



EXECUTIVE SUMMARY OF PROPOSED SUBSTANTIAL AMENDMENTS TO THE 2021, 2022, & 2023 ANNUAL ACTION PLANS

Jurisdiction: Richland County, South Carolina Jurisdiction Web Address: http://richlandcountysc.gov	Responsible Entity: Richland County Community Development Office Address: Richland County Government 2020 Hampton Street, Suite 3058 Columbia, SC 29204 Telephone: (803) 576-2230 CD@richlandcountysc.gov
https://www.richlandcountysc.gov/CommunityDevelopment	

I) Timeline for Substantial Amendments Process:

- Public Notice Published:** Sunday, April 5, 2026 in *The State* newspaper (see Exhibit 1)
- 30-Day Public Comment Period:** April 5 – May 4, 2026
- Public Hearing:** Thursday, April 23, 2026 at 6:00PM in the Council Chambers and streamed live
- Council Approval:** Tuesday, May 5, 2026
- Submission to HUD:** Following Council approval.

II) Summary of Substantial Amendments:

The proposed Substantial Amendments to the 2021, 2022, and 2023 Annual Action Plans will reallocate **\$250,000** of available Community Development Block Grant (CDBG) Economic Development funds from cancelled projects (as budgeted below) to be made available for shovel-ready Slum & Blight Removal and Public Facility Improvement projects.

A Substantial Amendment to any Annual Action Plan is required whenever the proposed action meets the following criteria as listed in the County's Citizen Participation Plan:

- a) any addition or deletion of major proposed activities
- b) an increase or decrease greater than 50% in a budget line item

III) Grant Funding Background

CDBG grant funds are provided on an annual basis to the County following allocation by Congress and the U.S. Department of Housing and Urban Development (HUD). The County is required to develop and Annual Action Plan (AAP) with public participation to guide each year's allocation of grant funds. The County has seven (7) years to expend CDBG funds on an eligible project.

The proposed Substantial Amendments to the 2021, 2022, and 2023 Annual Action Plans are the result of cancelled Economic Development (CDBG-ED) activities planned by prior staff. Expenditure of CDBG-



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ED funds under the original plan was hindered primarily by staff turnover during the COVID-19 Pandemic and limited staff capacity in both the Community Development Office and Office of Small Business Development. CDBG-ED activities are one of the most challenging and technical areas of investment for HUD funds, involving underwriting, long-term monitoring, and demonstrated achievements around job creation. CDBG funds are best positioned for investment into an already functioning small business revolving loan program rather than as the initial investment source. Community Development staff would like to revisit the idea of utilizing CDBG-ED funds in partnership with the Office of Small Business Opportunities (OSBO) in future Action Plans once a program is established at the County.

These funds are impacting the County's annual CDBG Timeliness Test for the timely expenditure of CDBG funds. Failure to meet the annual Timeliness Test will result in a 30% reduction in the next CDBG award. These funds will begin expiring in 2028 if they are not invested.

IV) Staff Recommendations & Strategic Funding Reallocations

Staff is recommending the following reallocation of CDBG Funds:

The proposed Substantial Amendments reallocate CDBG Economic Development funds built up from cancelled low/mod job creation activities planned by prior County staff. Reallocation allows the funds to address targeted needs for blight removal and public facility improvements in LMI areas of the County while also ensuring the County meets the annual CDBG Timeliness Test. County staff are relying on expending \$200,000 of this \$250,000 reallocation by July 31, 2026 in order to meet the Timeliness Test.

Identified investments include:

- 1) \$50k for the Jim Christopher Community Center at Grand Village:** As part of the Homeless No More and SC Housing's Grande Village affordable housing project, this Community Center is being constructed to address the need for accessible, on-site services and a shared gathering space within a new mixed-rate affordable housing community. Located at the former Grand Motel site at 3003 Two Notch Rd., the center will host community events and programs, including mentoring and tutoring for children, to support resident stability and opportunity. County staff recommend using \$50,000 of 2021 CDBG funds to assist with pre-development costs to be incurred by July 31, 2026. As these funds pre-date the passage of the Build America Build America Act (BABA), they are ideal for investment in construction-based projects as they are exempt from BABA procurement requirements. BABA is currently causing significant cost increases and delays for HUD-funded construction projects. *Exhibit II has additional details.*



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2) \$200k for Demolition of Five (5) Townhomes in St. Andrews Woods Subdivision: This is a high priority demo/clearance need identified by County Building & Inspections staff. The St. Andrews Wood Subdivision is supportive of the demolition. HUD requirements have been met for the Slum & Blight Removal National Objective. It is positioned to expend available CDBG funds by July 31, 2026. *Exhibit III has additional details.*

V) Impacted Projects:

The Substantial Amendment will reallocate \$250,000 in CDBG funds to support shovel-ready residential blight removal and public facility improvement projects.

Table I: Details on Impacted CDBG Projects

Program Year & Project/Activity	Available CDBG Funds	Activity Status
2021: Small Business Grants	\$50,000	Project cancelled due to staff turnover and limited capacity.
2022: LMI Job Creation/Retention	\$100,000	Project cancelled due to staff turnover and limited capacity.
2023: LMI Job Creation/Retention	\$100,000	Project cancelled due to staff turnover and limited capacity.
To be Reallocated:	\$250,000	

VI) Investing these Funds:

Once the Substantial Amendments are approved by Council and HUD, County staff are positioned to immediately invest into shovel-read projects as outlined below in Section IV. *The goal is to ensure the County meets the annual CDBG Timeliness Test and all 2021 CDBG funds are invested prior to expiration in 2028.*

Table II: Identified Activities for Investment

Program Year & Project	Identified Activities	Available CDBG Funds
2021: Public Facility Improvements	Jim Christopher Community Center (Exhibit II)	\$50,000
2022: Slum & Blight Removal	Wood Court Demo Project (Exhibit III)	\$100,000
2023 : Slum & Blight Removal	Wood Court Demo Project (Exhibit III)	\$100,000

VII) Impact on Goals and Objectives in Associated Plans

Public Facility Improvement Goals: The proposed Amendments are in keeping with goals for Public Facility & Infrastructure Improvements in the 2017-2021 Five-Year Consolidated Plan and the 2022-2026 Five-Year Consolidated Plans. The proposed Amendment will add a goal to the 2021 Annual



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Action Plan for Public Facility & Infrastructure Improvement to impact one community center serving 150 LMI individuals annually.

Employment Goals: These Amendments will not impact the goals in the 2017-2021 Five-Year Consolidated Plan. These Amendments will remove the goal in the 2022-2026 Consolidated Plan regarding Employment (EDS-1). The original goal established in this plan anticipated allocating \$500,000 over five (5) years to create/retain fifteen (15) jobs annually. The goal description read: *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.*

Slum & Blight Removal Goals: These proposed Amendments will establish Goals & Objectives for Clearance/Demolition (CDS-7) and Revitalization (CDS-8) by allocating \$200,000 for the demolition of five (5) uninhabitable townhomes through the Wood Court Demolition Project.

VIII) Public Comment

In alignment with Richland County's Citizen Participation Plan, a public notice was posted in *The State* newspaper Sunday, April 5, 2026 and a 30-Day public display and comment period for the proposed Substantial Amendments will occur from April 5 – May 4, 2026. In addition, a public hearing is scheduled to be held regarding the proposed Substantial Amendments on Thursday, April 23rd at 6:00 PM in the Council Chambers prior to its approval by County Council for submission to HUD. *All public comments must be received by 4:00 PM on Monday, May 4, 2026.*

Comments may be submitted by emailing CD@richlandcountysc.gov, online at <http://richlandcountysc.gov/CommunityDevelopment>, or mailed to the following address:

Richland County Community Development
2020 Hampton Street, Suite 3058
Columbia, SC 29204

A summary of public comments received regarding the proposed Substantial Amendments will be included in the final submission to HUD.

Exhibits:

- 1) Notice of 30-Day Public Comment Period.
- 2) Overview of Wood Court Demo Project
- 3) Overview of Jim Christopher Community Center Project



**NOTICE OF PUBLIC HEARING AND DISPLAY
RICHLAND COUNTY, SOUTH CAROLINA
FY 2021, 2022 and 2023 ANNUAL ACTION PLANS SUBSTANTIAL AMENDMENTS
COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG)**

Notice is hereby given that Richland County will hold a Public Hearing on **Thursday, April 23, 2026, at 6:00 p.m.**, prevailing time, in the **Council Chambers located at 2020 Hampton Street, Columbia, South Carolina, 29201**. The Council Chambers are 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 email at CD@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 this Public Hearing is to present Richland County's proposed Substantial Amendments to the FY 2021, FY 2022, and FY 2023 Annual Action Plans for CDBG funding. The proposed Substantial Amendments create two new projects, using \$250,000 of unspent CDBG funds currently allocated to LMI job creation activities (economic development). The funds will be used to invest in shovel-ready residential blight removal and public facility improvements in unincorporated Richland County. This is considered a substantial amendment in accordance with the county's Citizen Participation Plan, under the following criteria: a) adds or removes major proposed activities and b) changes greater than 50% in a budget line item.

- **CD-21-09 – Small Business Grants & Training** – The county will reallocate \$50,000 of unspent funds for Public Infrastructure and Facility Improvements and cancel the project.
- **CD-22- Improving Economic Opportunities** - The county will reallocate \$100,000 of unspent funds to residential Slum & Blight Removal and cancel the project.
- **CD-23-05 – Improving Economic Opportunities** - The county will reallocate \$100,000 of unspent funds to residential Slum & Blight Removal and cancel the project.
- **CD-21-01 – Public Infrastructure & Facility Improvements** – The county will reallocate \$50,000 from the LMI Job Creation activity for this existing project. This project/activity will provide for public facility improvements in Low/Mod areas of unincorporated Richland County.
- **CD-22-11 – Slum & Blight Removal** – The county will create a new project/activity and reallocate \$100,000 from the Improving Economic Opportunities activity. This project/activity will provide for residential slum & blight removal through demolition and clearance activities in unincorporated Richland County.
- **CD-23-11 – Slum & Blight Removal** – The county will create a new project/activity and reallocate \$100,000 from the Improving Economic Opportunities activity. This project/activity will provide for residential slum & blight removal through demolition and clearance activities in unincorporated Richland County.

In order to obtain the views of residents, public agencies and other interested parties, Richland County will place its FY 2021, 2022 and 2023 Annual Action Plans Substantial Amendments on public display on Sunday, April 5, 2026, through Monday, May 4, 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>

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 Monday, May 4, 2026. The FY 2021, 2022, and 2023 Annual Action Plan Substantial Amendments will be submitted to the Richland County Council for approval at a regular scheduled County Council Meeting on May 5, 2026, at 6:00 PM.

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 2021, 2022, and 2023 Annual Action Plans Substantial Amendments. Written or oral comments may be directed to Ms. Callison Richardson, Manager, Grants & Community Development Division, Grants & Community Outreach Department, 2020 Hampton St. Suite 3058, Columbia, SC 29204, (803) 576 - 2220 or via 711 for the hearing impaired or email at CD@richlandcountysc.gov.

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

Publish on: **Sunday, May 5, 2026**
Proof of Publication Requested



2411 Two Notch Road | Columbia, SC 29204
(803) 602-6379 HOMELESSNOMORESC.ORG

The Jim Christopher Community Center at Grand Village

Homeless No More (HNM) has been serving homeless families for 35 years. In 2016, HNM expanded its programs beyond transitional housing at St. Lawrence Place to include emergency services, affordable housing, and advocacy work. With the addition of Family Shelter in 2017, HNM began offering a full system of services addressing the needs of homeless and at-risk families that includes to this day emergency shelter, transitional housing, affordable housing, case management, children’s programming, and life skills. HNM remains the only system of programs in the Midlands for families accepting multi-generational families, fathers, and boys over 12.

Through Live Oak, HNM began developing rental based housing for families. The organization made a commitment to the development of this housing by building staff capacity through certification programs, and has earned CHDO status and senior developer status with SC State Housing. HNM can serve as a developer with the knowledge of a non-profit who embraces a model of support services, so in many cases evictions are avoided. Through Live Oak, HNM currently has almost 50 multi-family affordable rental homes in Richland County, 125 units in development or pre-development throughout Richland and Lexington Counties, and is limited partner in another 200 units throughout the state.

Jim Christopher – providing “air cover”

Jim Christopher was an important part of the Homeless No More board of directors and champion of at-risk and homeless families with children for almost 20 years. He served as chairman of the Live Oak board and vice-chairman of the Homeless No More board.

Jim was responsible for providing “air cover” to the Homeless No More team as Live Oak took shape – from flying the first group of board and staff to HomeFront in New Jersey as we looked to expand our mission to assisting with the negotiations of property purchase or project design. His vision, calm nature, and practical support helped the organization become a recognized expert in non-profit development.

The Homeless No More board and staff wish to honor Jim through a community center at our newest affordable housing community – Grand Village. The Christopher Community Center has been designed to reflect Jim’s love of aviation while serving the families and children he has advocated for over the past 20 years.





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Grand Village

Grand Village is a development providing 40 efficiencies, two- and three-bedroom homes for families with children with affordable rents. Grand Village is an example of Homeless No More’s commitment to bringing quality, beautiful design with affordability and a sense of community in mind to the Midlands through Live Oak, the organization’s housing development program.

This gated community will use an innovative design concept and serve as a new gateway to the Two-Notch and Beltline corridor. On-site services will be provided by Homeless No More and other community partners and will include access to after-school and mentoring programs, plus classes such as healthy cooking and employment advancement classes. Grand Village is located at 3003 Two Notch Road, within a mile of Homeless No More’s administrative office.



The Christopher Community Center

A community center is included in the Grand Village community concept. The center will welcome mentoring programs for children, budgeting classes for adults and host meetings for the neighborhood. The activities in the center will reach beyond the gates of Grand Village – and allow the housing community to be part of the larger neighborhood.

Budget and Funding

The HNM board of directors is in the silent phase of “Take Flight and Soar: The Campaign for Homeless No More.” Through this capital campaign, over \$560,000 has been secured for the project. The budget below reflects a total construction estimate provided by Garvin Design Group and takes into consideration another \$100,000 in requests that are pending for the project.

Total Construction Budget:	\$1,000,000
Pledges Received to Date:	\$561,600
Grants Received to Date:	\$50,000
Outstanding Requests:	\$100,000
Total Pledges/Donations:	\$711,600
GAP:	\$288,400



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FAMILY SHELTER

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Proposed Christopher Community Center



FAMILY SHELTER

ST LAWRENCE
PLACE

LIVE OAK
PLACE

ADVOCACY

WOOD COURT TOWNHOMES DEMOLITION & ABATEMENT PROJECT

Objective

The County seeks to utilize Community Development Block Grant (CDBG) funding from the U.S. Department of Housing and Urban Development (HUD) under the Slum & Blight Removal National Objective to safely remove hazardous, fire-damaged structures at 133, 137, 141, 145, and 149 Wood Court in Columbia, SC 29210 in the St. Andrews Woods Subdivision. This project will also mitigate environmental risks and address impacts to adjacent properties, including necessary repairs to 129 Wood Court.

Project Overview

This project is a joint initiative between the County's Building Inspections Department and Community Development Office. The project involves the demolition of five townhome units that sustained significant damage in a large fire in 2020 and a second fire in 2024, located at: *133 Wood Court, 137 Wood Court, 141 Wood Court, 145 Wood Court, and 149 Wood Court.*

Due to the extent of structural damage, these units meet County standards for being deemed structurally unsafe and are cleared for demolition by the Richland County Building Inspection Department. The units are considered uninhabitable and, therefore, do not require a One-for-One Replacement under HUD guidelines. The Community Development Office is handling all HUD compliance matters for this potential CDBG-funded activity. The Inspection Department will solicit for a vendor to perform the necessary Scope of Work, oversee the project, and anticipates work to occur in June 2026.

This demolition/clearance project will proceed under standard County policies with the exception of the lien placed against the properties. If the project proceeds with HUD funding, then a 5-Year lien is required against each property and any repayments will be considered CDBG Program Income for future reinvestment through the Community Development Office. The County reserves the right to release the liens for the redevelopment of affordable or workforce housing on these parcels.

Basic Scope of Work

The project will include the following key components:

- Pre-Demolition requirements will be outlined by the County in the Solicitation.
- Demolition of all remaining structures at the five identified addresses.
- Environmental abatement and removal, including hazardous materials identified on-site (e.g., asbestos-containing materials).
- Site clearance and Restoration of Land following demolition activities.
- Rebuilding of external wall for 129 Wood Court where 133 Wood Ct. used to occupy.
- The use of liens to protect the CDBG investment for a period of five years.

Environmental Considerations

HUD-required Part 58 Environmental Review is being completed for the CDBG-funded activity by the Community Development staff. Preliminary assessments have identified the presence of *asbestos-containing materials (ACM)* within the affected structures. All abatement activities will be conducted in accordance with applicable federal, state, and local regulations to ensure safety and compliance. Lead-based materials were not identified in testing.

Timeline

- Preliminary Hazardous Materials Testing: Completed.
- HUD Environmental Review Certified: Anticipated by May 31, 2026
- Solicitation for Primary General Contractor for Commercial Demolition & Exterior Wall – April/May 2026.
- Abatement Activities: Pending final reports and approvals
- Demolition Start: Following completion of abatement and permitting
- Estimated Completion: by July 31, 2026
- Expenditures & Funding Source: Project anticipated to expend the full CDBG allocation by July 31, 2026 to assist with the County's annual CDBG Timeliness Test.

Photographs of Project Site



Common Wall to be rebuilt and become end wall.

Units to be Demolished 149,145, 141, 137, 133



