

**RICHLAND COUNTY COMMUNITY DEVELOPMENT**  
**Consolidated Annual Performance and Evaluation Report (CAPER)**  
**Program Year 2013 - 2014**

**Assessment Of Three To Five Year Goals And Objectives**

For the 2013/2014 program year, Richland County received Community Development Block Grant (CDBG) in the amount of \$1,270,319 and HOME Investment Partnership (HOME) funds in the amount of \$451,016. The CDBG allocation was increased from the previous year by \$96,812.00 and the HOME Investment allocation was decreased from the previous year by \$2,450.00.

In this program year, Richland County implemented the same programs outlined in the consolidated plan. The activities/projects include housing, public infrastructure and neighborhood revitalization activities for low and moderate income families in Richland County. The impacted programs are: 1) public services and public facilities, 2) neighborhood revitalization, 3) county-wide rehabilitation, 4) emergency repair, and 5) homeownership assistance. The County feels that it is imperative that the focus remains on a variety of projects including the housing repair aspects of the plan. The County continues to believe that these basic needs will help build strong, safe and healthy communities which will hopefully encourage a variety of economic opportunities for the County and truly contribute to an enhanced quality of life for the residents, particularly the low and moderate income residents. As a result, one of the County's approaches to affordable housing continues to be the improvement of infrastructure such as public water and sewer and roads. In addition, the affordable housing aspect involves repair work to the existing housing stock and providing homeownership in existing neighborhoods and on scattered site development.

The County realizes that the basics are essential to revitalizing and generating economic development for low and moderate income neighborhoods. These neighborhoods are often overlooked and the people become immune to the environment, mentally, socially, and economically.

In addition, the department completed or began projects to positively impact the community to include (1) Phase 2 Completion of the Hopkins Medical Facility; (2) Phase 2 of the HMIS agreement with United Way; (3) Section 3 jobs with the Columbia Housing Authority; (4) Continuation of the Crane Creek Park in Master Program Area; (5) Completion of Phase I of the Monticello Streetscape Project; (6) Completion of operational funds for Transitions Shelter; (7) Continuation of the Dirt Road Paving Project in Districts 10 & 11; (8) Operational Funds for Sister Care (Domestic Violence Shelter); and HOME project delivery costs.

### **General - Citizens Comments**

Notice of availability of the CAPER was published on December 11, 2014.

Richland County Community Development Department conducted a public hearing on Tuesday, December 22, 2014, at 5:30 p.m. The 15-day public comment period was from December 12 – 30, 2014. This was the public opportunity to comment on the performance reports.

The CAPER Report was made available at Richland County, Community Development Department, Suite 3063, Columbia, South Carolina, 29204. No public comments were received.

The Richland County Community Development Office is committed to improving the quality of life for all citizens. Our logo, “We Can Upgrade U” displays out three-tiered approach to assisting our county residents with:

- Homeowner Assistance
- Financial Empowerment
- Neighborhood Revitalization

### **CR-05 – Goals And Outcomes 91.520(a) and 91.520(i)**

#### **Specific Annual Objectives and Strategic Plan**

Program Year 2013 addressed the following objectives selected from the County’s 5-Year Consolidated Plan.

- Priority Need 1: Improve the quality and availability of decent, safe and affordable housing.
- Priority Need 2: Provide for adequate and safe public facilities and infrastructure.
- Priority Need 3: Revitalize LMI neighborhoods.
- Priority Need 4: Provide for and support programs and services for the homeless.
- Priority Need 5: Provide code enforcement for LMI neighborhoods and CDBG project areas.
- Priority Need 6: Provide planning activities to meet the needs of LMI areas and residents.
- Priority Need 7: Work with community partners to coordinate community development activities.

The table below summarizes the priority needs and objectives of the 5-year Consolidated Plan that will be addressed by the projects proposed for the 2014 Program Year and lists performance indicators for each proposed project.

For each objective selected for a specific project, one of three outcome categories will be chosen that best reflects what is proposed to be achieved by funding the activity. The three outcome categories are:

1. Improving Availability or Accessibility. This outcome category applies to activities that make services, infrastructure, public services, housing, or shelter available or accessible to low and moderate-income persons, including those with disabilities. In this category, accessibility not only refers to physical barriers, but also to making the affordable basics of daily living available and accessible to low and moderate-income persons. Where a service or facility did not exist, the assistance provided results in new access to that service or facility. Where a service or facility was limited in size or capacity, and the assistance expanded the existing service or facility, the result would be improved access.
2. Improving Affordability. This outcome category applies to activities that provide affordability in a variety of ways in the lives of low and moderate-

income people. It can include creating or maintaining affordable housing, basic infrastructure hookups, or services such as transportation or daycare.

3. Improving Sustainability. This outcome applies to projects where the activity or activities are aimed at improving communities or neighborhoods, helping to make them livable or viable by providing benefit to persons of low and moderate-income or by removing or eliminating slums or blighted areas, through multiple activities or services that sustain communities or neighborhoods.

The three overarching objectives are matched with the three outcome categories, resulting in nine (9) groups of **outcome/objective statements** under which to report the activity or project data to document the results of the activities or projects. The outcome/objective statements will be reviewed and assigned to each proposed activity, project and program for Program Year 2013 to comply with the requirements of the performance measurement standards.

#### HUD Performance Measurement Outcome Framework

	<b>Outcome 1:</b> Availability or Accessibility	<b>Outcome 2:</b> Affordability	<b>Outcome 3:</b> Sustainability
<b>Objective 1:</b> Suitable Living Environment	Enhance suitable living environment through improved accessibility <b>SL-1</b>	Enhance suitable living environment through improved or new affordability <b>SL-2</b>	Enhance suitable living environment through improved or new sustainability <b>SL-3</b>
<b>Objective 2:</b> Decent Housing	Create decent housing with improved or new availability <b>DH-1</b>	Create decent housing with improved or new affordability <b>DH-2</b>	Create decent Housing with improved or new sustainability <b>DH-3</b>
<b>Objective 3:</b> Economic Opportunities	Provide economic opportunity through improved or new accessibility <b>EO-1</b>	Provide economic opportunity through improved or new affordability <b>EO-2</b>	Provide economic opportunity through improved or new sustainability <b>EO-3</b>

Each project or activity funded by the Richland County Community Development program falls under one of the following three objectives that relate to the statutory purposes of the program:

1. Creating a Suitable Living Environment. In general, this objective relates to activities that are designed to benefit communities, families or individuals by addressing issues in their living environment. It relates to activities that are intended to address a wide range of issues faced by LMI persons from physical problems with their environment, such as poor quality infrastructure, social issues such as crime prevention, literacy, or health services.
2. Providing Decent Housing. The activities that typically would be found under this objective are designed to cover the wide range of housing possible under CDBG. This objective focuses on housing programs where the purpose of the program is to meet individual family or community needs.
3. Creating Economic Opportunities. This objective applies to types of activities related to economic development, commercial revitalization, or job creation.

## 2013 Projects, Goals, Priority Needs, and Outcomes

2013 Annual Action Plan Projects	Consolidated Plan (CP) Priority Need	Expected #	Actual #	% Completed
<b>CDBG Projects</b>				
1. Hopkins Area Medical Facility to service LMI patients.	#2 Provide for adequate and safe public facilities and infrastructure.	1 Medical Facility to serve under & uninsured patients	1 Medical Facility completed/800 units of medical service provided	100%
2. Sister Care (DV)	#4. Provide for and support programs and services for the homeless.	250 Persons served.	287 (180 Adults & 107 Children)	100%
3. Emergency Repair Program (ER)	#1. Improve the quality & availability of decent, safe & affordable housing.	10-13 homes repaired	3 homes repaired	33%
4. HMIS Match to United Way of Midlands	#4. Provide for and support programs and services for the homeless.	2,650 homeless individuals & 2,500 families provided services.	1,510 ( <b>PIT Count shows new reduction</b> )	100%
5. Job Development/Training for Section 3 residents (CHA)	#7. Work with community partners to coordinate community development activities.	20 participants	40 participants	100%
6. Monticello Rd. Streetscape (Neighborhood Revitalization Program)	#3 Revitalize LMI neighborhoods.	Phase I - Streetscape	Phase I completed of Streetscape	100%
7. Administration (20%)	#6. Provide planning activities to meet the needs of LMI areas and residents.	n/a		-
8. Columbia Mobile Home Park Demolition	#5 Provide code enforcement for LMI neighborhoods and CDBG project areas.	35 units of Mobile Home demolition & clearance/3 acres	35 units of Mobile Home demolition & clearance of 3 acres	100%
9. Crane Creek Park	#2 Provide for adequate and safe public facilities and infrastructure.	1 Park Erected	1 Crane Creek Community Park completed	100%
10. Dirt Road Paving For Districts 10 & 11	#2 Provide for adequate and safe public facilities and infrastructure.	Road Paving for up to 5 roads in Lower Richland	5 roads designed & surveyed	100%

HOME Projects				
11. CHDO Set Aside Programmatic and Operating Funds	#3. Revitalize LMI neighborhoods.	Rehabilitate homes. Seek partnerships for development of vacant infill properties.	Built 2 rental units	100%
12. Housing Rehabilitation Program (HR)	#1. Improve the quality & availability of decent, safe & affordable housing	10-12 units rehabilitated	6 units rehabilitated	50%
13. Down Payment Assistance Program (RCHAP)	#1. Improve the quality and availability of decent, safe and affordable housing.	15-30 New Home Owners (depending on individual assistance amount)	17 New Home Owners	70%
14. Administration (not to exceed 10%)	#6. Provide planning activities to meet the needs of LMI areas and residents.	n/a		-

Overall, Richland County’s assessment of use of CDBG funds is that we addressed the priorities and specific objectives identified and gave special attention to the highest priority activities identified as shown in the above table and the below additional narrative. The activities of emergency repair and housing rehabilitation continue to be slow moving and staff has addressed this in the Self-Evaluation section of this report. Down Payment Assistance Program is dictated by the housing market for new homebuyers and creditable lending institutions credit risks determined by underwriters and other factors.

**Additional narrative on other CDBG Projects are as follows:**

**Clearance And Demolition (CDBG) Project**

(IDIS #537)

The Columbia Mobile Home Park is located at 6319 Shakespeare Road. It was a dilapidated, vacant, hazardous mobile home park that was not only a danger to the surrounding areas but a major eyesore for the residents within Trenholm Acres and New Castle communities. The property was properly abated, demolished and cleared to mitigate the parcel. The property was demolished and cleared within the

reporting year in the drawn down amount of \$71,868.44. CDBG funds were also drawn down last year the environmental clearance and the project is now complete.

***Project Clearance/Demolition Outcomes:*** Demolition of a 3-acre mobile home park that was a hazardous eyesore for more than two decades. The surrounding areas now have a parcel that is open to a future redevelopment.

### Public Facility (CDBG) Projects

#### Hopkins Medical Family Practice

(IDIS #581,633)

The Hopkins Family Practice was completed in the reporting year. CDBG funds were used to acquire the land, construct the facility and other associated costs to open the building during the 2014 Community Development Week Celebration in April 2014. The practice became fully operational in May 2014. The facility's need arose during FY 2012 Consolidated Plan Public Hearings. The medical facility was built with nearly \$800,000 in federal funds administered by Richland County's Community Development Department to serve low-income and uninsured residents. Prior to the center opening its doors, many Lower Richland residents traveled to downtown Columbia to meet their healthcare needs. County officials anticipate residents will take advantage of the facility and the services it provides. Located at 9023 Garners Ferry Road, Hopkins Family Practice is operated by the Eau Claire Cooperative Health Centers (ECCHC) and treats both adults and children. The medical facility assists those who are under-insured and uninsured. During the reporting period, a total of \$731,709.90 was draw down.

### Master Planned Areas

(IDIS # 593,601)

Community Development continues to collaborate with the Planning Department to address the needs of the master plans for Crane Creek, Broad River Heights, Trenholm Acres/New Castle and Decker Blvd.

The Crane Creek Master Plan includes gateway improvements and enhancements to a local park. This year funds were used in the Crane Creek Park area located off Monticello and Fairfield Road in District 7 or the upper middle portion of the County. Funds were used for soft cost such as environmental assessments, appraisals, engineering and surveying. Activities continued into this year and a total of \$15,089.69 was used in FY 13-14 for not only these soft costs but for substantial entranceway signage into the large community. This project leveraged \$486,000 in funding with Neighborhood Improvement funds for the creation of neighborhood signs and a highly anticipated neighborhood park.

***Public Facility Improvements Outcome:*** The public improvements program has allowed for a medical and health service facility to benefit not only low to moderate income individuals and neighborhoods but those who may be underinsured and uninsured with more accessibility and availability. More than 800 units of medical service have been provided from May 2014-September 2014. Healthcare and other public facilities like this in turn typically attract growth potential. The park has been completed and held its grand opening in June 2014. The park is now a well-received new benefit for the area and can serve over 1,000 persons from all the surrounding areas.

### PUBLIC SERVICE (CDBG) PROJECTS

#### Job Development And Training – Section 3 - Columbia Housing Authority

(IDIS # 591,632)

Richland County saw the need to do more Section 3 outreach to benefit local low-income and at-risk homeless citizens within the community. During last's year CAPERS report, a contract was executed between Richland County and the Columbia Housing Authority using \$50,000 to assist in areas of career development, GED/high school diploma and computer classes, along with Certified Nursing Assistants (CAN) along with medical coding classes. This activity reflects a drawn down amount of \$37,577.59 because all the funds drawn down in this reporting period covered (two) 2 years of funding. By the end of this reporting year, a total of 45 CHA participants benefited from the program. From this number a total of 40 participants were 100% extremely low income, with 31% being from Section 8 housing and 98 % female head of households.

***Public Service Outcomes:*** Richland County greatly impacted the homeless population within this area by funding three local agencies. By funding effecting three agencies, hundreds of the Richland County homeless population were positively benefitted. In addition, almost 50 very low and low income persons living in public housing will have a greater and more sustained economic prosperity with new job skills. Three other activities that are categorized as Public Service Projects are included in the Homeless and Other Special Needs Section Narrative.

## STREET IMPROVEMENTS

### Monticello Road Streetscape (Neighborhood Revitalization)

(IDIS # 393,549)

The Ridgewood neighborhood completed its 9<sup>th</sup> year as a neighborhood targeted for improvements under the Neighborhood Revitalization Program. This year Phase I of the Monticello Road streetscape project was completed and steps were taken to begin Phase II - the final activity in this project. Challenges encountered during Phase I resulted in postponing several planned improvements that were added to the scope of work under Phase II. Consequently the budget for Phase I was reduced by \$115,430.50. Phase II construction was awarded and is expected to cost a total of \$449,636.50; of which \$263,206 is committed from this year's CDBG funds. Phase II is expected to take 120 days and will implement the demolition of an accessory building for the construction of a 6ft modular brick retaining wall and also includes the construction of cross walks, 21 ornamental street lights to be installed by SCE&G, street sign replacement, curb and gutter improvements and sidewalk construction in areas where there is none. During the reporting period, a total of \$116,458.47 was drawn down for Phase I.

Overall the neighborhood revitalization project is comprised of infrastructure improvements and development of decent, safe and affordable housing. Public improvement activities completed in previous years included sewer line construction and connections, improvements to Ridgewood Park and gateway enhancements, and the installation of 31 ornamental lights by SCE&G. In the area of housing, housing stock in Ridgewood has greatly improved thanks to development by CHDOs and sub-recipients; unsafe housing removal by the county and residents that received services through the Homeowner Rehabilitation and Emergency Repair Programs.

## DIRT ROAD PAVING FOR DISTRICTS 10 AND 11

(IDIS # 594)

This was a 2012 project and was initially slow moving. Community Development worked with Public Works and a vendor was selected. The vendor was issued a Notice to Proceed by the Procurement Department in November 2013 and work ensued. With the costs to pave 1 mile of dirt road with asphalt in excess of \$600,000 escalating in 2013, the determination was made to use the CDBG to complete the soft costs (surveying and design) of the following streets: Sumter Valley Road; Simon Weston Road; PR Webber Road; Pleasant Grove Lane and Sumpter Road. The road design will reflect 100% completion by the next CAPERs. Permits have been obtained for all five roads. The project is currently being advertised for construction. The Transportation Department will be augmenting the road paving with other resources. A total of \$83,039.43 was drawn down during the reporting year.

***Street Improvement Outcomes:*** Improvements include streetscape in the central part of Richland County on a main thoroughfare that runs directly within a targeted neighborhood along with upcoming road paving projects for up to five dirt roads located within the lower portion of rural Richland County.

## EXISTING HOMEOWNERS HOUSING ASSISTANCE – (CDBG)

### Emergency Repair Program (ER) and HOME Project Delivery Costs

(IDIS #302, 616, 617,620,621)

Overall, Richland County had budgeted \$200,510 for this program and project delivery costs and proposed to benefit approximately 10-13 households this year. The number of IDIS numbers reflected above do not depict actual completed units. Three completed units were evidenced this reporting year and reflect a total of \$68,537.50 expended. The other units reflect drawdowns for inspections, project delivery costs, in addition to IDIS activity clean up that took place during the reporting period that were associated with the program. Three (3) LMI units were

repaired benefiting five (5) LMI persons throughout the unincorporated Richland County area. While the need for the program was great, the production rate was very slow. This resulted in the program being placed in hiatus status while others on the approved list were being addressed.

This program has filled a great need for persons living in existing situations that posed an immediate threat to the occupants' health and safety. The hazardous situations that have been alleviated include: no heat, unsafe electrical systems, failed and leaking roof systems, deteriorated and collapsing floors, and no or unsafe accessibility situations for disabled individuals.

***Emergency Repair Program Outcome:*** This program meets Richland County's objective of preserving the existing housing stock for those households earning 80% or below of the area median income. These families are now experiencing a safer home with the affordability still possible.

**Additional narrative on HOME Projects are as follows:**

**Homeowner Rehabilitation Program**

(IDIS #572,625, 635,636,640,651)

Drawn down \$202,105.47

Richland County budgeted \$85,915.00 for this program and proposed to benefit approximately 10-13 households this year. Carryover funds from previous years would make up the difference to benefit the items. During the 2013 program year, we completed rehabilitation on 6 units benefiting a total of 15 LMI persons. Of the 6 households assisted this year, 2 households which have disabled person(s), 6 households which have elderly and 2 households have been both disabled and elderly. Richland County expended \$218,150.82 in HOME/PI funds on this program during 2013. Applications for this program were frozen again this year so that the department could focus on assisting the persons on the current waiting list. While working on the current list, the staff worked on making changes to the

program to include the after-rehabilitation value not exceeding \$138,000 (per HUD local numbers); owners must have an active termite bond or updated termite inspection; and no longer assisting houses with construction dates that are older than 1978. Additional updates to the program were made and the new and improved program was released during the upcoming program year.

The need for housing rehabilitation continues to be extremely great in the unincorporated areas of Richland County and those seeking assistance have been the neediest. Richland County continues to be committed to providing safe and affordable housing to eligible residents, one house at a time. Constantly looking for ways to help those in need using the flexibility built into our housing programs, the department seeks those in need of assistance.

***Homeowner Rehabilitation Program Outcome:*** The outcome of the homeowner rehabilitation assistance program provided these citizens an opportunity to literally save their homes which had been in a severe state of deterioration. It has provided a safe and healthy living environment for 15 LMI persons that had no other way to remedy their situations. It has also helped to strengthen a small but positive stabilizing force for the housing stock in Richland County. This program also promotes a renewed sense of pride in the homeowners assisted; while at the same time serving as an incentive to other homeowners in those nearby areas to improve their properties.

CHDO HOUSING DEVELOPMENT  
(IDIS #618, 619)

Through partnerships with CHDOs, HOME funds are leveraged, when possible to create decent, safe and affordable housing opportunities for households that are 80% and below the area median income in unincorporated Richland County. CHDOs submit proposals through a formal competitive “Request for Proposal” process: Projects are chosen for funding based on set criteria; the proposals rated

and scored; project feasibility reviewed; and projects compatibility tested with Richland County master planned areas.

Due to the current housing market the priority has shifted from homeownership to rental. However in 2013, one (1) homeownership activity was funded in an older and established subdivision off Farrow Road. This was an in-fill project. Given various factors, our department does seek opportunities to leverage HOME dollars. With anticipated success, the County will generate Program Income and add to the number of beneficiaries who become homeowners.

This year a total of \$295,483 in HOME funds was invested in two separate CHDO projects. The Columbia Housing Development Corporation received a loan in the amount of \$139,000 for the construction plus developer fee of a single family homeownership unit. The property site is a vacant parcel owned by the CHDO and located in unincorporated Richland County. The neighborhood median household income is \$55,000; median home value is \$92,400 and County GIS data shows 89% as owner-occupied. The CHDO had invested funds and demolished a single family house prior to requesting funds from the County. The construction originally scheduled to begin November 2013 and completed March 2014, is now expected to be completed January 2015.

A HOME award of \$156,483 was made to Benedict-Allen Community Development Corporation for the development of rental housing in a targeted master planned area. The newly constructed duplex, when complete will include 2-two bed room/1 bath units. One unit will be handicap accessible and both will have security systems, energy efficiency appliances and parking. These units will target households that are 60% and below the area median income. For the reporting period, a total of \$43,450.87 was drawn down. Additional funds were drawn down however outside of the reporting period on these activities.

***CHDO Project Outcome:*** Three new units will benefit low income households within Richland County. Two of the three will be for affordable rental and the other for affordable homeownership for 80% or lower LMI families.

## Richland County Homeownership Assistance Program (RCHAP)

(IDIS #641,642,644,646,647,649,650,653,654,656,657,658,659,660,661,662,663)

Drawn down \$96,890.14

This down payment assistance program was funded with the HOME program income, match, and HOME funds. All of the Down Payment Assistance given through this program is given in the form of a Deferred Forgivable Loan. This type of loan is forgiven on a pro-rata basis over a five year period as long as the home owner continues to own and live in the house as their primary residence.

A total of 26 LMI persons benefited from these first time purchases. All families purchased homes throughout the unincorporated areas of Richland County.

Richland County hosts monthly orientation classes to help families or individuals understand the basic program guidelines and procedures. At this orientation, the attendees are given a handbook and an application. These classes averaged approximately 35-40 attendees. In addition to the orientation, participants attend a 12-hour credit counseling class sponsored by Columbia Housing Authority. These classes provide potential homebuyers an opportunity to understand the process of purchasing a home and their responsibilities as future homeowners; such as explaining the credit process and the factors that affect an individual's credit as well as discussing maintenance of the home.

Richland County staff continues to attend affordable housing training and conferences to stay abreast to any changes, as well as to remain involved in the affordable housing discussions. Richland County is concerned with the foreclosure rate and will keep communications open in order to find ways to address this growing concern. Staff has met with various counselors to ensure that foreclosure is a major part in the educational portion of the homebuyer programs. Staff also

makes referrals to the SC State Housing Finance and Development Authority's SC Help Program. The Department hosts its Post-Homeownership workshop twice a year. This workshop is held after the homeowners had been in their homes for a month or more so that they had first-hand experience in their homes. Specific questions and interaction at the workshops took place. These workshops are very beneficial and will continue annually. Due to the popularity of this program RCHAP staff is often recruited to speak at local lending institutions and realtor seminars off site.

***Down Payment Assistance Program Outcome:*** The outcome of the Richland County Homeownership Assistance Program (RCHAP) using HOME funds provided 17 families the opportunity to purchase a new home. This program allows for new homebuyers to obtain not only a new home but also the opportunity to work towards building wealth and assets. This program also encourages new homeowners to get involved with their neighborhoods and the local government. As a homeowner, there is a stronger sense of responsibility than as a renter. Homeownership tends to help build up pride, as well as give an investment that grows with appreciation. Finally, the program provides the opportunity to positively impact homeownership without adding excess to existing housing stock within Richland County.

**Comparison of the proposed verses actual outcomes for outcome measure submitted with the plan and explain why progress was not made toward meeting goals and objectives .**

### **Self-Evaluation**

The Consolidated Annual Performance and Evaluation Report (CAPER) is a concept that is designed to enable officials and citizens to become more aware of the larger picture and the extent to which all related programs are effective in collectively solving neighborhood and community concerns and issues. The overall goal of the community planning and development programs is to develop

viable communities by providing decent housing and a suitable living environment and expanding economic opportunities principally for low and moderate income persons.

Richland County has observed that the housing rehabilitation programs, the first time homebuyer program, the neighborhood revitalization program, and the public facilities program have assisted with providing economic stability to families and neighborhoods, one household and neighborhood at a time. Under each program in this report, the County outlines the program outcomes.

In addition to providing the number of housing units or households rehabilitated or assisted, Richland County's housing rehabilitation programs have allowed homeowners to stay in their homes longer without having the burden of additional funds for repairs. These housing programs have assisted low income families with a better understanding of home repair and maintenance issues; understanding how important it is not to delay repairs if possible; understanding the importance of credit and paying bills in a timely manner; and understanding the process of purchasing a home. Overall, these programs have allowed for low and moderate income residents to remain in their homes and not worry about home repairs which in turn extend the life of the home and provide for a safe, healthy and cleaner environment. Lastly, the rehabilitation programs were not cost-effective in the area of inspections for project delivery. Both rehab programs were using two (2) outside vendors for inspections while other HOME funded programs were utilizing other means. To streamline, make it more consistent while saving funds, the next year will see the hiring and use of a part-time Housing Inspector.

These housing programs have also supported low income families to get their "heir property" issues addressed and corrected to fee simple titles. These housing programs have permitted staff to discover that heir property is a major issue for Richland County. Now that the new HOME regulations support work with heir property and life estates, Richland County will be moving forward under the HR and new Energy Efficiency/Handicapped Accessibility (EE/HA) programs.

Beginning next year, the Emergency Repair program will be revamped and the new Energy Efficiency/Handicapped Accessibility (EE/HA) program will take its place. The new program will focus on items to include higher rated HVAC,

windows and doors along with insulation installation and handicapped assessable ramps and interior grab bars.

The Community Development staff discusses regularly the program's effectiveness in meeting the needs. The Community Development staff continues to work on improving the assistance time, build more internal controls, as well as providing our programs to a representative demographic. New updates have been put in place with the creation of the pre-eligibility check lists that all staff has access to determine eligibility. This new change on the intake process should expedite the application review.

The CDBG and HOME programs have greatly helped Richland County address the needs of its residents. The County has used program funds for housing repair programs, public facility improvements, down payment and closing cost assistance for first time home buyers, neighborhood improvements, construction of new affordable housing, assisting homeless agency providers and other community improvements. In addition the year reflects the completion of an almost \$800,000 medical facility off Garners' Ferry Road for rural lower Richland citizens. Monticello Road Streetscape saw the completion of Phase I of Monticello Road and the anticipated beginning of Phase II, which will include a city block. The City of Columbia has provided funds to the County for their portion of the project.

The County's overall performance for the FY 2013-2014 has been very good and the County has met most of its goals as set out in the 2013 Annual Action Plan. Most projects have proceeded as planned and in a timely manner. Geographical distribution of the funds throughout the County has been witnessed with use of the expended CDBG and HOME funds. The County met its CDBG timeliness test and its HOME commitment goals as required by HUD. The County also made great strides in bringing up to date all of its CDBG and HOME activities in IDIS and making sure that all activities continue to be current. The County is proud of the fact that with its housing repair and down payment assistance programs 29 low to moderate households now have a more safe and sanitary home in which to live during the reporting year.

Finally, barriers that may have had a negative impact on identified needs include disproportionate costs for inspections; slow-moving projects; etc. To offset these barriers, the staff will continue to:

- Monitor more closely the HOME and CDBG activities and project implementation.
- Use HOME Program Income for HOME activities that have a faster turn around time in project progression and completion.
- Fund more “shovel ready” and time-appropriate CDBG activities that are capable of project completion and expenditure in a more timely manner.
- Implementing a new program (Energy Efficiency/Handicapped Accessibility) which should provide a more timely expenditure of CDBG funds.

Access how Richland County’s use of funds addresses the priorities and specific objectives identified in the plan, giving particular attention to the highest priority activities identified.

Richland County continued to use CDBG and HOME federal funds to address affordable housing that is accessible, affordable and sustainable by construction, rehabilitation and new homebuyer programs. Fair Housing and the affirmatively furthering of it permeates throughout all programs. The County partnered with several partners within the community to construct and rehab units to benefit very-low, low and moderate income persons and families. In addition, the County assisted homebuyers become new homeowners by income levels with homebuyer education and post homebuyer education instructional hours.

Overall the County’s use of CDBG and HOME funds aided in making significant progress in meeting the goals and objectives identified in the Consolidated and Annual Action Plans. This conclusion is based on the number and types of grants awarded and the number of persons benefiting from these activities. The number of beneficiaries is reflected in the above tables.

## CR -10 – Racial and Ethnic Composition of Families Assisted

Describe the families assisted (including the racial and ethnic status of families assisted) 91.520(a)

	CDBG	HOME
Black or African-American	2,784	35
White	1,037	1
Multi-Other	88	0
Total	3,909	36
Hispanic	42	0
Non-Hispanic	3,909	0
<b>Total</b>	<b>3,951</b>	<b>36</b>

This report outlines the 2013 Program Year allocations, expenditures, programs/activities, progress, and accomplishments for Richland County’s Community Development Block Grant Program and the HOME Program. This report also includes a section on the overall program outcomes. The program year covers the period of October 1, 2013 through September 30, 2014.

## CR -15 Resources and Investments 91.220

### FY 13-14 HUD Appropriations

Fund Source	CDBG	HOME	Total
Amount	1,270,319.00	451,016.00	1,721,335.00

### FY 13-14 Expenditures

Fund Source	CDBG	HOME	Total
Amount	1,385,321.60	412,581.42	1,797,903.02

*Geographic Distribution and Locations of Investments*

The table below depicts the expenditures for FY 13-14 budget as allocated in accordance with their geographic locations:

No .	Geographic Location/Community	Census Tracts	Annual Action Plan Funds	County Funds	Other Leveraged Funds: State, Local, Private	Total Funds
1	Ridgewood	106	159,909.34	0	31,213.00	191,122.34
2	Crane Creek	102	15,089.69	0	486,000.00	501,089.69
3	Trenholm Acres/New Castle	108.03	71,868.44	0	0	71,868.44
4	Unincorporated /Richland County		440,015.40	0	0	440,015.40
5	Lower Richland	119.01/117.02	814,749.33	0	0	814,749.33
6	Administrative, Operations, Delivery Costs		296,270.83	0	0	296,270.83
	Total		1,797,903.00	0	517,213.00	2,315,116.00

The CDBG program provides flexibility for a broad range of community development activities. Funds are awarded to cover a range of aspects substantial to the County’s needs as notated within the Consolidated and Action Plans and other methods. The majority of HOME funds are available on a direct benefit to qualified citizens that are either homeowners or homebuyers.

## **Leveraging Resources**

Richland County is making reasonable efforts to bring in financial support in addition to federal funds to complete the projects undertaken. The County is very conscious of the value of partnering with other entities to leverage resources and support for various community development projects. Richland County has a disadvantage in that the County's programs (which are much needed programs) do not necessarily lend themselves to attracting funds to assist with project cost.

During FY 2013/14 funding year the County invested HOME funds totaling over \$295,000.00 towards the construction of three units of housing developed by CHDOs. Benedict Allen CDC invested \$31,213.00 for other pre-development costs reducing the amount needed from the County for development.

The Crane Creek Park leveraged \$486,000 in general County funds. While the homeless grant, Homeless Management Information Systems (HMIS) funds are provided to United Way by Richland County, other funds such as Supportive Housing Plus and Shelter Plus Care also benefit this segment of the County's population. Within the RCHAP Program, each applicant provides a \$50 application fee that generates a leveraging source. In addition, the funds that will be used for the asphalt completion of the road paving project will be noted as future leveraged funds. Although it is not counted, the Richland County's Public Works Department, IT Department, Finance Department, Procurement Department, Public Information Office and the Legal Department provide in-kind professional services to the CDBG, HOME and other needed areas.

## **HOME Match Requirement**

Richland County maintains a HOME Program Match Account in its effort to maintain compliance with the HOME Program matching requirements. Funds come from the County's general revenues account. In the 2013 Program Year, Richland County budgeted \$104,478 for local match. Richland County's 2013 program year expenditures requiring HOME Match were \$743,256.01. The required Match amount was \$185,814.00 and actual HOME Match expended was \$76,274.56. Note that excess match expended in previous years is included in this

calculation and Richland County Community Development is compliant with the Match expenditure requirements. **Please see HOME Match Reports HUD 40107, 40107 A as well as IDIS PR-33 provided with this report.**

**Program Income**

Richland County Community Development does not generate program income from its CDBG funds. However, HOME funds have generated the following revenue reflected in the table below. The funds have come from low-interest loans to CHDO’s, low-interest loans from our owner-occupied rehabilitation program and application fees for our Homebuyer Program. The Program Income is reused into the respective programs to assist other agencies and/or citizens—all in the quest for affordable housing units.

<b>Additional HOME Projects Using HOME Program Income</b>	<b>Program Income Funds</b>
CHDO/Developers/Sub-recipients (CHDO)	\$16,045.35
Down payment Assistance Program (RCHAP)	\$3,453.83
Homeowner Rehabilitation Program (HR)	\$7,696.33
<b>TOTAL HOME PROGRAM INCOME</b>	<b>\$ 27,195.51</b>

**CR -20 Affordable Housing 91.520 (b)**

Evaluation of the jurisdiction’s progress in providing affordable housing, including the number and types of families served the number of extremely low-income, low-income and moderate income persons served.

**Number of Households**

	One Year Goal	Actual
Number of homeless households to be provided affordable housing units	0	0
Number of non-housing households to be provided affordable housing units	15-30 New Homeowners	12
Number of special-needs/other households to be provided affordable housing units	0	0
<b>Total</b>	<b>15-30</b>	<b>12</b>

**Number of Households Supported**

	One-Year Goal	Actual
Number of households supported through rental assistance	0	0
Number of households supported through the production of new units	3	3
Number of households supported through the rehab of existing units	10-13 Emergency Repairs 10-12 Homeowner Rehabs	3 6
Number of households supported through the acquisition of existing units	1	1
<b>Total</b>	<b>29</b>	<b>13</b>

Discuss the difference between goals and outcomes and problems encountered in meeting these goals.

The goals and outcomes reflected above reflect above that Richland County relies on its community partners and others to benefit homeless and other special needs households. What Richland County does do is impact the quality of lives for these segments of our population by assisting with public service funds from CDBG.

Discuss how these outcomes will impact future annual action plans.

Based upon this, Richland County may consider in the future how to impact transition and permanently supported housing.

Include the number of extremely low-income, low-income and moderate income persons served by each activity where information on income by family size is required to determine the eligibility of the activity.

**Total Number of Persons Served**

Total Number of Persons Served		
Number of Persons Served	CDBG Actual	HOME Actual
Extremely Low Income	1	4
Low-Income	1	13
Moderate Income	0	19

**CR-25 HOMELESS AND OTHER SPECIAL NEEDS 91.220(i), 91.420, 91.520(c)**

Richland County evaluates the jurisdiction’s progress of meeting its specific objectives for reducing and ending homelessness through various vehicles to include the following.

Per the SC Point-In-Time (PIT) document, located at [www.schomeless.org](http://www.schomeless.org) , Richland County has reduced the overall number of homeless persons from a count of 1518 in 2013 to 1014 in 2014, over 30% reduction.

When it comes to unsheltered persons, Richland County had a count of 269 in 2013 but was not one of the counties listed in the 2014 PIT reflecting a high increase. In addition, Richland County Community Development has addressed the overall homeless coordination of the county by funding with CDBG during the

reporting year. The activities were the HMIS project funding with United Way of the Midlands of \$30,000.00.

### **HMIS MATCH**

(IDIS # 629)

FY 2011-2012 was the last year of Richland County administering the Homeless Management Information System (HMIS) Grant for and with the assistance of the Midlands Area Consortium on Homelessness (MACH). The grant was transitioned over to United Way of the Midlands in 2012. United Way took over the administrative responsibilities of this to include the implementation of the HMIS Grant. As part of the transfer, the County entered into a three-year **good-faith** agreement to provide match funds to offset the costs. The 2<sup>nd</sup> year of the agreement took place during this reporting period. Permitting funding the 3<sup>rd</sup> and final year will take place next reporting period. A total of \$30,000 was drawn down.

Richland County addressed the component of emergency shelter and transitional housing needs of homeless persons in the following ways. The last remaining funds of CDBG were draw to assist Transitions, one the County's newest homeless continuum of care campus. The MACH or Midlands Area Consortium for the Homeless is supported by staff and membership dues.

### **Midlands Housing Alliance (MHA) – Transitions (Homeless Shelter – Operating Costs)**

(IDIS #592)

Transitions, a homeless shelter facility, was constructed with funds from Richland County's CDBG (\$250,000) along with non-federal funds from other surrounding municipalities. The Transitions Center is located at the old Salvation Army site at 2025 Main Street. This facility has the capacity to serve approximately 260 individuals (male and/or female). The array of services includes day services targeted to homeless adults; with emphasis on chronically homeless. The shelter officially opened June 2011. During the last and current reporting periods, CDBG

funds were used to assist to include operational costs. A final total of \$684.54 was drawn down in IDIS. In FY 13-14, a total of 2,386 people were served with 275 homeless adults moving into permanent housing. Thirty-one percent saw an increase in their long term income.

### **Continuum of Care**

HUD defines a Continuum of Care (CoC) as a community plan to organize and deliver housing and services to meet the specific needs of the people who are homeless as they transition to permanent housing and maximum self-sufficiency. It includes action steps to end homelessness and prevent a return to homelessness. Richland County is located in the Midlands Area Consortium for the Homeless (MACH) region. The MACH is made up of fourteen central South Carolina Counties and is an organization that has been established to serve as the local body in each of these counties and as a collaborative resource to provide a bridge between the homeless and the at-large community through education, planning, advocacy and services. In addition, there is the Midlands Commission on Homelessness. Richland County Community Development remains an active role in the local MACH by attending monthly meetings, paying membership dues and reviewing CoC applications for certification as the local municipality.

The temporary winter shelter was closed and then reopened by the City of Columbia under the new name of the Inclement Weather Center for the Winter 2014 at 191 Calhoun Street. It is currently being operated by United Way of the Midlands and only opens when the temperature drops to or is scheduled to drop to 40 degrees by 6 pm each night. Assessments are made nightly and the Center will close April 1, 2015. Food is provided by Salvation Army and Transport by Community Pastor Care, a non-medical service. Transitions has been sub-contracted to provide staff support. The shelter served 217 persons the first three nights of opening and the shelter has 240 beds. Again, this is a temporary solution as the City has awarded the Homeless Coordination Contract to United Way and the MACH. While the County is not involved in its operation, it supports the efforts.

A new resource, Affordable Housing Resources, formed and is a non-profit organization that strives to improve the quality of life for families who are homeless-offering long-term housing and support to help them move out of

poverty and into a home. The costs to afford a one bedroom apartment in Columbia is \$803 monthly—that’s almost 3 week’s pay for a minimum wage earner. The lack of affordable housing is the primary reason for family homelessness, according to the US Conference of Mayor’s 2011 Hunger and Homeless Survey.

In the area of 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, Richland County relies on the MACH and the United Way to foster ways to assist in these areas. Both come together to apply for the HUD Supernova along with other federal, state and local grants and other funding sources to benefit Richland and other counties. With the facilitation of access for homeless families and individuals to have access to affordable housing units and to help prevent individuals and families who were recently homeless from becoming homeless again, Richland County provides CHDO funds to qualifying agencies that produce affordable rental units. In addition, Richland County will be considering funding for those who will seek out local homeless agencies who provide transitional housing within the continuum of care in the upcoming fiscal year.

on a review panel to assist the City of Columbia select a homeless coalition to address and reduce homelessness. The selected vendor was announced by the City as United Way & MACH.

Low income individuals and families who are likely to become homeless after being discharged from publicly funded institutions and other care systems are addressed by the use of Fair Housing reporting within this report.

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(IDIS #592)

Transitions, a homeless shelter facility, was constructed with funds from Richland County’s CDBG (\$250,000) along with non-federal funds from other surrounding

municipalities. The Transitions Center is located at the old Salvation Army site at 2025 Main Street. This facility has the capacity to serve approximately 260 individuals (male and/or female). The array of services includes day services targeted to homeless adults; with emphasis on chronically homeless. The shelter officially opened June 2011. During the last and current reporting periods, CDBG funds were used to assist to include operational costs. A final total of \$684.54 was down in IDIS. In FY 13-14, a total of 2,386 people were served with 275 homeless adults moving into permanent housing. Thirty-one percent saw an increase in their long term income.

### **Other Special Needs**

Richland County falls within SC, one of the highest states in the nation witnessing domestic violence (DV). In addition, eighteen percent (18%) of the state's homeless were victims of DV. According to the 2014 PIT Report, Richland County has reflected 49 cases of males experiencing DV and 109 females. RCCD during the reporting year assisted Sister Care with a total of \$10,746 in CDBG.

### **Sister Care – Domestic Violence (DV) Shelter**

(IDIS # 631)

Sister Care, a local DV shelter has a long history. In July 1981, the battered women with children shelter was established as an independent organization with funding from the Junior League of Columbia, the South Carolina Department of Social Services, the United Way of the Midlands, and local contributions and opened in Richland County. By 1998, Sistercare opened satellite offices and placed counseling staff in Fairfield and Newberry counties to give domestic violence victims greater access to critically needed services. A satellite office was opened in Kershaw County in 1999. During 2001, Sistercare established a formal follow-up program for battered women leaving the shelters. In mid-2002, with the assistance of a three-year grant, Sistercare established a transitional housing and support services program for disabled domestic violence victims. Services include counseling, emergency shelter and transitional shelter. During the reporting year, a total of 287 (180 adults and 107 children) were serviced in Richland County.

Richland County comprises 55% of those who received assistance. The shelter reflected \$4,220.15 drawn down during this reporting year.

Overall, the 2014 Point-In-Time count identified 5,040 homeless adults and children in the state of South Carolina, reflecting a 16% decrease in individuals from 2013 to 2014. The decrease in counted individuals appears to have been driven by a 42% decrease in the number of unsheltered individuals identified. (Source [www.schomeless.org](http://www.schomeless.org))

Richland County was a sub-grantee of Homeless Prevention and Rapid Rehousing (HPRP) funds during the ARRA allocation. The total amount awarded (\$568,201) was expended to assist those in the community. These funds were used to assist those “but for” the use of funds would have become or remained homeless. Making the transition to transitional and beyond permanent shelter will be researched and addressed by Richland County in the future plans.

### **HOPWA**

HOPWA or Housing Opportunities for Persons with AIDS is under the jurisdiction of the City of Columbia. The City of Columbia, as an entitlement recipient of Housing Opportunities for Persons with AIDS (HOPWA) funds, received \$1,413,369 for 2013-14 for the Eligible Metropolitan Statistical Area (EMSA) of Calhoun, Fairfield, Kershaw, Lexington, Richland, and Saluda Counties. The City’s HOPWA program is designed to provide resources and incentives to promote the development of long-term comprehensive strategies for meeting the housing and services needs of persons living with AIDS or the HIV disease and their families. The City accomplishes this goal by providing emergency housing assistance, tenant-based rental assistance, permanent supportive housing development, and comprehensive case management to clients in the EMSA.

The City of Columbia works with DHEC and the Midlands Care Consortium for *PROVIDE* (the statewide computer-generated reporting system for HIV/AIDS clients) technical assistance and as a resource to coordinate budgets and provide feedback on statewide issues. In addition, the City provides technical assistance regularly to all project sponsors, including reporting, program guidance, and financials.

## **CR-30 PUBLIC HOUSING**

Richland County does not operate any public housing units directly nor receive funding to do so. The County does review the Annual and Five-Year Plans of the Columbia Housing Authority to determine consistency with Richland County's Consolidated and Annual Action Plans.

*Actions taken to address the needs of Columbia Housing Authority:*

### Job Development And Training – Section 3 - Columbia Housing Authority

(IDIS # 591,632)

Richland County saw the need to do more Section 3 outreach to benefit local low-income and at-risk homeless citizens within the community. During last's year CAPERS report, a contract was executed between Richland County and the Columbia Housing Authority using \$50,000 to assist in areas of career development, GED/high school diploma and computer classes, along with Certified Nursing Assistants (CAN) along with medical coding classes. This activity reflects a drawn down amount of \$37,577.59 because all the funds drawn down in this reporting period covered (two) 2 years of funding. By the end of this reporting year, a total of 45 CHA participants benefited from the program. From this number a total of 40 participants were 100% extremely low income, with 31% being from Section 8 housing and 98 % female head of households.

*Public Service Outcomes:* Richland County greatly impacted the homeless population within this area by funding three local agencies. By funding effecting three agencies, hundreds of the Richland County homeless population were positively benefitted. In addition, almost 50 very low and low income persons living in public housing will have a greater and more sustained economic prosperity with new job skills.

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

Columbia Housing Authority (CHA) is the official partner to Richland County Community Development for its Down Payment Assistance program, funded by HOME, under the Richland County Housing Assistance Program (RCHAP). Under

the HOME program, Richland County by providing funds under RCHAP are required to provide a minimum of eight hours of homebuyer counseling but provides twelve hours through the CHA's free program. The CHA program is open to not only the RCHAP applicants but others including the CHA's public residents. Here is the schedule for all three classes being held in the upcoming year: <http://rcgov.us/Portals/0/Departments/CommunityDevelopment/Docs/2015%20Classes%20Schedule.pdf> . Attendance is mandatory.

*Actions take to provide assistance to troubled PHAs* Not-Applicable: Columbia Housing Authority is not on a list for troubled PHAs .

## **CR – 35 Other Actions**

91.220 (j-k), 91.320 (i-j)

Includes: actions taken to remove negative effects of public policies that are affordable housing barriers; obstacles to meet underserved needs; reduce number of poverty-level families; develop institutional structure; enhance public and private housing and social service coordination; reduce lead-based paint hazards.

### **Obstacles to Meeting Underserved Needs**

The following sections of the 2012-2016 Consolidated Plan and subsequent FY 13-14 Annual Action Plan provide a basis for identifying underserved needs and the obstacles to meeting these needs in Richland County:

- Community Profile
- Housing Market Analysis
- Housing Needs Assessment
- Homeless Needs Assessment
- Non-Housing Community Development

The Strategic Plan and the proposed activities and projects were undertaken as described in the Annual Action Plan and were intended to help overcome these obstacles to the extent possible with available resources.

### **Foster and Maintain Affordable Housing**

Richland County strived to address the needs for affordable housing as identified in the Five-Year Consolidated Plan and the FY 13-14 Annual Action Plan. The strategies and objectives for addressing these needs were identified in the Strategic Plan and addressed in the programs and activities proposed by the FY 2013-14 Annual Action Plan. The Community Development Department is now a member of the SC Association of Community Development Corporations to foster and strengthen relationships with non-profit housing developers. In addition, the director is a member of the Affordable Housing Coalition of SC and was recently nominated to the National Community Development Association Board.

### **Remove Barriers to Fair and Affordable Housing**

The mission of Community Development embodies fair and equal access to decent, safe and affordable housing and is ingrained into the consciousness of the department. The goal to eradicate impediments to fair housing choice is integrated in the day to day business of the Community Development Department.

The Greater Columbia Community Relations Council (GCCRC), The SC Human Affairs Commission and most recently the 2013 grand opening of the Fair Housing Center, FHIP/FHAP agencies located in the Midlands, are key assets to the County and its response to impediments to fair housing identified in the 2011 Analysis of Impediments to Fair Housing. Next year's FY 2014/2015 CDBG funds will be awarded for GCCRC Housing Committee activities. The primary focus of GCCRC Housing Committee is community outreach and Fair Housing education in area public schools grades K-8 including special needs population and also for tenants of rental housing units. Funding from the County will be used to strengthen these initiatives. Also, the County fostered its partnership with the Fair Housing Center. In 2013/14 the County collaborated with the Fair Housing Center and formed a Fair Housing Task Force where local governments and housing advocacy groups are represented. The purpose of the task force is to assess the status of affirmatively furthering fair housing; to bring awareness to local governments and the Midlands; and to give attention to the need for enforcement and affordable housing assessment.

## **Anti-Poverty Strategy**

As the lead agency in the implementation of the Consolidated Plan, Richland County coordinated efforts among its partner organizations to help meet the goals outlined in this Annual Action Plan. Community partners in this effort included neighborhood associations, residents, faith-based organizations, businesses, health and human services agencies, private developers, lenders and non-profit service providers.

To further address the alleviation of poverty, the County continued its economic development efforts and its partnership with the Central South Carolina Alliance to recruit new businesses and industries to Richland County, as well as retain existing businesses and industries and encourage their expansion. In addition, the Richland County Economic Development Department sought to do the same from the County level. Because the creation of economic opportunities is not an isolated solution to alleviating poverty, the County also worked with community partners to identify educational, life skills and training needs and provide opportunities for self-empowerment that will enable LMI residents to become and continue to be self-sufficient and economically independent. The department also hosted Financial Literacy Workshops out in the community that addressed topics including budgeting, investment, wills and probates, and IRS tax preparation.

## **Institutional Structure and Coordination of Resources**

Richland County worked closely with many community partners, federal and state agencies, non-profit organizations, for-profit organizations and neighboring jurisdictions in the formulation and implementation of its Consolidated Plan. These partnerships strengthened the planning process and ensured successful implementation of the Plan. Each partner in the process played a critical role in the success of the program and brought expertise in a variety of issues and a unique perspective to the table. Communication and collaboration are key aspects of a successful institutional structure and in the successful implementation of the County's housing and community development strategies.

Richland County coordinated with Lexington County, the City of Columbia, the Columbia Housing Authority, United Way of the Midlands, local municipalities

and neighboring jurisdictions on matters related to housing and community development. Collaboration was also ongoing with community partners including neighborhood associations, local non-profit organizations, affordable housing developers, service providers, state and federal agencies, the development community and the private sector. These relationships are key to the success of the CDBG program in Richland County and the County intends to continue and strengthen these relationships as well as develop new partnerships to ensure the success of housing and community development efforts both in the County and throughout the Midlands region. In addition, Richland and Lexington Counties along with the City of Columbia continue discussions on collaborations and joint ventures.

Last fall, Richland, Lexington and the City of Columbia were co-hosts to an eight state Regional Community Development Conference in October 2013. This conference provided useful training and information regarding the HUD legislative updates, homelessness plan practices, and important training on related HUD programs. Approximately 200 registered and many were first-time Columbia, SC visitors. The conference was well received and will stand as a model for planning in this and other regions. The Richland County Community Development Department also meets quarterly with City of Columbia, Lexington County, Columbia Housing Authority, and United Way for roundtable discussions.

### **Lead Based Paint Hazards**

During the 2013 Program Year, a total of nine (9) houses were either rehabilitated or repaired using HOME and CDBG funds respectively. Out of these nine (9) houses, one (1) was identified to have lead-based paint hazards by an EPA certified Lead Risk Assessor. If lead-based paint hazards were identified we would have controlled them using acceptable HUD/EPA protocol for paint stabilization, interim controls, or abatement methods. The house would have then been subject to and required to pass a lead clearance exam prior to re-occupancy. This type of approach is called "Identify and Control Lead-Based Paint Hazards".

County staff has incorporated full compliance of all applicable lead-based paint regulations into the housing policies and procedures manual. All units assisted with CDBG or HOME funds must comply with the regulation implementing Title X of the 1992 Housing and Community Development Act (24 CFR Part 35). This regulation has been in effect since September 15, 2000.

The lead-based paint regulations at 24 CFR Part 35 consolidate all lead-based paint requirements for HUD-assisted housing. The purpose of the regulation is to identify and address lead-based paint hazards before children are exposed to lead. Richland County adheres to this regulation by requiring all pre-1978 houses where repairs are to be made that disturb any painted surface be evaluated for lead based paint hazards. If any lead paint hazards are found they are addressed using paint stabilization, interim controls, standard treatments, or abatement methods.

**Overcome the effects of any impediments identified in the jurisdiction’s AI to Fair Housing Choice. 91.250(a)**

Affirmatively Furthering Fair Housing

Richland County Government takes HUD’s statutory requirement to affirmatively further fair housing choice seriously and it is of great interest to us that we provide a quality livable environment for all residents countywide. While the Community Development Department is responsible for fair housing initiatives and assuring that the County’s fair housing goals are met, the commitment is shared by other County departments. Furthermore, Community Development collaborates with outside agencies and spends time to develop partnerships that create a more educated and vocal housing consumer.

The 2011 document “Analysis of Impediments to Fair Housing Choice “(AI) continues to serve as a guide in helping Community Development to stay focused. We not only want to mitigate impediments but we also strive to sustain and support programs and services that positively impact equitable housing choices.

The AI identified 6 impediments to fair housing choice in the County and in 2013 we continued to take steps to expand our outreach and to insure fairness, where possible in the provision of housing for residents without regard to race, color, religion, sex, national origin, handicap, or familial status.

## Summary of Impediments

1. **Discrimination in the Housing Market:** The incidences of discrimination although not proved by statistics and HOMDA data, is likely present in the rental housing market with a focus on female head of household, non-family household, disabled persons among racial/ethnic groups.
2. **Fair Housing Advocacy and Outreach:** There is a need for on-going education, awareness and outreach, especially among lower income households and minorities.
3. **Bias in Lending:** Although inconclusive at the time of the AI study that discrimination in lending practices exists, market conditions in an unstable economy and lending practices during a period of time were proven to be predatory in Richland County.
4. **Limited Supply of Affordable Housing:** while LMI is not a protected class, affordability is one aspect of housing discrimination where action is necessary to increase the supply and availability of affordable housing.
5. **Government Policies:** This impediment deals with issues relating to the development of land and housing that is available to a wide range of people and income levels in disparate locations. County ordinances and code enforcement greatly influence property maintenance and neighborhood conditions play a significant role in the locations of choice housing in desirable neighborhoods.
6. **Local Opposition (NIMBY):** the proposed location for the development of affordable housing, public housing or Section 8 housing often draws criticism and opposition from neighborhood residents.

The AI presented more than 30 recommendations to the County to act on and if executed, will lessen or mitigate the impediments. Therefore, our primary focus this year was to continue to educate the citizens of the county of their rights to

equal access to housing; and to strategically increase the awareness of County Government employees of its obligation to practice and enforce fair housing principles. With that being said, across the board all of the programs, activities and support offered by the Community Development Department directly or indirectly addressed a housing choice impediment.

In 2013 the Richland County Planning Department began the arduous process of updating the consolidated plan for the County. Many charrettes were hosted countywide to receive public input and resulted in a Comprehensive Plan being drafted. This is a major milestone to affirmatively furthering housing choices for all citizens to include the protected classes. Affordable housing is a central issue throughout and among the goals sited in the plan is to:

- Target underserved communities through master planned development;
- Provide a variety of housing choices by updating housing codes and supporting high density, accessory dwelling units and infill development;
- Encourage mixed use development and redevelopment with a focus on commercial corridors; and
- Create community centers that enable aging in place.

This would require improved land use codes for efficiency so that residential, commercial and civic features are in close proximity to one another allowing for better access to services requiring shorter trip distances and less need for travel by car. (Impediments 4, 5, 6)

Additionally the Transportation Penny program got underway in 2013. Two primary goals of the Penny Sales Tax will greatly impact affirmatively furthering fair housing choice. 1) to continue the operation of the existing bus system with a vision to expand to a mass transit system; and 2) to make street improvements for pedestrians throughout the County to insure ADA compliance. Limited public transportation threatens access to affordable decent housing for members of the protected classes and people in general. Improvements in both transportation and housing location and availability are a breakthrough for addressing impediments found in the AI (Impediment 5, 6)

The County invested both HOME and CDBG to programs and services for low - and-moderate income households where fair housing education is incorporated. RCHAP, Neighborhood Revitalization, Homeowner Rehabilitation, the

construction of a medical facility in Lower Richland and through CHDO housing development, each provided an opportunity to emphasize the fair housing law either directly or indirectly. CHDO's awarded CHDO Reserve funds are encouraged to increase housing choice alternatives for the disabled and families with children. All new construction of affordable housing and especially rental, housing is required to build for handicapped accessibility. Program participants receive information and or benefit from the work of these activities. At the grand opening of the medical facility, officials were presented with a framed copy of Title VIII of the 1968 Civil Right Act in both Spanish and English and that gift is now prominently placed where all patients can see.(Impediments 1-6)

Fair Housing Education and Outreach

Activities performed the past fiscal year (October 1, 2013 – September 30, 2014) where formal presentations were made and or where literature was distributed.

<b>Date</b>	<b>Event</b>	<b>Impediment Addressed</b>	<b># of people in attendance</b>	<b>Location</b>
May 20, 2014	Housing Market Update/Forum	1-6	5	Red Bank Crossing Lex SC
April 25, 2014	Contractors Workshop	2,5	9	Adult Activity Center
April 17, 2014	FH Legislative Forum	1-6	14	Columbia Chamber of Commerce
April 24, 2014	Lights, Camera, Action	1,2,6	6	RC Admin Bldg.
April 24, 2014	RC Neighborhood Council	2,6	25	RC Admin Bldg.

March 11, 2014	Royal Pines Community Meeting – Landlord Tenants Rights	6	14	Royal Pines Masonic Lodge
February 26, 2014	CHDO Symposium	1,2,4,6	13	RC Admin Bldg.
December 19, 2013	Fair Housing Workshop	1-5		
April 16, 2014	Fair Housing Task Force Meeting	1-6	6	Fair Housing Center
April 24, 2014	Making Your Money Grow – Financial Literacy	2,3	9	Cecil Tillis Center
January 21, 2014	Lenders/Partners Workshop	1-6	20	RC Admin Bldg.
October 12, 2013	Annual Neighborhood Conference – Affordable Housing in RC	4	30	Metropolitan Convention Center
October 14, 2013	ADAAA Training for County Leadership	Overall	25	Midlands Technical College NE
June 28, 2014	Post Homeownership Workshop	1,2,3	7	County Admin Bldg.
Monthly	Homeownership Orientation	2,6	300	RC Admin Bldg. Judicial Center
APRIL 1, 2014	Fair Housing Center Open House	1-6	30	Fair Housing Center

1. RCCD joined forces with the Fair Housing Center and formed the Fair Housing Task Force. The Fair Housing Center, a new FHAP agency to Richland County, hosted the first meeting during Fair Housing Month. Other participating jurisdictions and local FHIP/FHAP agencies were invited to be a part of the task force with a goal to collectively plan a strategy to address impediments that exist in Richland County and surrounding counties such as Lexington, Kershaw, Saluda and Fairfield. (Impediments 1-6)

The County invested \$300,000 CDBG funds for the continued revitalization of Ridgewood, an area that is 61% LMI and consequently where more than \$1,000,000 in CDBG has been spent over the years. (Impediments 2, 4, 6)

2. RCCD produced a 2014 Fair Housing Month calendar of events for Richland County and promoted those events via weekly reports, County Web-site and wide distribution at meetings and programs. The calendar represented events sponsored by the City of Columbia, Fair Housing Center and the Greater Columbia Community Relations Council (Impediments 1-6)
3. Richland County continued its Homeownership Assistance Program. An average of 300 people attends the RCHAP orientation annually and each person in attendance receives a FH brochure, FH contact information and sometimes giveaways provided by the SC Human Affairs Commission. This program also invites throughout the year professionals in banking, real estate and housing development to present industry information to orientation participants (Impediment 2, 6).
4. Community Development staff continued to nurture relationships and maintain memberships on committees and in organizations such as the Greater Columbia Community Relations Council Housing Committee; National and SC Community Development Associations and the Midlands Area Consortium for the Homeless. As members we further our community outreach and use each opportunity to encourage developers, housing advocacy groups, and others to conduct neighborhood outreach and information campaigns especially when they are engaged in area projects. We are also able to push County initiatives as well as place greater emphasis on housing choice education.

Overall an advantage of lending our time and resources to groups that share or benefit from our mission is to assure that housing professionals don't lose sight that housing discrimination exists and partnerships allow us to reach audiences beyond our direct contact (Impediments 1-6)

5. RCCD hosted "Lights, Camera, Fair Housing – a seminar for Richland County employees that focused on Title VIII Civil Rights Act - Fair Housing Law. Three 5-15

minute videos depicting housing discrimination were shown entitled A Matter of Place, Fair Housing Test and a County Fair Housing message filmed for YouTube. HUD FEO representative also attended followed by a Fair Housing quiz given to the audience. (Impediments 1, 2, 6).

6. During the 10<sup>th</sup> Annual Neighborhood Conference, the CD department participated in the session “Housing in Richland County” brought a panel together to discuss housing needs and challenges. Attendance reached capacity to hear from experts from Central Midlands Council of Government, Columbia Housing Authority, from the National Realtors Association and CD. Topics included affordable housing, trends in senior and student housing and rental verses homeownership.
7. RCCD hosted “Make Your Money Grow & Go Further” Financial workshop. This financial literacy workshop was held at the Cecil Tillis Center for residents of the Columbia Housing Authority. (Impediment 2, 3)
8. Richland County Hosted the Annual Lenders & Partners Workshop. This workshop is where area professionals in the industry came to receive program updates and, new requirements. (Impediment 2, 3,)
9. RCCD provided a Fair Housing presentation during the Richland County Neighborhood Council. This organization represents all neighborhood associations that operate in unincorporated Richland County. This effort was to bring public awareness about the Fair Housing law and tenant rights. There was meaningful discussion and fair housing materials were disseminated (Impediment 2, 6).
10. RCCD joined Lexington County and The City of Columbia and hosted the 2013 NCDA Southeast Conference. This 4 day conference offered two tracks. Track A focused on making rehabilitation programs energy efficient and Tract B, concentrated on best practices in Community Development. There were a total of 12 sessions to include a session entitled “All Things Fair Housing”.

## Civil Rights: Section 3 and Section 504

While the County-wide Section 504 and Section 3 plans drafted in 2011 were not adopted this year, Community Development continued to use the plans to guide the steps taken to execute portions of the plans to the greatest extent feasible.

Again this year Community Development committed CDBG funds to the Columbia Housing Authority for the delivery of career services and job training to its residents. As a result they were able to assist in providing training to 96 participants. Other actions taken to advance Section 3 in the County during 2012/13 included adding Section 3 to the agenda of the annual Contractor's Workshop held in March 2014. The workshop is held each year for approved contractors who plan to bid on federally funded projects under the Community Development Department. Although the projects bided on by contractors are traditionally exempt from Section 3 requirements, we take every opportunity to educate all contractors of our desire for those receiving awards from Community Development to extend employment and training opportunities to residents of low income communities and of the housing authority.

Another step forward was the inclusion of a Section 3 clause in new CHDO contracts. Even when the project is exempt from this requirement, preference is given to Section 3 residents or Section 3 business concern. We asked the CHDO to encourage their sub-contractors to extend training and employment opportunities to new hires whenever possible.

In 2013 Richland County Government initiated an organizational assessment and inventory of its ADA compliance status. The assessment is expected to be a comprehensive evaluation that will include the review of County policies, practices and facilities to determine where non-compliance exists. The end result will be the creation of a Transition Plan with timeline to address areas of non-compliance.

## **CR-40 Monitoring 91.220 and 91.230**

### **Monitoring of Sub-recipients**

Richland County recognizes the importance of maintaining appropriate performance measurements of its CDBG and HOME projects. Staff managing the CDBG and HOME programs constantly monitor and plan activities and projects. Richland County Community Development staff has incorporated performance

measurements within the policy and procedures for overall operations. In addition, Richland County housing rehabilitation contractors are frequently requested to ensure that certifications and licenses are up to date.

The Community Development Coordinator is responsible for keeping a continuous record of CHDO and neighborhood revitalization projects. During 2013/14 CHDO progress was tracked through desk monitoring and site visits. CHDO's are required to submit annual property inspection reports, occupancy reports and CHDO qualification updates of which those documents are verified and filed. Additionally CHDO loans are tracked electronically and CHDOs receive an automatic reminder of when payments are due.

In addition, Richland County conducted their annual CHDO workshop for potential CHDO applicants. The following was covered during this workshop:

- Income Limits
- Tenant Applications
- Rent Limits/Utility Allowances
- Income Verifications
- Annual Income/Assets Review
- Annual Income Recertifications
- Annual Site Inspections completed by the owner
- Lease Agreements
- Occupancy Standard Reports
- Monthly & Annual Reports
- Property Owner Responsibilities

Also, covered during this workshop was Fair Housing by the Fair Housing Center Mr. Shawn Robinson; DPA funds program (RCHAP); and other relevant topics.

Current projects funded this year were monitored periodically. Monthly written progress reports are required; formal inspections are completed by building inspections. RCCD staff also conducts site visits and review reports before invoices are paid.

In addition, Richland County housing rehabilitation contractors are frequently requested to ensure that certifications and licenses are up to date.

Description of standards and procedures used to monitor activities carried out in furtherance of the plan and used to ensure long-term compliance with requirements of the programs involved, including minority outreach and the comprehensive planning requirements

### **Outreach to Minority and Women Owned Businesses (MBE/WBE)**

The County's annual Minority Business Report indicated that six (6) minority/women-owned businesses participated in the CDBG/HOME programs. Out of the total 2013 Program Year CDBG and HOME funds expended, \$385,589.14 was expended with these six (6) minority/women-owned businesses. This indicates that approximately 29% of the CDBG and HOME program funds were expended with minority and women-owned businesses.

Richland County Community Development Department, along with the Procurement Department, maintains a mailing list of small, minority and women-owned businesses. Richland County is continually soliciting and negotiating to obtain fair and reasonable prices, provide quality and effective support to customers, ensuring dependable sources of supply and maintaining an optimum balance of quality and cost to provide quality support to all. Therefore, the Community Development will, whenever possible, solicit and use Minority Business Enterprises (MBE) in all aspects of contracting to the maximum extent feasible to meet our overall minority participation goal. The methods employed to reach Minority Businesses includes advertising in the STATE Newspaper, the South Carolina Business Opportunities (SCBO), the South Carolina Black Media Group and Richland County's Web Page. In addition, Richland County celebrated the grand opening of the Office of Small Business Opportunity. The Office of Small Business Opportunity is an inclusive program committed to promoting Richland County small businesses in growing, building capacity and providing access to resources by offering opportunities for meaningful participation in projects and contracts through a diverse and supportive business environment.

Richland County also strives to maintain open communications by attending conferences, trade exhibitions, and participating in minority council meetings, with the following organizations and vendors:

- The Governor’s Office of Small and Minority Business Assistance
- Columbia Midlands Black Pages
- South Carolina Minority Business Development Center
- South Carolina Department of Economic Development
- DESA, Inc.
- Chao and Associates
- Carolina Procurement Institute
- Southern Strategies Unlimited

**CR -45- CDBG (CDBG Grantees) 91.520 (d)**

The nature of, and reasons, for any changes in Richland County’s program objectives and indications of how the jurisdiction would change its program as a result of past experiences.

Richland County will continue to strive to address County objectives with use of CDBG, HOME and other funds throughout the County as deemed appropriate and beneficial to those who are in particular low, very low and moderate income areas and/or persons. Well over 70% of our funds benefit this segment of the population. We will continue to seek ways to better serve the citizens of Richland County.

Richland County Community Development does not have any open BEDI or Brownsfield Economic Development Initiative Grants.

**CR-50 – HOME (HOME Grantees) 91.520 (e)**

Richland County Community Development has a results list below of on-site inspections of affordable rental housing assisted under the program to determine compliance with housing codes and other applicable regulations. Indicate which of these were inspected and a summary of issues that were detected during the inspection. For those that were not inspected, please indicate the reason why and how you will remedy the situation.

Richland County Community Development contributed HOME funds for the development of affordable rental units by CHDOs. All CHDOs are expected to provide inspection reports and to verify tenant income annually. The on-site inspections of affordable rental housing assisted under the program are to determine compliance with housing codes and other applicable regulations. Projects that should have been inspected on-site during the program year based upon the schedule in 92.504(d) are listed below. Of those listed SC Uplift is overdue for a complete monitoring that will include an onsite inspection and income verification. The reports received indicated that properties were intact and no major repair work was required. All CHDOs will be monitored annually and at that time on-site inspections, maintenance schedules, income recertification and budgets will be reviewed.

<b>Rental Property Address</b>	<b>Project Name/CHDO</b>	<b>Date Of Inspection</b>	<b>Comments</b>
1626 Zion Avenue, Cola, 29209	CAP – Zion Place (2 units senior)	April 3, 2013	No repairs needed
120 Sloan Rd. Cola 29223	Santee Lynches CDC (16 units)	March 12, 2014	No repairs needed
120 Alexander Point Dr. Hopkins 29061	Santee Lynches CDC	April 7, 2014	No repairs needed
272 Alexander Point Dr. Hopkins 29061	Santee Lynches CDC	April 7, 2014	No repairs needed
5245 Ridgeway Street	SC Uplift Community Outreach	April 11, 2014	No repairs; New Tenant
409 Saddle Trail Cola 29203	SC Uplift Community Outreach	Initial occupancy	No repairs needed
117 Saddle Field Cola, 29203	SC Uplift Community Outreach	Initial occupancy	No repairs needed
829 Dartmouth St. Cola 29203	SC Uplift Community Outreach	April 11, 2014	No repairs; New Tenant
5136 Woodbrier Street Cola 29203	Benedict Allen CDC	August 19, 2014	No repairs needed

716 Crane Church Road Cola 29203	CAP	January 31, 2014	No repairs; New Tenant
1921 Morninglo Cola 29223	CAP	December 13, 2013	No repairs needed
1409 Faraway St. Cola 29223	CAP	April 2, 2014	No repairs needed

**Provide an assessment of Richland County’s affirmative marketing actions for HOME units. 92.351(b)**

The Affirmative Fair Housing Marketing Plan (AFHMP) guides HUD’s efforts to ensure that prospective funding recipients will follow the Affirmative Fair Housing Marketing Regulations found in the Code of Federal Regulations (section 24 CFR 200.600, Subpart M). This requires each applicant to develop, and put in place an affirmative program that will attract potential consumers or tenants of all minority and non-minority groups within the housing market, regardless of race, color, religion, sex, nation origin, disability, or familial status. The purpose of such programs is to provide services designed to affirmatively further the fair housing objectives stated in Title VII of the Fair Housing Act.

Richland County drafted an affirmative marketing plan in 2011 and used that document in 2013/14 as a guide to carry out an affirmative program that was far reaching across all sections of the County. The prominent display of the FHEO logo on all printed documents made it clear that our programs and services are available to all citizens regardless of race, color, religion, sex, handicap, familial status or national origin. With respect to Fiscal year 2013/2014 a significant portion of our HOME funds were used to provide homeownership opportunities through RCHAP and to develop affordable housing opportunities through CHDOS. Our fair housing education and outreach and the advertisement of housing opportunities typically targeted minority and handicapped persons through our partnerships and through outlets such as Facebook, twitter, YouTube, the County website, and wide distribution of flyers and brochures printed in both English and Spanish at County sponsored events. Finally, handouts and other documents include the use of the Equal Housing Opportunity Logo and the equal housing opportunity statement

More than 300 people attended RCHAP Orientation to learn how to access down payment and closing cost assistance. Attendance at monthly Orientations often had standing room only leading to the creation of a reservation process in 2013. Attendance was the result of varied marketing strategies and included heavy distribution of the annual Orientation calendar throughout the housing industry – to realtors, lenders and housing providers. Both minority and non-minority lenders requested presentations that explained the criteria for program eligibility. Program information was also highlighted in the County newsletter that has a weekly distribution of 4,000 and on the County website which receives 38,000 hits a day. A partnership with the Columbia Housing Authority guaranteed that residents were exposed and/or received information about the program.

CHDOs that received HOME funds to develop rental and homeownership units were required to submit an affirmative fair housing marketing plan with their project proposal. Once projects were awarded CHDO were monitored during the development to insure that the initial occupancy came from a pool of applicants and not just a small few. During 2013/14 CHDOs were required to attend a CHDO Symposium where affirmatively furthering was addressed and the solicitation of MBE/WBEs when procuring contractors was emphasized. CHDOs also commit to implementing their marketing plans by signing restrictive covenants that is enforceable throughout the affordability period.

### MARKETING OF PROGRAMS/FAIR HOUSING

In previous years, the Community Development department budgeted funds for educational workshops, the AI or Analysis of Impediments to Furthering Fair Housing, advertising, etc. The department strategized to market and complete more outreach and education at minimal expense.

The department has been featured in the *Richland Weekly* (newsletter distributed to 3,500 plus individuals) on multiple occasions and Richland's YouTube Channel for various projects and activities to include CD Week, Fair Housing Month and June as National Homeownership Month.

Here are two YouTube links:

<https://www.youtube.com/watch?v=KwBhRuYJh0o>

<https://www.youtube.com/watch?v=b5vWEE5SUHU>

Housing brochures, translated into Spanish, are on display at community events as well as the public-access building of 2020 Hampton Street. During April's Fair Housing Month, "Fair Housing is Your Right. Use it" posters in various languages were placed throughout the county's building as well as prominent places within various County locations. In addition, framed 40<sup>th</sup> CDBG Anniversary posters were presented to community partners to include CHA, Eau Claire Cooperative and others. We participated in various outreach activities to include:

- **10<sup>th</sup>** Annual Neighborhood Planning Conference held at the Columbia Metropolitan Convention Center. During this well-attended conference, the Community Development Department organized and facilitated a session called "Housing in Richland County" which spoke to current and future market trends as well as challenges in the current market and how we can work within these parameters. Conference attendees participated in sessions which included lectures on long term planning, recycling and community beautification. Approximately 200 people attended the conference, which included county residents, elected officials and professional planners from throughout the Southeast.
- Volunteered to assist with two (2) Day of Action: **one** with Transitions Homeless Shelter Feeding and the other Salvation Army Annual Toy to sort toys and other **Christmas** gift donations.

The department also hosted its own events listed below:

- Facilitated 12 RCHAP (down payment assistance) Orientations
- Lenders and Realtor's Forum In January
- Fair Housing & Tenants Rights for realtors, planning officials, and housing groups in April
- One (1) County Employee Financial Management Workshop, which included bankruptcy prevention (over 30% of County's workforce is 80% and below LMI)
- Conducted a Post-Homeownership Workshop with partner The Home Depot off Two Notch Road

- Celebrated National Homeownership Month in June 2014 by **proudly displaying the national banner in our County Administration public building to draw attention to the importance of fair housing and to encourage public awareness.**

### CD WEEK – April 21-26<sup>th</sup>

CD Week was hosted by the Richland County Community Development Department this reporting year. The week's purpose is to highlight the types of accomplishments with these federal funds.

Activities included press conference and ribbon cutting at the Hopkins Family Practice with Congressional Representation and local press in attendance; Mini-Financial Workshop for Columbia Housing Authority residents; Annual General Contractors Meeting; Fair Housing and Tenants Rights Forum. As a result, the following activities took place and the department was honored as one of nineteen (19) in the United States with a national award (John A. Sasso Award) in 2014. The national award recognizes communities that exemplify the spirit of the Community Development Block Grant (CDBG) program by showcasing its good works through the activities and events during National Community Development Week.

The Richland County Community Development Department has been able to complete all of the above efforts with minimal to no expense.

### **Additional Accomplishments for year ending September 30, 2014**

#### Neighborhood Stabilization Program NSP-1 and NSP- 3

As authorized under Title III of the Housing and Economic Recovery Act (HERA) of 2008, the U.S. Department of Housing and Urban Development (HUD)'s new Neighborhood Stabilization Program (NSP-1) provides funding to acquire and redevelop foreclosed properties that might otherwise become sources of

abandonment and blight within their communities. Richland County received \$2,221,859 in NSP-1 funding on March 16, 2009. The beneficiaries of the program are households with incomes at or below 120 percent (120%) of the area median income with twenty-five percent (25%) of the funds targeted to households at or below fifty percent (50%) of the area median income. These funds were used to acquire and rehabilitate for rental, homeownership, demolition and allowed administrative costs. Funds were also used in collaboration with other federal funds such as CDBG-Recovery and HOME in Ridgewood, one of the County's Neighborhood Revitalization areas. In addition, there was one City of Columbia house that was rehabilitated, marketed and sold. This outreach was done in the spirit of collaboration and goodwill partnership with another local municipality.

Richland County Community Development applied for and received \$1.3 million in NSP-3 funding. This was in partnership with the SC State Housing Finance and Development Authority. These funds were used to acquire and rehabilitate primarily for rental, homeownership and allowed administrative costs.

During this reporting period, Richland County, in collaboration with its NSP-1 and NSP-3 developers and subrecipients, has many accomplishments to show for it. As of the end of this report's submission, a total of 31 houses were rehabilitated and occupied along with the demolition of 34 houses during these past 5 years. Both NSP-1 and NSP-3 funds have been expended along with their respective program income. Over \$3.5 million was expended to positively impact Richland County and stabilize neighborhoods.

*This concludes the narrative portion of the*

**RICHLAND COUNTY COMMUNITY DEVELOPMENT  
2013 CONSOLIDATED ANNUAL PERFORMANCE AND  
EVALUATION REPORT (CAPER)  
For FY 2013**