



# **RICHLAND COUNTY, SOUTH CAROLINA**

2020 Hampton Street  
Columbia, SC 29201

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## **FY 2026 Annual Action Plan**

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

August 15, 2026

Honorable Jesica Mackey  
Chair, County of Richland Council



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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);

- 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 (5<sup>th</sup>) 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**

**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**

**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

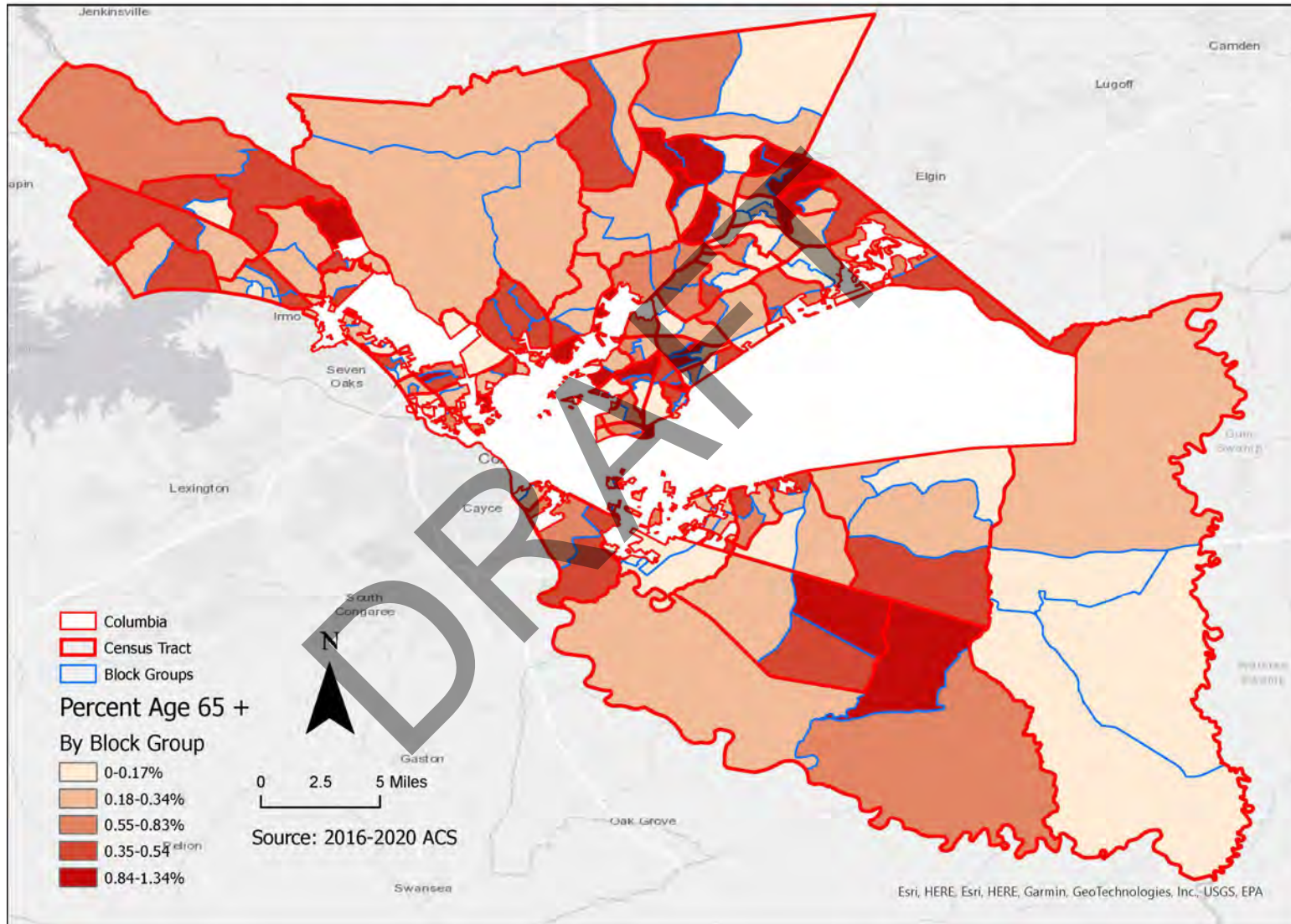
- Percent Renter-Occupied Housing Units by Block Group
- Percent Vacant Housing Units by Block Group
- Low/Moderate Income Percentage by Block Group
- Low/Moderate Income with Minority Percentage by Block Group
- Percent Households with Income Below Poverty Level by Block Group

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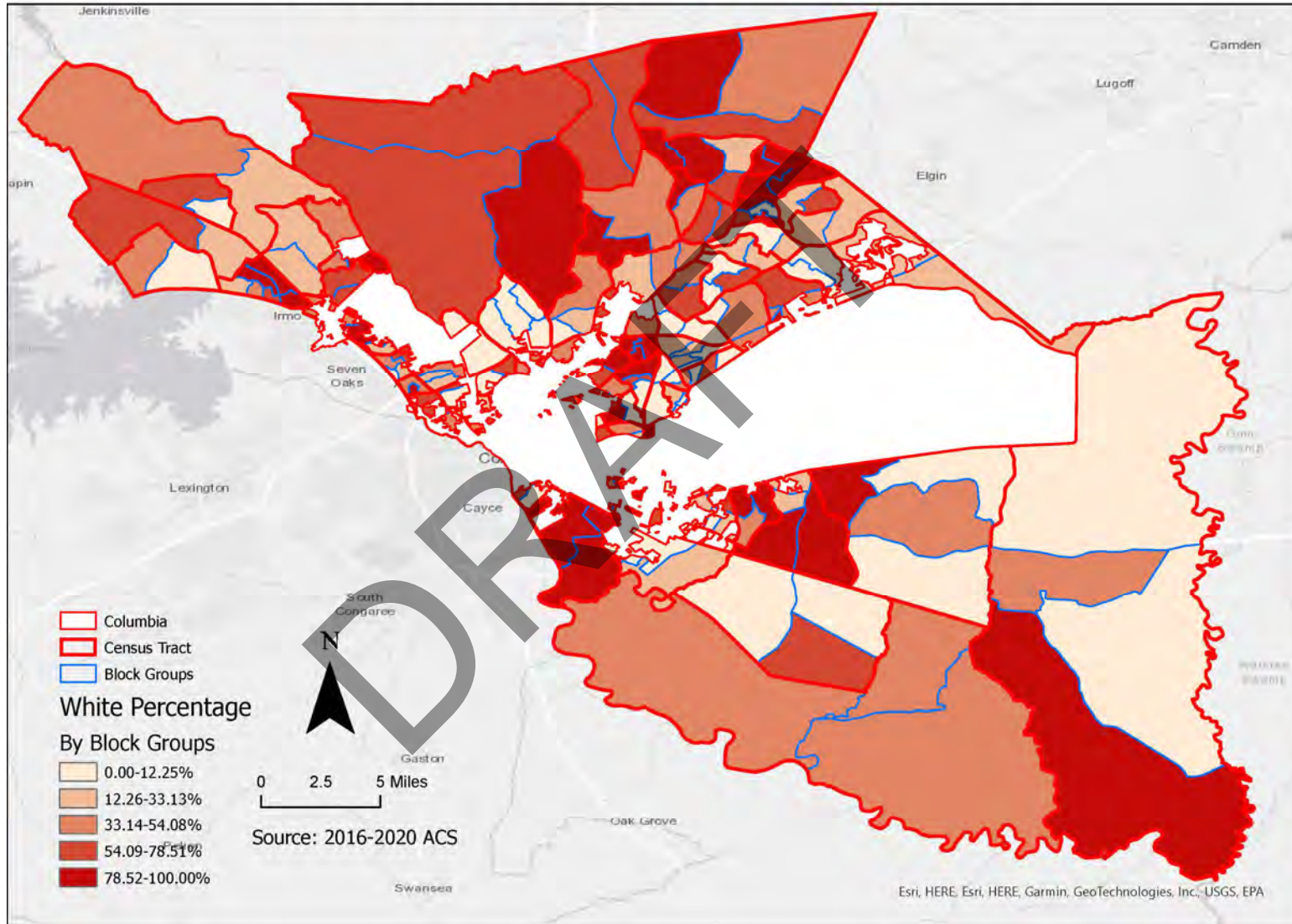


### Percent Aged 65 + By Block Group, Richland County, SC



Percent Population Age 65+ by Block Group

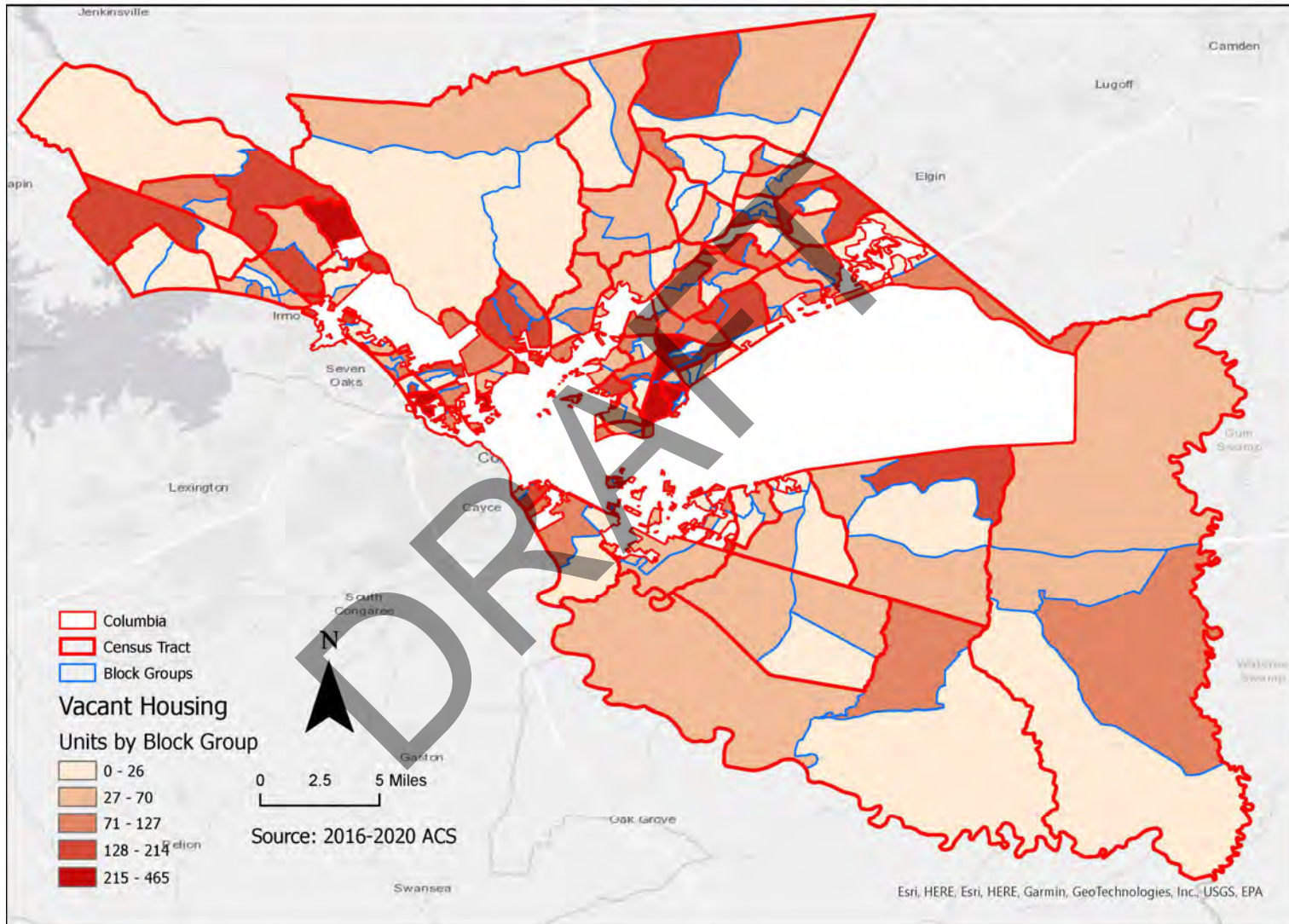
### White Population By Block Group, Richland County, SC



### Percent White Population by Block Group

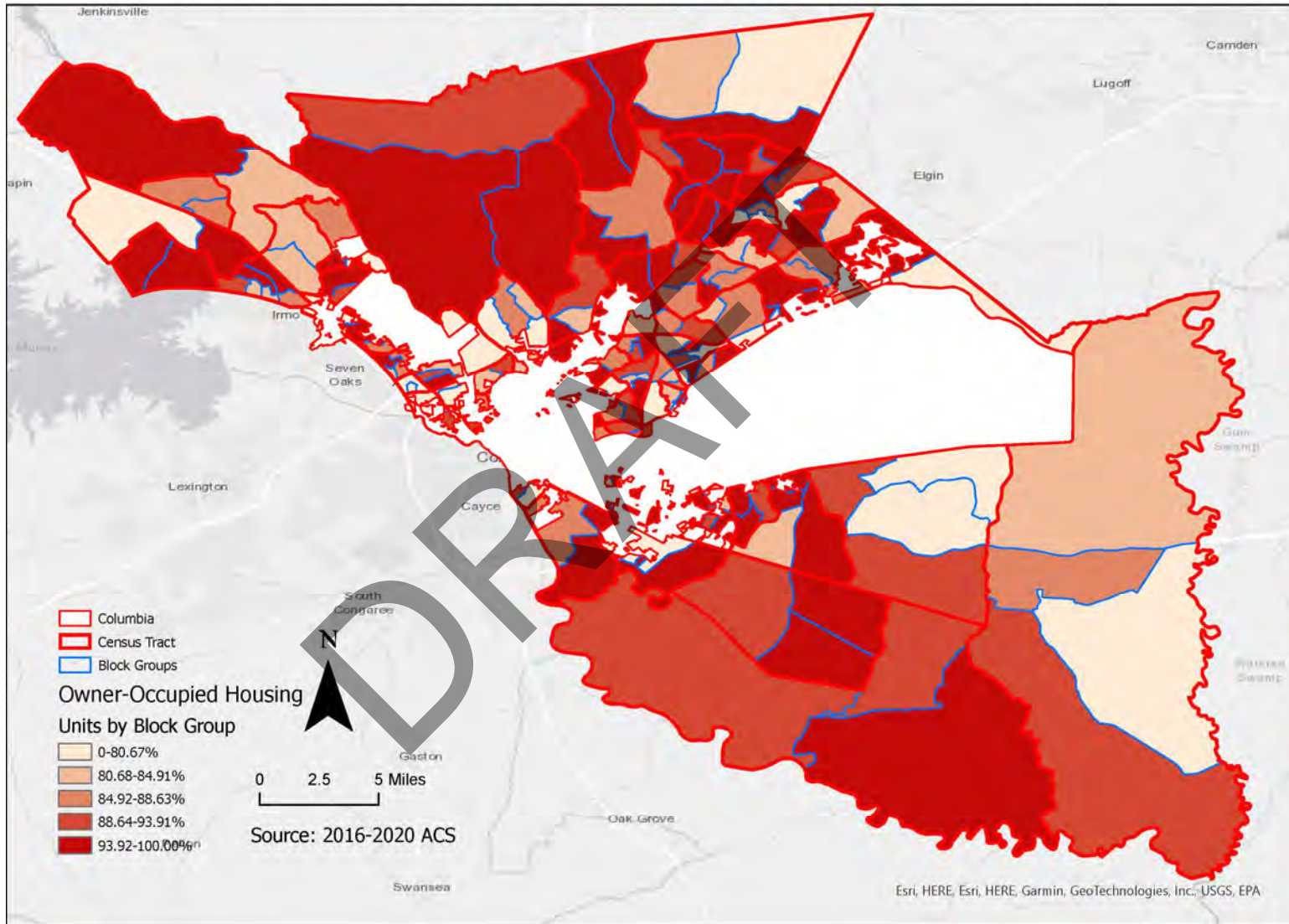


### Number of Housing Units By Block Group, Richland County, SC



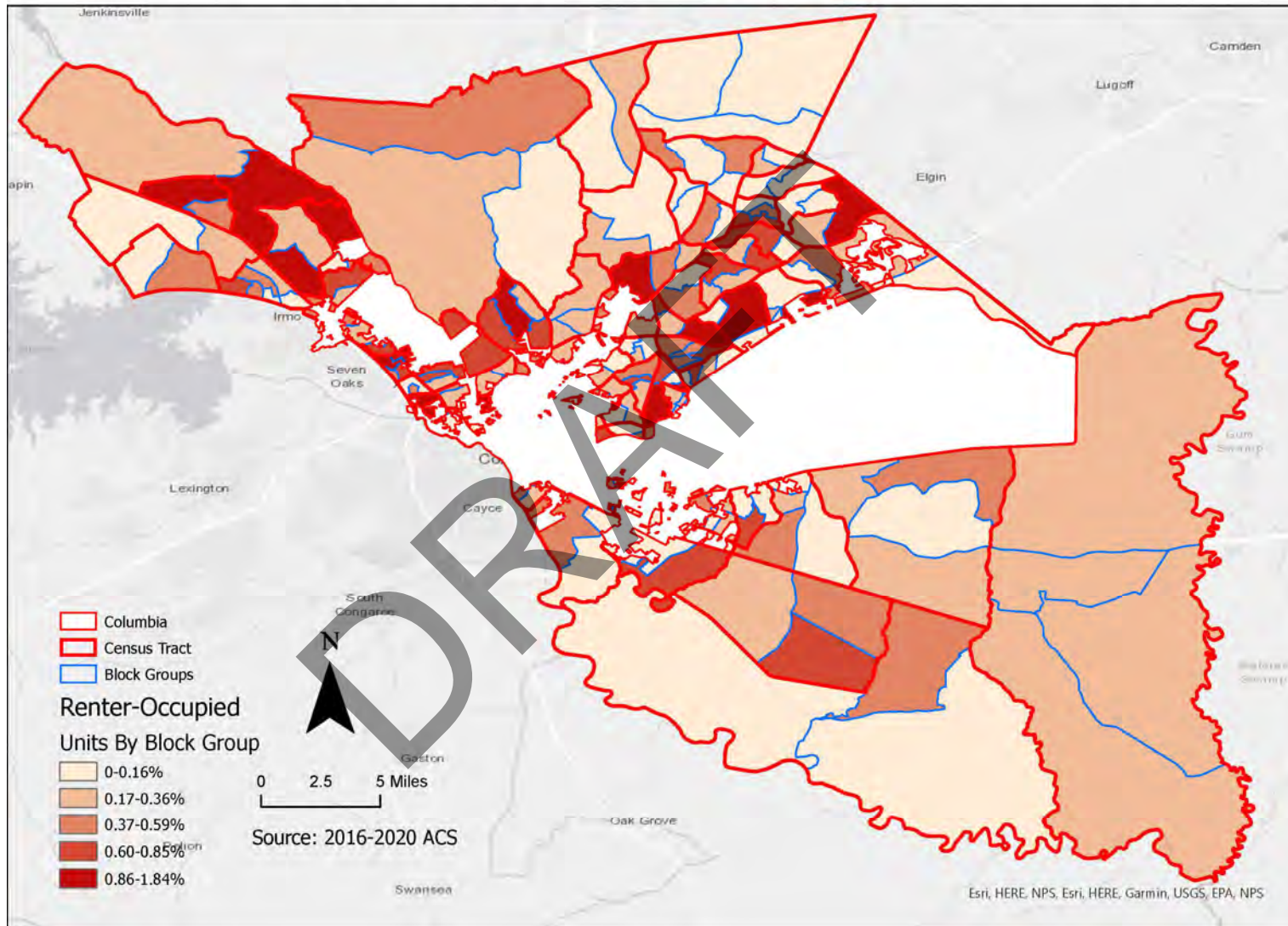
### Number of Housing Units by Block Group

### Percent Owner-Occupied By Block Group, Richland County, SC



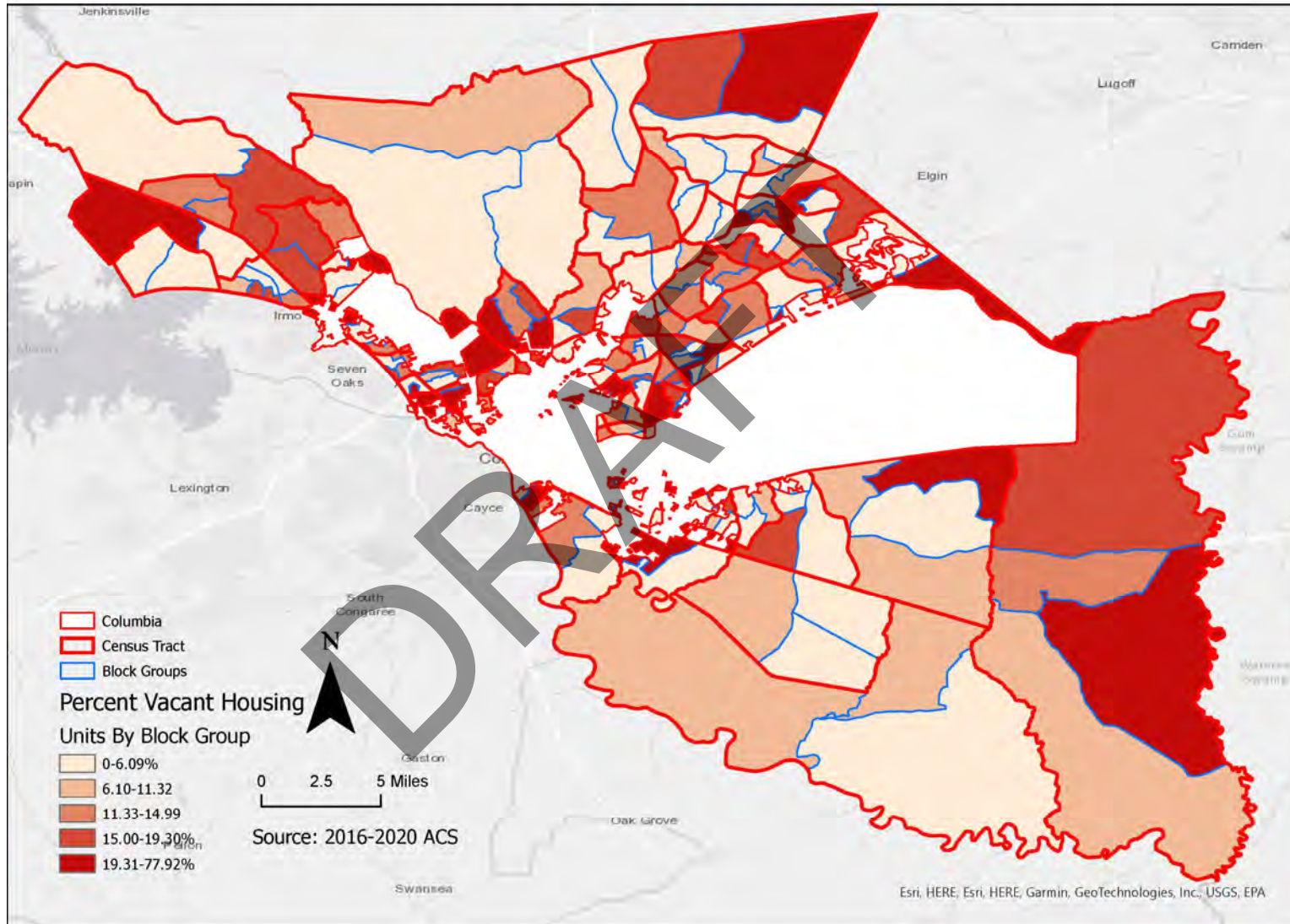
**Percent Owner-Occupied Housing Units by Block Group**

### Renter-Occupied Housing Units By Block Group, Richland County, SC

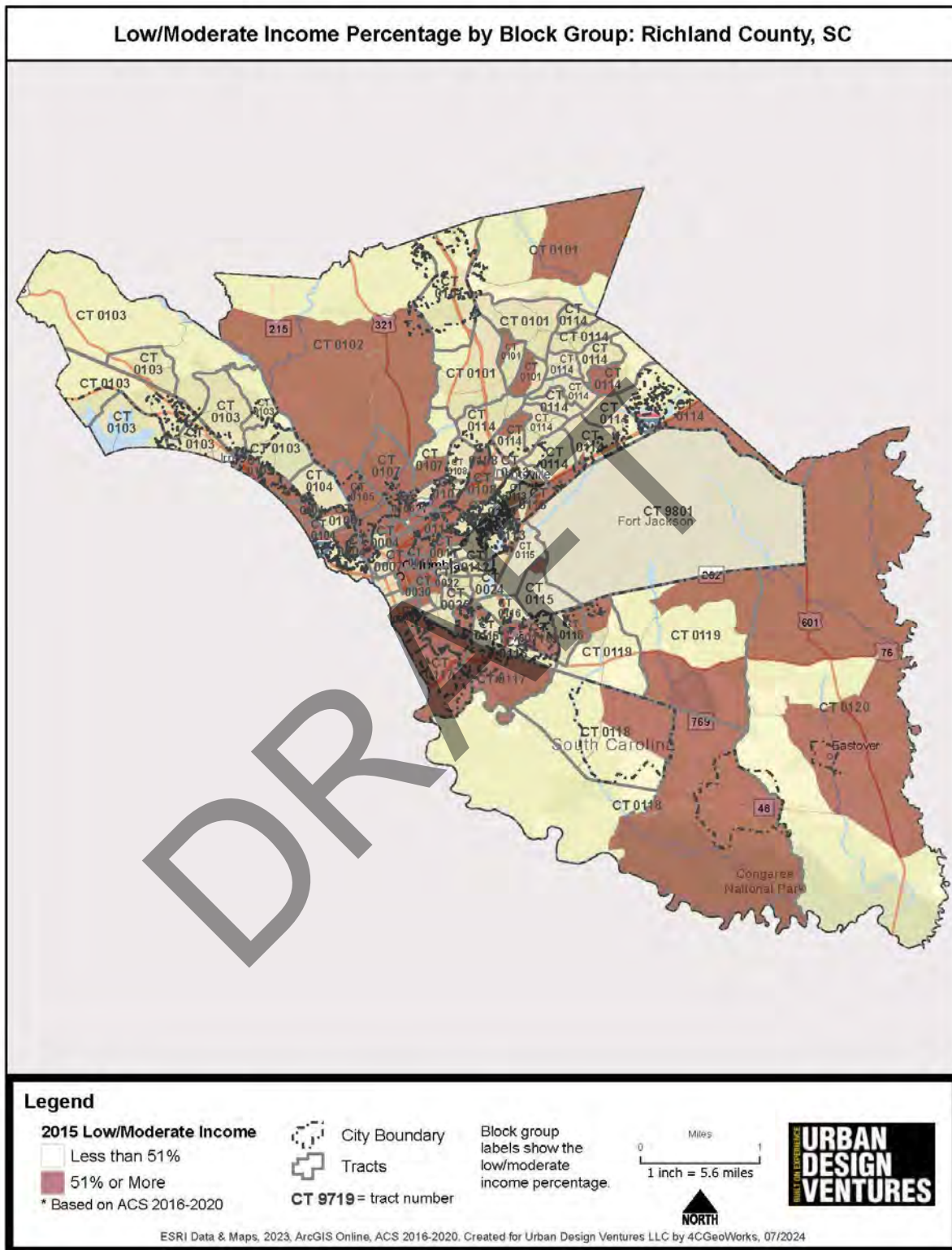


### Percent Renter-Occupied Housing Units by Block Group

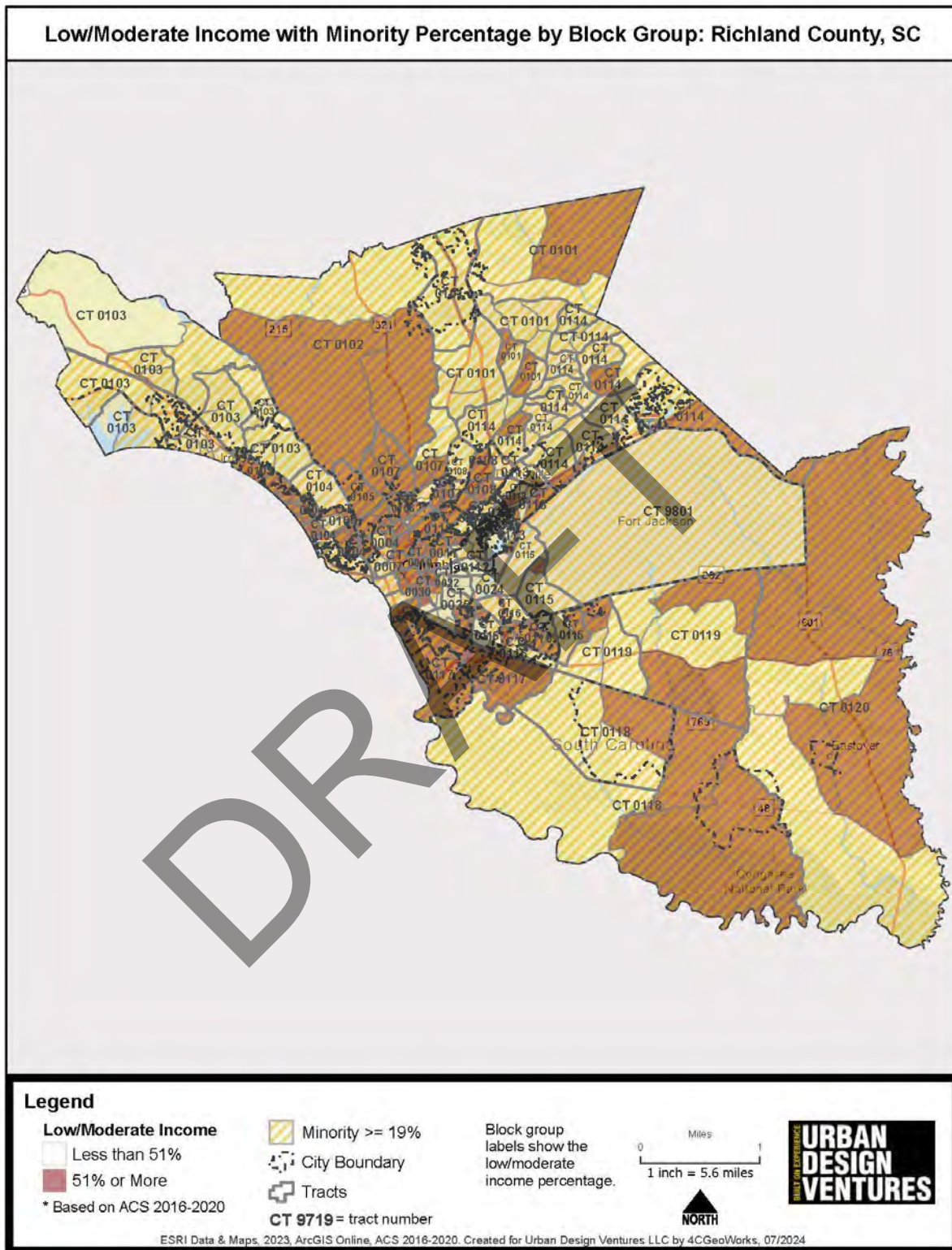
### Percent Vacant Housing Units By Block Group, Richland County, SC



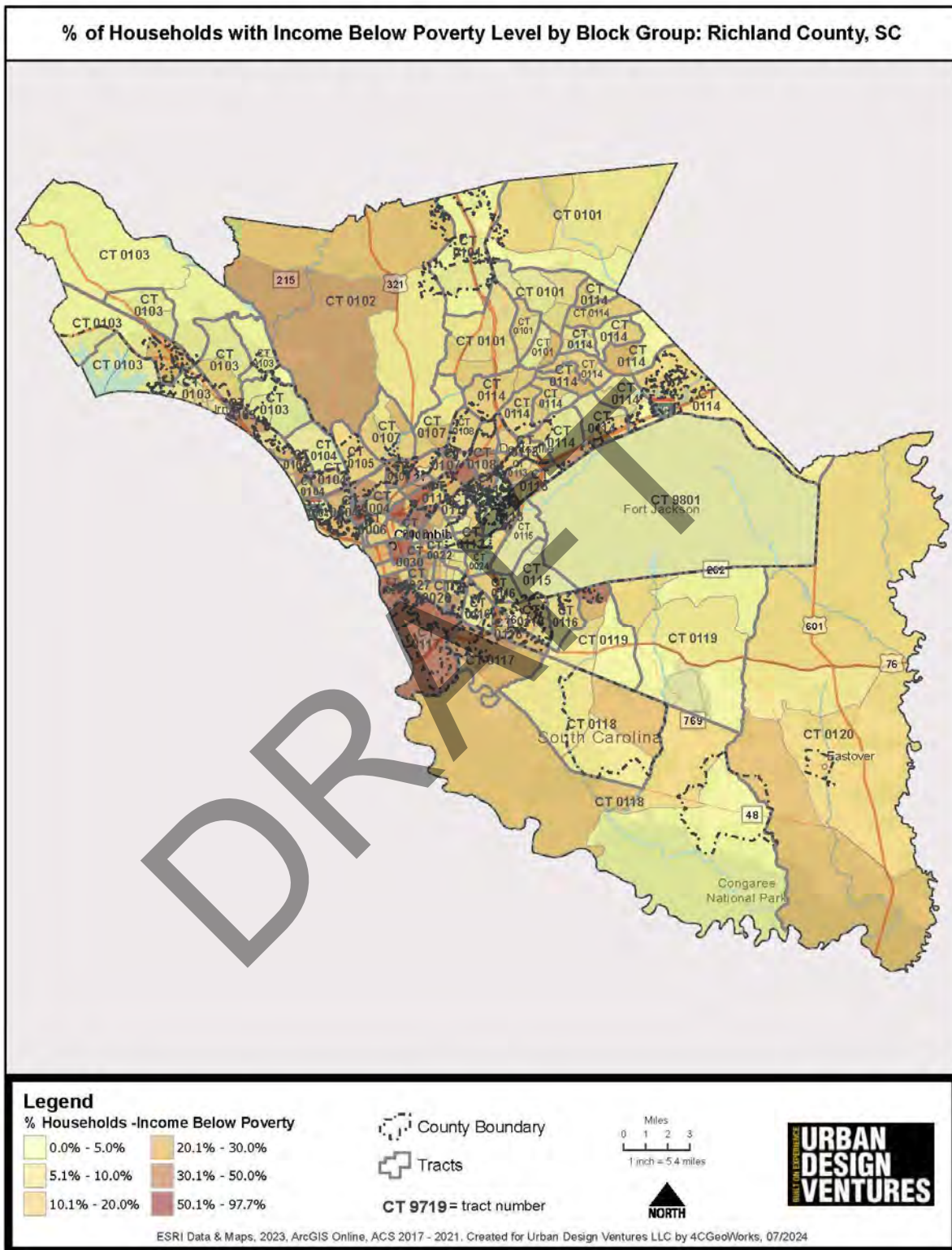
Percent Vacant Housing Units by Block Group



**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**

## 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.

**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.

**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.

**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.

### **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

- **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.

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

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 Grants & Community Outreach Department  
 Richland County Government  
 2020 Hampton St., Suite 3058  
 Columbia, SC 29204  
[richardson.callison@richlandcountysc.gov](mailto:richardson.callison@richlandcountysc.gov)

**AP-10 Consultation – 91.100, 91.110, 91.200(b), 91.300(b), 91.215(I) and 91.315(I)**

**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.

**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.

- |   |            |
|---|------------|
| • <b>CACH Rapid Rehousing Program</b>   | \$ 336,570 |
| • <b>FY2024 Chronic Grant (CHASC)</b>   | \$ 315,875 |
| • <b>FY2024 Disabled Grant (CHASC)</b>  | \$ 419,555 |
| • <b>FY2024 Expansion Grant (CHASC)</b> | \$ 270,815 |
| • <b>HMIS Renewal SC-502 FY2024</b>     | \$ 135,640 |

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

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**

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

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

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

	<b>What section of the Plan was addressed by Consultation?</b>	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
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Homeless No More was consulted for their input on the needs and goals for Richland County.
<b>11.</b>	<b>Agency/Group/Organization</b>	<b>Alston Wilkes Society</b>
	<b>Agency/Group/Organization Type</b>	Services-Children Services-Elderly Persons Services-homeless Services – Victims Civic Leaders
	<b>What section of the Plan was addressed by Consultation?</b>	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
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Alston Wilkes Society was consulted for their input on the needs and goals for Richland County.
<b>12.</b>	<b>Agency/Group/Organization</b>	<b>Brookland Center for Community Economic Change</b>
	<b>Agency/Group/Organization Type</b>	Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Employment Civic Leaders
	<b>What section of the Plan was addressed by Consultation?</b>	Economic Development Anti-poverty Strategy

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

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

**Table 2 – Agencies, groups, organizations who participated**

**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(I))**

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**

**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.

**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.	<b>Newspaper Ad</b>	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.	<b>Needs Public Meeting #1</b>	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.	<b>Needs Public Hearing #2</b>	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.

4.	<b>Internet Outreach</b>	Minorities Persons with disabilities Non-targeted/broad community Residents of Public and Assisted Housing Agencies and Organizations	None.	None.	None.	<a href="https://www.richlandcounty.sc.gov">https://www.richlandcounty.sc.gov</a>
5.	<b>Newspaper Ad</b>	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.	<b>Second Public Hearing # 1</b>	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.

7.	<b>Second Public Hearing # 2</b>	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.
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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).

**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: \$		
<b>CDBG</b>	public federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	1,782,257.00	0	0	<b>1,782,257.00</b>	0.00	5 projects/ activities were funded based on FY 2026 CDBG allocations.
<b>HOME</b>	Public federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	795,692.86	0	0	<b>795,692.86</b>	0.00	4 projects/ activities were funded based on FY 2026 HOME allocations.
<b>ESG</b>	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	<b>154,333.00</b>	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.

**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.

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

## 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.	<b>HSG-1 Homeownership</b>	2022	2026	Non-Housing Community Development	Low/Mod Area Countywide	Community Development Strategy	HOME: \$300,000.00	Direct Homebuyer Assistance: 13 households
2.	<b>HSG-2 Owner-occupied Housing Rehabilitation</b>	2022	2026	Affordable Housing	Low/Mod Area Countywide	Housing Strategy	CDBG: \$550,000.00	Homeowner Housing Rehabilitated: 30 Household Housing Unit
3.	<b>HSG-3 Housing Construction/Rehabilitation</b>	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.	<b>HSG-5 Fair Housing</b>	2022	2026	Affordable Housing	Low/Mod Area Countywide	Housing Strategy	CDBG: \$0.00 HOME: \$0.00	Other: 1 Other

5.	<b>HMS-1 Operation/Support</b>	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.	<b>HMS-2 Prevention and Re-Housing</b>	2022	2026	Homeless	Low/Mod Area Countywide	Homeless Strategy	ESG: \$58,531.00	Other: 5 Others
7.	<b>SNS-2 Social Services</b>	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.	<b>CDS-1 Community Facilities</b>	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

9.	<b>CDS-2 Infrastructure</b>	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.	<b>CDS-5 Public Services</b>	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.	<b>AMS-1 Overall Coordination</b>	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.	<b>AMS-3 Fair Housing</b>	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

**Goal Descriptions**

1.	<b>Goal Name</b>	<b>HSG-1 Homeownership</b>
	<b>Goal Description</b>	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.	<b>Goal Name</b>	<b>HSG-2 Owner-occupied Housing Rehabilitation</b>
	<b>Goal Description</b>	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.	<b>Goal Name</b>	<b>HSG-3 Housing Construction/Rehabilitation</b>
	<b>Goal Description</b>	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.	<b>Goal Name</b>	<b>HSG-5 Fair Housing</b>
	<b>Goal Description</b>	Promote fair housing choice through education, training, and outreach throughout the County.
5.	<b>Goal Name</b>	<b>HMS-1 Operation/Support</b>
	<b>Goal Description</b>	Financially assist providers to operate housing and support services for the homeless and persons at-risk of becoming homeless.
6.	<b>Goal Name</b>	<b>HMS-2 Prevention and Re-Housing</b>
	<b>Goal Description</b>	Continue to support the prevention of homelessness through anti-eviction activities and programs for rapid re-housing.

7.	<b>Goal Name</b>	<b>SNS-2 Social Services</b>
	<b>Goal Description</b>	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.	<b>Goal Name</b>	<b>CDS-1 Community Facilities</b>
	<b>Goal Description</b>	Improve parks, recreational facilities, neighborhood facilities, trails and libraries including accessibility improvements to public buildings and all community facilities in the County.
9.	<b>Goal Name</b>	<b>CDS-2 Infrastructure</b>
	<b>Goal Description</b>	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.	<b>Goal Name</b>	<b>CDS-5 Public Services</b>
	<b>Goal Description</b>	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.	<b>Goal Name</b>	<b>AMS-1 Overall Coordination</b>
	<b>Goal Description</b>	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.	<b>Goal Name</b>	<b>AMS-3 Fair Housing</b>
	<b>Goal Description</b>	Provide funds for training, education, outreach, and monitoring to affirmatively further fair housing in the County.

**Table 7 – Goal Descriptions**

**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

#### 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.	<b>Project Name</b>	<b>CDBG General Administration</b>
	<b>Target Area</b>	Countywide
	<b>Goals Supported</b>	HSG-5 Fair Housing AMS-1 Overall Coordination AMS-3 Fair Housing
	<b>Needs Addressed</b>	Housing Strategy Administration, Planning, and Management Strategy
	<b>Funding</b>	CDBG: \$356,451.00
	<b>Description</b>	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.
	<b>Target Date</b>	9/30/2027
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	1 Organization
	<b>Location Description</b>	Richland County, Community Planning & Development Department, Community Development Division, 2020 Hampton St. Suite 3058, Columbia, SC 29202
	<b>Planned Activities</b>	The project matrix code is 21A, General Program Administration.
2.	<b>Project Name</b>	<b>Public Service Activities</b>
	<b>Target Area</b>	Countywide

	<b>Goals Supported</b>	CDS-5 Public Service SNS-2 Social Service
	<b>Needs Addressed</b>	Other Special Needs Strategy Community Development Strategy
	<b>Funding</b>	CDBG: \$267,338.00
	<b>Description</b>	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.
	<b>Target Date</b>	9/30/2027
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	300 Persons
	<b>Location Description</b>	To be determined.
	<b>Planned Activities</b>	The National Objective is Low/Mod Income Clientele (LMC).
<b>3.</b>	<b>Project Name</b>	<b>Public Facility &amp; Infrastructure Improvements</b>
	<b>Target Area</b>	Countywide
	<b>Goals Supported</b>	CDS-1 Community Facilities, CDS-2 Infrastructure
	<b>Needs Addressed</b>	Community Development Strategy
	<b>Funding</b>	CDBG: \$308,468.00

	<b>Description</b>	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.
	<b>Target Date</b>	9/30/2027
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	1,000 Persons
	<b>Location Description</b>	To be determined.
	<b>Planned Activities</b>	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.
<b>4.</b>	<b>Project Name</b>	<b>Housing Rehabilitation</b>
	<b>Target Area</b>	Countywide
	<b>Goals Supported</b>	HSG-2 Owner-occupied Housing Rehabilitation
	<b>Needs Addressed</b>	Housing Strategy
	<b>Funding</b>	CDBG: \$550,000.00

<b>Description</b>	<p>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).</p> <p>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.</p> <p>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.</p>
<b>Target Date</b>	9/30/2027
<b>Estimate the number and type of families that will benefit from the proposed activities</b>	30 Housing Units
<b>Location Description</b>	Countywide
<b>Planned Activities</b>	<p>The National Objective is Low/Mod Income Clientele (LMC).</p> <p>The project matric code is 14A Rehabilitation: Single Unit Residential</p>
<b>5.</b>	<b>Project Name</b>
<b>Target Area</b>	Countywide
<b>Goals Supported</b>	HSG-3 Housing Construction/Rehabilitation
<b>Needs Addressed</b>	Housing Strategy
<b>Funding</b>	CDBG: \$300,000.00
<b>Description</b>	<p>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.</p>

	<b>Target Date</b>	9/30/2027
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	6 households
	<b>Location Description</b>	County Wide
	<b>Planned Activities</b>	<p>The National Objective is Low/Mod Housing Benefit (LMH).</p> <p>The project matrix code will be determined by the individual Activity, but may include:</p> <ul style="list-style-type: none"> <li>• 12 Construction of Housing;</li> <li>• 14A Rehab: Single-Unit Residential; and/or</li> <li>• 14B Rehabilitation: Multi-Unit Residential</li> </ul>
6.	<b>Project Name</b>	<b>HOME General Administration</b>
	<b>Target Area</b>	Countywide
	<b>Goals Supported</b>	AMS-1 Overall Coordination
	<b>Needs Addressed</b>	Administration, Management, and Planning Strategy
	<b>Funding</b>	HOME: \$79,569.00
	<b>Description</b>	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).
	<b>Target Date</b>	9/30/2027
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	1 Organization
	<b>Location Description</b>	Richland County, Community Planning & Development Department, Community Development Division, 2020 Hampton St. Suite 3058, Columbia, SC 29202
	<b>Planned Activities</b>	The project matrix code is 21A, General Program Administration.

7.	<b>Project Name</b>	<b>CHDO Set-Aside</b>
	<b>Target Area</b>	Countywide
	<b>Goals Supported</b>	HSG-3 Housing Construction
	<b>Needs Addressed</b>	Housing Strategy
	<b>Funding</b>	HOME: \$119,354.00
	<b>Description</b>	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.
	<b>Target Date</b>	9/30/2027
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	1 household
	<b>Location Description</b>	County Wide
	<b>Planned Activities</b>	<p>The National Objective is Low/Mod Housing Benefit (LMH).                      The project matrix code will be determined by the individual Activity, but may include:</p> <ul style="list-style-type: none"> <li>• 12 Construction of Housing;</li> <li>• 14A Rehab: Single-Unit Residential; and/or</li> <li>• 14B Rehabilitation: Multi-Unit Residential</li> </ul>
8.	<b>Project Name</b>	<b>Development of Affordable Housing</b>
	<b>Target Area</b>	Countywide
	<b>Goals Supported</b>	HSG-3 Housing Construction/Rehabilitation
	<b>Needs Addressed</b>	Housing Strategy
	<b>Funding</b>	HOME: \$296,769.86

	<b>Description</b>	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.
	<b>Target Date</b>	9/30/2027
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	6 households
	<b>Location Description</b>	County Wide
	<b>Planned Activities</b>	The National Objective is Low/Mod Housing Benefit (LMH). The project matrix code will be determined by the individual Activity, but may include: <ul style="list-style-type: none"> <li>• 12 Construction of Housing;</li> <li>• 14A Rehab: Single-Unit Residential; and/or</li> <li>• 14B Rehabilitation: Multi-Unit Residential</li> </ul>
9.	<b>Project Name</b>	<b>Down Payment Assistance</b>
	<b>Target Area</b>	Countywide
	<b>Goals Supported</b>	HSG-1 Homeownership
	<b>Needs Addressed</b>	Housing Strategy
	<b>Funding</b>	HOME: \$300,000.00
	<b>Description</b>	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.
	<b>Target Date</b>	9/30/2027

	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	13 households
	<b>Location Description</b>	County Wide
	<b>Planned Activities</b>	The national objective is Low/Mod Income Housing Benefit (LMH). The matrix code is 13, Direct Homeownership Assistance.
10.	<b>Project Name</b>	<b>Emergency Solutions Grant Program</b>
	<b>Target Area</b>	Countywide
	<b>Goals Supported</b>	HMS-1 Operation/Support HMS-2 Prevention and Re-Housing AMS-1 Overall Coordination
	<b>Needs Addressed</b>	Homeless Strategy Administration, Management, and Planning Strategy
	<b>Funding</b>	ESG: \$154,333.00
	<b>Description</b>	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).
	<b>Target Date</b>	9/30/2027
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	10 Organizations
	<b>Location Description</b>	Countywide

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

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](http://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%.

**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

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.

## 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
<b>Total:</b>	<b>56</b>

**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
<b>Total:</b>	<b>56</b>

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

#### 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.

### **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.

**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

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 to 72 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.

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

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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

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.

## **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

## 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

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

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

### **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 Resiliency
- **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.

## **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

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.

DRAFT

## Program Specific Requirements

### AP-90 Program Specific Requirements – 91.220(I)(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(I)(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
<b>Total Program Income:</b>	<b>\$0.00</b>

#### 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(I)(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 2<sup>nd</sup> 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

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 from 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

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

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

## 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 origin, sex, sexual orientation or gender identity, 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.

**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.

**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.

**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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DRAFT



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# FIRST PUBLIC HEARING

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DRAFT

## 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

State of South Carolina  
 County of Richland

I, the undersigned, makes oath that the advertisement, 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

**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 \$1,756,955 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

[Print Tearsheet Link](#)

[Marketplace Link](#)

Sworn to and subscribed before  
 me on



**PUBLIC HEARING NOTICE  
RICHLAND COUNTY WANTS YOUR INPUT**

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

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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

DRRAFT



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 stream live.*

## 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](https://richlandcountysc.gov/CommunityDevelopment)

or scan the QR code by May 4, 2026.

Call 803-576-2230 for more information.



Home (<https://www.richlandcountysc.gov/Home>) / Government  
(<https://www.richlandcountysc.gov/Government>) / Organization  
(<https://www.richlandcountysc.gov/Government/Organization>) / Departments  
(<https://www.richlandcountysc.gov/Government/Organization/Departments>) / Community  
Development  
([https://www.richlandcountysc.gov/Government/Organization/Departments/Community-  
Development](https://www.richlandcountysc.gov/Government/Organization/Departments/Community-Development)) / **Community Input Sought on 2026 Annual Action Plan for HUD Funds**

# Community Input Sought on 2026 Annual Action Plan for HUD Funds

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) (<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.***

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

## Related Information

[20260405-Community-Development-Notice-of-Public-Hearing-1-AAP-2026.pdf](#) (PDF, 173KB)

[\(/files/assets/county/v/1/grants/documents/20260405-community-development-notice-of-public-hearing-1-aap-2026.pdf\)](/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	Opportunities to partner with the County to develop supportive transitional housing for youth, funding for economic support to meet the needs 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 (especially 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 preservation and rehab, (3) housing stability services & legal support (4) energy-efficient upgrades.
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	Cindy 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 funding: housing rehabilitation, homeownership preservation and services to directly benefit LMI residents.

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

## Needs Assessment Hearing for the 2026 Action Plan



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

RICHLAND COUNTY COUNCIL CHAMBERS

*-STREAMING THROUGH YOUTUBE-*



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

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

**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.

The purpose of the 2026 Annual Action Plan is to provide a clear vision for the next year from

Community  
HOME In  
Emergency

We are seeking  
concerning  
homeless



# 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)



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

### 1. Needs Assessment Public Hearings

April 23<sup>rd</sup> @ 12:00 PM & 6:00 PM

### 2. 30-Day Comment Period | April 4 – May 4, 2026

Email: [CD@richlandcountysc.gov](mailto: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 8<sup>th</sup> - 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



### 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 stream live.

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[richlandcountysc.gov/CommunityDevelopment](http://richlandcountysc.gov/CommunityDevelopment)

or scan the QR code by May 4, 2026.

Call 803-576-2230 for more information.



# 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



# 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

# 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.

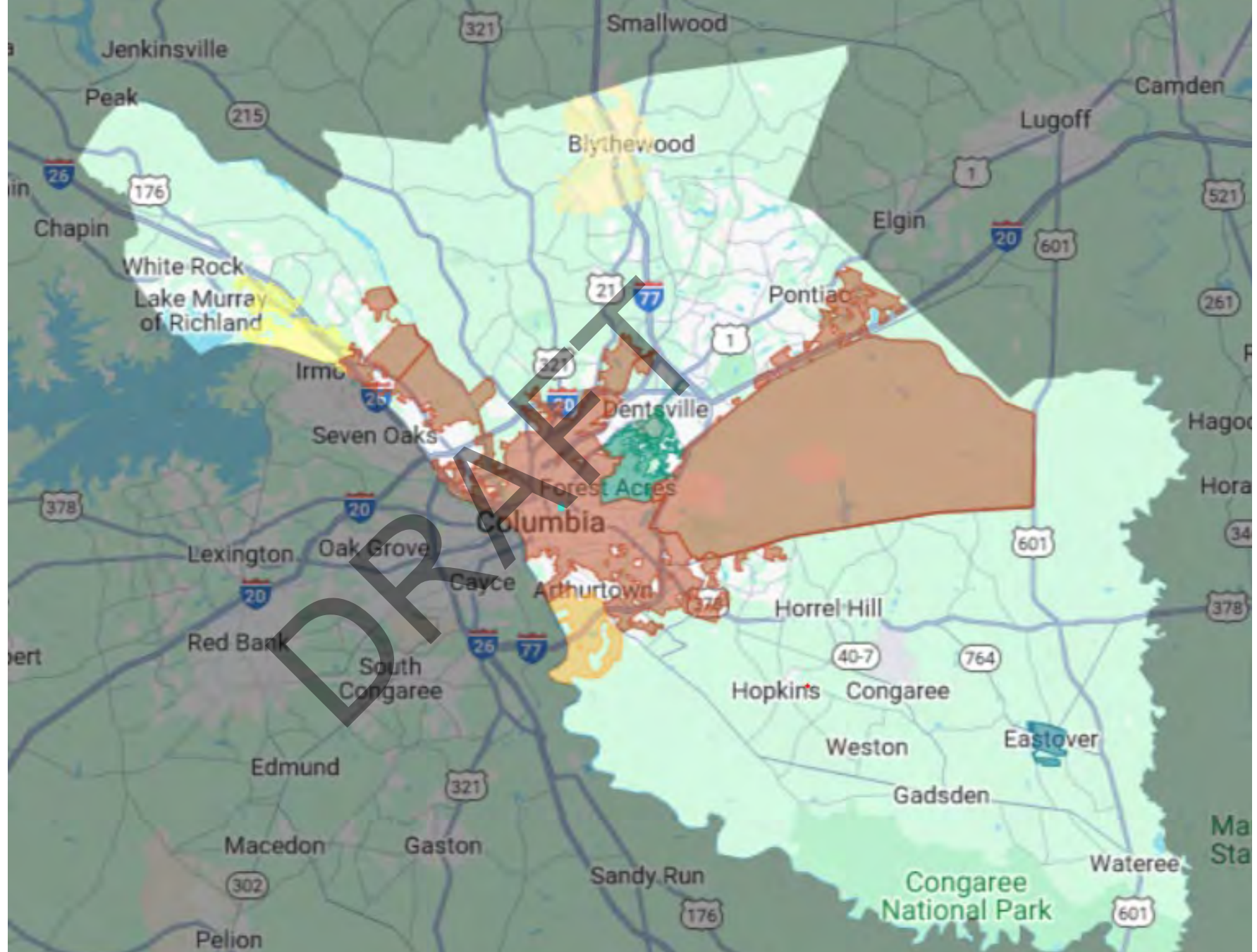
**Redevelopment Programs** - Plan and promote the development, redevelopment, and revitalization of economically distressed areas of the County, including vacant and underutilized commercial and industrial sites including underutilized brownfield sites.

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

# PY26 FUNDING PER THE 2026 HUD ALLOCATION LETTER

## Program Year 2026-2027 | Resources & Caps

	<b>CDBG</b>	<b>HOME</b>	<b>ESG</b>
Total Award	<b>\$1,782,257.00</b>	<b>\$795,692.00</b>	<b>\$154,333.00</b>
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	



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	<b>\$74,150</b>	80,100	86,050	91,950	97,900
		50% LIMIT	32,450	37,100	41,750	<b>\$46,350</b>	50,100	53,800	57,500	61,200
		30% LIMIT	19,500	22,250	26,650	<b>\$32,150</b>	37,650	43,150	48,650	54,150

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.



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)

**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








# 2023 & 2024 PUBLIC INFRASTRUCTURE AND FACILITY PROJECTS

Organization/Agency	Project Name & Brief Description	County District & Location	CDBG Funds Invested
✓ <b>Richland County Utilities</b>	Greenlakes Subdivision Gravity Sewer Rehab	District 11: Greenlakes Subdivision Old Leesburg Road -- Hopkins, SC	<b>\$444,727.80</b>
✓ <b>Midlands Housing Alliance (Transitions)</b>	Day Center Refresh & ADA Facility Upgrades	District 3: 2025 Main Street, Columbia, SC  Serving countywide needs	<b>\$427,675.65</b>
✓ <b>Richland County Recreation Commission</b>	Hopkins Park Pool Rehabilitation	District 11: 150 Hopkins Park, Hopkins, SC 29061	<b>\$386,117.65</b>
✓ <b>Serve &amp; Connect</b>	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	<b>\$331,717.65</b>
✓ <b>Midlands Housing Alliance</b>	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	<b>\$135,000.00</b>
✓ <b>Homeless No More</b>	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	<b>\$167,380.00</b>



# 2025 PUBLIC FACILITY IMPROVEMENT PROJECTS



Organization/Agency	Project Name & Brief Description	Total Proposed Award
 <b>United Way of the Midlands</b>	<b>WellPartners Dental and Eye Clinics</b> - 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.	<b>\$400,000 Grant</b> <b>\$100,000 Loan</b> <i>\$100k paid back at 0% interest over 10 years as CDBG Program Income for reinvestment in future eligible CDBG projects.</i>
 <b>Sistercare, Inc</b>	<b>Increased Safety and Security Project</b> – 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.	<b>\$105,800.00</b>
 <b>Richland County First Steps</b>	<b>Early head Start Center at Virginia Wingard United Methodist Church</b> – 57 LMI children (infant to age 5) served annually To provide critical safety and security upgrades of the childcare facility.	<b>\$84,412.50</b>
 <b>Richland County First Steps</b>	<b>Early Head Start Center at Ridgewood Missionary Baptist Church</b> – 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.	<b>\$85,672.50</b>
<b>Contingency Funding for 2025 CDBG Projects</b>	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).	<b>\$3,507.00</b>
 Richland County Government	<b><u>TOTAL</u></b>	<b>\$779,392.00</b>

# PUBLIC SERVICE ACTIVITIES – UNDERWAY NOW

Organization/Agency	Project Name & Brief Description	Award Amount
<b>Able SC</b>	<b>Building Disability Access in Richland County:</b> <i>Serving 150 Adults with Disability-</i> Programmatic support to expand its Independent Living services for ages 16-23.	\$20,000.00
<b>Brookland Center for Community Economic Change</b>	<b>Stability for Homeless Families:</b> <i>Serving 15 homeless households –</i> Rental assistance, security deposit, and utility set up support to help transition homeless families with children into stable housing.	\$53,399.00
<b>Columbia Housing Authority</b>	<b>Building Bridges to Housing Initiative:</b> <i>Serving 40 LMI and homeless households-</i> 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
<b>Homeless No More</b>	<b>Life Skills for Homeless Families:</b> <i>Serving 120 homeless adults and children-</i> funds to support life skills programs, including training in areas such as financial management, employment readiness, parenting, and health education.	\$60,000.00



Richland County  
Government



# PUBLIC SERVICE ACTIVITIES – UNDERWAY NOW

Organization/Agency	Project Name & Brief Description	Award Amount
<b>Limitless Community Development</b>	<b>Food for Your Heart &amp; Advancing Your Finances – <i>Serving 850 LMI Individuals</i></b> – Support to provide fresh, nutritious food to families and offer personalized housing counseling targeted toward households facing language barriers.	\$40,000.00
<b>Midlands Fatherhood Coalition</b>	<b>Expanding to Provide Economic Mobility, Education and Employment Services – <i>Serving 35 LMI Individuals</i></b> – Support for services to empower fathers by teaching parenting skills and offering training to help achieve economic security.	\$30,000.00
<b>Richland County Sheriff’s Department</b>	<b>Project HOPE – <i>Serving 200 Seniors</i></b> - 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
<b><u>TOTAL</u></b> Public Service allocation in the PY25 Annual Action Plan		<b>\$263,399.00</b> <b>(Capped at 15%)</b>



# 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)



**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>

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Government

# 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	<b>For three primary projects:</b> 1) <b>Operation One Touch</b> – Minor home repair program for income eligible homeowners for installation of roofs, HVAC, windows, flooring, etc. 2) <b>CDBG Rehab</b> – Partnership with Subrecipients for Minor Home Repair Services 3) <b>Rental Housing Development</b> - 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
<b>Other Investment Considerations</b> Public Infrastructure Public Facilities Slum & Blight Removal Transitional Housing Units Emergency Shelters Recreation & Community Centers	\$563,268	<b>Infrastructure:</b> 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.  <b>Facilities:</b> 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.  <b>Slum &amp; Blight Removal:</b> Residential or Commercial demo/clearance ( <i>not to exceed \$300k</i> )
<b>TOTAL</b>	<b>\$1,788,257</b>	

\*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.



# 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



# 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	<b>Community Housing Development Organization (CHDO)</b> 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.
<b>TOTAL</b>	<b>\$795,692.86</b>	

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

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

## CONTACT US

Adrienne Jackson, Manager of Housing  
Richland County Community Development  
CommunityDevelopmentInfo@richlandcountysc.gov  
803-576-2230

**No Walk-ins are permitted or loitering without registration.**

**Capacity is limited to 75.**

**Children are unable to attend.**

Scan the QR code to register!



Registration available May 2026



Richland County Government

# 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.

## Emergency Solutions Grant



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.
<b>TOTAL</b>	<b>\$154,333.00</b>	

\*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 occur 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 22<sup>nd</sup>. 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



# 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.



1. Needs Assessment Public Hearings

April 23<sup>rd</sup> @ 12:00 PM & 6:00 PM

2. 30-Day Comment Period | April 4 – May 4, 2026

Email: [CD@richlandcountysc.gov](mailto: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 8<sup>th</sup> - 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




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 stream live.

**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](http://richlandcountysc.gov/CommunityDevelopment)  
or scan the QR code by May 4, 2026.  
Call 803-576-2230 for more information.



# 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**

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**

**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**  
**PUBLIC 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. Barton	629 Fungalan,	HR	No
3	Amy Hart	200 Summit Parkway Columbia, SC	Richland School District	Two No
4	Anthony K. Jenkins	448 Decernwood St. NE Columbia, SC 29205	IT	No
5	Bucky Morrison	2817 Millwood Ave 29205	Senior Resource	Maybe
6	GRAHAM COLBERTSON	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	ADRIAN JUCKER	RC	RC	No

	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	Tige Whitaker	7912 Hunt Club Rd	prisma (community health)	N
12	MIKE Zaprawka	2020 Hampton Str	Building Dept	N
13	Brian Wehrmeister	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	McEANG COSSINS	9413 Martindale Rd APT D	Richland County Planners	N
17	Geonard Price	2020 Hampton St	CP+D	N
18	Apple Johnson	2020 Hampton St	Admin	✓
19				
20				

**Richland County Staff in Attendance:**

- 1) Name: \_\_\_\_\_ Title: \_\_\_\_\_ Date: \_\_\_\_\_
- 2) Name: \_\_\_\_\_ Title: \_\_\_\_\_ Date: \_\_\_\_\_



**COMMUNITY DEVELOPMENT**  
**PUBLIC 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 Dr Columbus 29202	Alston Wilkes Society	N
2				
3				
4				
5				
6				
7				
8				
9				
10				

	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				
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**Richland County Staff in Attendance:**

- 1) Name: \_\_\_\_\_ Title: \_\_\_\_\_ Date: \_\_\_\_\_
- 2) Name: \_\_\_\_\_ Title: \_\_\_\_\_ Date: \_\_\_\_\_



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# 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](mailto: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>

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
• <u>Affordable Housing Development</u>	=	\$ 300,000.00
<b>Total CDBG</b>	<b>=</b>	<b>\$ 1,782,257.00</b>



**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
• <u>Down Payment Assistance</u>	=	<u>\$ 300,000.00</u>
<b>Total HOME</b>		<b>\$ 795,692.86</b>

**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
• <u>Street Outreach/Emergency Shelter</u>	=	<u>\$ 84,228.00</u>
<b>Total ESG</b>		<b>\$ 154,333.00</b>

**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](mailto: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