

# COMMUNITY DEVELOPMENT PUBLIC HEARING

## Proposed Substantial Amendments to the 2021-2023 Annual Action Plans



THURSDAY, APRIL 23<sup>RD</sup> | 12:00 PM & 6:00PM

RICHLAND COUNTY COUNCIL CHAMBERS

*-STREAMING THROUGH YOUTUBE-*



# Hearing #1: Proposed Substantial Amendments to the 2021-2023 Annual Action Plans

## SUMMARY OF PROPOSED AMENDMENTS

The proposed Substantial Amendments to the **2021-2023 Annual Action Plan** reallocates **\$250,000.00** in Community Development Block Grant (CDBG) Economic Development funds from cancelled projects to be made available for shovel-ready Slum & Blight Removal and Public Facility Improvement projects.

**If you wish to speak in Hearing #1 or Hearing #2, please be sure to sign up.**



# 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) to guide each year's allocation of grant funds.
- The County has seven (7) years to expend CDBG funds on an eligible project.
- A Substantial Amendment to any Annual Action Plan is required whenever the County seeks to adjust a plan in a way that meets the following criteria as listed in the County's Citizen Participation Plan:
  - any addition or deletion of major proposed activities
  - an increase or decrease greater than 50% in a budget line item
- **\$250,000** in CDBG Economic Development (CDBG-ED) funds are in the 2021-2023 Annual Action Plans to support a proposed project by prior County staff to provide small business grants and create jobs for low/mod individuals.
- Expenditure 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.



# WHY IS A SUBSTANTIAL AMENDMENT NEEDED?

- The County must meet an annual Timeliness Test for the CDBG grant on August 2<sup>nd</sup> to meet HUD requirements on the timely expenditure and investment of funds.
- Failure to meet the annual test will result in a 30% reduction of the County's next CDBG award, jeopardizing funding for housing programs and public services.
- County staff are relying on expending \$200,000 of this \$250,000 reallocation by July 31, 2026 in order to meet the Timeliness Test.
- These amendments allow 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.
- *These projects are positioned to expend the \$250,000 in CDBG funds prior to the annual CDBG Timeliness Test on August 2, 2026.*



# STAFF RECOMMENDATIONS & STRATEGIC USE OF FUNDS

- 1) Staff recommends **\$50,000 in 2021 CDBG funds** be reallocated for a **Public Facility Improvement** investment in the **Jim Christopher Community Center** (3003 Two Notch Road), 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.
- 2) Staff recommends **\$200,000 in 2022 & 2023 CDBG funds** be reallocated **Demolition of Five (5) Townhomes in St. Andrews Woods Subdivision** that suffered significant damage following two fires. This is a high priority demo/clearance need identified by County Building & Inspections staff. HUD requirements have been met.
- 3) *These projects are positioned to expend the \$250,000 in CDBG funds prior to the annual CDBG Timeliness Test on August 2, 2026.*
- 4) Future: CDBG-Economic Development Activities: 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 running small business revolving loan program rather than as the initial investment source. County staff will 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.





# HOMELESS NO MORE

*putting families first*

2411 Two Notch Road | Columbia, SC 29204

(803) 602-6379 [HOMELESSNOMORESC.ORG](http://HOMELESSNOMORESC.ORG)

## 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.



**GIDG**  
GARVINDESIGNGROUP

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GRAND VILLAGE



Richland County  
Government

Proposed Christopher Community Center

Located at the former Grand Motel site at 3003 Two Notch Rd., the Jim Christopher Community 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.





## Wood Court Demolition Project

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.

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.



# CDBG ACTIVITIES IMPACTED BY AMENDMENTS

The Substantial Amendments will reallocate \$250,000 in CDBG funds to support shovel-ready residential blight removal and public facility improvement 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. |
| <b>To be Reallocated:</b>        | <b>\$250,000.00</b>  |   |



# IMPACT ON ANNUAL ACTION PLAN GOALS & OBJECTIVE

**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 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.





# 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 proposed Substantial Amendments will occur from **April 4, 2026 through May 4, 2026**.

In addition, a **public hearing** is scheduled to be held regarding the proposed Substantial Amendments on **Thursday, April 23, 2026 at both 12:00PM and 6:00 PM**. prior to its approval by County Council for submission to HUD.

This item will proceed to the **Admin & Finance Committee** for Council consideration on **Tuesday, April 28, 2026**. If recommended, it will proceed to a Council vote on **Tuesday, May 5, 2026**.

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

More information about the proposed Substantial Amendments and impacted plans can be found:

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





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## PUBLIC COMMENT GUIDELINES:

- You may provide a written comment using the provided cards or by emailing [CD@RichlandCountySC.gov](mailto:CD@RichlandCountySC.gov)
- If you wish to speak, please be sure to sign up.
- All citizens will be given 2 minutes to provide oral testimony
- Start by stating your name and address.
- A 10 second warning will be given.
- Once your time is up, your mic will be cut off.
- Thank you for your participation!



# CONTACT INFO

Written or oral comments may be directed to  
**Callison Richardson - Manager, Grants & Community Development**  
**(803) 576 - 2230 | [CD@richlandcountysc.gov](mailto:CD@richlandcountysc.gov)**

## **Richland County Community Development**

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