during the public input portion of the AFH process, contributes to discrimination and differential treatment in the housing market. Furthermore, a lack of understanding of fair housing law means that those who may suffer discrimination in the housing market do not know where to turn when they do.

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

Richland County, in its most recent Analysis of Impediments to Fair Housing Choice, did not identify any negative effects of its public policies that serve as barriers to affordable housing. The County has continued to revise and update its Zoning Ordinance. This document is consistent with the Fair Housing Act, Section 504, and the Americans with Disabilities Act. There are no other public policies that restrict fair housing.

Discussion:

Not Applicable.

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AP-85 Other Actions – 91.220(k)

Introduction:

Richland County has developed the following actions which address:

- obstacles to meeting underserved needs;
- fosters affordable housing;
- reduces lead-based hazards;
- reduced the number of poverty-level families;
- develops institutional structures, and
- enhance coordination between public and private housing and social service agencies.

Actions planned to address obstacles to meeting underserved needs

The County under its FY 2026 Program Year will take the following actions to address obstacles to meeting the underserved needs:

- Provide funds for public service activities.
- Provide funds for workforce housing options for owner occupied and renter occupied housing units.
- Provide funds for new housing construction of owner occupied and renter occupied housing units that are decent, safe, sound, affordable, and assessable.
- Provide funds for rehabilitation to help bring the older existing housing stock up to code standards and make accessibility improvements as needed.
- The County will continue to leverage its financial resources and apply for additional public and private funds.

Richland County will work to address these obstacles through the agencies and programs to be funded in FY 2026. Some of the activities to address these obstacles include:

- Public Service Activities
- Housing Rehabilitation
- Affordable Housing Development
- CHDO Set-Aside
- Development of Affordable Housing
- Down Payment Assistance
- Emergency Solutions Grant Program

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Actions planned to foster and maintain affordable housing

The County is proposing the following goals and strategies to foster and maintain affordable housing:

- **HSG-1 Homeownership -** Continue to assist low- and moderate-income potential homebuyers to purchase homes through down payment assistance, closing cost assistance, housing rehabilitation assistance and required housing counseling training.
- **HSG-2 Owner-occupied Housing Rehabilitation** - Conserve and rehabilitate existing affordable housing units occupied by low- and moderate-income homeowners in the community by providing financial assistance to addressing code violations, emergency repairs, energy efficiency improvements, and accessibility for persons with disabilities.
- **HSG-3 Housing Construction/Rehabilitation** - Increase the supply of decent, safe and sanitary, and accessible housing that is affordable to both owners and renters in the County by assisting with acquisition, site improvements, development fees, new construction and rehabilitation of vacant buildings.
- **HSG-5 Fair Housing -** Promote fair housing choice through education, training and outreach to affirmatively furthering fair housing throughout the County.
- **HMS-1 Operation/Support** - Financially assist providers to operate housing and support services for the homeless and persons at-risk of becoming homeless.
- **HMS-2 Prevention and Re-Housing -** Continue to support the prevention of homelessness through anti-eviction activities and programs for rapid re-housing.
- **AMS-3 Fair Housing -** Provide funds for training, education, outreach, and monitoring to affirmatively further fair housing in the County.

During the FY 2026 Annual Action Plan, Richland County will fund the following projects:

- Housing Rehabilitation (Operation One Touch & CDG Rehab)
- Public Facility & Infrastructure Improvements
- Public Services Activities
- Affordable Housing Development
- CHDO Set-Aside
- Development of Affordable Housing
- Downpayment Assistance
- Emergency Solutions Grant Program

Actions planned to reduce lead-based paint hazards

The County is working to reduce potential lead-based paint hazards. Below are the County's activities to

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reduce lead-based paint hazards related to rehabilitation and homeownership programs.

Rehabilitation Programs

Richland County will continue to ensure that:

- Applicants for rehabilitation funding receive the required lead-based paint information and understand their responsibilities.
- Staff properly determine whether proposed projects are exempt from some or all lead-based paint requirements.
- The level of Federal rehabilitation assistance is properly calculated and the applicable lead-based paint requirements determined.
- Properly qualified personnel perform risk management, paint testing, lead hazard reduction, and clearance services when required.
- Required lead hazard reduction work and protective measures are incorporated into project rehabilitation specifications.
- Risk assessment, paint testing, lead hazard reduction, and clearance work are performed in accordance with the applicable standards established in 24 CFR Part 35, Subpart R.
- Required notices regarding lead-based paint evaluation, presumption, and hazard reduction are provided to occupants and documented.
- Program documents establish the rental property owner's responsibility to perform and adhere to ongoing lead-based paint maintenance activities, when applicable.
- Program staff monitors owner compliance with ongoing lead-based paint maintenance activities.

Homeownership Programs

Richland County will continue to ensure that:

- Applicants for homeownership assistance receive adequate information about lead-based paint requirements.
- County staff properly determine whether proposed projects are exempt from some or all lead based paint requirements.
- A visual assessment is performed to identify deteriorated paint in the dwelling unit, any common areas servicing the unit, and exterior surfaces of the building.
- Prior to occupancy, properly qualified personnel perform paint stabilization, and the dwelling passes a clearance exam in accordance with the standards established in 24 CFR Part 35, Subpart R.
- The home buyer receives the required lead-based paint pamphlet and notices.

According to the 2020-2024 American Community Survey (ACS), 61,084 housing units (36.4%) in Richland County were built before 1980. These units likely have some level of lead-based paint and issues

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associated with lead, particularly in units with children aged 6 and under. A total of 54,522 units (32.5%) were constructed between 1940 and 1979.

Actions planned to reduce the number of poverty-level families

According to the 2020-2024 American Community Survey, approximately 17.2% of Richland County residents were living in poverty., while only 14.1% of all South Carolina residents live in poverty. Female-headed County households with children are particularly affected by poverty at 34.3%. The County's goal is to reduce the extent of poverty by 5%, based on actions the County can control and by working with other agencies/organizations.

The County funded projects/activities under the following goals and strategies to reduce the number of families living in poverty:

- HMS-1 Operation/Support
- HMS-2 Prevention and Re-Housing
- SNS-2 Social Services
- CDS-5 Public Services

During the FY 2026 Annual Action Plan, Richland County will fund the following projects that will help reduce the number of poverty level families:

- Public Service Activities
- Housing Rehabilitation
- Public Facility & Infrastructure Improvements
- Affordable Housing Development
- CHDO Set-Aside
- Development of Affordable Housing
- Down Payment Assistant
- Emergency Solutions Grant Program

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Actions planned to develop institutional structure

To effectively implement the Five-Year Consolidated Plan and the Annual Action Plans, the County needs to collaborate with a variety of agencies located in Richland County and in the City of Columbia. Coordination and collaboration between agencies is important to ensuring that the priorities identified in the Five-Year Consolidated Plan within the County are adequately addressed. The key agencies that are involved in the implementation of the Plan, as well as additional resources that may be available are described below.

Public Institutions –

- **Richland County** - Richland County's Department of Grants & Community Outreach will be responsible for the administration of the County's community development programs, including some of the local programs that assist target income residents. The Department's responsibilities will include managing and implementing the County's affordable housing policies, including the Five-Year Consolidated Plan and related documents.

- **Columbia Housing Authority** - The Columbia Housing Authority is one of the primary owners of affordable housing within the community. The Housing Authority also administers the Housing Choice (Section 8) Voucher Program. The County will continue to work in close consultation with the Housing Authority regarding affordable housing issues in Richland County.

- **City of Columbia Community Development Office**

- **Local School Districts:** Richland School District One, Richland School District Two, and Richland-Lexington School District Five

- **State Agencies:** SC Housing, SC Housing Trust Fund, SC Office of Economic Opportunity, SC Department of Social Services, SC Office of Resliency

- **Richland Library System**

- **Local Higher Education:** University of South Carolina, Columbia College, Benedict University, Allen University, and Midlands Technical College.

Non-Profit Organizations – There are several non-profit agencies that serve target income households in Richland County. The County will collaborate with these essential service providers. S

Faith-Based Organizations – There are several faith-based organizations and coalitions in the Richland County area who actively provide services to low/mod families in need and who advocate on behalf of issues of poverty. The County will see collaborate with these key community partners.

Private Industry – The private sector is an important collaborator in the services and programs associated with the Five-Year Consolidated Plan. The private sector brings additional resources and expertise that can be used to supplement existing services or fill gaps in the system. Lenders, affordable housing developers, business and economic development organizations, and private service providers offer a variety of assistance to residents such as health care, small business assistance, home loan programs, and assisted housing, among others. The County will work closely with these agencies to meet Five-Year Consolidated Plan goals and objectives.

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

Richland County is committed to continuing its participation and coordination with social service agencies, housing agencies, community and economic development agencies, County, Federal, and State agencies, as well as with the private and non-profit sectors, to serve the needs of target income individuals and families in the County. The County solicits funding requests for CDBG, HOME, and ESG funds. The County staff provides help and assistance to the public agencies that receive funding.

Discussion:

Monitoring

Richland County's Department of Community Planning and Development (Community Development Division) has the primary responsibility for monitoring the County's Annual Action Plan. The Community Development Division will maintain records on the progress toward meeting the goals and the statutory and regulatory compliance of each activity. The Department of Community Planning and Development is responsible for the ongoing monitoring of subrecipients.

For each activity authorized under the National Affordable Housing Act, the County has established fiscal and management procedures that will ensure program compliance and funding accountability. Additionally, the Department will ensure that the reports to the U.S. Department of Housing and Urban Development (HUD) are complete and accurate. The programs will be subject to the Single Audit Act.

For projects, other than CDBG funded activities, a similar reporting format will be used to monitor the Annual Action Plan progress for HOME and ESG activities.

Richland County will provide citizens with reasonable notice of, and the opportunity to comment on its Annual Action Plan in its performance under previously funded CDBG, HOME, and ESG Program Years, and substantial amendments to the Five-Year Consolidated Plan and Annual Action Plans.

Richland County will respond within fifteen (15) days in writing to any written complaints or inquiries from citizens in regard to CDBG, HOME, and ESG Programs, its housing strategy, or its CAPER. This is described in its Citizen Participation Plan.

Richland County and its subrecipients shall comply with the requirements and standards of 2 CFR Part 200, which is the cost principals for state and local governments and their subrecipients. In addition, the

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County will have written agreements with each of its subrecipients.

The County will monitor its performance with meeting its goals and objectives with its Five-Year Consolidated Plan. It will review its goals on an annual basis in the preparation of its CAPER and will make adjustments to its goals as needed.

The County does not have a timeliness of expenditures problem. The County abides by the Federal cost principles and expenditures. In the expenditures of the CDBG, HOME, and ESG funds for housing construction or project improvements, the County's inspectors will make periodic on-site inspections to ensure compliance with the local housing codes. The County also requires submittal of architectural drawings, site plan, and work specifications for this work. These will be reviewed prior to issuance of building permits and the distribution of CDBG funds or HOME funds.

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Program Specific Requirements

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

Introduction:

Richland County receives an annual allocation of CDBG, HOME, and ESG funds. Since the County receives these federal allocations, the questions below have been completed, as they are applicable.

Community Development Block Grant Program (CDBG)
Reference 24 CFR 91.220(l)(1)

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

1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed	$0.00
2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan.	$0.00
3. The amount of surplus funds from urban renewal settlements	$0.00
4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan	$0.00
5. The amount of income from float-funded activities	$0.00
Total Program Income:	**$0.00**

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Other CDBG Requirements

1. The amount of urgent need activities	$0.00
2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income. Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan.	100.0%

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

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

Richland County does not intend to use any other forms of investment other than those described in 24 CFR 92.205(b). Not Applicable.

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

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

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

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

Resale provisions are exercised for CHDO homeownership activities only. These provisions ensure that housing developed with HOME funding remains affordable to LMI families through a 15–20-year period of affordability. Housing is purchased and occupied as principal residence by an LMI household. The CHDO executes an instrument (restrictive covenants or a 2nd mortgage) prior to closing which will detail the resale terms that include housing is made available for subsequent purchase only to a buyer whose family qualifies as a low-income family and use as principal residence. The resale requirement

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must also ensure the price at resale provides the original HOME-assisted owner a fair return on investment (including the homeowner's investment and any capital improvement) and ensure the housing will remain affordable to a reasonable range of low-income homebuyers. The period of affordability is based on the total amount of HOME funds invested in an activity. The document will be filed with the 1st mortgage in the County's Register of Deeds office.

Down Payment Assistance (RCHAP)

The Richland County Homeownership Assistance Program (RCHAP) may provide up to $24,500 toward the purchase of an existing home, and $24,500 toward the purchase of a newly constructed home in down payment and closing cost assistance for those who qualify. A five (5) year Deferred Forgivable Loan agreement is used as the mechanism for a recapture provision. With this agreement the HOME assistance is forgiven over a five-year period as long as the homeowner continues to own and live in the assisted unit as their primary place of residence for the five-year period of affordability. If the homeowner does not live within this unit and sells the property within this five-year period, the funds are recaptured as a rate of 20 percent diminishing sliding scale per year. For example, if the housing unit sells at year three of this five-year period, the homebuyer would owe back 60 percent of the subsidy (see chart below).

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

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

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

Owner-Occupied Rehabilitation Programs

For the Homeowner Rehabilitation Program, HUD regulations do not require a period of affordability, however, the County self-imposes a ten to fifteen-year affordability period and a Deferred Forgivable Loan agreement as the mechanism for a recapture provision. The HOME assistance is forgiven on a

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prorated basis over a ten to fifteen-year period as long as the homeowner continues to own and live in the assisted unit as their primary place of residence for the county's self-imposed ten to fifteen-year periods of affordability. An applicant may only be awarded one grant from this program within a five- year period.

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

- **Deferred Forgivable Loans –** Assistance will be provided in the form of a deferred forgivable loan. No repayment is required. However, applicants must sign a written affidavit indicating that they will occupy the home as their primary residence for at least two (2) years after assistance is granted through the program.

Community Housing Development Organizations (CHDO)/ New Construction

Richland County Community Development will provide HOME subsidy to the Columbia Housing Authority and to non-profit community housing development organizations (CHDOs) for the purpose of developing affordable housing both incorporated County Council District 50 and in unincorporated areas of the County. These units are in progress, and no additional funds have been provided in FY 2022-2026. Priority is given to projects located in master planned areas.

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

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

Activity	Average Per-Unit Home	Minimum Affordability Period
Rehabilitation or Acquisition of Existing Housing	<$25,000	5 years
	$25,000 - $50,000	10 years
	>$50,000	>$50,000 15 years
Refinance of Rehabilitation Project	Any dollar amount	15 years

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

Fair Return on Investment

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

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

   Richland County has no plans to refinance debt using HOME funds in FY 2026.

5. **If applicable to a planned HOME TBRA activity, a description of the preference for persons with special needs or disabilities. (See 24 CFR 92.209(c)(2)(i) and CFR 91.220(l)(2)(vii)).**

   Not Applicable.

6. **If applicable to a planned HOME TBRA activity, a description of how the preference for a specific category of individuals with disabilities (e.g. persons with HIV/AIDS or chronic mental illness) will narrow the gap in benefits and the preference is needed to narrow the gap in benefits and services received by such persons. (See 24 CFR 92.209(c)(2)(ii) and 91.220(l)(2)(vii)).**

   Not Applicable.

7. **If applicable, a description of any preference or limitation for rental housing projects. (See 24 CFR 92.253(d)(3) and CFR 91.220(l)(2)(vii)). Note: Preferences cannot be administered in a manner that limits the opportunities of persons on any basis prohibited by the laws listed under 24 CFR 5.105(a).**

   Not Applicable.

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Emergency Solutions Grant (ESG)
Reference 91.220(l)(4)

1. Include written standards for providing ESG assistance (may include as attachment)

Richland County's written standards for providing ESG assistance include the following:

- **Coordination –** Each member of the Continuum of Care uses the HMIS System for client data and information. This coordination will be used to determine the services that are to be used to address the needs of the clients.
- **Prioritizing Assistance and Rapid Re-Housing –** Priority will be given to families with children since this is the group that has had the least service in the past and has the greatest need today. The CoC's Rapid Rehousing program prioritizes those who are high acuity and chronic. The CoC-funded programs prioritize families with children, those feeling domestic violence, and those unsheltered.
- **Percentage of Rent and Utilities –** Percentages of costs to be paid will be based on each individual's financial resources, on a case by case basis. Utility costs will not be paid unless arrearages are a barrier to rapid re-housing.
- **Rental Assistance –** A client will only be provided with rental assistance up to one year (12 months).
- **Housing Stabilization –** The average amount of assistance is estimated to be $1,000 per household for ESG funds.
- **Standards and Procedures Evaluation –** Each individual or family will receive a full evaluation of their needs and case management services that are necessary to stabilize their lives.
- **Street Outreach/Essential Services –** Continuum of Care member organizations will provide street outreach on a monthly basis. Families with children will receive first priority for services.
- **Admission, Referral, Discharge, and Length of Stay –** No person will be denied services based on race, color, religion, national original, sex, sexual orientation or gender identify, or familial status. All shelters will meet the State Fire Marshall's and State Health Department safety regulations. Accessibility for the handicapped will be provided for the disabled. Each client household will be eligible to receive financial and support services to help maintain their housing up to twenty-four (24) months. A list of rules and regulations will be provided to each applicant. A grievance policy and procedures will be in place in each shelter.
- **Assessing, Prioritizing, and Reassessing –** Each family or individual will be assigned a case manager who will follow them throughout the program. A care plan will be developed with the client and evaluated each month.

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2. If the Continuum of Care has established centralized or coordinated assessment system that meets HUD requirements, describe that centralized or coordinated assessment system.

The Midlands Area Consortium for the Homeless (MACH) Continuum of Care operates a Coordinated Entry System (CES) across the CoC's 13 counties to help people with a housing crisis find help quickly no matter how or where they seek assistance. CES is designed to ensure that all people experiencing homelessness have fair and equal access to housing, regardless of race, color, national origin, religion, sex, age, familial status, disability, actual or perceived sexual orientation, gender identify, or marital status. The system aims to work with households to understand their strengths and needs, provide a common assessment, and connect them with housing and homeless assistance. Through a standardized assessment and vulnerability screening tools, CES strives to provide assistance to anyone in need and prioritize those with the highest service needs for federally-funded housing. The target population of CES are people experiencing homelessness or at imminent risk of homelessness as defined by HUD.

CES works in two phases – initial assessment (Phase I) and vulnerability screening/prioritization (Phase II). Phase I starts with diversion to determine if stable housing can be maintained without a homeless service intervention. If an immediate intervention is still needed after diversion attempts a CES Phase I Assessment is completed in HMIS based on the HUD universal data elements. After initial assessment, the client is referred to resources that best meet their needs and eligibility. Referrals may include prevention funds and sheltering. If the client is assessed to have further long-term needs for housing Phase II is initiated. Phase II includes use of the MACH Vulnerability Assessment (MVA). The CoC operates a single, prioritization listing that incorporates the results of the vulnerability screening tool in addition to length of time homeless (rather than individual agency waitlists). Those with the highest vulnerability and length of time experiencing homelessness are prioritized for federally funded permanent supportive housing.

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3. Identify the process for making sub-awards and describe how the ESG allocation available to private nonprofit organizations (including community and faith-based organizations).

Richland County Grants & Community Outreach is the department that awards ESG funding to nonprofit organizations. Awards are made through an application and scoring process judged by the County Grants & Community Outreach staff.

Applicants are evaluated based on the following criteria:

- Prior Performance
- Applicant Capacity
- Fiscal Capacity
- Proposed Project

Upon completing the review process, the evaluation team will prepare the rankings of all applicants. Then the final selections of who will receive ESG funds is determined. Successful applicants will be sent a Notice of Intent to Award and offered an opportunity to negotiate an agreement with the County staff.

4. If the jurisdiction is unable to meet the homeless participation requirement in 24 CFR 576.405(a), the jurisdiction must specify its plan for reaching out to and consulting with homeless or formerly homeless individuals in considering policies and funding decisions regarding facilities and services funded under ESG.

Richland County consults with agencies, organizations, and the Midlands Area Consortium for the Homeless (MACH) Continuum of Care. MACH has a formerly homeless person on the board. Several organizations representing the homeless population were contacted for input during the planning process and the public meeting was advertised.

5. Describe performance standards for evaluating ESG.

Richland County continued to consult with the Continuum of Care to determine the ESG funding priorities to assist homeless people. The Continuum of Care assisted in the decision-making process for the development of the ESG program. Richland County worked with the Continuum of Care to develop performance standards for projects and activities assisted by ESG funds, including reviewing the standards that the Continuum of Care has established for their sub-grantees.

Discussion

CDBG Program Income:

Richland County anticipates that it will receive CDBG Program Income during this program year due to a partnership with the Columbia Housing Authority that will leverage $1.6M in CDBG-CV funds to renovate ten (10) single family homes for resell to LMI households. All PI generated will be immediately reinvested into the additional forty (40) properties being rehabilitated for resell in this project. Once all houses are complete, the County anticipates utilizing remaining PI to assist with Public Facility or Infrastructure Improvements.

CDBG Percentage:

- Administrative Percentage: 20.0%
- Public Service Percentage: 15%
- Low- and Moderate-Income Percentage: 100.0%
- Slum and Blight Activities: 0.0%

HOME Program Income:

- Richland County anticipates that it will receive HOME Program Income during this program year due to a partnership with the Columbia Housing Authority that will leverage HOME funds to assist with the rehabilitation or demo/rebuild of fifty (50) single family home properties for resell. All PI funds will be reinvested in the project.

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HOME Match:

- Richland County has excess HOME Match funds from previous years in the amount of $92,393.16 as reported in the FY 2024 CAPER. Richland County will have additional HOME Match from local general funds, SC Housing Trust Fund, bond funds, and other private funds during this program year.

CHDO Organizations:

- Richland County has not certified any Community Housing Development Organizations (CHDOs). Once a project has been identified the County will certify the organization based on the project.

HOME Percentage:

- Administrative Percentage: 10.0%
- CHDO Set-Aside: 15.0%

Richland County will solicit applications for HOME and HOME CHDO funds; applications are sent out to a list of agencies, organizations, and housing providers that have previously submitted an application or which have expressed an interest in submitting an application. The application is reviewed by the county staff and any questions are discussed with the applicant.

Richland County does not limit beneficiaries or provide preference to any segment of the low/mod income population.

ESG Match Requirement:

- Richland County will have $154,333 in ESG Match during this program year. The ESG Match will be provided by the ESG sub-grantees using local, state, or private funds they leverage into the ESG Activities.

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CITIZEN PARTICIPATION

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FIRST PUBLIC HEARING

DRAFT

McClatchy

The Beaufort Gazette
The Belleville News-Democrat
Bellingham Herald
Centre Daily Times
Sun Herald
Idaho Statesman
Bradenton Herald
The Charlotte Observer
The State
Ledger-Enquirer
Durham | The Herald-Sun
Fort Worth Star-Telegram
The Fresno Bee
The Island Packet
The Kansas City Star
Lexington Herald-Leader
The Telegraph - Macon
Merced Sun-Star
Miami Herald
El Nuevo Herald
The Modesto Bee
The Sun News - Myrtle Beach
Raleigh News & Observer
Rock Hill | The Herald
The Sacramento Bee
San Luis Obispo Tribune
Tacoma | The News Tribune
Tri-City Herald
The Wichita Eagle
The Olympian

AFFIDAVIT OF PUBLICATION

Account #	Order Number	Identification	Order PO	Cols	Depth
57430	IPL0328441	Legal Ad - IPL0328441		2.0	158.0L

ATTENTION: RICHLAND COUNTY LEGAL ADS IP
PO BOX 7185
COLUMBIA, SC 29202
marykarl@buonaseramedia.com

PUBLIC HEARING NOTICE
RICHLAND COUNTY WANTS YOUR INPUT

NOTICE OF NEEDS ASSESSMENT PUBLIC HEARINGS AND COMMENT PERIOD | FY2026 ANNUAL ACTION PLAN FOR HUD GRANTS |

April 5, 2026 - Notice is hereby given that the Community Development Office of Richland County, South Carolina will hold a **30-Day Public Comment Period** from Monday, April 6th through Tuesday, May 5th, 2026 with **Needs Assessment Public Hearings** on the following dates:

Thursday, April 23, 2026 at 12:00PM – Richland County Council Chambers (2020 Hampton St.) & virtually
Thursday, April 23, 2026 at 6:00PM – Richland County Council Chambers (2020 Hampton St.) & virtually

This location is accessible to persons with physical disabilities. Both hearings will also stream on the County's youtube.com channel for residents to participate virtually. If special arrangements need to be made to accommodate any resident in order for them to participate in the public hearing, including translation services, please contact the Community Development Office at (803) 576 - 2230 to make those arrangements, or for persons who may have a hearing impediment, please contact 7-1-1 for the TTY/TTD relay.

The purpose of this public comment period and public hearings is to gather information for the County's Annual Action Plan for FY 2026, which the County will be submitting to the U.S. Department of Housing and Urban Development (HUD) for the Community Development Block Grant (CDBG) Entitlement Funds, HOME Investment Partnership Program (HOME) funds, and Emergency Solutions Grant (ESG) Funds. These hearings will be used to obtain the views and comments of individuals and organizations concerning the County's plans to support infrastructure, affordable housing, public services, homeless services, tackle economic distress, and address a wide array of community needs with HUD funds.

Funding levels for the 2026 Program Year have not been finalized, but are expected to be in line with 2025 funding levels, including: an entitlement amount of $1,755,955 in CDBG funds, $792,557 in HOME funds, and $151,031 in ESG funds. In order to receive these funds, the County must prepare a one-year Annual Action Plan for the use of Federal funds. At least 70% of the CDBG funds must benefit low- and moderate-income (LMI) persons living in unincorporated Richland County. The County is preparing its CDBG, HOME, and ESG applications and it intends to afford residents, local agencies, and interested parties the opportunity to become involved in the planning and applications process.

Anyone interested in being added to the CDBG, HOME, and ESG information distribution list should contact the County's Community Development Office at 803-576-2230 or email CD@richlandcountysc.gov.

The following types of activities may be eligible for funding under the CDBG program: acquisition of property; disposition costs; improvements to public facilities (including the removal of architectural barriers); demolition and environmental clean-up; public services serving LMI individuals or other priority groups; relocation payments for persons displaced as a result of a CDBG activity; rehabilitation of houses; code enforcement; slum and blight removal; special economic development activities; special activities undertaken by a community based development organization; home ownership assistance for purchase; planning; environmental reviews; program administration; audit; and other miscellaneous activities.
The following types of activities may be eligible for funding under the HOME Program: new construction of affordable housing, rehabilitation of affordable housing, reconstruction of affordable housing, conversion to affordable housing, site improvements related to the development of affordable housing, refinancing of debt on a single-family (one to four family) owner occupied housing that is being rehabilitated with HOME funds and the refinancing will reduce the overall monthly housing cost to make it affordable, acquisition costs, soft costs necessary for the financing, development, rehabilitation or acquisition of housing using HOME funds, CHDO costs, relocation costs for displaced households, administrative and planning costs.
ESG funds may be used for five program components: street outreach, emergency shelter, homelessness prevention, rapid re-housing assistance, data collection, and administrative activities.

All interested residents are encouraged to attend a public hearing and will be given the opportunity to present oral or written testimony concerning the needs of Richland County and the use of CDBG, HOME, and ESG funds to address those needs. Written or oral comments must be received by Monday, May 5th and directed to Ms. Callison Richardson, Manager, Grants & Community Development, Richland County Government, Community Development Division, 2020 Hampton St. Suite 3058, Columbia, SC 29202, (803) 576 - 2230 or email at CD@richlandcountysc.gov.

Ms. Callison Richardson
Division Manager, Community Development and Grants
Richland County Government
IPL0328441
Apr 5 2026

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State of South Carolina

County of Richland

I, the undersigned, makes oath that the advertisment, was published in The State, a newspaper published in the City of Columbia, State and County aforesaid, in the issue(s) of

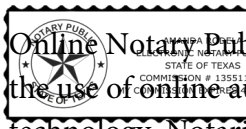
1.0 insertion(s) published on:
04/05/26 Print

Print Tearsheet Link

Marketplace Link

Sherry Chasteen

Sworn to and subscribed before me on Apr 6, 2026, 10:00 AM EDT



Online Notary Public. This notarial act involved the use of online audio/video communication technology. Notarization facilitated by SIGNiX®

PUBLIC HEARING NOTICE
RICHLAND COUNTY WANTS YOUR INPUT

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All interested residents are encouraged to attend a public hearing and will be given the opportunity to present oral or written testimony concerning the needs of Richland County and the use of CDBG, HOME, and ESG funds to address those needs. Written or oral comments must be received by Monday, May 5th and directed to Ms. Callison Richardson, Manager, Grants & Community Development, Richland County Government, Community Development Division, 2020 Hampton St. Suite 3058, Columbia, SC 29202, (803) 576 - 2230 or email at CD@richlandcountysc.gov.

Ms. Callison Richardson
Division Manager, Community Development and Grants
Richland County Government
IPL0328441
Apr 5 2026

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Richland County Community Development seeks input on the use of HUD funds to address community needs!

30 DAY PUBLIC COMMENT PERIOD

April 5 - May 4, 2026

NEEDS ASSESSMENT PUBLIC HEARINGS

Thursday, April 23, 2026 at 12:00 PM & 6:00 PM

2020 Hampton Street | Council Chambers

Attend in-person or steam live.

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Help develop the 2026 Annual Action Plan

Citizens and local agencies are invited to provide input on Richland County's plans to support infrastructure, develop affordable housing, tackle economic distress, and address community needs with CDBG, HOME and ESG funds from HUD.

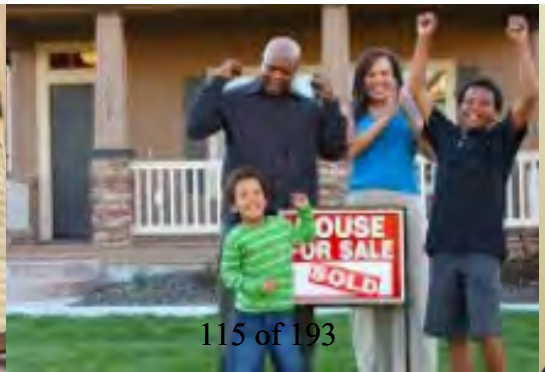
Submit public comments at

richlandcountysc.gov/CommunityDevelopment

or scan the QR code by May 4, 2026.

Call 803-576-2230 for more information.







Community Input Sought on 2026 Annual Action Plan for HUD Funds

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Published on April 07, 2026

Public Notice

> **A 30-Day Public Comment Period and Two (2) Needs Assessment Public Hearings will be held on Thursday, April 23rd at 12:00PM and 6:00PM in the Council Chambers. Residents may also participate virtually through the County's Youtube channel. This public hearing will be held in conjunction with another Public Hearing on proposed Substantial Amendments to the 2021, 2022, and 2023 Annual Action Plans.**

The purpose of this public comment period and public hearings is to gather information for the County's Annual Action Plan for FY 2026, which the County will be submitting to the U.S. Department of Housing and Urban Development (HUD) for the Community Development Block Grant (CDBG) Entitlement Funds, HOME Investment Partnership Program (HOME) funds, and Emergency Solutions Grant (ESG) Funds. **These hearings will be used to obtain the views and comments of individuals and organizations concerning the County's plans to support infrastructure, affordable housing, public services, homeless services, tackle economic distress, and address a wide array of community needs with HUD funds.**

View the full Public Notice with details (PDF, 173KB) (/files/assets/county/v/1/grants/documents/20260405-community-development-notice-of-public-hearing-1-aap-2026.pdf)

View the 2025 Annual Action Plan (PDF, 3MB) (/files/assets/county/v/1/grants/documents/2025-annual-action-plan.pdf)

A 30-Day public comment period will run from Sunday, April 5, 2026 through Monday, May 4, 2026 at 4:00PM. All interested residents are encouraged to attend a public hearing and will be given the opportunity to present oral or written testimony concerning the needs of Richland County and the use of CDBG, HOME, and ESG funds to address those needs.

Written or oral comments may be directed to
Ms. Callison Richardson, Division Manager
Grants & Community Development Division
Grants & Community Outreach Department
2020 Hampton St. Suite 3058, Columbia, SC 29204
(803) 576-2230 or via 711 for the hearing impaired or email at CD@richlandcountysc.gov (mailto:CD@richlandcountysc.gov).

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New! Submit Comments Online

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Community Development Public Comment

Richland County seeks comments, feedback, and ideas from individuals and organizations concerning plans to support infrastructure, affordable housing, public services, homeless services, tackle economic distress, and address a wide array of community needs with HUD funds.

Use this form to share your ideas for how the County's federal funds can help address community needs and gaps that impact low- and moderate-income residents. Share the specific areas where funding would most benefit your community.

If this comment is related to an existing Public Notice or 30-Day Comment Period, please identify the topic to ensure your comment is included in the published report to HUD.

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Are these comments on behalf of an organization?

- ○ Yes
- ○ No

Resident Information

First Name

Last Name

Street Address

ZIP Code

Share your feedback with Community Development: Required

Do you need to add attachments or supporting files?

- Yes
- No

Please complete the following:

I'm not a robot

reCAPTCHA

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Powered by Forms & Workflow

Related Information

20260405-Community-Development-Notice-of-Public-Hearing-1-AAP-2026.pdf (PDF, 173KB) (/files/assets/county/v/1/grants/documents/20260405-community-development-notice-of-public-hearing-1-aap-2026.pdf)

Tagged as:

Public Notices

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2026 AAP Public Comments					
Date	**Name**	**Citizen/Organization**	**Address**	**Mode of Communication**	**Comment/Summary**
4/21/2026	Angel Malone	Junior Achievement of Greater SC	2711 Middleburg Dr Suite 301, Columbia, SC 29204	Written-Email	High volume of K-12 Richland County students leads to an urgency in the opportunities to deliver high-quality programming in career readiness, entrepreneurship, and financial literacy within the County. Application of a systems-based approach, deeper district alignment, equitable access in all schools. Asks that RCCD prioritize building long-term district partnerships, expansion of corporate engagement, and holding this model for statewide application.
4/21/2026	Kate Hurt	Growing Hope	440 Knox Abbott Dr, Suite 250, Columbia, SC 29033	Written-Email	Opportunties to partner with the County to develop supportive transitional housing for youth, funding for economic support to meet the neds for the youth aging out of the foster system.
4/28/2026	Alesha Brown	For the Struggle	Charlotte, NC	Written-Email	Prioritize HUD funding towards assisting LMI residents (especialy senior citizens) to preserve housing to age in place and for long-term economic stability. Recommend investing in (1) critical home repairs/ADA modifications, (2) affordable housing preserveration and rehab, (3) housing stability services & legal support (4) energy-efficient updgrades.
5/4/2026	Eleanor Boyd	Midlands Fatherhood Coalition		Written-Email	"Affordable housing and anything related to workforce development and economic mobility are critical at this time."
5/4/2026	Cindye Richburg-Cotton	Brookland-Lakeview Empowerment Center	1218 Batchelor Street West Columbia, SC 29169	Written-Email	"Supports prioritizing funding for affordable and stable housing, particularly for families with children who are currently living in motels. Expanding and strengthening the Motel to Housing program is critical to helping these families transition into safe, permanent housing. In addition, increased funding should be directed toward eviction prevention and rapid rehousing efforts to assist families at risk of displacement in securing long-term, affordable housing within Richland County. Food insecurity remains a significant concern in our community. With a substantial number of households experiencing limited access to nutritious food, allocating funds to support food pantry restocking and distribution efforts would provide immediate relief to vulnerable residents. Encourages investment in workforce development initiatives, including Certified Nursing Assistant (CNA) programs and construction certification training. These programs create pathways for residents to gain in-demand skills, secure stable employment, and improve their long-term economic mobility."
5/4/2026	Javar Juarez	Broad River Business Alliance		Written-Email	Prioritize unincorporated I-20 corridor as one of the county's most urgent community development priorities. Areas to address: affordable housing, home repair, infrastructure, childcare disparities, workforce barriers, small business development, and public services. HUD funds should be used to invest directly in people, neighborhoods, housing, infrastructure, childcare, small businesses and organizations already doing this work.
5/4/2026	Shaun Scott	Alston Wilkes Society		Written-Email	Consideration for the allocation of funding towards the development and expansion of transportation services in unincorporated areas (LMI residents). Transportation as a public service would directly support economic mobility, improve access to care, and reduce barriers to contribute to housing instability and unemployment. Encourages continued investment in ESG-funded services to support individuals experiencing or at risk of homelessness along with homelessness prevention, housing stabilization, and coordinated entry.
5/4/2026	Jacquelyn Chisholm	When You Can't Cope, There's Hope Transitional House		Written-Email	Encourages prioritization of funding for transitional housing, recovery support services and programs that address homelessness and substance use disorders. Investment in supportive services: case management, peer support, life skills programming, capital and operational support to expand capacity and serve more individuals in need. Critical gap in long-term supportive housing options for women in recovery to address.
5/4/2026	Ayanna White	Power in Changing		Written-Email	Investment in (1) essential basic needs infrastructure, (2) support public service programs, (3) integrate diaper banks into broader strategies, (4) partner with community-based organizations along with investments in families with young children to complement physical infrastructure improvements
5/4/2026	Kevin Wimberly	SC Uplift		Written-Email	HUD funding essential for: development & preservation of affordable housing in Richland County to help organizations address (1) urgent home repair needs, (2) improve housing conditions for LMI residents,(3) support older adults age in place. Continued investment ensures vulnerable populations have access to safe, decent, and affordable housing strengthening overall health and sustainability of our communities. Prioritize fnding: housing rehabilitation, homeownership preservation and services to directly benefit LMI residents.

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5/4/2026	Jessica Larimore	Midlands Housing Trust Fund		Written-Email	Suggests: (1) prioritize gap financing within service areas that align with LMI spending requirement, (2) site readiness and reliability-CDBG funds important in lowering upfront costs
5/5/2026	Anne Walker	Alston Wilkes Society		Written-Email	HUD funds for Homeless Services & Affordable Housing are the two (2) most pressing needs in Richland County.
	Joyce Mason	Citizen	816 Cokesbury Dr, Columbia, SC 29203	Written-Public Comment Card	(1)Water and sewage upgrades, (2)improve homeowners' homes
	Patricia W. Gold	Citizen	320 Lincolnshire Blvd.	Written-Public Comment Card	Sidewalks on Fairfield Rd. crossing the Crane Creek bridge from Crane Church Rd to Sharpe Rd. Critical need as there was a youth coming from the Crane Creek Gym that was killed walking along the highway.
	Allan Russell	Citizen	241 Savannah Dr, Columbia, SC	Written-Public Comment Card	Helping low-income homeowners repair their homes.
	Jerry L. Parker	Citizen	1843 Neptune Dr, Columbia, SC 29209	Written-Public Comment Card	Sewer road upgrades
	Morika Lamb	Citizen (?)	1908 East Boundary Rd. Columbia, SC	Written-Public Comment Card	Wrote the following question: Does partnership consist of letter of support, in-kind services, referrals, program space, volunteers, or subject matter expertise?
	Reverend Debra Rhodes	Citizen	29 Willow Wind Lane, Hopkins, SC 29061	Written-Public Comment Card	Road development on Willow Wind Lane as there has been a development of potholes, and the sink has never been paved.
	Ellen Anderson Press	Citizen	1008 Flamingo Drive, Columbia, SC 29203	Written-Public Comment Card	Needing a safe building where their children can enjoy inside activities. Funding needed for home repairs for seniors. Stated that there are two (2) older buildings in the area that needed funding.

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COMMUNITY DEVELOPMENT PUBLIC HEARINGS

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Needs Assessment Hearing for the 2026 Action Plan

THURSDAY, APRIL 23RD | 12:00 PM & 6:00PM

RICHLAND COUNTY COUNCIL CHAMBERS

-STREAMING THROUGH YOUTUBE-

Hearing #2: Needs Assessment Public Hearing for the 2026 Annual

The purp
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year from

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We are se
concernin
homeless

During the 2025 Public Comment period, the most common priorities in the comments we received focused on:

1) Affordable Housing
2) The rising rates of homeless families
3) Lack of affordable & accessible childcare
4) Support for Seniors

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Comments and testimony may be provided orally or in writing.

These comments will be utilized in the development of the County's 2026 Annual Action Plan.

ANNUAL ACTION PLAN

What is the Annual Action Plan?

- The Annual Action Plan (AAP) is a required annual plan completed by HUD grantees.

- The AAP provides a ***summary of the projects, activities, and resources*** that will be used during the program year to address priority needs and goals from the Consolidated Plan.

- The 2026 AAP will include plans for the following funds:
  - Community Development Block Grant (CDBG)
  - HOME Investment Partnership Program (HOME)
  - Emergency Solutions Grant (ESG)

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2026 Annual Action Plan Process
| CDBG | HOME | ESG |

1. **Needs Assessment Public Hearings**
   April 23rd @ 12:00 PM & 6:00 PM

2. **30-Day Comment Period | April 4 – May 4, 2026**
   Email: CD@richlandcountysc.gov
   Website: http://richlandcountysc.gov/CommunityDevelopment

5. Projected Dates for Plan Development:
   *Allocation Letter from HUD – Received in April 2026
   *June 7 - July 8th - Plan on display for 30 days
   *June 22 – Public Hearing for feedback on Plan
   *June 23 – Draft Plan presented to Admin & Finance Committee
   *July 14 – Plan presented to Council for approval.
   **Dates subject to change

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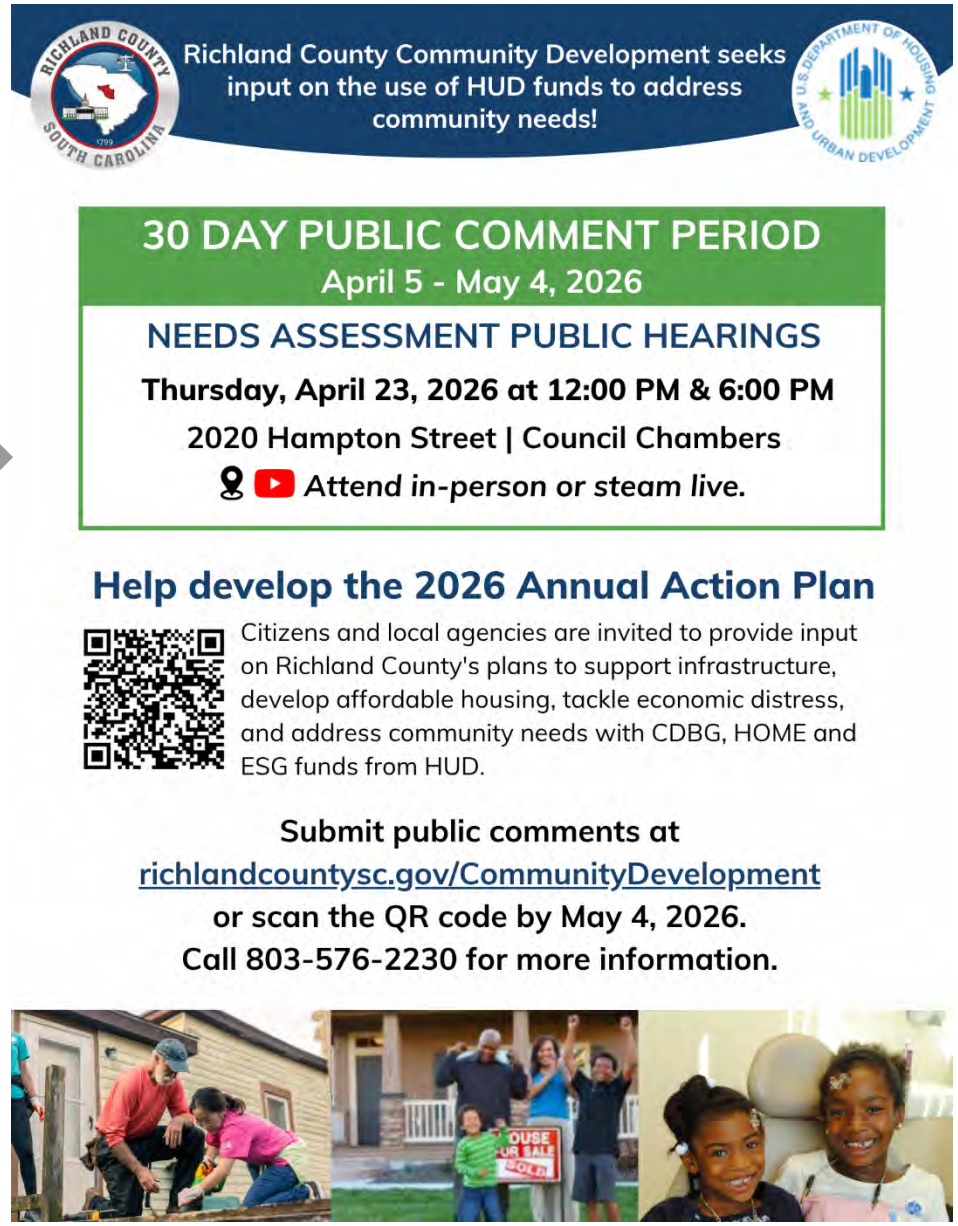

RICHLAND COUNTY'S FIVE-YEAR CONSOLIDATED PLAN

Priority needs identified in the Consolidated Plan (2022-2026)

- Improvements of County infrastructure
- Rehabilitation and construction of decent, safe, and sanitary housing
- Affordable housing
- Homeownership programs
- Improvement of public service programs
- Expansion of economic opportunities
- Removal of slums and blighted conditions
- Fair housing
- Principally benefitting low-and-moderate-income persons

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2022-2026 FIVE YEAR GOALS

Homeownership - Continue to assist low- and moderate-income potential homebuyers to purchase homes through down payment assistance, closing cost assistance, housing rehabilitation assistance and required housing counseling training.

Owner-occupied Housing Rehabilitation - Conserve and rehabilitate existing affordable housing units occupied by low- and moderate-income homeowners in the community by providing financial assistance to addressing code violations, emergency repairs, energy efficiency improvements, and accessibility for persons with disabilities.

Housing Construction/Rehabilitation - Increase the supply of decent, safe and sanitary, and accessible housing that is affordable to both owners and renters in the County by assisting with acquisition, site improvements, development fees, new construction and rehabilitation of vacant buildings

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2022-2026 FIVE YEAR GOALS

Public facilities and infrastructure - Improve the public infrastructure through rehabilitation, reconstruction, and new construction of streets; sidewalks; bridges; curbs; share the road and segmented multiuse pathways; storm water management; water system improvements; sanitary sewer system; lighting enhancements; broadband infrastructure; handicap accessibility improvements and removal of architectural barriers.

Public services - Improve and enhance public services, programs for youth, the elderly, and persons with disabilities, along with general social/welfare public service programs for low- and moderate-income persons and households.

Employment - Support and encourage new job creation, job retention, workforce development, employment, and job training services for the unemployed and underemployed persons, as well as entrepreneurship and small business development.

Redevelopment Programs - Plan and promote the development, redevelopment, and revitalization of economically distressed areas of the County, including vacant and underutilized commercial and industrial sites including underutilized brownfield sites.

Fair Housing - Provide funds for training, education, outreach, and monitoring to affirmatively further fair housing in the County.

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PY26 FUNDING PER THE 2026 HUD ALLOCATION LETTER

Program Year 2026-2027 | Resources & Caps

	CDBG	HOME	ESG
Total Award	**$1,782,257.00**	**$795,692.00**	**$154,333.00**
Planning & Admin.	$356,451 (20%)	$795,692.00 (10%)	$11,574.00 (7.5%)
Public Service (15%)	$263,399.00		
CHDO Set Aside (15%)		$119,353.00	

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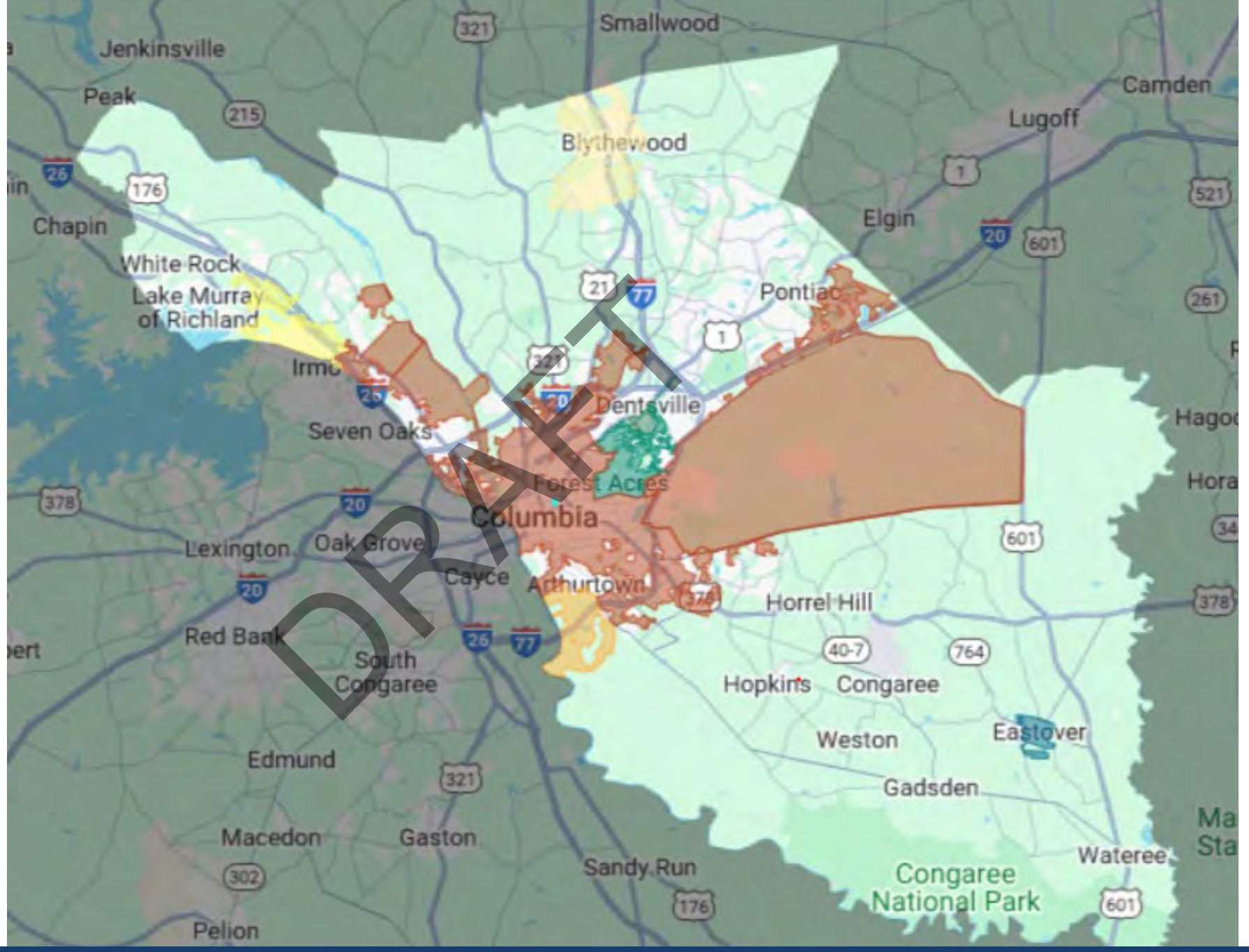

Service Area starting October 2026: Unincorporated Richland County (unshaded) and the Town of Blythewood

FISCAL YEAR 2025 AREA INCOME LIMITS

FY 2025 Income Limit Area	Median Family Income for Family of Four (4)	FY 2023 Income Limit Category	Persons in the Family							
			1	2	3	4	5	6	7	8
Columbia, SC HUD Metro FMR Area	$92,700	80% LIMIT	51,950	59,350	66,750	**$74,150**	80,100	86,050	91,950	97,900
		50% LIMIT	32,450	37,100	41,750	**$46,350**	50,100	53,800	57,500	61,200
		30% LIMIT	19,500	22,250	26,650	**$32,150**	37,650	43,150	48,650	54,150

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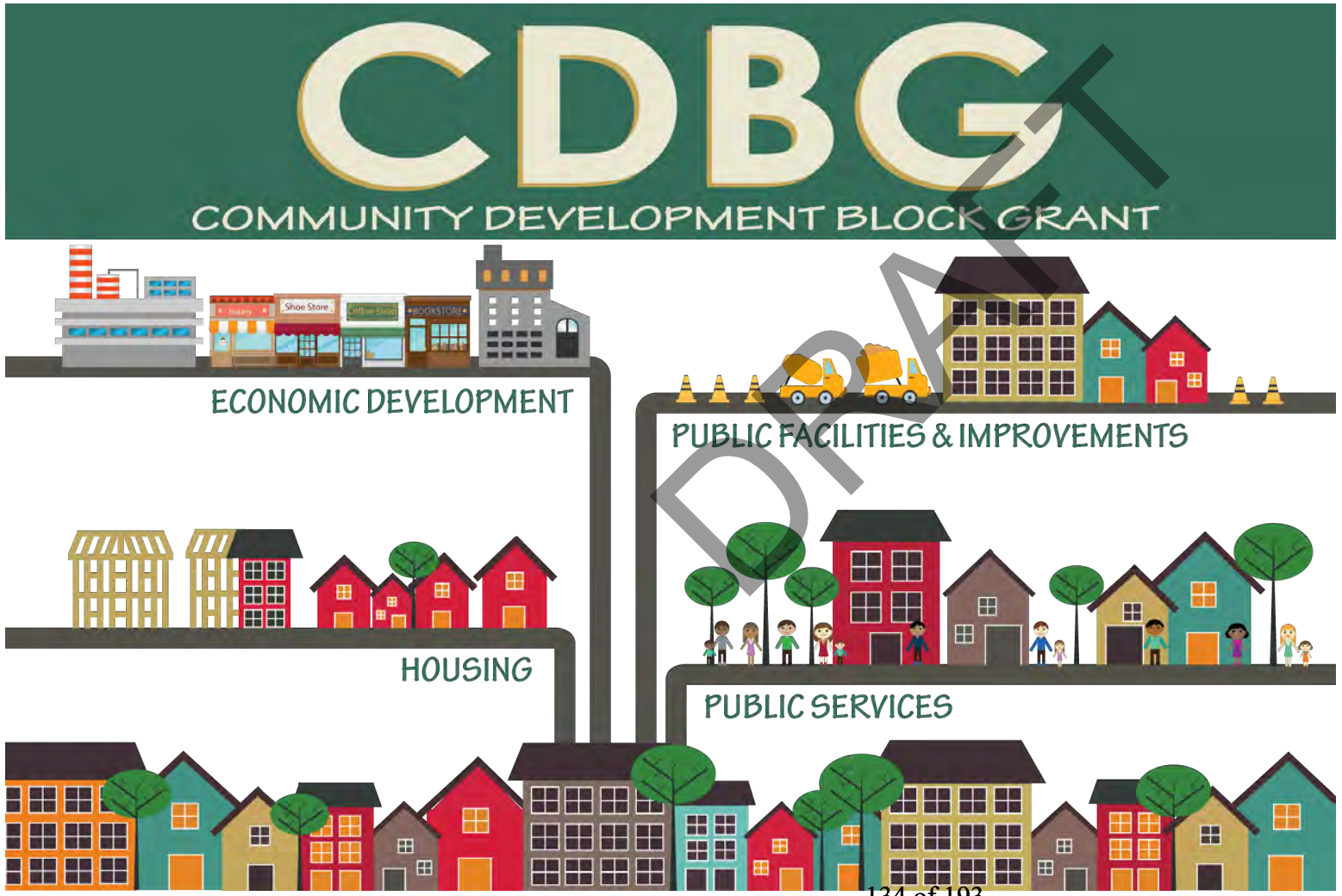
The **Columbia, SC HUD Metro FMR Area** contains the following areas: Calhoun County, SC; Fairfield County, SC; Lexington County, SC; Richland County, SC; and Saluda County, SC.

Future projects must predominantly serve households that are 80% and below the HUD income limits with an *emphasis on households below 50% AMI.*

Community Development Block Grant (CDBG) funds are federal grants provided by HUD to state and local governments. They fund projects that benefit low- and moderate-income residents, eliminate slums/blight, or address urgent community needs, focusing on affordable housing, public services, economic development, and infrastructure improvements like water, sewer, and street rehabilitation.



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The County has been allocated
$1,782,257.00
in CDBG funds for October 1, 2026 for expenditure by September 30, 2033.

ALL ACTIVITIES MUST MEET THE FOLLOWING CRITERIA:

National Objective Criteria: All CDBG-funded projects must meet one of three National Objectives:

I. Service to LMI persons verified by area, clientele or presumed benefit
II. Prevention/Elimination of blighted areas and slums
III. Addressing an urgent need (critical health or safety issues)

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Project Service Area: Must have direct impact on very low- to-moderate income (LMI) residents living in *unincorporated Richland County & The Town of Blythewood* (excludes the City of Columbia and Incorporated Municipalities such as Towns of Arcadia Lakes, Cayce, Eastover, Forest Acres, and Irmo).

Historically: Richland County has utilized CDBG funds to support public services, public facilities & infrastructure, housing rehabilitation, rental housing development, and slum & blight removal.

ELIGIBLE CDBG ACTIVITIES

The following types of activities may be eligible for funding under the CDBG program:

- Maximum of 15% of CDBG award can be spent on:
  - public services that are new or a quantifiable increase in the level of service
  - Subsistence payments use to pay providers for household costs (rent, utilities) to prevent homelessness.
- rehabilitation of owner-occupied homes and affordable rentals
- improvements to public facilities (including the removal of architectural barriers) – both government or nonprofit owned facilities that service the LMI population.
- acquisition of land or buildings (including houses) benefitting the LMI population
- historic preservation
- aesthetic amenities to public land
- demolition and environmental clean-up
- lead based paint removal
- code enforcement
- special economic development activities
- special activities undertaken by a community based development organization
- home ownership assistance for purchase
- relocation payments for persons displaced as a result of a CDBG activity
- Planning & Administration (including audit)
- environmental reviews

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2023 & 2024 PUBLIC INFRASTRUCTURE AND FACILITY PROJECTS

Organization/Agency	Project Name & Brief Description	County District & Location	CDBG Funds Invested
Richland County Utilities	Greenlakes Subdivision Gravity Sewer Rehab	District 11: Greenlakes Subdivision Old Leesburg Road -- Hopkins, SC	**$444,727.80**
Midlands Housing Alliance (Transitions)	Day Center Refresh & ADA Facility Upgrades	District 3: 2025 Main Street, Columbia, SC Serving countywide needs	**$427,675.65**
Richland County Recreation Commission	Hopkins Park Pool Rehabilitation	District 11: 150 Hopkins Park, Hopkins, SC 29061	**$386,117.65**
Serve & Connect	Renovation of former Petersen Presbyterian Church to HQ for Serve & Connect and a Community Center with Meeting Space	District 10: Woodfield Park Neighborhood 8131 Brookfield Rd., Columbia, SC 29206	**$331,717.65**
Midlands Housing Alliance	Four ADA Bathroom upgrades plus interior and exterior rehab on sixteen (16) transitional housing units for Specialized Program for Veterans, Seniors, and those with an active job moving out of homelessness.	District 3: 2025 Main Street Columbia, SC Serving countywide needs	**$135,000.00**
Homeless No More	Rehabilitation of seventeen (17) Transitional Housing units to include replacement of 17 HVAC units and repair of exterior stucco on all buildings.	District 11: 150 Hopkins Park Hopkins, SC 29061	**$167,380.00**

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2025 PUBLIC FACILITY IMPROVEMENT PROJECTS

Organization/Agency	Project Name & Brief Description	Total Proposed Award
United Way of the Midlands	**WellPartners Dental and Eye Clinics** - *6,000 Low/Mod patients served annually* **–** Relocation to the Family Services Center, including safely moving and upgrading specialized medical equipment, installing essential infrastructure, and enhancing A/V capabilities.	**$400,000 Grant** **$100,000 Loan** *$100k paid back at 0% interest over 10 years as CDBG Program Income for reinvestment in future eligible CDBG projects.*
Sistercare, Inc	**Increased Safety and Security Project** – *150 women served annually* **–** Increasing the number of security cameras and improving outdoor lighting, 3 new HVAC units, removal of old carpets, and replacement of flooring in damaged areas.	**$105,800.00**
Richland County First Steps	**Early head Start Center at Virginia Wingard United Methodist Church** – *57 LMI children (infant to age 5) served annually* To provide critical safety and security upgrades of the childcare facility.	**$84,412.50**
Richland County First Steps	**Early Head Start Center at Ridgewood Missionary Baptist Church** – 23 *LMI children (infant to age 5) served annually* –To enhance the health, safety, and learning environment of the child development center facility by improving indoor air quality, expanding outdoor learning opportunities, and improving safety of the facility.	**$85,672.50**
Contingency Funding for 2025 CDBG Projects	Funding for contingency needs with any of the five projects. Unused funds will be reallocated to other eligible CDBG programs (Operation One Touch, Affordable Rental Housing Development).	**$3,507.00**
	TOTAL	**$779,392.00**

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PUBLIC SERVICE ACTIVITIES – UNDERWAY NOW

Organization/Agency	Project Name & Brief Description	Award Amount
Able SC	**Building Disability Access in Richland County:** *Serving 150 Adults with Disability*- Programmatic support to expand its Independent Living services for ages 16-23.	$20,000.00
Brookland Center for Community Economic Change	**Stability for Homeless Families:** *Serving 15 homeless households* – Rental assistance, security deposit, and utility set up support to help transition homeless families with children into stable housing.	$53,399.00
Columbia Housing Authority	**Building Bridges to Housing Initiative:** *Serving 40 LMI and homeless households*- Support to assist households experiencing homelessness or at risk of becoming homeless who have received Housing Choice or Foster Youth to Independence (FYI) Vouchers	$50,000.00
Homeless No More	**Life Skills for Homeless Families:** *Serving 120 homeless adults and children*- funds to support life skills programs, including training in areas such as financial management, employment readiness, parenting, and health education.	$60,000.00

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able SOUTH CAROLINA

BROOKLAND–LAKEVIEW EMPOWERMENT CENTER
Empowerment is the key.

Columbia Housing

HOMELESS NO MORE
putting families first

PUBLIC SERVICE ACTIVITIES – UNDERWAY NOW

Organization/Agency	Project Name & Brief Description	Award Amount
Limitless Community Development	**Food for Your Heart & Advancing Your Finances** – *Serving 850 LMI Individuals* – Support to provide fresh, nutritious food to families and offer personalized housing counseling targeted toward households facing language barriers.	$40,000.00
Midlands Fatherhood Coalition	**Expanding to Provide Economic Mobility, Education and Employment Services** – *Serving 35 LMI Individuals* – Support for services to empower fathers by teaching parenting skills and offering training to help achieve economic security.	$30,000.00
Richland County Sheriff's Department	**Project HOPE** – *Serving 200 Seniors* - Support to expand the seasonal distribution of box fans and window air conditioning units to better support individuals and families facing extreme heat conditions.	$10,000.00
	TOTAL Public Service allocation in the PY25 Annual Action Plan	**$263,399.00** **(Capped at 15%)**

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MINOR HOME REPAIR

BOTH THROUGH A COUNTY-RUN PROGRAM AND IN PARTNERSHIP WITH LOCAL NPO'S

- **Eligible Households:** Primary residence of Low/Moderate income families, Seniors, and Adults with Disability.

- **20 homes repaired each year -- Up to $24k/home**

- **Eligible Repairs:**
  - Roofing Repair
  - Bathroom Renovation
  - Kitchen Cabinets Installation
  - Back Deck Rails Replacement
  - Floor Leveling (Girder Installation)

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OPERATION ONE TOUCH

- A program of the Community Development Office -

Richland County's **minor home repair** program **Operation One Touch is accepting applications**



Only homes located in the *unincorporated* areas of Richland County are eligible.

Eligible Repairs

- Bathrooms
- Doors and Windows
- Plumbing
- Interior Floors
- Walls and Ceiling
- Porches, Steps, Rails
- Heating Units
- Roofs

Number of Persons in Household	Maximum Allowable Income
1	$48,650
2	$55,600
3	$62,550
4	$69,500
5	$75,100
6	$80,650
7	$86,200
8	$91,750

Applicants must meet the above 2024 HUD Household Income Eligibility requirements.

Program Basics:

- Home must be located in unincorporated Richland County and be your primary residence.
- *First come, first served* with all required documents submitted before application will be accepted.
- Applicants must meet established 2024 Household Income Limits established by the U.S. Department of Housing and Urban Development.
- A five-year lien is placed on the property once work is completed.

To learn more about Operation One Touch, visit:
https://richlandcountysc.gov/operation-one-touch

PROPOSED CDBG ACTIVITIES *

PROJECT	BUDGET	DESCRIPTION
Administration, Planning, and Management Strategy (20% cap)	$357,651	Expenses to administer the CDBG Program, includes: staff salaries and benefits, office expenses, planning services, and other facets of program management.
Housing Rehabilitation/Development	$600,000.00	**For three primary projects:** 1) **Operation One Touch** – Minor home repair program for income eligible homeowners for installation of roofs, HVAC, windows, flooring, etc. 2) **CDBG Rehab** – Partnership with Subrecipients for Minor Home Repair Services 3) **Rental Housing Development** - Acquisition & Rehab assistance for Subrecipients
Public Services (15%)	$267,338	Funds may support: 1) Rental & Utility Assistance to prevent homelessness or 2) To improve/enhance public services, programs for youth, the elderly, and persons with disabilities, along with general social/welfare public service programs for LMI households
Other Investment Considerations Public Infrastructure Public Facilities Slum & Blight Removal Transitional Housing Units Emergency Shelters Recreation & Community Centers	$563,268	**Infrastructure:** rehabilitation, reconstruction, and new construction of streets; sidewalks; bridges; curbs; share the road and segmented multiuse pathways; storm water management; water system improvements; sanitary sewer system; lighting enhancements; broadband infrastructure; handicap accessibility improvements or removal of architectural barriers. **Facilities:** acquisition and improvements/upgrades to facilities that are either publicly owned or that are traditionally provided by government, or owned by a non-profit, and operated so as to be open to the general public. **Slum & Blight Removal:** Residential or Commercial demo/clearance *(not to exceed $300k)*
TOTAL	**$1,788,257**	

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*Tentative allocations based off of prior year plans and "Signature Programs" of Richland County Community Development.

HOME INVESTMENT PARTNERSHIP PROGRAM (HOME)

HUD allocates HOME funding to states and local governments to create and preserve affordable housing for low- and very low-income households.



Purpose of HOME

1. Expand the supply of decent, safe, and affordable housing
2. Strengthen local housing partnerships
3. Provide housing assistance tailored to local needs

The County has been allocated $795,692.86 in HOME funds on October 1, 2026 for expenditure by September 30, 2034.

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ELIGIBLE HOME ACTIVITIES

The following types of activities may be eligible for funding under the HOME program:

- 15% required set-aside for Community Housing Development Organizations (CHDO) costs
- Down payment and closing costs assistance
- Tenant-based rental assistance (TBRA)
- Fair Housing & Homeownership Counseling Activities
- New construction, rehabilitation, and reconstruction of affordable housing
- Conversion to affordable housing
- Acquisition and site improvements related to the development of affordable housing
- Soft costs necessary for the financing, development, rehabilitation or acquisition of housing using HOME funds
- Refinancing of debt on a single-family owner occupied housing that is being rehabilitated with HOME funds.
- Relocation costs for displaced households
- 10% of HOME award may support Administrative and Planning costs

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PROPOSED HOME ACTIVITIES*

ACTIVITY	BUDGET	DESCRIPTION
Administration, Planning, and Management Strategy (10% cap)	$79,569.28	Funds for salaries, benefits, office expenses, legal fees, and planning management.
Development of Affordable Housing	$396,760.00	HOME funds will be used to assist in the development of affordable housing in the HOME Consortium for owners and renters by assisting with acquisition, soft costs, construction, and rehabilitation.
Housing CHDO Set-Aside (15% Requirement)	$119,353.00	**Community Housing Development Organization** (CHDO) HOME funds will be used to assist a CHDO to increase the number of affordable housing units in the HOME Consortium for owners and renters by assisting with acquisition, soft costs, construction, and rehabilitation.
Down Payment Assistance	$200,000.00	The County has $600k set aside from prior years to support a first-time homebuyer program called RCHAP.
TOTAL	**$795,692.86**	

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*Tentative allocations based off of prior year plans and "Signature Programs" of Richland County Community Development.

PY26 HOUSING GOALS

- **Owner-Occupied Rehab –** Complete 20 home repairs through Operation One Touch & 10 rehabs with partners

- **Richland County Homeownership Assistance Program** (RCHAP)
  - Reopened program in July 2025 – *actively accepting applications*
  - Assist 15 homeowners with First-Time Homebuyer Down Payment Assistance

- **Richland Rebuild** – Demo and rebuild one owner-occupied home

- **Affordable Housing Development**
  - Continue with project to rehabilitate or rebuild 50 single family homes dispositioned by Columbia Housing Authority.
  - Release NOFA for Rental & Home Ownership Development Opportunities working with non-profit and for-profit developers

- **Community Housing Development Organization** (CHDO)
  - Support CHDO's with multiple years of Set-Aside funds
  - Eligible NPO's must apply for CHDO Status

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RICHLAND COUNTY & COLUMBIA HOUSING SINGLE FAMILY HOMES PROJECT

Richland County and Columbia Housing Authority are partnering to **preserve/ retain fifty (50) single family properties** scattered County-wide that slated for disposition for affordable homeownership & rentals for local affordable housing nonprofits.

FUNDING SOURCES:

	Group A	Group B	Group C
Source of Funding	General Funds	CDBG-CV	HOME/Program Income & 25% Match
Total Awarded	$400,000	$1,650,000	$2,500,000
Units for Rehab	6	10	27
Units for Demo/Rebuild	0	4	3
TOTAL	6	14	30
TOTAL = 50 houses			

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This project requires the release of Deeds by the U.S. Department of Housing and Urban Development which is anticipated in August 2026. Rehabilitations are slated to begin in summer 2026 with at least 14 houses completed by August 2027. *Details will be released at a later date regarding the process for purchasing one of these homes.*


RICHLAND COUNTY
HOMEOWNERSHIP ASSISTANCE PROGRAM WORKSHOP
This workshop educates citizens about the homeownership process and offers eligible individuals or families a deferred forgivable loan of up to $24,500 to assist with down payment and closing costs.
Wednesday, June 17, 2026
6:00 PM-7:00 PM
Sheriff's Department Annex
2500 Decker Blvd
Columbia, SC 29223
Doors will open at 5:30 PM. You must be registered to attend.
No one will be allowed to access the orientation after 6:00 PM.
Please be punctual!
UPCOMING WORKSHOPS
Wednesday, July 8, 2026
Wednesday, August 12, 2026
Wednesday, September 9, 2026
Wednesday, October 14, 2026
No Walk-ins are permitted or loitering without registration.
Capacity is limited to 75.
Children are unable to attend.
CONTACT US
Adrienne Jackson, Manager of Housing
Richland County Community Development
CommunityDevelopmentInfo@richlandcountysc.gov
803-576-2230
Scan the QR code to register!
Registration available May 2026
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EMERGENCY SOLUTIONS GRANT (ESG)

The Emergency Solutions Grants (ESG) Program is a HUD-funded grant that helps individuals and families quickly regain stability in permanent housing after experiencing a housing crisis or homelessness. It provides funding to states, local governments, and territories for five key components: street outreach, emergency shelter, homelessness prevention, rapid re-housing assistance, and HMIS.



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ESG funds will be awarded to members of the Continuum of Care and may be used for five program components:

1. street outreach
2. emergency shelter
3. homelessness prevention
4. rapid re-housing assistance
5. data collection
6. administrative activities

PROPOSED ESG ACTIVITIES*

ACTIVITY	BUDGET	DESCRIPTION
Administration, Planning, and Management Strategy	$11,574.00	Expenses to administer the Community Development Block Grant. This covers the staff salaries and benefits, office expenses, planning services, program management.
Rapid Rehousing/Homeless Prevention/HMIS	$92,599.00	Funds to be Sub-Granted to eligible organizations who provide services for homeless prevention, rapid rehousing, and the HMIS system.
Street Outreach/Emergency Shelter	$48,160.00	Funds to be Sub-Granted to eligible organizations who provide services for street outreach and run emergency shelters.
TOTAL	**$154,333.00**	

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*Tentative allocations based off of prior year plans.

The County has been receiving ESG funds since 2023 and utilizing the funds as a "match" for members of the Continuum of Care who also receive State ESG funds. *The County may continue with this arrangement or consider targeting a primary area of need.*

PUBLIC COMMENT

In alignment with Richland County's Citizen Participation Plan, a public notice was posted in *The State* newspaper **Sunday, April 4, 2026** and a 30-Day public display and comment period for the Needs Assessment stage of the 2026 Annual Action Plan will occcur from **April 4, 2026 through May 4, 2026**.

In addition, **Needs Assessment Public Hearings** are scheduled to be held on **Thursday, April 23, 2026 at both 12:00 PM and 6:00 PM**. This feedback will inform the development of the draft Annual Action Plan.

On June 7, the County will release the draft 2026 Annual Action Plan for display and a 30-Day Comment Period. A public hearing will be held on Monday, June 22nd. The proposed plan will proceed to the **Admin & Finance Committee** for Council consideration on **June 23, 2026.** If recommended, it will proceed to a Council vote on **Tuesday, July 14, 2026** prior to submission to HUD.

A summary of public comments received regarding the two public comment periods will be included in the final submission to HUD.

More information about the Annual Action Plan process can be found:

1) Online: **http://richlandcountysc.gov/CommunityDevelopment**
2) In the Community Development Office – 2020 Hampton Street, Suite 3058

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Hearing #2: Needs Assessment Hearing for 2026 Annual Action Plan

PUBLIC COMMENT GUIDELINES:

- Please come forward when your name is called.
- All citizens will be given 2 minutes to provide oral testimony
- Start by stating your address.
- A 20 second warning will be given.
- Once your time is up, please return to your seat.

**Note: Public comments are being recorded for accuracy.

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| CDBG | HOME | ESG |

1. **Needs Assessment Public Hearings**
   April 23rd @ 12:00 PM & 6:00 PM

2. **30-Day Comment Period | April 4 – May 4, 2026**
   Email: CD@richlandcountysc.gov
   Website: http://richlandcountysc.gov/CommunityDevelopment

5. Projected Dates for Plan Development:
   *Allocation Letter from HUD – Received in April 2026
   *June 7 - July 8th - Plan on display for 30 days
   *June 22 – Public Hearing for feedback on Plan
   *June 23 – Draft Plan presented to Admin & Finance Committee
   *July 14 – Plan presented to Council for approval.
   August 16 – Plan submitted to HUD for approval.
   October 1 – Start date of the 2026 Program Year
   **Dates subject to change

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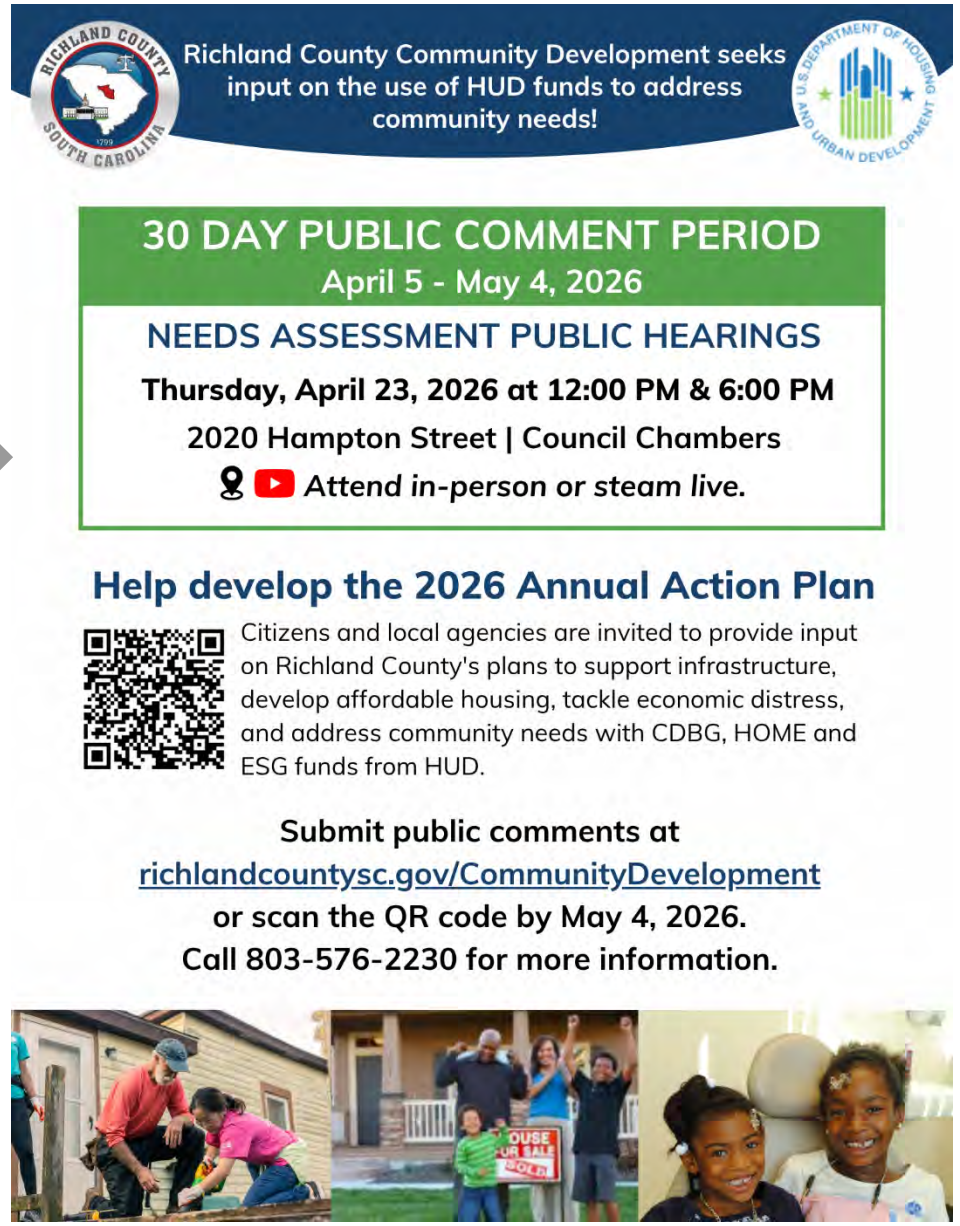

CONTACT INFO

Written or oral comments may be directed to

Callison Richardson - Manager, Grants & Community Development

(803) 576 - 2230 | CD@richlandcountysc.gov

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Richland County Community Development

Richland County Administration Building

2020 Hampton St., Suite 3058

Columbia, SC 29204

Phone: 803-576-2230 | Fax: 803-576-2052

DEPARTMENT OF GRANTS & COMMUNITY OUTREACH STAFF

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Director Sarah J. Harris

Adrienne Jackson, Housing Manager

Falesha Johnson, Housing Programs Lead

Callison Richardson, Community Development Division Manager

Markus Smith, CDBG Grants Analyst

Heather Williams, Grants Accountant

COMMUNITY DEVELOPMENT

PULIC HEARING: 2026 ANNUAL ACTION PLAN AND PROPOSED SUBSTANTIAL AMENDMENTS TO THE 2021, 2022, AND 2023 ANNUAL ACTION PLANS

Thursday, April 23, 2026 at 12:00 PM

Richland County Council Chambers

TOPIC: Gathering public comment and input on the use of Federal funds from the U.S. Department of Housing and Urban Development (HUD) for the purposes of improving the lives of low- to moderate-income individuals and families.

	Your Name	Address in Richland County	Are you here representing an organization or agency? If yes, please provide the name.	Do you want to make a public comment? Y/N
1	Abby Cobb	763 Fashion Dr. Columbia, SC 29223	Richland School District Two	Yes
2	Jasmine M Baton	629 Fungalow,	HR	No
3	Amy Hart	200 Summit Parkway Cola. SC	Richland School District Two	No
4	Aubrey K. Jenkins	448 Deerwood St. 9E Cola SC 29205	IT	no
5	Becky Morrison	2817 Millwood Ave 29205	Senior Resources	Maybe
6	Graham Culbertson	6705 Pennington	Richland Co. HR	No
7	Matthew Smith	———	Richland County Planning	No
8	Brittany Hammond	2020 Hampton St	RC	No
9	Joyce Mason	816 Cokesbury Dr 29203	N. 21 Terrace Cr	No
10	Rodney Tucker	RC	RC	No

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	Your Name	Address in Richland County	Are you here representing an organization or agency? If yes, please provide the name.	Do you want to make a public comment? Y/N
11	Tiye Whitaker	7912 Hunt Club Rd	prisma (community health)	N
12	Mike Zaporzilla	2020 Hampton Str	Building Dept	N
13	Brian Wolfchester	2020 Hampton St.	Building Dept	N
14	Mia Shells	1333 Taylor St	Prisma (community & social health)	N
15	Riley McNabb	2 Delane Dr.	student learning	N
16	Michael Cossis	9413 Martindale Rd Apt D	Richlas County Planning	N
17	Leonard Price	2020 Hampton St	CP+D	N
18	[illegible]	2020 [illegible]	[illegible]	X
19				
20				

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Richland County Staff in Attendance:

1) Name: _____ Title: _____ Date: _____

2) Name: _____ Title: _____ Date: _____

COMMUNITY DEVELOPMENT

PULIC HEARING: 2026 ANNUAL ACTION PLAN AND PROPOSED SUBSTANTIAL AMENDMENTS TO THE 2021, 2022, AND 2023 ANNUAL ACTION PLANS

Thursday, April 23, 2026 at 6:00 PM

Richland County Council Chambers

TOPIC: Gathering public comment and input on the use of Federal funds from the U.S. Department of Housing and Urban Development (HUD) for the purposes of improving the lives of low- to moderate-income individuals and families.

	Your Name	Address in Richland County	Are you here representing an organization or agency? If yes, please provide the name.	Do you want to make a public comment? Y/N
1	Shaun Scott	3519 Medical Drive Columbia 29203	Alston Wilkes Society	N
2				
3				
4				
5				
6				
7				
8				
9				
10				

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	Your Name	Address in Richland County	Are you here representing an organization or agency? If yes, please provide the name.	Do you want to make a public comment? Y/N
11				
12				
13				
14				
15				
16				
17				
18				
19				
20				

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Richland County Staff in Attendance:

1) Name: _____ Title: _____ Date: _____

2) Name: _____ Title: _____ Date: _____

SECOND PUBLIC HEARING

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NOTICE OF PUBLIC HEARING AND DISPLAY OF RICHLAND COUNTY, SOUTH CAROLINA FY 2026 ANNUAL ACTION PLAN FOR THE COMMUNITY DEVELOPMENT BLOCK GRANT, HOME INVESTMENT PARTNERSHIP, AND EMERGENCY SOLUTIONS GRANTS PROGRAMS

Notice is hereby given that Richland County, South Carolina will hold two (2) public hearings on **Wednesday, July 1, 2026, at 12:00 p.m.** and **at 6:00 p.m. in the Council Chambers** located at 2020 Hampton Street, Columbia, South Carolina 29201. The in-person hearing will also be livestreamed through the County's YouTube channel. The meeting location is accessible to persons with physical disabilities. If special arrangements need to be made to accommodate any resident in order for them to participate in the public hearing, including translation services, please contact the Community Development Office, Richland County Government, (803) 576 - 2230 or via email at richardson.callison@richlandcountysc.gov, to make those arrangements, and any person who may have a hearing impediment, please contact 7-1-1 for the TTY/TTD relay.

The purpose of the public hearing is to present Richland County's FY 2026 Annual Action Plan. The County intends to submit its FY 2026 Annual Action Plan in the amount of $1,782,257 in CDBG funds, $795,692.86 in HOME funds, and $154,333 in ESG funds. The FY 2026 Annual Action Plan will be submitted to the U.S. Department of Housing and Urban Development (HUD) on or before Saturday, August 15, 2026.

In order to obtain the views of residents, public agencies and other interested parties, Richland County will place its FY 2026 Annual Action Plan on public display on Thursday, June 11, 2026, through Friday, July 10, 2026, at the following locations:

Richland County Government
Community Planning & Development Department
Community Development Division
2020 Hampton Street – Suite 3058

Richland County's Website:
https://www.richlandcountysc.gov/Government/Departments/Community-Development

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These documents will be available for public display during normal business hours of operation for a period of thirty (30) days until 4:00 PM on July 10, 2026. The FY 2026 Annual Action Plan will be submitted to the Richland County Council for approval at a regular scheduled County Council Meeting on Tuesday, July 14, 2026, at 6:00 PM.

The FY 2026 Annual Action Plan were prepared after conducting an initial public hearing on the housing and community development needs and meetings with the County staff and officials.

The following CDBG activities are proposed for funding under the FY 2026 Annual Action Plan:

FY 2026 CDBG Program –

• CDBG General Administration (20% cap)	=	$ 356,451.00
• Public Service Activities (15% cap)	=	$ 267,338.00
• Public Facility & Infrastructure Improvements	=	$ 308,468.00
• Housing Rehabilitation (Operation One Touch & CDBG Rehab)	=	$ 550,000.00
• Affordable Housing Development	=	$ 300,000.00
Total CDBG	**=**	**$ 1,782,257.00**

PUBLIC HEARING NOTICE
RICHLAND COUNTY WANTS YOUR INPUT

Total FY 2026 CDBG FUNDS FOR PROJECT ACTIVITIES = $1,782,257.00

The following activities are proposed for funding under the HOME Program for FY 2026:

FY 2026 HOME Program –

• HOME General Administration (10% cap)	=	$ 79,569.00
• CHDO Set-Aside (15% min.)	=	$ 119,354.00
• Development of Affordable Housing	=	$ 296,769.86
• Down Payment Assistance	=	$ 300,000.00
Total HOME		**$ 795,692.86**

TOTAL FY 2026 HOME FUNDS FOR PROJECT ACTIVITIES = $ 795,692.86

The following activities are proposed for funding under the ESG Program for FY 2026:

FY 2026 ESG Program –

• ESG General Administration	=	$ 11,574.00
• Rapid Re-Housing/Homeless Prevention/HMIS	=	$ 58,531.00
• Street Outreach/Emergency Shelter	=	$ 84,228.00
Total ESG		**$ 154,333.00**

TOTAL FY 2026 ESG FUNDS FOR PROJECT ACTIVITIES = $ 154,333.00

If the County would undertake an activity that would result in the displacement of families or individuals, then the County would utilize its policy for minimizing such displacement. Furthermore, the County is responsible for replacing all low- and moderate-income housing units that may be demolished or converted as a result of CDBG funds.

All interested residents and other parties are encouraged to attend this public hearing and they will be given the opportunity to present oral or written testimony concerning the proposed use of Federal funds under the FY 2026 Annual Action Plan. Written or oral comments may be directed to Ms. Callison Richardson, Manager, Grants & Community Development Division, Richland County Government, Grants & Community Outreach Department, Community Development Division, 2020 Hampton St. Suite 3058, Columbia, SC 29204, (803) 576 - 2055 or dial 7-1-1 for the hearing impaired or via email at richardson.callison@richlandcountysc.gov.

Ms. Callison Richardson
Division Manager, Community Development & Grants
Grants Department
Richland County Government

Publish on: Wednesday, June 10, 2026
Proof of Publication Requested

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

Agenda Briefing

Prepared by:	Tanis A. Manseau	**Title**:	Deputy Director
Department:	Public Works	**Division:**	
Date Prepared:	May 28, 2026	**Meeting Date:**	June 23, 2026
Legal Review	Patrick Wright via email	**Date:**	June 4, 2026
Budget Review	Brittany Hammond via email	**Date:**	June 17, 2026
Finance Review	Stacey Hamm via email	**Date:**	June 2, 2026
Approved for consideration:	Assistant County Administrator	John M. Thompson, Ph.D., MBA, CPM, SCCEM	
Meeting/Committee	Administration & Finance		
Subject	Approval to Purchase a Modular Office Unit		

RECOMMENDED/REQUESTED ACTION:

Staff requests approval to purchase and install a modular office unit in the amount of $300,000.00 to house Public Works team members using a purchasing co-operative agreement. The total purchase price including delivery, installation, and taxes is $260,350.21 with the balance for utility connections, furniture, fixtures, and equipment.

Request for Council Reconsideration: ☐ Yes

FIDUCIARY:

Are funds allocated in the department's current fiscal year budget?	☒	Yes	☐	No
If not, is a budget amendment necessary?	☐	Yes	☐	No

ADDITIONAL FISCAL/BUDGETARY MATTERS TO CONSIDER:

This purchase is utilizing a government purchasing agreement, Omnia. Funding is being used from the Roads and Drainage budget Heavy Equipment line item. Adequate funding is available.

Applicable fund, cost center, and spend category:

Fund: 1216
Cost Center: 3020
Spend Category: Heavy Equipment

OFFICE OF PROCUREMENT & CONTRACTING FEEDBACK:

This purchase is utilizing the Omnia Partners cooperative purchasing agreement. A cooperative agreement is a government purchasing agreement that allows multiple public agencies to benefit from competitive pricing, streamlined bidding and an expedited procurement process.

COUNTY ATTORNEY'S OFFICE FEEDBACK/POSSIBLE AREA(S) OF LEGAL EXPOSURE:

There are no legal concerns regarding this matter.

REGULATORY COMPLIANCE:

Not Applicable.

Motion of Origin:

There is no associated Council motion of origin.

Strategic & Generative Discussion:

Work space for the Public Works Department located at 400 Powell Road is near over capacity this calendar year. The addition of the requested modular office unit will relieve some of the burden and provide Public Works adequate space for its team.

Purchasing the modular unit through the co-op program in lieu of the state purchasing system still allows the County to meet the standard of a fair and equitable purchase. If denied, alternative plans and specifications will need to be generated, and a public bid held to obtain pricing resulting in a significant loss of time and resources. Additionally, the County has recently made other purchases through this co-op program.

Associated Strategic Goal, Objective, and Initiative:

Goal: Commit to Fiscal Responsibility

Objective: Establish process to prioritize initiatives to align with available resources.

Goal: Plan for Growth through Inclusive and Equitable Infrastructure

Objective: Create excellent facilities

Summative Overall County Impact:

- Provides much needed office space required to operate.
- Purchase through a national co-op program ensures fairness in the value.
- Provides a quality product purchased expeditiously to fill the need.
- Demonstrates frugal use of tax payers' funds.
- Employees will be provided space to plan and execute their work more efficiently and effectively.

Attachments:

1. Williams Scotsman quotation dated 31 March 2026
2. Location map at 400 Powell Road

Your Sales Representative
Thomas Snipes
(800) 782-1500
thomas.snipes@willscot.com

Agreement Number: Q-2283204
Revision: 7
Date: 5/22/2026
Expiration Date: 10/10/2026

Summary Of Sale Agreement For New Equipment With Limited Warranty - Q-2283204

Lessee:0010430287	**Contact:**	**Ship To Address:**
RICHLAND COUNTY 2020 HAMPTON ST COLUMBIA, SC 29208	Justin Johnson 2020 HAMPTON ST COLUMBIA, SC 29208, US Phone: 8035188546 Email: johnson.justin@richlandcountysc.gov	400 Powell Rd Columbia, SC 29203, US

Product Descriptions

Qty	Product
1	60x36 Modular (56x36 Box)

Pricing Summary - All Options (Excluding Estimated Taxes)

RECURRING CHARGES PER BILLING CYCLE:	$ 201,110.00
INITIAL FEES:	$ 39,955.01
FINAL CHARGES:	$ 0.00
TOTAL CHARGES WITH ALL OPTIONS:	**$ 241,065.01**

Pricing Summary - All Options (Including Estimated Taxes)

RECURRING CHARGES PER BILLING CYCLE:	$ 217,198.80
INITIAL FEES:	$ 43,151.41
FINAL CHARGES:	$ 0.00
TOTAL CHARGES WITH ALL OPTIONS:	**$ 260,350.21**

Comments:

Your Sales Representative
Thomas Snipes
(800) 782-1500
thomas.snipes@willscot.com

Agreement Number: Q-2283204
Revision: 7
Date: 5/22/2026
Expiration Date: 6/10/2026

Sale Agreement For New Equipment With Limited Warranty

Buyer:0010430287
RICHLAND COUNTY
2020 HAMPTON ST
COLUMBIA, SC 29208

Contact:
Justin Johnson
2020 HAMPTON ST
COLUMBIA, SC 29208, US
Phone: 8035188546
E-mail: johnson.justin@richlandcountysc.gov

Ship To Address:
400 Powell Rd
Columbia, SC 29203, US
Delivery Date (on or about):08/17/26

Unit Description and Pricing		Quantity	Price	Extended
60x36 Modular (56x36 Box)	OMNIA# WS R210503	1	$ 201,110.00	$ 201,110.00
Complex Delivery - 12' wide		3	$ 950.00	$ 2,850.00
Fuel Surcharge Delivery		3	$ 218.50	$ 655.50
Standard Complex Setup and Anchor		1	$ 18,089.00	$ 18,089.00
Essentials Delivery Charge		1	$ 1.60	$ 1.60
Standard Complex Vinyl Skirting		1	$ 1,355.00	$ 1,355.00
Special Equip required for installation		1	$ 500.00	$ 500.00
State Approved Building Plans		1	$ 1.00	$ 1.00
Foundation / Tiedown Plans		1	$ 1.00	$ 1.00
Ramp / Stair Plans		1	$ 1.00	$ 1.00
ADA/IBC Ramp - Custom Sale		1	$ 13,293.91	$ 13,293.91
Ramp - Delivery & Installation		1	$ 1,952.00	$ 1,952.00
ADA/IBC Steps - Sale		1	$ 1,255.00	$ 1,255.00
	Total Purchase Price Including Delivery And Installation (If Applicable)*:			$ 241,065.01
	Total Purchase Price Including Delivery And Installation (If Applicable)* Including Estimated Taxes:			$ 260,350.21

Scope Of Work

50% due upon signing, 40% due upon unit delivery and remaining, 10% due upon substantial completion.

Summary of Charges

Model: 60x36 Modular (56x36 Box)	QUANTITY: 1	Total Charges for(1) Building(s): $ 241,065.01
		Total Charges for (1) Building(s) Including Estimated Tax: $ 260,350.21

ADDITIONAL TERMS AND CONDITIONS

1. ORDER & DELIVERY. Seller will deliver to the location indicated in this Agreement the Equipment being purchased by Buyer. It is understood and agreed between the parties that Seller, in reliance on the promises of Buyer contained herein, is specially ordering the Equipment described in the Agreement from the manufacturer, based on information supplied to Seller by Buyer. In so ordering this Equipment, Buyer understands that the Equipment may not be standard, readily resalable product, and that Seller is incurring extraordinary costs and expenses in ordering this Equipment from the manufacturer. Upon delivery, Buyer agrees to inspect and accept the Equipment. The Equipment is deemed finally accepted at the time of delivery unless Buyer notifies Seller of a defect or deficiency in writing by telefacsimile and in writing by regular mail addressed to Seller's address shown on Page (1) one of this Agreement within forty-eight (48) hours after receipt of the Equipment.

2. BUYER'S SITE. Buyer shall choose a firm level site accessible by truck to locate the Equipment. Buyer shall own such site and/or have express legal authorization to locate the Equipment upon that same site. If Buyer fails to provide such a site, then Buyer shall pay for any resulting additional delivery and installation charges, including but not limited to, storage related charges attributable to delayed delivery and/or installation of the Equipment required and/or requested by Buyer.

3. TITLE. The parties expressly agree that title to the Equipment shall pass from Seller to Buyer only after Buyer has paid Seller the Total Purchase Price indicated in this Agreement. Buyer grants to Seller a security interest in the Equipment until such time as Seller has received the Total Purchase Price for the Equipment Prior to the payment of the Total Purchase Price, Buyer hereby appoints Seller or its agents or assigns as Buyer's attorney-in-fact for the purpose of executing U.C.C. financing statements on behalf of Buyer, and to publicly record such statements to protect Seller's interest in the Equipment. Documents of title, if any, as available to Seller, related to the Equipment will be provided to Buyer thirty (30) days after the Total Purchase Price has been received by Seller. Otherwise, all licensing, titling and permits required and/or desired by Buyer and any costs affiliated with them are the responsibility of Buyer and are to be obtained at Buyer's cost.

4. RISK OF LOSS; FURTHER LIABILITY. Upon delivery of the Equipment, all risk of loss or damage to the Equipment passes from Seller to Buyer. In addition, Buyer hereby indemnifies Seller and agrees to save, defend and hold Seller harmless against all losses, damages, liability, costs and expenses (including attorneys' fees), as a result of any actions, claims, or demands arising out of this Agreement or related to the Equipment.

5. PERFORMANCE; REMEDIES. If Buyer fails to pay the Total Purchase Price or any other payment due hereunder as or when due, or fails to perform any other term or condition of this Agreement, then such failure shall constitute an Event of Default. If an Event of Default occurs, Seller may do any or all of the following: (1) terminate this Agreement with respect to one or more units of Equipment or the entire Agreement, at Seller's sole option; (2) repossess any or all of the Equipment and bring an action against Buyer for any deficiency to recover the full benefits of its bargain under this Agreement; Moreover, any balance due owed by Buyer on this Agreement not timely paid shall bear interest at the rate of one and one-half percent (1 ½%) per month or the maximum rate permitted by law, whichever is lower; (3) exercise any and all rights and remedies available at law or in equity.

6. LIMITED WARRANTY: Seller hereby warrants to Buyer that at the time of substantial completion Seller has good and marketable title to the Equipment, free and clear of all liens and encumbrances arising by or through the Seller. Seller warrants to Buyer that the materials and equipment (the "Equipment") furnished by Seller hereunder will be of good quality and new (factory built) and free from defects for a period of one (1) year from the date of delivery of the Equipment. Further, Seller hereby assigns to Buyer all assignable manufacturers' warranties, which shall be subject to the specific manufacturer's warranty provisions and time period. During the warranty period, Seller shall repair or replace all defective parts of the Equipment which are covered under Seller's warranty, (excluding maintenance items such as HVAC filters, fire extinguishers, fuses/breakers, and light bulbs). Seller's warranty excludes repairs for damage or defect caused by abuse, work or modifications not executed by Seller, Buyer's alteration of the Equipment, improper or insufficient maintenance, improper operation, unreasonable and/or excessive use, or use of the Equipment for a purpose for which it was not intended or other misuse. Seller shall have no liability whatsoever for any consequential or incidental damages, costs or expenses arising from the Equipment, the work or any other factor. **Except as expressly stated herein, Seller disclaims any and all other warranties, either expressed or implied, including without limitation all warranties of merchantability, fitness for a particular purpose or usage of trade.**

7. BUYER'S REMEDIES. Buyer hereby agrees that its damages for Seller's uncured breach of this Agreement shall consist of the return to Buyer of a proportionate amount of the purchase price for the Equipment, out of funds paid by Buyer to Seller, as reasonably compensates Buyer for any uncured breach by Seller of this Agreement.

8. MISCELLANEOUS. (A) This Agreement is the entire contract between the parties with respect to the subject matter hereof and supersedes all prior agreements and negotiations between them. This Agreement may be changed or amended only by a writing which is signed by a duly authorized representative of each party. (B) The terms of any documents submitted by Buyer (i) are superseded and replaced in their entirety by the terms and conditions of this Agreement and (ii) shall otherwise have no binding effect upon Seller, its agents and employees. Acknowledgement by Seller of any Buyer supplied documents shall be for Buyer's billing purposes only. (C) This Agreement shall be governed by and construed in accordance with the laws of the State of South Carolina. Buyer hereby consents to the jurisdiction of the courts of Richland County, South Carolina for the enforcement of this Agreement. (D) Each party represents and warrants that this Agreement is valid and binding, is duly authorized by appropriate corporate action, and that the person signing has authority to bind the respective party to this Agreement. (E) Time is of the essence with respect to the performance of this Agreement. (F) Buyer shall not assign its right or obligations under this Agreement without the prior written consent of Seller. (G) Seller shall not be responsible for delays beyond its control. (H) Neither Party shall be liable to the other Party for any special, punitive, exemplary, indirect or consequential damages, losses or damages for lost revenues or profits whether foreseeable or not, arising out of, or in connection with this Agreement. (I) If Buyer should require Equipment that meets certain local codes and/or ordinances, Buyer shall notify Seller at the time Equipment is ordered. Any special requirements shall be handled on a case-by-case basis. Seller makes no representations as to the Equipment's compliance with any federal, state, or local building codes, zoning ordinances, or other types of regulations or use codes. (J) Unless stated otherwise, Seller shall obtain/pay for the local transportation permits only. Buyer is responsible for obtaining and the cost of obtaining all other licenses, titles, permits, approvals, tests, inspections and fees. (K) All notices related to this Agreement shall be in writing and sent to the other party at its address stated herein. (L) The parties hereby covenant and agree that each party hereto may rely on a telefacsimile signature of the parties on this Agreement and/or any Amendment hereto. Any such signature shall be treated as an original signature for all purposes. The telefacsimile transmission of this Agreement and/or any Amendment hereto signed by the parties shall be deemed to be the original Agreement and Amendment for all purposes.

IN WITNESS WHEREOF, the parties, by their duly authorized officers, have signed, sealed, and delivered this Agreement on the date noted above and below.

ACCEPTED BY:

BUYER: _____

BY: _____

Signature

_____

Print Name

_____

Print Title

_____

Date

SELLER: **WILLIAMS SCOTSMAN, INC.**

BY: _____

Signature

_____

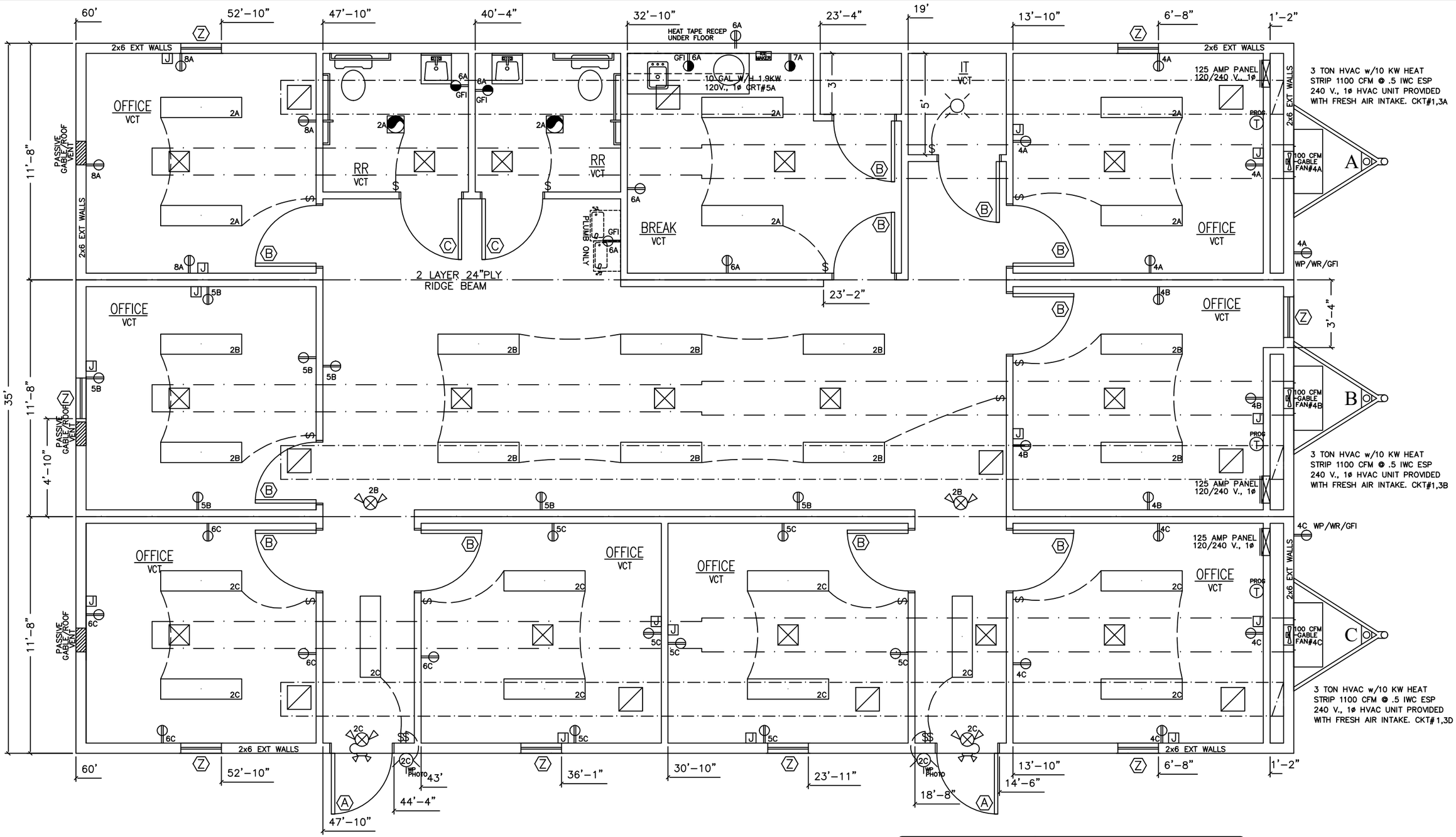
Print Name

_____

Print Title

_____

Date



CUSTOMER APPROVAL

DATE: _____

SIGNATURE: _____

DOOR SCHEDULE		WINDOW SCHEDULE	
A	3680 – STEEL DOOR w/10"x10" SAFETY GLASS VIEW BLOCK – STEEL JAMB – CLOSER – LEVER HARDWARE	Z	24W x 54H VERTICAL SLIDER DP 50 INSULATED LOW-E TINTED GLASS WHITE VINYL FRAME
B	3680 – HOLLOW CORE – FLAT PANEL DOOR IMP. OAK – TIMELY OR REDI FRAME JAMB PAINTED STD – PASSAGE LEVER HARDWARE		
C	3680 – HOLLOW CORE – FLAT PANEL DOOR IMP. OAK – TIMELY OR REDI FRAME JAMB PAINTED STD – PRIVACY LEVER HARDWARE		

TITAN MODULAR SYSTEMS, INC
162 INDUSTRIAL DRIVE
ALMA, GA 31510

APOLLO MODULAR SYSTEMS, INC
2162 INDUSTRIAL BLVD.
DOUGLAS, GA 31533
PH. (912) 632-3344

WIND SPEED(ε): 120 Volt MPH
ROOF LOADS: 10# GSL
FRAME: 2"x8" JOISTS, OUTRIGGERS 96" O.C.
TRUSSES & SPACING: ENGINEERED TRANSVERSE 24" O.C.

CHANGE ORDER # | DATE:

DEALER: WILLIAMS SCOTSMAN

REVISION/DATE: 1. 12/17/2025

SERIAL # TMS/AMS– | QUOTE # 44941

SIZE: 36' x 60' (3)11'–8" x 60'–0" | OCCUPANCY: BUSINESS

DATE:	DRAWN BY:	SOLD BY:
12/16/2025	AMY JOHNSON	SHANNA GRAY

SCALE:	CODE:	TYPE:	STATES:
1/4" = 1'	IBC	V–B	SC

ATTENTION: "ALL DIMENSIONS & MEASUREMENTS ARE FROM RAW STUD TO RAW STUD"

Viewer Map

Attachment 2



February 11, 2026

Address Points

- Field Check
- Final
- PlaceholderAddress
- Proposed
- Reassign
- Retired
- VerifyWithPlanning
- Parcels

1:600

0 0.005 0.01 0.02 mi

0 0.0075 0.015 0.03 km

Richland County
Richland County & Eagle View

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

Agenda Briefing

Prepared by:	Dr. Sahad Khilqa	**Title:**	County Engineer
Department:	Public Works	**Division:**	Engineering Division
Date Prepared:	June 2, 2026	**Meeting Date:**	June 23, 2026
Legal Review	Patrick Wright via email	**Date:**	June 4, 2026
Budget Review	Brittany Hammond via email	**Date:**	June 16, 2026
Finance Review	Stacey Hamm via email	**Date:**	June 15, 2026
Approved for consideration:	Assistant County Administrator	John M. Thompson, Ph.D., MBA, CPM, SCCEM	
Meeting/Committee	Administration & Finance		
Subject	St. Andrews Road Sidewalk (RC-789-B-26) - Award of Construction		

RECOMMENDED/REQUESTED ACTION:

Staff recommends award the construction project to AOS Specialty Contractors in the amount of $239,586.25, to include a 11.69 % contingency, for a total approved amount of $267,593.88.

Request for Council Reconsideration: ☒ Yes

FIDUCIARY:

Are funds allocated in the department's current fiscal year budget?	☒	Yes	☐	No
If not, is a budget amendment necessary?	☐	Yes	☒	No

ADDITIONAL FISCAL/BUDGETARY MATTERS TO CONSIDER:

The project is funded with Road Maintenance Fund. The amount is in the FY26 budget and encumbered in a requisition. The contingency amount is limited by the available budget and is sufficient for a sidewalk project.

Applicable fund, cost center, and spend category:

Fund: 1216 (Road Maintenance)
Cost Center: 3020 (Road Maintenance)
Spend Category: Construction

OFFICE OF PROCUREMENT & CONTRACTING FEEDBACK:

Invitation for Bids RC-789-B-26 was issued on April 6, 2026. The due date for submissions was May 6, 2026, and there were four submissions. AOS Specialty Contractor's was the lowest responsive and responsible bidder for this project.

COUNTY ATTORNEY'S OFFICE FEEDBACK/POSSIBLE AREA(S) OF LEGAL EXPOSURE:

There are no legal concerns regarding this matter.

REGULATORY COMPLIANCE:

Not applicable

Motion of Origin:

There is no associated Council motion of origin.

Strategic & Generative Discussion:

The request is for County Council to approve awarding the project to AOS Specialty Contractor to construct a new sidewalk along Saint Andrews Road from the intersection of Broad River Road to the eastern end of St. Andrews Road. The project includes the construction of 5-ft wide and 1860-LF long of concrete sidewalk, minor curb and gutter repair, pedestrian ramps, mixed asphalt paving for driveways, grading, earthwork, traffic control, utility relocations, and erosion control activities.

Associated Strategic Goal, Objective, and Initiative:

Goal: Plan for Growth through Inclusive and Equitable Infrastructure

Objective: Prepare for anticipated growth areas by providing water, sewer, and roads in necessary locations.

Initiative: Develop 10-year CIP using GIS mapping to identify projects and allocate resources for various uses.

Summative Overall County Impact:

- The project provides increased safety for pedestrians
- The project funding is included in the FY26 budget
- The project is in keeping with the County Strategic Plan
- The project is a part of the Comprehensive Transportation Improvement Plan (CTIP)

Attachments:

1. Bid Table
2. St. Andrews project map

Attachment 1

Saint Andrews Road
Sidewalk Installation



Legend

- Proposed Sidewalk

Roads Maintenance

- County Paved
- SCDOT
- Private or Other
- Parcels
- Columbia

N
W E
S

0 50 100 200 300 400
Feet

Produced by Richland County
Department of Public Works
2025

Richland County
Procurement and Contracting Department
Jennifer Wladischkin, Director of Procurement & Contracting
2020 Hampton Street, Columbia, SC 29204

EVALUATION TABULATION

RFB No. RC-789-B-26

St. Andrews Road Sidewalk Project

RESPONSE DEADLINE: May 6, 2026 at 2:00 pm

Report Generated: Wednesday, June 17, 2026

SELECTED VENDOR TOTALS

Vendor	Total
AOS Specialty Contractors, Inc	$239,586.2475
Black Construction Company, LLC	$389,733.4855
Corley Construction Company, LLC	$389,754.435
L-J, INC.	$538,654.7831

ST. ANDREWS ROAD SIDEWALK BID TABLE

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

Agenda Briefing

Prepared by:	T. J. Danley	**Title:**	Project Manager
Department:	Operational Services	**Division:**	Facilities and Grounds
Date Prepared:	June 2, 2026	**Meeting Date:**	June 23, 2026
Legal Review	Patrick Wright via email	**Date:**	June 15, 2026
Budget Review	Brittany Hammond via email	**Date:**	June 8, 2026
Finance Review	Stacey Hamm via email	**Date:**	June 8, 2026
Approved for consideration:	Assistant County Administrator	Lori J. Thomas, MBA, CGFO	
Meeting/Committee	Administration & Finance		
Subject	Award of Contract RC-784-B-26 - County Administration & Health Buildings – Window Glazing Gasket and Wet-Seal Replacement		

RECOMMENDED/REQUESTED ACTION:

Operational Services requests approval to enter into a contract with Sustainable Finishes for $176,574.40 for the replacement of all window gaskets and wet seals for the County Administration and Health Buildings located at 2000 and 2020 Hampton Street.

Request for Council Reconsideration: ☐ Yes

FIDUCIARY:

Are funds allocated in the department's current fiscal year budget?	☒	Yes	☐	No
If not, is a budget amendment necessary?	☐	Yes	☒	No

ADDITIONAL FISCAL/BUDGETARY MATTERS TO CONSIDER:

Funding for this project was approved through the County's budget process. If approved, Richland County will enter into a contract in the amount of $176,574.40, including a 10% contingency, for a total authorized amount of $194,231.84 for the replacement of all window gaskets and wet seals for the County Administration and Health Buildings located at 2020 Hampton Street.

Applicable fund, cost center, and spend category:

Fund: 1100
Cost Center: 3170
Spend Category: Building Improvements
Project Worktag: 2000/2020 Facility Upgrades

OFFICE OF PROCUREMENT & CONTRACTING FEEDBACK:

Request for Bids RC-784-B-26 was issued on March 6, 2026. Ten bids were received on April 7, 2026. Procurement evaluated the responses and Sustainable Finishes is the lowest, responsive, responsible bidder.

COUNTY ATTORNEY'S OFFICE FEEDBACK/POSSIBLE AREA(S) OF LEGAL EXPOSURE:

There are no legal concerns regarding this matter.

Regulatory Compliance:

This project shall be completed in accordance with all applicable federal, state, and local laws, regulations, and industry standards. Work shall comply with the South Carolina Consolidated Procurement Code, applicable Richland County procurement policies, OSHA safety requirements, manufacturer installation requirements for glazing gaskets and sealants, applicable International Building Code (IBC) provisions, and recognized industry standards governing commercial glazing and weatherproofing systems. Contractor shall maintain all required licenses, permits, and insurance throughout the duration of the project. The replacement materials and installation methods shall be performed in accordance with manufacturer specifications to ensure long-term watertight performance of the building envelope.

Motion of Origin:

There is no associated Council motion of origin.

Strategic & Generative Discussion:

The proposed project provides for the removal and replacement of deteriorated glazing gaskets and wet seal systems at the Administration and Health buildings. Existing EPDM glazing gaskets and sealants have experienced aging, cracking, loss of elasticity, and reduced adhesion, resulting in increased potential for water intrusion and deterioration of building envelope components. The project will restore 1,184 window and skylight assemblies to a watertight condition, extending the useful life of these facilities and reducing the likelihood of future water-related damage.

The proposed work follows recognized industry best practices for commercial glazing restoration and building envelope maintenance. The scope includes complete removal of failed sealants and gaskets, installation of OEM-compatible replacement materials, replacement of damaged glazing units as required, and restoration of interior and exterior glazing joints using high-performance sealants designed for commercial curtain wall and storefront systems. These practices are intended to improve weather resistance, reduce maintenance requirements, and preserve County assets.

Approval of this project will improve operational efficiency by reducing reactive maintenance costs, minimizing the potential for water-related damage to building systems and interior finishes, and extending the service life of existing windows and skylights. The work will help ensure County facilities remain functional, reliable, and available to support public services.

If the project is denied or delayed, the County may experience continued deterioration of glazing systems, increased water intrusion, accelerated degradation of adjacent building components, higher future repair costs, and potential disruptions to facility operations. Deferred maintenance may ultimately result in more extensive and costly capital repairs.

Alternatives include continuing to perform localized repairs as failures occur or delaying replacement until more significant building envelope failures develop. These alternatives are not recommended because they typically result in increased maintenance expenditures, recurring service calls, and greater risk of damage to surrounding building systems. Comprehensive replacement of deteriorated components provides a more cost-effective and sustainable long-term solution.

Associated Strategic Goal, Objective, and Initiative:

Goal: Establish Operational Excellence

Objective: Address current and future resource needs

Summative Overall County Impact:

- *Fiscal Responsibility*: Preserve and maximize the useful life of County-owned assets through proactive maintenance and capital planning.
- *Establish Operational Excellence*: Maintain safe, functional, and reliable facilities that support the delivery of County services while improving facility performance through planned maintenance and infrastructure preservation.
- *Foster Good Governance*: Demonstrate responsible stewardship of public assets through proactive facility maintenance and lifecycle management.
- Utilize competitive procurement processes to ensure transparency and accountability in the expenditure of public funds.
- *Plan for Growth*: Protect existing infrastructure investments and maintain facilities in a condition that supports current and future County operations.

Additional comments for consideration:

This project represents a proactive building envelope preservation effort intended to reduce deferred maintenance, protect County assets, and improve long-term facility performance. The selected contractor was determined to be the lowest responsive and responsible bidder through a competitive procurement process.

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

Agenda Briefing

Prepared by:	Zach Cavanaugh	**Title**:	Division Manager
Department:	Community Planning & Development	**Division:**	Business Service Center
Date Prepared:	June 1, 2026	**Meeting Date:**	June 23, 2026
Legal Review	Tish Gonzales via email	**Date:**	June 17, 2026
Budget Review	Brittany Hammond via email	**Date:**	June 3, 2026
Finance Review	Stacey Hamm via email	**Date:**	June 2, 2026
Approved for consideration:	Assistant County Administrator	Aric A Jensen, AICP	
Meeting/Committee	Administration & Finance		
Subject	An Ordinance Amending the Richland County Code of Ordinances; Chapter 18-6 Smoking of tobacco products.		

RECOMMENDED/REQUESTED ACTION:

Staff recommends Council consider the attached ordinance amendment for Sec. 18-6 Smoking of Tobacco Products which includes new definitions for hookah lounges, electronic smoking devices, and the addition of vaping to the existing smoking ban.

Request for Council Reconsideration: ☒ Yes

FIDUCIARY:

Are funds allocated in the department's current fiscal year budget?	☐	Yes	☒	No
If not, is a budget amendment necessary?	☐	Yes	☒	No

ADDITIONAL FISCAL/BUDGETARY MATTERS TO CONSIDER:

The proposed ordinance should not result in the need for additional staffing or budget allocation.

Applicable fund, cost center, and spend category: Not applicable

OFFICE OF PROCUREMENT & CONTRACTING FEEDBACK:

There are no comments from Procurement.

COUNTY ATTORNEY'S OFFICE FEEDBACK/POSSIBLE AREA(S) OF LEGAL EXPOSURE:

The County Attorney's Office has no comments.

REGULATORY COMPLIANCE:

SC Code Sec. 16-17-501

MOTION OF ORIGIN:

"I move that the County Administrator explore options to update or replace Sec. 18-6 Smoking of Tobacco Products, of the County Code, to include vaping and electronic smoking products and other regulations regarding smoking, vaping, and electronic smoking products."

Council Member	The Honorable Tyra Little, District 3; Derrek Pugh, District 2; Allison Terracio, District 5; Gretchen D. Cooper, District 7; Tish Dozier Alleyne, District 8; Jesica Mackey, District 9; Cheryl English, District 10; and Chakisse Newton, District 11
Meeting	Regular Session
Date	March 3, 2026

STRATEGIC & GENERATIVE DISCUSSION:

During the March 3, 2026 Council meeting, a motion was made for the County Administrator to explore options to update or replace Sec. 18.6, Smoking of Tobacco Products, of the County code, to include vaping and electronic smoking products and other regulations regarding smoking, vaping, and electronic smoking products. This motion was further clarified at the March 24, 2026, Administration and Finance Committee meeting to include concerns with the locations of vape shops, distance from educational institutions, and the lighting and signage used at vape shops.

Following the original motion and clarification, an amendment to Sec. 18-6 is required to satisfy the entire scope of the motion's intent. This amendment would include vaping in the already existing smoking ban, add definitions of electronic smoking devices, and align definitions regarding hookah lounges to match existing language in the Land Development Code (LDC). This amendment, along with amendments to the business regulation chapter and eventually the LDC, will encompass all aspects of the motion's intent.

The key items for consideration in this ordinance include:

- Definitions for electronic smoking devices
- Definitions for hookah lounges
- Adjusted language related to hookah lounges to mirror the current land development code
- Addition of vaping to the existing smoking ban

The request is for the Committee to advance the proposed ordinance as written, or to suggest amendments so that the ordinance could be advanced to full Council.

ASSOCIATED STRATEGIC GOAL, OBJECTIVE, AND INITIATIVE:

Goal: Foster Good Governance

SUMMATIVE OVERALL COUNTY IMPACT:

- The addition of vaping to the smoking ban eliminates any confusion on where vaping is or is not allowed in Richland County.
- Aligning the definition of hookah lounges with the current language in the Land Development Code provides clear regulations for business owners and code enforcement officers.

- A reduction and eventually the cessation of vaping in areas where smoking is already prohibited should occur, since the same regulations apply to both activities.
- This amendment also allows the Business Service Center the ability to audit licensed hookah lounges annually to ensure the majority of their sales come from the sale of cigars, pipe tobacco, and other products for smoking.
- This amendment, along with amendments to the business regulation chapter and the land development code, will address all of the original motion's intent to regulate vaping and vape shops in Richland County.

ADDITIONAL COMMENTS FOR CONSIDERATION:

This amendment further protects the citizens of Richland County from involuntary exposure to secondhand vapor in the workplace and other areas where smoking is already prohibited.

ATTACHMENTS:

1. Draft Ordinance Amending the Richland County Code of Ordinances; Chapter 18-6, Smoking of tobacco products.

Sec. 18-6. Smoking of tobacco products.

(a) *Findings*. As an incident to the adoption of this Section, the County Council ("County Council") of the County of Richland, South Carolina (the "County") makes the following findings:

(1) Secondhand smoke is the third leading cause of preventable death in the United States, killing 53,000 Americans prematurely each year; and

(2) The U.S. Environmental Protection Agency, U.S. Centers for Disease Control and Prevention, National Toxicology Program's Report on carcinogens, National Cancer Institute, and the International Agency for Research and cancer have all reported that secondhand smoke is a group A human carcinogen, a cancer causing substance, of which there is no safe level of exposure; and

(3) The health consequences of involuntary smoking have been reported by the U.S. Surgeon General to be a cause of disease, including lung cancer, in healthy non-smokers; and

(4) The U.S. Surgeon General has concluded that a simple separation of smokers and non-smokers within the same airspace does not eliminate the exposure of non-smokers; and

(5) Numerous medical and scientific studies show substantial levels of exposure to secondhand smoke among the United States population, and over the past two decades, the health hazards resulting from exposure to secondhand smoke have been increasingly recognized; and

(6) Secondhand smoke increases the risk of developing breast cancer in younger, pre-menopausal women; and when inhaled by pregnant women, secondhand smoke increases the risk for low-weight babies, pre-term delivery, and Sudden Infant Death Syndrome (SIDS); and

(7) Exposure to secondhand smoke by children leads to decreased lung function, asthma, pneumonia, ear infections, bronchitis and even sudden infant death syndrome; and

(8) Studies of hospital admissions for acute myocardial infarction in Helena, Montana and Pueblo, Colorado before, during, and after a local law eliminating smoking in workplaces and public places was in effect, has determined that laws to enforce smoke-free workplaces and public places may be associated with a reduction in morbidity from heart disease; and

(9) Workplaces have been shown to be locations of significant exposure to secondhand tobacco smoke by employees working in the unincorporated areas of Richland County; and

(10) There are laws, ordinances, and regulations in place that protect workers from other environmental hazards, including Class A carcinogens, asbestos, arsenic and benzene, but none which regulate exposure to secondhand smoke; and

(11) The South Carolina General Assembly at Section 44-95-10 *et seq*. (the “Clean Indoor Air Act of 1990") imposed certain limitations on smoking. For example, it limited smoking in Government Buildings (the definition of which includes County-owned buildings) except where the owner of such building shall designate smoking areas.

County Council has now determined that additional regulation of smoking in areas beyond those addressed in the Clean Indoor Air Act of 1990 is appropriate in furtherance of its duty to protect the health of its citizens and employees in the workplace and therefore enacts this Section.

(b) *Intent*. County Council finds that it is in the best interest of the people of the unincorporated areas of the County to protect nonsmokers from involuntary exposure to secondhand smoke & vaping in the workplace. Therefore, County Council declares that the purpose of this act is: 1) to preserve and improve the health, comfort, and environment of the people of the unincorporated areas of the County by limiting exposure to secondhand smoke in the workplace; and 2) to guarantee the right of nonsmokers to breathe smoke-free air, and to recognize that the need to breathe smoke-free air shall have priority over the desire to smoke and vape.

(c) *Definitions*.

(1) *Employee* means any person who performs services for an employer in return for wages, profit or other valuable consideration, and/or a person who volunteers his or her services for a non-profit entity.

(2) *Employer* means any person, partnership, association, corporation, trust, school, college, university or other educational institution, nonprofit entity or other organization, including any public or private employer, any manager, supervisor, and all other persons charged with control, supervision, and operation of any *Workplace*, *Work Space*, or *Work Spaces* as defined herein, that employs one (1) or more persons.

(3) *Enclosed* means a space bounded by walls (with or without windows), a ceiling or roof, and enclosed by doors, including but not limited to, offices, rooms, foyers, waiting areas and halls.

(4) *Secondhand smoke* is the complex mixture formed from the escaping smoke of a burning tobacco product (termed as “sidestream smoke”) and smoke exhaled by the smoker. Exposure to *secondhand smoke* is also frequently referred to as “passive smoking,” “secondhand smoking” or “involuntary smoking”.

(5) *Retail Tobacco Store* means any establishment which is not required to possess a retail food permit whose primary purpose is to sell or offer for sale to consumers, but not for resale, tobacco products and paraphernalia, in which the sale of other products is merely incidental, and in which the entry of persons under the age of eighteen (18) is prohibited at all times.

(6) *Smoking* means the inhaling, exhaling, burning, lighting or carrying of a lighted cigarette, cigar, pipe, electronic smoking device or similar device or any other lighted tobacco product.

(7) *Smoking Materials* includes cigars, cigarettes and all other manner of smoking devices intended to be used for the purpose of inhaling, burning, carrying or exhaling lighted tobacco products.

(8) *Workplace* means any enclosed indoor area, structure, building or facility or any portion thereof at which one (1) or more employee(s) perform services for their employer, including but not limited to: retail food stores, retail stores, restaurants, bars, cabarets, cafes, public or private clubs, pool halls, and bowling alleys.

(9) *Work space* or *work spaces* means any enclosed area occupied by an employee during the course of his or her employment, including but not limited to: offices, customer service areas, common areas, hallways, waiting areas, restrooms, lounges, and eating areas.

(10) "Electronic smoking device" means any device that may be used to deliver any aerosolized or vaporized substance, including e-liquid, to the person inhaling from the device including, but not limited to, an e-cigarette, e-cigar, e-pipe, vape pen, or e-hookah. "Electronic smoking device" includes any component, part, or accessory of the device, and also includes any substance intended to be aerosolized or vaporized during the use of the device whether or not the substance includes nicotine. "Electronic smoking device" does not include drugs, devices, or combination products authorized for sale by the U.S. Food and Drug Administration, as those terms are defined in the Federal Food, Drug, and Cosmetic Act.

(4) "E-liquid" means a substance that:

(a) may or may not contain nicotine;

(b) is intended to be vaporized and inhaled using an electronic smoking device; and

(c) is a legal substance under the laws of this State and the laws of the United States.

"E-liquid" does not include cannabis or CBD as defined under the laws of this State and the laws of the United States unless it also contains nicotine.

(11) Hookah Lounge means an establishment that offers a meaningful selection of cigars, tobacco for pipes, hookah, or other smoking products for smoking on the premises, and which may be licensed for the on-premise consumption of beer, wine, or alcoholic beverages, or some combination of those, as well as, limited food service. The term does not include any establishment which is primarily a bar or restaurant. No bar can be considered a smoking place unless at least 51 percent of its gross revenue can be demonstrated to come from the sale of cigars, pipe tobacco, and other products for smoking.

(d) *Prohibition of Smoking in the Workplace.*

(1) All employers shall provide a smoke-free environment for all employees working in any work space or workplace as those terms are defined herein. Further, the employer shall prohibit any persons present in any work space or workplace from smoking tobacco products therein.

(2) No person shall smoke or possess a lighted tobacco or electronic smoking device product in any work space or workplace.

(e) *Exceptions*. Notwithstanding the provisions of subsection (d) herein, smoking may be permitted in the following places under the following circumstances:

(1) Private residences;

(2) Hotel and motel rooms that are rented to guests and are designated as smoking rooms; provided, however, that not more than twenty-five (25%) of rooms rented to guests in a hotel or motel may be so designated. All smoking rooms on the same floor must be contiguous and smoke from these rooms must not infiltrate into areas where smoking is prohibited under the provisions of this Section. The status of rooms as smoking or nonsmoking may not be changed, except to add additional nonsmoking rooms;

(3) Retail tobacco stores as defined herein; and

(4) Religious ceremonies where smoking is part of the ritual.

(5) Businesses licensed as hookah/cigar lounges with NAICS code 713990.

(f) *Posting of Signs*. The owner, manager or person in control of a Workplace shall post a conspicuous sign at the main entrance to the Workplace, which shall contain the universal symbol for no smoking. Signs shall be no smaller than 3 1/2 inches by 3 1/2 inches.

(g) *Reasonable Distance*. Smoking outside a Workplace, and any other indoor area where smoking is prohibited, shall be permitted, provided that tobacco smoke does not enter any Work Spaces and/or Workplaces through entrances, windows, ventilation systems, or other means. In addition, smoking is prohibited within fifteen (15) feet of any door used as an entrance to or exit from an enclosed area where smoking is prohibited and from any air intake, so as to ensure that tobacco smoke does not enter through the entry and to help protect employees, the general public, and others from having to walk through tobacco smoke in order to enter or exit a business or other work area. This distance shall be measured from the center of the door in question.

(h) *Jurisdiction, Enforcement and Penalties*.

(1) A person who owns, manages, operates, or otherwise controls a Workplace or Work Space and who fails to comply with the provisions of this Section shall be deemed guilty of an infraction.

(2) A person smoking or possessing a lighted tobacco product in any Work Space or Workplace shall be guilty of an infraction.

(3) Penalties.

a. An infraction is punishable by a fine of twenty-five dollars ($25). Each incidence of violation of this Section, whether by an individual or by an owner, manager or person in control of a Workplace or Workspace, shall be considered a separate and distinct infraction. A violation of this Section is furthermore declared to be a public

nuisance. All infractions punished according to this Section shall be adjudicated through the State's normal magisterial judicial process, culmination in the collection of any fines levied.

b. In an owner, manager or person in control of a Workplace of Workspace is cited for three (3) or more infractions occurring within such Workplace or Workspace with in a six (6) month period, the Workplace shall be deemed a public nuisance and shall have its business license revoked, if already issued, or its business license application denied, if a business license has not been issued; provided, however, that this subparagraph b. shall not apply if, after investigation, the Business Service Center Director determines that the following conditions have been met by the Workplace:

i. The postings required in subsection (f) above are present and in compliance with this section; and

ii. The owner, manager, person in control and/or employees of the Workspace consistently verbally advise those customers or patrons in violation of this section to stop smoking or otherwise comply with these regulations.

Such determination may be reconsidered as often as is deemed necessary by the Business Service Center Director.

(i) *Governmental Agency Cooperation*. The County Administrator shall appropriately request other governmental and educational agencies having facilities with the unincorporated areas of the County to establish local operating procedures in cooperation and compliance with this Section. This includes urging all Federal, State, County, City, and School District agencies to update their existing smoking control regulations to be consistent with the current health findings regarding secondhand smoke.

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

Agenda Briefing

Prepared by:	Synithia Williams	**Title**:	Director
Department:	Community Planning & Development	**Division:**	
Date Prepared:	May 22, 2026	**Meeting Date:**	June 23, 2026
Legal Review	Tish Gonzales via email	**Date:**	June 4, 2026
Budget Review	Brittany Hammond via email	**Date:**	June 3, 2026
Finance Review	Stacey Hamm via email	**Date:**	June 2, 2026
Approved for consideration:	Assistant County Administrator	Aric A Jensen, AICP	
Meeting/Committee	Administration & Finance		
Subject	An Ordinance Amending the Richland County Code of Ordinances; Chapter 16, Licenses and Miscellaneous Business Regulations, So as To Establish Article IX. Vape Shops		

RECOMMENDED/REQUESTED ACTION:

Staff recommends Council consider the attached ordinance to regulate the location of vape shops.

Request for Council Reconsideration: ☒ Yes

FIDUCIARY:

Are funds allocated in the department's current fiscal year budget?	☐	Yes	☒	No
If not, is a budget amendment necessary?	☐	Yes	☒	No

ADDITIONAL FISCAL/BUDGETARY MATTERS TO CONSIDER:

The proposed ordinance should not result in the need for additional staffing or budget allocation.

Applicable fund, cost center, and spend category: Not applicable

OFFICE OF PROCUREMENT & CONTRACTING FEEDBACK:

There are no comments from Procurement.

COUNTY ATTORNEY'S OFFICE FEEDBACK/POSSIBLE AREA(S) OF LEGAL EXPOSURE:

Comments from the County Attorney's Office to be provided under separate cover.

REGULATORY COMPLIANCE:

South Carolina Code 16-17-500; 44-95-10 et seq

MOTION OF ORIGIN:

"I move that the County Administrator explore options to update or replace Sec. 18-6 Smoking of Tobacco Products, of the County Code, to include vaping and electronic smoking products and other regulations regarding smoking, vaping, and electronic smoking products."

Council Member	The Honorable Tyra Little, District 3; Derrek Pugh, District 2; Allison Terracio, District 5; Gretchen D. Cooper, District 7; Tish Dozier Alleyne, District 8; Jesica Mackey, District 9; Cheryl English, District 10; and Chakisse Newton, District 11
Meeting	Regular Session
Date	March 3, 2026

STRATEGIC & GENERATIVE DISCUSSION:

At the March 3, 2026 Council meeting, a motion was made for the County Administrator to explore options to update or replace Sec. 18.6, Smoking of Tobacco Products, of the County code, to include vaping and electronic smoking products and other regulations regarding smoking, vaping, and electronic smoking products. This motion was further clarified at the March 24, 2026 Administration and Finance Committee meeting to include concerns with the locations of vape shops, distance from educational institutions, and the lighting and signage used at vape shops.

In response to the motion and clarification, staff in the Community Planning and Development Department created an internal team to review current regulations and develop proposed new regulations. Staff reviewed vape regulations implemented by the City of Forest Acres, SC and the City of Columbia, SC. A request was made to the South Carolina Association of Counties (SCAC) for copies of any county ordinances regulating vape shops. Although SCAC was unable to find similar ordinances for counties in South Carolina, a comprehensive vape shop ordinance from Dawson County, GA was provided. The draft vape shop ordinance presented for Council's consideration (Attachment 1) pulls together language from these three sources.

The key items for consideration in this ordinance include:

- Definitions for vape shops, vape products, and cannabis products;
- License requirements for vape shops;
- Applications procedures for a vape shop including reasons for application denial;
- Restrictions on sale to underage individuals and display requirements;
- Restrictions on locations for new businesses - As proposed a license would not be given to a new business within 1,000 feet of any school building, educational building, school grounds, or any property owned or leased to a public school or school board for elementary or secondary education.
- Standards/reasons for suspension or revocation of a license;
- Procedures and penalties to enforce the regulations.

The request is for the Committee to advance the proposed ordinance as written, or to suggest amendments so that the ordinance could be advanced to full Council.

ASSOCIATED STRATEGIC GOAL, OBJECTIVE, AND INITIATIVE:

Goal: Maintain the County's Strategic Focus.

SUMMATIVE OVERALL COUNTY IMPACT:

- Controlling the location of vape shops prevents the over-concentration of shops in specific neighborhoods or locations.
- Requiring distance between vape shops and schools may reduce daily exposure to marketing of vape products to underage individuals.
- Licensing vape shops provides an additional layer of compliance regarding the sale of tobacco and vape products.
- This ordinance gives County staff the ability to inspect vape shops for compliance with the requirements.
- Any fees associated with the licensing of vape shops would produce an additional source of revenue which can supplement the costs associated with enforcement.

ADDITIONAL COMMENTS FOR CONSIDERATION:

This ordinance does not address signage or lighting as these requirements for businesses are addressed in the County's Land Development Code (LDC). Changes to the LDC must first be reviewed and recommended by the Planning Commission. Proposed changes to signage and lighting requirements for businesses will be presented to the Planning Commission at their July meeting.

As of March 25, 2026, there are 49 businesses in Richland County with a business license category of vape supplier. Fourteen of those are located within 1,000 feet of a school. The draft ordinance as written does not require these businesses to stop operations as long as the license holder remains in compliance with all other provisions of this ordinance. If the sale of alternative nicotine products and/or vape products is discontinued at a location currently in business, the business would lose its legal non-confirming status and would have to comply with the most current regulations.

ATTACHMENTS:

1. Draft Ordinance Amending the Richland County Code of Ordinances; Chapter 16, Licenses and Miscellaneous Business Regulations, So as To Establish Article IX. Vape Shops

STATE OF SOUTH CAROLINA
COUNTY COUNCIL FOR RICHLAND COUNTY
ORDINANCE NO. _____

AN ORDINANCE AMENDING THE RICHLAND COUNTY CODE OF ORDINANCES; CHAPTER 16, LICENSES AND MISCELLANEOUS BUSINESS REGULATIONS, SO AS TO ESTABLISH ARTICLE IX. VAPE SHOPS

Pursuant to the authority granted by the Constitution and the General Assembly of the State of South Carolina, BE IT ENACTED BY THE RICHLAND COUNTY COUNCIL:

SECTION 1: The Richland County Code of Ordinances, Chapter 16, Licenses and Miscellaneous Business Regulations, is hereby amended to provide for a new Article as follows:

Article IX. Vape Shops

Section 18-90. Vape Shops

(1.) Purpose.

a. Unless otherwise specified, the requirements of this article shall apply to all vape shops in the unincorporated area of Richland County.

Section 18-91. Definitions

(1.) For the purpose of this article the following definitions shall apply unless the context clearly indicates or requires a different meaning

Alternative nicotine product means a product or device not consisting of or containing tobacco that provides for the ingestion into the body of nicotine, whether by chewing, absorbing, dissolving, inhaling, snorting, sniffing, or by any other means. An "Alternative Nicotine Product" does not include Tobacco Products, or any product approved by the United States Food and Drug Administration as a non-tobacco product for sale as a tobacco cessation product, as a tobacco dependence product, or for other medical purposes, which is being marketed and sold solely for that approved purpose

Cannabis means any derivatives, compounds, extracts, cannabinoids, isomers, acids, salts, or salts of isomers of the species Cannabis Sativa L., excluding marijuana as defined by S.C. Code Ann. § 44-53-110(27)(a), with tetrahydrocannabinol (THC) concentration of not more than 0.3 percent on a dry weight basis, or the THC concentration for hemp as defined in 7 U.S.C. § 1639o, whichever is greater. "Cannabis" includes, but is not limited to, full-spectrum Cannabidiol (CBD), Delta-8 THC, Delta-9 THC, Delta-10 THC and HHC.

Person means and refer to any individual, natural person, partnership, firm, corporation, joint venture, proprietorship, business entity, association, agent, agency, group, organization or group of persons or any other entity.

Smoking Paraphernalia means any paraphernalia, equipment, device, or instrument that is designed or manufactured for the smoking, chewing, absorbing, dissolving, inhaling, snorting, sniffing, or ingesting by any other means into the body of Tobacco Products, Cannabis Products, Synthetic Cannabinoids, or controlled substances as defined in S.C. Code Ann. § 44-53-110. Items classified as Smoking Paraphernalia include but are not limited to: pipes, ice pipes or

chillers, air-driven pipes, water pipes, bongs, water bongs, hookahs, punctured metal bowls, and roach clips.

Synthetic Cannabinoids means a class of artificially-made chemicals that are cannabinoid receptor agonists intended to replicate, mimic, or cause a similar reaction to the psychoactive effects of marijuana. These compounds may be found in products marketed as incense, herbal blends or mixtures, synthetic marijuana, or potpourri, and labeled as Spice, K2, Green Giant, Smacked, Wicked X, AK-47, Geeked Up, Ninja, Caution, Red Giant, Keisha Kole, XXX Ultra, Skunk, Atomic and other names attributed to similar products.

Vape juice means any substance that contains nicotine in a solution or other form that is intended to be used with or in an electronic cigarette, electronic cigar, electronic cigarillo, electronic pipe, or similar product or device.

Vapor product means any non-combustible product, which may or may not use or contain a Cannabis Product, Alternative Nicotine Product, or Synthetic Marijuana, that employs a heating element, power source, electronic circuit, or other electronic, chemical or mechanical means, regardless of shape or size, that can be used to produce vapor from a liquid solution or any other form. "Vape Product" includes devices called e-cigarettes, electronic cigars, electronic pipes, vaporizers, vaporizer cartridges, vapes, e-hookahs, vape pens, pod mods, box mods, puff bars, tanks or mods, sub-ohm tanks, vaporizers, dab pen, or similar product or device. "Vape Product" also includes e-juice, vape juice, and e-liquid containing an Alternative Nicotine Product, Cannabis, or Synthetic Cannabinoids. "Vape Product" does not include any product regulated as a drug or device by the United States Food and Drug Administration under Chapter V of the United States Food, Drug, and Cosmetic Act.

Vape shop means a shop that displays, sells, distributes, delivers, offers, furnishes or markets one or more of the following: 1) Alternative Nicotine Products; 2) Vape Products; 3) Tobacco Products; 4) cigarettes, cigars, dried or shredded plant material, flowers, smoking blends, and similar products that are smoked or inhaled and contain Cannabis or Synthetic Cannabinoids; or 5) Smoking Paraphernalia and vapor products, and exceed 25 percent of the aggregate retail sales of the shop, as determined by averaging sales from the prior three months of these products.

Verified sales report means a document, sworn to as complete and accurate before a notary public, showing the applicant's total receipts and receipts from sales of alternative nicotine products and vapor products for each month in the prior year.

Section 18-92. Licenses generally; expiration and application dates; renewals.

(1.) Before beginning the business of operating a vape shop, an operator shall first obtain a license to conduct such a business. Only persons who are a minimum of 21 years old will be eligible to obtain a license to operate a vape shop. The application for a license to operate a vape shop shall be made to the county Business Service Center. Except as specifically provided in this Article IX, the application for, and issuance of, a vape shop license shall be performed in conjunction with, and subject to the terms of, the business licensing process as described in Chapter 16 in the Richland County Code of Ordinances. No separate paper license will be issued for operation of a vape shop; instead, permission to operate a vape shop will be indicated on the granted business license.

(2.) All persons operating a vape shop under a county business license prior to the passage of this ordinance shall file an application for a vape shop license in connection with the shop's next annual business license renewal application and shall meet the application requirements of this division.

(3.) All licenses issued under this division shall:

a. Permit the licensee to sell alternative nicotine products and vapor products within the

unincorporated area of Richland County pursuant to the terms of this division and not inconsistent with the laws of the State of South Carolina and of the United States.

b. A vape shop license may not be transferred from one location to another without the prior approval of the County upon written application.

c. Be subject to all terms and conditions imposed or provided for by future provisions or amendments to this vape shop ordinance;

Section 18-93. Application for license; issuance of license; denial; appeal; renewal

(1.) *Application contents.* Each initial and renewal application for a vape shop license, in addition to the standard requirements of an application for a business license, shall provide the following:

a. A verified sales report;

b. For new applicants: a floor plan

(2.) *Grant/denial.* Grant or denial of applications for a vape shop licenses shall follow the process provided for business licenses. No license shall be issued or renewed if any of the following are true:

a. An applicant is not at least 21 years of age.

b. An applicant is not the owner of the premises for which the license is held or the holder of the lease thereon for the period covered by the license.

c. An applicant has had an application for a license denied under the provisions of this article and has made re-application within one year from the final date of such denial. For purposes of this provision, the final date of a denial of license shall be the date of written notice of such denial if the denial is not appealed; or, if the denial is appealed, the date of written notice of denial of the appeal.

d. An applicant has had a license revoked under the provisions of this division within three years from the date of issuance. For purposes of this provision, the final date of a revocation of license shall be the date of written notice of such revocation if the revocation is not appealed; or, if the revocation is appealed, the date of written notice of denial of the appeal.

e. An applicant seeks a license to operate a vape shop at a location where the county has suspended or revoked a vape shop license in the previous 36 months; and

i. The applicant worked at that shop when the license was revoked or suspended; or

ii. The applicant is related (by blood or marriage) to the person holding the revoked or suspended license at the location in question.

f. A proposed business fails to comply with the minimum distance limits set forth in this division.

g. An applicant fails to pay required fees.

h. An applicant refuses to respond to requests for information, or provides untruthful or substantially inaccurate information, upon request by the department of Community Planning and Development.

Section 18-94. Restrictions on sale and display.

(1.) No licensee or other person may sell or permit to be sold any alternative nicotine product and/or vapor product to any person who is under 21 years of age, either directly or indirectly.

(2.) No licensee or other person may sell any vape juice that contains any chemical, substance, drug, or

other harmful additive.

(3.) All vape shops shall post a sign that is at a minimum 1 sqft in a conspicuous place on any premises where alternative nicotine products and/or vapor products are sold explaining how to safely use e-batteries for alternative nicotine product and/or vapor products.

(4.) Any mixing or preparing vape juice on the premises of any building or establishment that offers vapor product for retail sales to consumers shall be done strictly in compliance with FDA regulations and applicable permits.

Section 18-95. Location and minimum distance.

(1.) No license shall be issued under this division for a vape shop if the intended premises is within 1,000 feet of any school building, educational building, school grounds, or on any property owned or leased to a public or private school or school board for elementary or secondary education. Provided, however, that the vape shop was established before the effective date of this ordinance and that is located within such restricted proximity may continue to sell such products in such premises, provided that said license holder remains in compliance with all other provisions of this division and the use of the premises to sell alternative nicotine products and/or vapor products remains ongoing and continuous, and provided further than no license renewal application is denied for violating this section if at the time of the original license application the location was in compliance with this section. If the sale of alternative nicotine products and/or vapor products is discontinued, the grandfathering entitlement under this paragraph shall be forfeited.

(2.) The minimum distance in subsection (1) above, shall be measured from the nearer entrance to the vape shop along the shortest route of ordinary pedestrian or vehicular travel to the nearest entrance to the grounds of the school, or any building in which school classes are held, whichever is closer. For purposes of this measurement, any entrance to such grounds that does not perform a primary function of providing access to such a building shall not be considered.

Section 18-96. Reporting; suspension or revocation of license.

(1.) Upon receipt of a written request from the director of the Director of Community Planning and Development or any other officer authorized to enforce the provisions of this ordinance, a vape shop license holder shall provide a verified sales report for the 12 months preceding the date of the request. Such report shall be provided within two weeks of receipt of the request, unless an extension is granted in the discretion of the requesting officer.

(2.) Suspension or revocation of vape shop licenses shall follow the process outlined in Section 16-18

(3.) A vape shop license may be suspended or revoked for any reason stated under Section 19-6, and/or for any the following reasons

a. A licensee or its agents is convicted of a felony or any crime involving moral turpitude.

b. A license is determined to have been issued due to administrative error, or due to mistake, or in reliance upon any misrepresentation by the applicant or anyone providing information on behalf of the applicant

c. The licensee's business license is suspended or revoked for cause.

d. The licensee has more than two violations of sales to individuals under 21 years of age within a 12 month period.

Section 18.97. Enforcement and penalties.

(1.) It shall be the responsibility of the licensee to comply with all Richland County ordinances related to

property maintenance, zoning, building regulations, and building safety, and each person or entity may be cited for violation of such county ordinance.

(2.) In addition to appropriate civil and/or equitable remedies for enforcement of this article, any person convicted of violating this section shall be guilty of a misdemeanor and shall be punished in accordance with the provisions of Section 1-8 of this Code of Ordinances.

RICHLAND COUNTY COUNCIL

BY:_____

Jessica Mackey, Chair

ATTEST THIS THE _____ DAY

OF_____, 202_

_____

Clerk of Council