



**2012-2016
CONSOLIDATED PLAN FOR
HOUSING & COMMUNITY
DEVELOPMENT**

**Richland County Community Development Department
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August 15, 2012

ACKNOWLEDGEMENTS

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Alston Wilkes Society
Benedict Allen Community Development Corporation (BACDC)
Big Brothers and Big Sisters
Candlewood Homeowners Association
City of Columbia
Columbia Housing Authority
Central Midlands Council of Governments
Central Midlands Council of Governments, Agency on Aging
Central Midlands Transit Authority
Central SC Habitat for Humanity
Chief Cornerstone Ministry
Community Assistance Provider, Inc. (CAP)
Denny Terrace Neighborhood Association
Development Resources and Research, Inc.
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Goodwill
Homeworks, Inc.
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Mental Illness Recovery Center, Inc. (MIRCI)
Midlands Area Consortium for the Homeless (MACH)
Midlands Housing Alliance-Transitions
Midlands Housing Trust Fund
Midlands Technical College
Midlands Workforce Development Board
National Low Income Housing Coalition

Palmetto AIDS Life Support Services
Richland County Planning Department
Richland County Emergency Services Department
Richland County Community Development Department
Richland County Public Library System
Richland County Public Works Department
Richland County Register of Deeds
Richland County Recreation Commission
Richland County Sheriff's Department
Richland County Utilities Department
Richland County Veteran's Affairs Office
Richland County Building Codes and Inspections
Richland County Neighborhood Council
Rollinson Place Homeowners Association
Russell & Jeffcoat Realty
St. Lawrence Place
Salvation Army
Santee Lynches Community Development Corporation
SC Appleseed Legal Justice Center
SC Association of Realtors
SC Coalition Against Domestic Violence and Sexual Assault
SC Commission for Minority Affairs
SC Commission on Higher Education
SC Department of Alcohol and Other Drug Abuse Services
SC Department of Commerce
SC Department of Disabilities and Special Needs
SC Department of Education
SC Department of Health and Environmental Control
SC Department of Mental Health
SC Department of Public Safety, Office of Justice Programs
SC Department of Social Services
SC Employment Security Commission
SC HIV/AIDS Council
SC Legal Services
SC Office of Research and Statistics
SC State Housing Finance and Development Authority
SC Vocational Rehabilitation Department
SC Uplift Community Outreach
Swiger Consulting, Inc.
The Cooperative Ministry
The Greater Columbia Community Relations Council
The South Company
The Summit (?)
The TN Development Corporation
Trenholm Acres Neighborhood Association
USC School of Medicine
US Census Bureau
US Department of Agriculture
US Department of Agriculture, Rural Development
US Department of Housing and Urban Development
US Department of Labor, Bureau of Labor Statistics
United Way of the Midlands
Washington Heights Neighborhood Association

Wateree Community Action
Work in Progress

This Plan was prepared with financial support from the Community Development Block Grant (CDBG) Program of the US Department of Housing and Urban Development (HUD). The content reflects the views of Richland County and not necessarily the views of HUD.

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3-5 Year Strategic Plan

This document includes Narrative Responses to specific questions that grantees of the Community Development Block Grant, HOME Investment Partnership, Housing Opportunities for People with AIDS and Emergency Shelter Grants Programs must respond to in order to be compliant with the Consolidated Planning Regulations.

GENERAL

Executive Summary

The Executive Summary is required. Include the objectives and outcomes identified in the plan and an evaluation of past performance.

3-5 Year Strategic Plan Executive Summary:

EXECUTIVE SUMMARY

Purpose of Consolidated Plan

The purpose of a Consolidated Plan is to identify housing and community development needs and to develop specific goals and objectives to address these needs over a five-year period. This Five-Year Consolidated Plan for Richland County covers the period of October 1, 2012 to September 30, 2016. The Consolidated Plan allows the County to continue to receive federal housing and community development funds and, according to regulations in CFR 91.200(a), must be submitted to the U.S. Department of Housing and Urban Development (HUD) no less than 45 days prior to the start of the grantee's program year.

The FY 2012-2016 Consolidated Plan informs HUD how Richland County intends to use federal and non-federal resources to meet community needs. CDBG and HOME funds are authorized under Title I of the Housing and Community Development Act of 1974, as amended. The funds are intended to provide lower and moderate-income households with viable communities, including decent housing, a suitable living environment, and expanded economic opportunities. Eligible activities include community facilities and improvements, housing rehabilitation and preservation, development activities, public services, economic development, planning, and administration.

As an entitlement County, Richland County receives an annual share of federal Community Development Block Grant and HOME funds. In order to receive its CDBG-HOME entitlement, the County must submit an Annual Action Plan to HUD. The Fiscal Year (FY) 2012 Annual Action Plan includes the funding application for CDBG funds in the amount of \$1,173,507.00, and HOME funds in the amount of \$453,466.00, as well as information on proposed projects.

Citizen Participation

The County held public meetings and hearings to solicit comments from citizens regarding recommended uses of Community Development Block Grant (CDBG) and HOME program funds for 2012. The County conducted four public meetings in locations across the County, which provided a forum to assess the County's performance in implementing the Consolidated Plan. The County also held three focus group meetings, inviting service provider and housing provider organizations, as well as government officials and County department staff. In addition, the County held two advertised public hearings to consider the Consolidated Plan and the Annual Action Plan. The draft document was available for public review and comment for thirty days and the Plan was presented, discussed, and approved at an open meeting of the County Council.

A listing of all public meetings, focus group meetings, and public hearings is found in the text of the Plan and an Appendix to the Plan includes the public notices, meeting schedule and copies of sign-in sheets.

All documents related to the consolidated planning process, including the Consolidated Plan are made available to residents at no charge by visiting the website of www.richlandonline.com.

I. General Goals

This Consolidated Plan FY 2012-2016 outlines community housing and economic development goals and objectives for this five-year period. This document identifies three basic goals against which HUD will evaluate the Consolidated Plan and the local jurisdictions' performance. Each of these goals must benefit primarily low- and moderate-income persons.

These goals are to:

- Provide affordable, safe and decent housing,
- Provide a suitable living environment, and
- Provide expanded economic opportunities.

It also addresses the HUD outcomes of 1) new or improved availability/accessibility, affordability, or sustainability of decent housing, 2) a suitable living environment, and 3) economic opportunity.

The Annual Action Plan for 2012 outlines the activities to be undertaken during this program year to meet these goals and continue the overall housing strategies set forth in the FY 2012-2016 Consolidated Plan.

II. Housing and Community Development Needs

The County has identified the following priority needs for its CDBG and HOME programs:

A. Housing Needs

- To assist elderly homeowners in the maintenance and rehabilitation of their homes,
- To assist small-related and elderly renter households in the lowest income category to remain in their homes, through the rehabilitation and preservation of safe, affordable rental housing, and
- To continue to ensure equal opportunity and affirmatively further fair housing through providing access to assisted housing and suitable living environment for all residents.

B. Homeless Needs

- To aid in the prevention of homelessness by providing assistance to local area homeless agencies and those who serve the homeless, and
- To continue to support the HMIS program to better track needs and resources to assist the homeless.

C. Non-Housing Community Development Needs

- To improve citizens' living environment, through projects to improve streets, sidewalks, water and sewer, and code enforcement.
- To provide a wide range of quality services, including accessible health care, to low- and moderate-income persons.

D. Economic Development

- To promote economic development activities as a means to provide job training and/or development opportunities and economic growth for low and moderate-income households.

The County is working to achieve the goals of the Consolidated Plan. It is a challenging process as the resources required to implement the Plan surpass the resources available to the County. The Plan guides the County's efforts by defining the goals, leveraging the limited resources, and emphasizing policies and programs that most effectively assist the greatest number of residents in the targeted groups.

III. Program Objectives

There are several areas of specific need that emerge from the analyses of the community, its needs, and market conditions. These needs, translated into tangible objectives are:

- Maintenance and improvement of the existing housing stock,
- Continued support of programs for the homeless, especially in the area of service provision,
- Provision of infrastructure improvements to create a more suitable living environment for low/mod residents,
- Continued support for provision of key services to those individuals and groups with special needs, such as the elderly and the disabled,

- Support of economic development initiatives in coordination with state programs and entities, and

Each priority in this Plan is accompanied by specific objectives, which have performance indicators. The Five-Year Strategic Plan for the County will result in the following accomplishments by 2016:

- Rehabilitate 60 housing units for low-income homeowners by Year 5,
- Erect 1 medical service center that will benefit uninsured and underinsured clientele
- Pave up to 8 dirt roads in the lower rural areas of the County
- Establish or partner with an agency to do an energy efficiency program for low income citizens, especially the elderly and disabled.

IV. Year 2012 Action Plan

The proposed FY 2012 Action Plan reflects the County’s efforts to select projects where the greatest impact for the community can be realized, particularly in projects where program funds can leverage other public/private investments. Proposed activities for 2012 utilize Community Development Block Grant (CDBG) and HOME funds to meet the goals and objectives of the Consolidated Plan.

The following is a budget summary of the 2012 Action Plan:

	Total 2012 Funds Allocated
New/Ongoing CDBG Projects for Program Year 2012	
Ongoing: Monticello Streetscape (Neighborhood Revitalization)	\$200,000
New: Street Paving Districts 10 and 11	\$150,000
Ongoing: HMIS Grant Match	\$30,000
Ongoing: MHA – Transitions (operating costs)	\$50,000
Ongoing: CHA – Job Development /Training for Section 3 Residents	\$50,000
Ongoing: Emergency Repair Program for owner-occupied housing	\$58,806
New: Hopkins Area Medical Clinic to service low income patients	\$400,000
Administration (not to exceed 20%)	\$234,701
Sources of Funds	
CDBG Program Income (Estimated)*	\$20,000
CDBG Entitlement Award	1,173,507

	Total 2012 Funds Allocated
HOME Projects for Program Year 2012	
Housing Rehabilitation Program (HR) * - includes project delivery costs	\$200,100
Down payment Assistance Program (RCHAP) * - - includes project delivery costs	\$140,000
CHDO Set Aside Programmatic and Operating Funds	\$68,020
Administration (not to exceed 10%)	\$45,346
TOTAL HOME ENTITLEMENT BUDGET	\$453,466
Sources of Funds	
HOME Program Income	\$154,785
Richland County HOME Match – 25% <i>*To be awarded by County</i>	\$102,030
HOME Entitlement Award	\$453,466
Total HOME Funds Available	\$710,281

Strategic Plan

Due every three, four, or five years (length of period is at the grantee's discretion) no less than 45 days prior to the start of the grantee's program year start date. HUD does not accept plans between August 15 and November 15.

Mission:

The Richland County Community Development Department seeks to transform lives in partnership with the Richland county Community through housing, education, and revitalization to make a difference one household at a time.

General Questions

1. Describe the geographic areas of the jurisdiction (including areas of low income families and/or racial/minority concentration) in which assistance will be directed.
2. Describe the basis for allocating investments geographically within the jurisdiction (or within the EMSA for HOPWA) (91.215(a)(1)) and the basis for assigning the priority (including the relative priority, where required) given to each category of priority needs (91.215(a)(2)). Where appropriate, the jurisdiction should estimate the percentage of funds the jurisdiction plans to dedicate to target areas.
3. Identify any obstacles to meeting underserved needs (91.215(a)(3)).

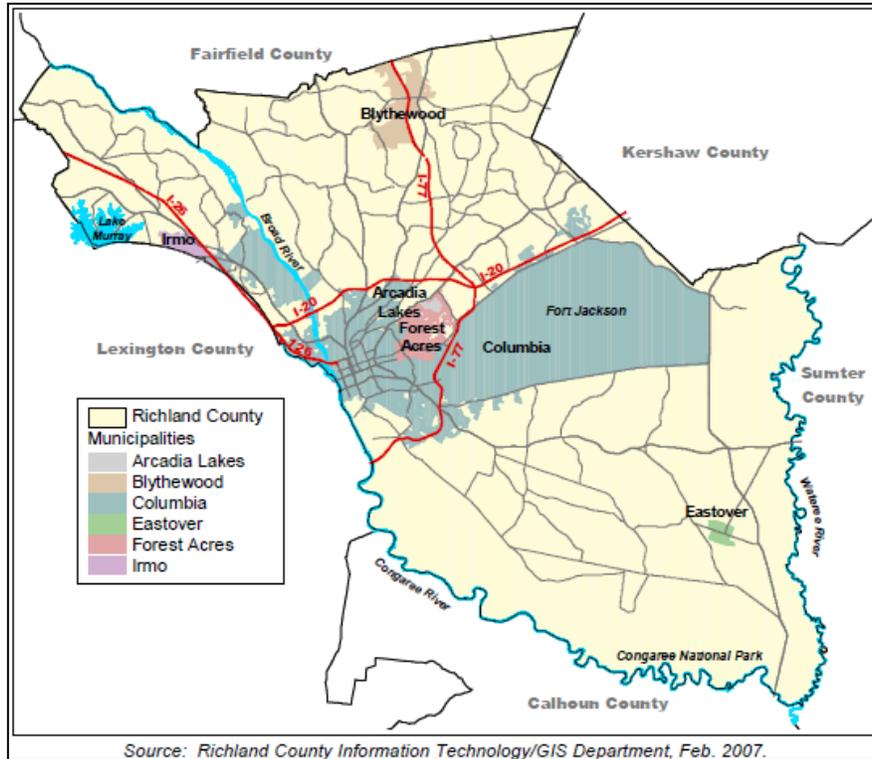
3-5 Year Strategic Plan General Questions response:

Richland County is located at the center of South Carolina and has a total area of 771 square miles, of which 15.2 square miles are water. The County surrounds Columbia, which is the State Capital and the County Seat. The County also includes Fort Jackson, the 52,000-acre military installation that serves as a basic training facility for over 45,000 soldiers each year. The Congaree National Park is a 15,000-acre tract of bottomland forest in the southern part of the County, which is administered by the National Park Service, while Lake Murray, a 50,000-acre reservoir, created in the 1920s, is located within the County. Almost two-thirds of the County is categorized as forest, approximately 20 percent as agriculture or rangeland, and 15 percent as urban. In 2009, approximately 29.6% of land was used for agricultural purposes. Most prime farmlands are located in the Atlantic Coastal Plain portion (South of Columbia and Fort Jackson). Despite the presence of highly urbanized Columbia and five other incorporated municipalities, the percentage of persons living in the unincorporated areas of the County exceeds the incorporated percentage 56.4 percent to 43.6 percent.

The County is seen as a desirable place to live because it is an employment and government center, and the climate and relatively lower cost of living attract retirees and others seeking to relocate to a warmer environment. The County also offers amenities such as the University of South Carolina main campus and seven other

higher educational institutions, the Columbia Metropolitan Convention Center, the Riverbanks Zoo, the EdVenture Children’s Museum, the south Carolina State Museum, the Columbia Museum of Art, the Botanical Gardens, and other cultural and recreational venues.

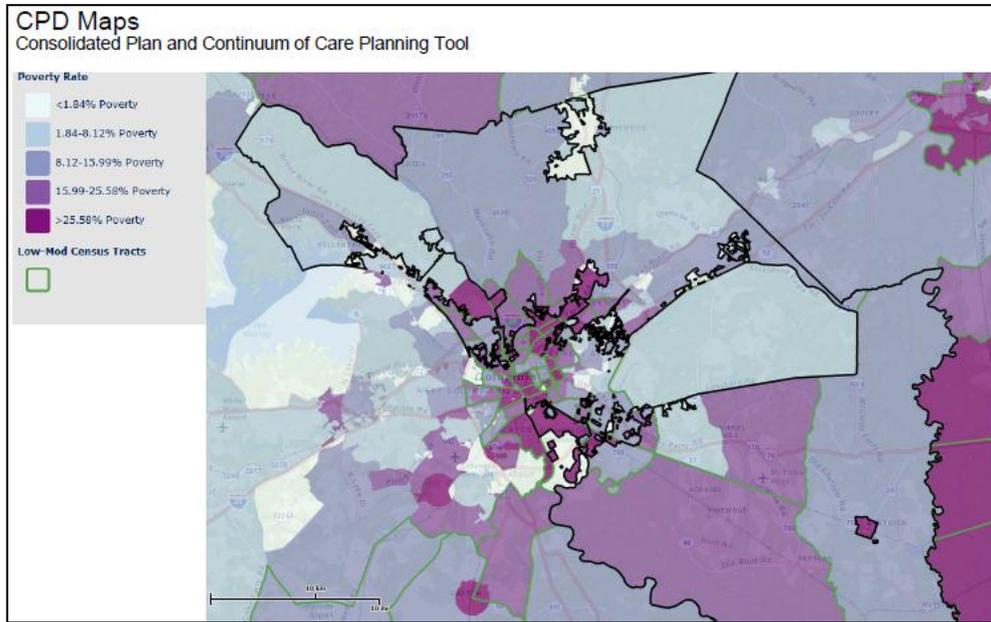
The map below shows the County and highlights the incorporated municipalities.



Poverty is an issue in Richland County as 14.5 percent of the population had an income that was below the federally established poverty level of \$22,314 for a family of four. Almost ten percent of the elderly were in poverty, **but 17.6 percent of persons in the County under 18 lived in poverty** in 2010.

Richland County does have a higher percentage of households with retirement income than the nation (19.4% vs. 17.5%) but a lower percentage of households with Social Security income (22.4% vs. 28.4%). At the same time, the percentage of persons with Supplemental Security Income is 2.5 percent compared to the national figure of 5.1 percent and the percentage of persons receiving Food Stamp/SNAP benefits is 10.3 percent, a figure lower than the national percentage, 11.9.

The map below shows that poverty is greatest in census tracts in and around Columbia, though the large census tract in the southeast has a high level of persons in poverty. The low/mod Census Tracts are outlined in green



Source: HUD-CPD

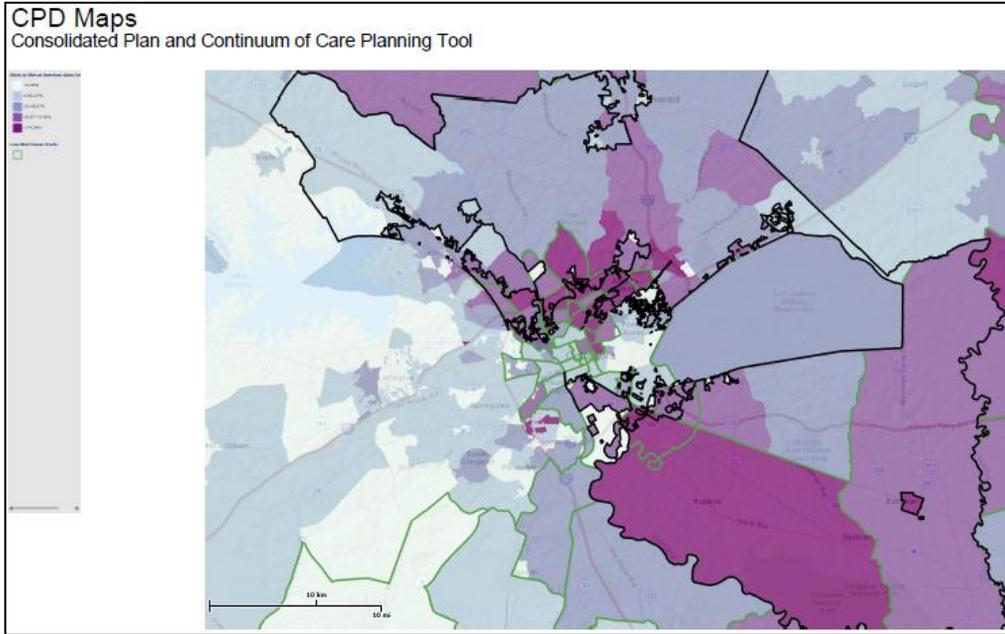
One of the concerns noted in the Consolidated Plan is the concentration of low-income households. The County has a substantial number of households with an income of less than \$15,000; indeed, 13.7 percent of households in the County (some 19,429 households) are below this figure.

The racial and ethnic composition of the County population differs from that of the State and nation, as the table below shows.

Racial/Ethnic Composition Richland County, South Carolina, and the United States, 2010			
Race	Richland County %	South Carolina %	US %
White	47.3	66.2	72.4
African American	45.9	27.9	12.6
American Indian	0.3	0.4	0.9
Asian	2.2	1.3	4.8
Pacific Islander	0.1	0.1	0.2
Other Race	1.9	2.5	6.2
Two or More Races	2.2	1.7	2.9
Hispanic	4.8	5.1	16.3

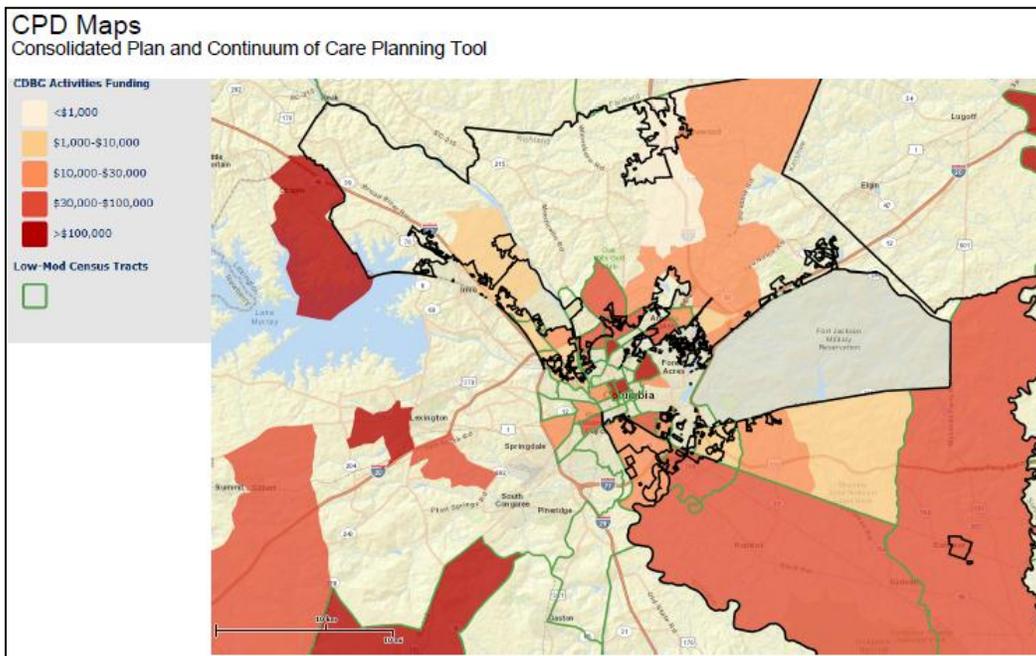
Source: ACS, 2010

Given the relatively small numbers and percentages of racial and ethnic persons other than White and African-American, there is little concentration of minority populations. The map below shows that there are Census Tracts with significant concentrations of African-American persons.



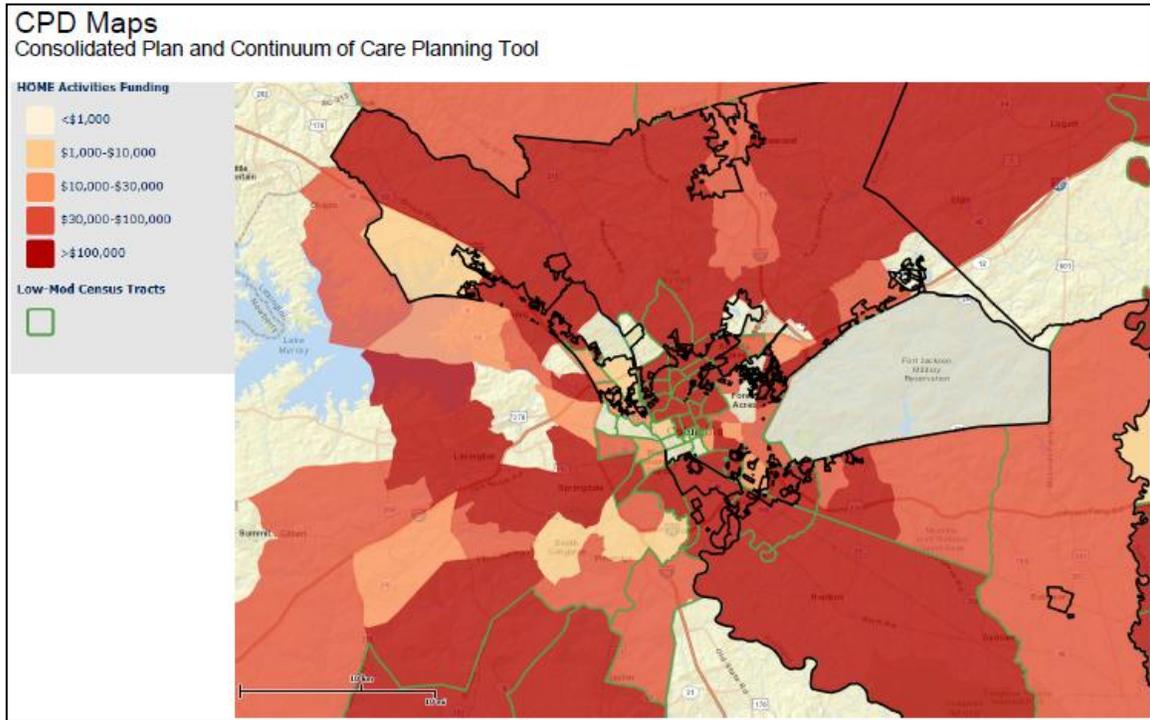
Source: HUD-CPD

CDBG projects have been distributed throughout the County and it the County's intention to continue to meet the needs of residents in accordance with the County's established priorities. The map below shows the level of recent CDBG spending on all types of projects.



Source: HUD-CPD

The map below indicates that HOME activities funding has likewise been distributed across the County.



Source: HUD-CPD

Managing the Process (91.200 (b))

1. Lead Agency. Identify the lead agency or entity for overseeing the development of the plan and the major public and private agencies responsible for administering programs covered by the consolidated plan.
2. Identify the significant aspects of the process by which the plan was developed, and the agencies, groups, organizations, and others who participated in the process.
3. Describe the jurisdiction's consultations with housing, social service agencies, and other entities, including those focusing on services to children, elderly persons, persons with disabilities, persons with HIV/AIDS and their families, and homeless persons.

*Note: HOPWA grantees must consult broadly to develop a metropolitan-wide strategy and other jurisdictions must assist in the preparation of the HOPWA submission.

3-5 Year Strategic Plan Managing the Process response:

Managing the Process **Consultation** **(91.100)**

Since 2002, Richland County has benefited from Entitlement Community and Participating Jurisdiction status through the United States Department of Housing and Urban Development (HUD). This status makes the County eligible to receive direct assistance from both the Community Development Block Grant (CDBG) and the HOME Investment Grant programs. A HUD requirement for receiving assistance through the CDBG and HOME programs is the preparation and adoption of a Consolidated Plan that describes the County's housing and community development needs. This detailed five-year plan also serves as the County's application for CDBG and HOME funding.

The Richland County Community Development Department is the lead agency responsible for the development of the County's Consolidated Plan, which includes all unincorporated areas of the County. The Plan is a comprehensive document that describes the County's housing market conditions, identifies overall needs for affordable housing and non-housing community development, and provides strategies to address these needs over a five-year period. The Consolidated Plan coordinates the County's housing, community and economic development activities with those of other public agencies, private and non-profit affordable housing providers, and non-housing service providers. The Plan addresses both housing and non-housing needs, along with various funding sources in addition to the annual CDBG and HOME allocations to the County. The resulting Consolidated Plan establishes a unified, coordinated vision for community development and housing actions for the next five years with the primary goals of providing safe and affordable housing, adequate public facilities, revitalized low- and moderate- income (LMI) neighborhoods, support for homeless programs and services, and code enforcement for CDBG and LMI neighborhoods for Richland County residents.

Richland County employs diverse methods to encourage on-going participation from residents, community service providers, and existing and potential community development partners. The participation process for the Consolidated Plan included: a series of community meetings; public notices; a non-profit organization forum; a 30-day public comment period; a public hearing; and consultation with non-profits, County staff, elected officials and housing providers. In the end, the consolidated planning process yielded the active involvement and input of more than 40 governmental and non-profit organizations.

The County planning process included consultations with not-for profit organizations, service providers, housing advocacy organizations, developers and housing finance entities, and faith-based organizations to gather information, identify and prioritize community needs, identify community resources and initiatives, and promote the coordination of resources and collaboration among agencies within the community. Three focus groups were held during the week of June 25th, 2012 at which 116 representatives from County and regional public, private and faith-based agencies involved in assisted housing, health services, services for the homeless, historic preservation, employment, and social services participated. Attendees provided valuable information related to the mission and needs of their organizations. Agencies that were not able to attend the focus group sessions were consulted individually, in person and via phone interview. Additional reports, plans, and data from State, federal and local agencies were also used in the development of the Consolidated Plan. A roster of the public and private agencies consulted during the planning process is included as Appendix A.

Richland County Community Development staff also met with multiple County Departments – including Public Works, Utilities, Planning and Development Services, Emergency Services, and the Unsafe Housing Office – during the development of the *2012-2016 Consolidated Plan* to discuss the County's housing and community development needs and to identify and prioritize potential projects. Internal meetings with County departments yielded several potential project ideas that will address the needs of low and moderate income residents in communities throughout the County. Coordination meetings were also held with local governments, the Columbia Housing Authority, and the United Way of the Midlands.

Citizen Participation (91.200 (b))

1. Provide a summary of the citizen participation process.
2. Provide a summary of citizen comments or views on the plan.
3. Provide a summary of efforts made to broaden public participation in the development of the consolidated plan, including outreach to minorities and non-English speaking persons, as well as persons with disabilities.
4. Provide a written explanation of comments not accepted and the reasons why these comments were not accepted.

*Please note that Citizen Comments and Responses may be included as additional files within the CPMP Tool.

3-5 Year Strategic Plan Citizen Participation response:

Citizen Participation Program **(91.200(b))**

This Consolidated Plan results from a process of consultation and citizen participation, building upon existing participation mechanisms and venues. Citizens, not-for-profit organizations, and interested parties were afforded a variety of opportunities to:

- contribute during meetings and planning sessions,
- review and comment upon the citizen participation plan itself,
- receive information about the meetings, the plan, and comments made about the plan,
- participate in public hearings,
- comment upon the plan and its amendments, and
- register complaints about the plan and its amendments.

The County complied with the citizen participation requirements of the regulations by doing the following:

- preparing, adopting, and following a Citizen Participation Plan;
- publishing informational notices about the plan prior to public hearings on the plan using *The State* as the primary source; notices and advertisements are also placed on the local television station, on the County's Website;
- holding public meetings in accessible places at convenient times after providing reasonable notice;
- publishing a summary of the Consolidated Plan, describing its contents and purpose and a listing of locations where the entire plan could be examined;
- making the Consolidated Plan available for public examination and comment on the County Website and at locations in the County for a period of thirty (30) days before submission to HUD;
- providing citizens, public agencies, and other interested parties reasonable access to records regarding any uses of any assistance for affordable and supportive housing that the County may have received during the preceding five years; and
- considering the views and comments of citizens, and preparing a summary of those views for consideration with the Consolidated Plan submission.

Upon receipt of the Consolidated Plan, the Department of Housing and Urban Development has forty-five (45) days to review the plan.

The County's complete Citizen Participation Plan is included in Appendix B.

To solicit public comment and maximize citizen participation, Richland County held a series of four community meetings in strategic and accessible locations throughout the County. Notification included an advertisement in *The State* newspaper, mailings to Richland County neighborhood associations and community service providers, and verbal invitations extended at various community meetings and events. In addition, notice for input was extended to County Council members.

Discussions at these meetings addressed a wide range of topics and were very helpful in determining public needs and priorities. These public meetings were held as follow:

- Monday, June 25, 2012, 5:30 pm to 7 pm – Sandhills Public Library Meeting Room, 1 Summit Parkway
- Tuesday, June 26, 2012, 5:30 pm to 7 pm – Dutch Square Mall, 421 Bush River Road (vacant store front near Belk Store)
- Wednesday, June 27, 2012, 6:00 to 7:30 pm – Caughman Road Park, 2800 Trotter Road
- Thursday, June 28, 2012, 6:30 to 7:30 pm – Richland County Administration Building, 2020 Hampton Street, 2nd Floor Council Chambers (meeting held in conjunction with the Richland County Neighborhoods Council – RCNC)

A copy of the notices for these meetings, the presentation made to the public, copies of the sign-in sheets and a synopsis of these discussions is included in Appendix C.

The County also conducted three focus group meetings to obtain input from individuals and organizations involved with the CDBG and HOME programs. The first group included representatives from housing organizations and lenders, the second included representatives from County agencies, and the third included organizations providing a range of services to County residents. These meetings were held as follows:

- Tuesday, June 26, 2012, 10:00 AM to noon, Columbia Housing Authority, Cecil Tillis Center, 2111 Simpkins Lane
- Wednesday, June 27, 2012, 10:00 AM to noon, Richland County Administration Building, 2020 Hampton Street
- Thursday, June 28, 2012, 2:00 PM to 3:30 PM, United Way of the Midlands, 1800 Main Street

Copies of the sign-in sheets and summaries of these discussions are also found in Appendix C.

In addition, the County posted a Community Survey for residents on its Website and publicized its availability to the public. The survey was also available in Spanish. Copies of the survey and the survey results are found in Appendix D. The County received 59 responses to the English language survey; there were no responses to the Spanish language survey.

The first public hearing for interested parties was held following a published public notice. The meeting was held Friday, June 29, 2012, 9 am -11 am, at the Cecil Tillis Center, 2111 Simpkins Lane. This meeting discussed project eligibility, funding, and related program issues. A second public hearing was held Monday, July 9, 2012, 5:30 pm - 7:00 pm at the Richland County Administration Building- 2020 Hampton Street, 4th Floor Large Conference Room. Copies of the published notices appear in Appendix C.

On July 2, 2012, the completed document was made available to the public for review at the Public Library and in the County Clerk's office in the Administration Building and in the Community Development office at 2020 Hampton Street. The document was also available on the County Website.

The County received one citizen comment during the thirty-day public review period, which closed on August 2, 2012. Appendix E contains that comment and the County's response to it.

On July 18, 2012, the Final Consolidated Plan and Resolution of Authorization were placed on the County Council meeting agenda. This advertised meeting, held on July 31, 2012 in the County Council Chamber as part of a regularly scheduled County Council meeting, reviewed the elements of the plan, and presented the proposed strategies. The floor was opened for comments and questions. All questions were responded to at these meetings.

The document was approved for submission at this meeting and the Administrator was authorized to sign it.

On August 15, 2012, the County forwarded the document to the Columbia Field Office of the Department of Housing and Urban Development.

The County will provide technical assistance to all entities seeking funding for projects to develop and enhance the opportunities for affordable housing. That process will involve referrals to the appropriate county, state, and non-profit organizations.

Institutional Structure (91.215 (i))

1. Explain the institutional structure through which the jurisdiction will carry out its consolidated plan, including private industry, non-profit organizations, and public institutions.
2. Assess the strengths and gaps in the delivery system.
3. Assess the strengths and gaps in the delivery system for public housing, including a description of the organizational relationship between the jurisdiction and the public housing agency, including the appointing authority for the commissioners or board of housing agency, relationship regarding hiring, contracting and procurement; provision of services funded by the jurisdiction; review by the jurisdiction of proposed capital improvements as well as proposed development, demolition or disposition of public housing developments.

3-5 Year Strategic Plan Institutional Structure response:

Institutional Structure and Coordination (91.215 (k) and (l))

Intergovernmental and interdepartmental cooperation is vital to the success of Consolidated Plan efforts, given the diversity of programs and agencies providing housing and housing services.

Richland County works 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 strengthen the planning process and ensure successful implementation of the Plan. Each partner in the process plays a critical role in the success of the program and brings 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.

In particular, Richland County works with the City of Columbia, the Columbia Housing Authority, local municipalities and neighboring jurisdictions on matters related to housing and community development. Coordination and collaboration is 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.

The ***Richland County Community Development Department*** is responsible for housing and community development activities and for administering the Community Development Block Grant (CDBG) and HOME programs for Richland County. The Department includes a current staff of seven, with all positions funded through the CDBG, NSP, and/or HOME programs. Staff positions include: the Director, Community Development Specialist, Housing Program Manager, NSP Manager, Housing Program Coordinator, Grants Accountant, and a Program Coordinator.

The ***City of Columbia*** is also an Entitlement Community, and as such is a direct recipient of CDBG and HOME funding. The City has been extensively involved in neighborhood revitalization, affordable housing and issues related to homelessness for many years. The County coordinates with the City on projects and programs related to community development when feasible and practical, and will continue to do so in the coming 5 years.

The ***Columbia Housing Authority*** is an autonomous, non-profit public housing agency serving the residents of the City of Columbia and Richland County. The CHA owns and maintains more than 2,000 units of conventional public housing, which are available to families of low and moderate incomes. The Housing Authority also administers the Section 8 Rental Assistance Program for residents of Richland County, providing rental assistance to persons with low incomes who want to live in homes in the private rental market, but cannot afford market rental rates. The CHA

also provides several programs aimed at helping families become financially independent and become homeowners.

Since becoming an Entitlement Community, the County has worked with the Housing Authority to strengthen their relationship, to better utilize programs and resources by avoiding duplication and appropriately target housing to County residents in need.

Though these entities often work well together, there are opportunities for improved coordination and communication. All agencies involved in these efforts are seeking new ways to better serve their target populations and the general public.

Coordination and collaboration efforts are ongoing between local governments including **Richland County, Lexington County,** and the **City of Columbia** on issues related to housing and community development. The coordination includes regular quarterly meetings. Richland County intends to continue to strengthen these efforts as the jurisdictions strive to reduce redundancy, maximize resources and work together on common issues and problems.

Coordination and collaboration is 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. 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 region.

Relationships among Housing Organizations

The County will continue to coordinate with other housing agencies, housing organizations, State agencies, non-profits, developers, lenders, contractors and other private housing organizations on projects.

Partnerships have been created between all levels of governmental agencies and between the for-profit and non-profit organizations in the community, and these partnerships will continue to be employed. However, in light of reduced budgets and continuing needs, these partnerships must be expanded and strengthened. Churches, financial institutions, corporations, and foundations should work to create new partnerships and collaborative efforts to address housing issues.

Housing and Social Service Coordination

Coordination of housing and social services must be expanded and strengthened. Housing and social service agencies do not usually complement each other in terms of program activity. Hence, an organization that receives funding for a physical expansion may find itself with inadequate funds to support new programs or case management for the facility's residents.

STRATEGIES TO OVERCOME GAPS

The following strategies are proposed to overcome the gaps described above.

Coordination

Continuation of coordination among housing providers and the County will help all current partners in the system make existing resources go further, and will provide an environment for new organizations that is easy to join. Efforts will be made to increase the capacity of non-profit organizations by providing training and technical assistance.

Public-Private Partnerships

Investigation of housing partnership tools in other cities and counties, including projects with national housing foundations, is an important first step in establishing new partnerships. The County will research the organization of housing partnerships in other areas of similar size in the southeast to determine what models or techniques might be successfully employed.

New, as well as existing, public-private partnerships are critical, and must be fostered, expanded, and strengthened. In particular, new methods need to be developed of involving churches, financial institutions, educational institutions, corporations, and foundations.

Housing and Social Service Coordination

The County will continue to work with providers of special needs and other housing groups to determine how best to coordinate allocations for housing production and social service needs.

Monitoring (91.230)

1. Describe the standards and procedures the jurisdiction will use to monitor its housing and community development projects and ensure long-term compliance with program requirements and comprehensive planning requirements.

3-5 Year Strategic Plan Monitoring response:

Monitoring (91.230)

Richland County and the Office of Community Development are responsible for monitoring both CDBG and HOME program activities. The Office has developed procedures to insure that approved projects will meet the purpose of the Consolidated Plan and that available funds will be distributed in a timely manner. Monitoring will include programs operated directly by the County and those carried out by any sub-recipients. The Sub-recipient Agreement is the contractual document between the County and the sub-recipient, which specifies the activities that are to be completed and the conditions, which must be met, including compliance with the applicable laws and regulations. This agreement is the basis for monitoring all sub-recipients.

Specific monitoring provisions will include:

1. Sub-recipients will be required to submit quarterly reports on their programs and activities. These reports will include relevant information such as the number of units completed and/or persons served; the amount of funds expended or obligated; number of cases processed; factors which adversely affect or hinder implementation; accomplishments of programs or activities.
2. The County will require written verification on the work accomplished with all requests for funds from sub-recipient or contractors, prior to release of payment. The Community Development staff will prepare periodic progress reports for review by the County Administrator, Assistant County Administrator and the County Council.

The Community Development staff will be responsible for monitoring all HOME and CDBG programs and/or HOME/CDBG-assisted projects, whether they are administered by CHDO's or Sub-recipients. Each will be monitored on-site at least annually.

The monitoring visit will consist of a review of documents necessary to determine:

- Program compliance;
- Compliance with any applicable written agreements;
- Compliance with any related regulations including, but not limited to Davis-Bacon, Fair Housing, Minority Business Outreach, and Comprehensive Planning;
- Progress of HOME-assisted projects in relation to time line established in written agreements and Affordability Provisions;
- For CHDO's, records relating to CHDO status;
- For HOME-assisted rental units, compliance with rental and occupancy

- restrictions; and
- Income eligibility.

The CHDO or Sub-recipient will be given written notice fourteen business days at a minimum prior to the monitoring visit. This notice will include the date of the visit, as well as its purpose, and a list those items that are to be reviewed. Each monitoring visit will begin with an entrance conference to ensure that there is a clear understanding of the purpose and scope of the visit. Once documents and information have been gathered and reviewed, an analysis will be made and preliminary findings presented in an exit conference. This visit will then be followed by a formal, written notification as to the results of the monitoring review. This review is to indicate both problem areas and successes. The notification will also serve as a written record of the review. Any necessary corrective measures will be prescribed and closely monitored.

The monitoring report will be provided to the sub-recipient within approximately thirty days of the monitoring and the sub-recipient will be given thirty days maximum to respond. The monitoring process is complete when a letter of completion is sent by the County to the sub-recipient.

Priority Needs Analysis and Strategies (91.215 (a))

1. Describe the basis for assigning the priority given to each category of priority needs.
2. Identify any obstacles to meeting underserved needs.

3-5 Year Strategic Plan Priority Needs Analysis and Strategies response:

Priority Needs Analysis and Strategies (91.215(a))

Richland County has developed a strategic plan to address the key issues raised in the course of this analysis, and which met the HUD requirements for elements to be addresses by this plan.

The three overarching goals, intended to benefit low-, very low- and extremely low-income persons are:

- To provide decent housing,
- To provide a suitable living environment, and
- To provide expanded economic opportunities.

Several areas of specific need emerge from this analysis and documentation. Each of these needs fits within the three goals noted above. These needs, translated into specific priorities are:

- Priority One – Improve the quality and availability of decent, safe and affordable housing
- Priority Two – Provide for adequate and safe public facilities and infrastructure
- Priority Three – Revitalize LMI neighborhoods
- Priority Four – Provide for and support programs and services for the homeless
- Priority Five – Provide code enforcement for LMI neighborhoods and CDBG project areas
- Priority Six – Provide planning activities to meet the needs of LMI areas and residents
- Priority Seven – Work with community partners to coordinate community development activities

The system for establishing the priority for these goals and strategies is predicated upon the following criteria in descending order of importance:

- Meet the goals and objectives of HUD programs;
- Meet the specific needs of low- and moderate- income residents;
- Focus on low- to moderate- income areas or neighborhoods;
- Coordinate and leverage resources to the maximum extent;
- Respond to expressed needs;
- Adopt a sustainable, long-term impact strategy; and
- Establish metrics that can demonstrate progress and success.

In performing our analyses, establishing our priorities, and developing our strategies we relied upon several key sources of data and information.

The Census data and American Community Survey provide much of the necessary demographic, economic, and housing data necessary for the analyses in this Plan. We also use the CHAS data provided by HUD, as noted below, as well as data from reliable private data sources in some instances. This information is the most recent available at the level of detail required for this analysis.

In 1993, HUD distributed a data book to all jurisdictions that were required to submit a Comprehensive Housing Affordability Study (CHAS). The data book was prepared by HUD staff, the US Census Bureau, the Urban Institute, and ICF Corporation, and contained a series of special tabulations based upon data from the 1990 census. The objective of the data book was to provide specific information to affected jurisdictions in order to assist them in accurately portraying the housing needs and market conditions in their communities. This information would help them develop strategies to meet existing and projected needs. This data has been updated and has made use of the American Community Survey to become increasingly current. This data has been augmented with the release of an additional data set based upon the 2007-2009 ACS data and is a significant resource in developing this Consolidated Plan. Tables in the CHAS Data sets provide information on the needs of various types of households according to income, race, and age and correlate to the levels of income (very low- low-, and moderate) as defined by HUD.

Income limits, rental figures and the HUD Adjusted Median Family Income (HAMFI) were obtained from the HUD Website. Data from the National Low Income Housing

Coalition is used in some areas of the Consolidated Plan. For some topics, such as unemployment and income, the State of the Cities Data System was consulted to obtain data from the US Bureau of Labor Statistics and the Bureau of Economic Analysis and other agencies.

Recent information on the homeless was provided by the Midlands Area Consortium for the Homeless, based upon the most recently completed field survey as well as upon additional information collected from the agencies providing homeless assistance.

Richland County will target the majority of funding to neighborhood revitalization activities intended to maximize returns on investments and to meet needs.

The County has observed a number of significant obstacles to meeting underserved needs. These include:

1. a weak economy;
2. a lack of affordable housing;
3. low vacancy rates in public housing;
4. a lack of private developer funding;
5. the increasing costs of development and construction
6. a need for increased coordination and collaboration among service providers;
7. absence of an inclusionary housing ordinance that assures that a percentage of new development will be available to low and moderate income households;
8. lack of available funding for the rehabilitation of owners of vacant houses in need of repair, especially those on a fixed income.

Lead-based Paint (91.215 (g))

1. Estimate the number of housing units that contain lead-based paint hazards, as defined in section 1004 of the Residential Lead-Based Paint Hazard Reduction Act of 1992, and are occupied by extremely low-income, low-income, and moderate-income families.
2. Outline actions proposed or being taken to evaluate and reduce lead-based paint hazards and describe how lead based paint hazards will be integrated into housing policies and programs, and how the plan for the reduction of lead-based hazards is related to the extent of lead poisoning and hazards.

3-5 Year Strategic Plan Lead-based Paint response:

Lead-Based Paint **(91.215 (i))**

While lead-based paint hazards are of serious concern, testing of children in Richland County has revealed a much lower percentage of children with elevated lead levels than the nation as a whole. In some measure this is due to the relatively young housing stock in the County. The County's housing stock is young, as only 4.9 percent of units were built before 1939 and only 20.1 percent is older than fifty years. Indeed, almost the same number of units was constructed in the last decade (2000-2010) as were constructed before 1960.

According to the CHAS data there are 9,540 housing units with children under the age of six in them in the County. Over one-half of these (5,310) have extremely low- to low-income households with young children living in them. 4,260 renters, especially extremely low-income renters, reside in these units, as opposed to 1,050 owner households.

However, the hazards associated with lead-based paint are a serious concern for low-income families and as such are a priority to Richland County in its housing and community development efforts.

Richland County has established full compliance with all applicable lead-based paint regulations through incorporation of these regulations into its housing policies and procedures manual. Since August 15, 2002, all housing units provided assistance by Richland County through CDBG or HOME funds have been required to comply with the regulation implementing *Title X of the 1992 Housing and Community Development Act (24 CFR Part 35)*. In compliance with the regulation, Richland County requires inspection and evaluation for lead-based paint hazards of all housing units constructed before 1975 that are slated for repairs which may disturb any painted surfaces of the unit. If lead paint hazards are found during the inspection and evaluation they are addressed through paint stabilization, interim controls, or standard treatments.

In addition, a number of actions have been undertaken to meet the goals of the *Consolidated Plan* related to the mitigation of lead-based paint hazards. The County Housing Program Manager is trained in Lead Inspection, Risk Assessment and Safe Work Practices. The County also contracts with a certified Lead Inspector and Risk Assessor for all required lead hazard evaluations and lead clearance testing activities. Assistance has also been offered to small and minority contractors to obtain EPA Abatement Training for Accreditation. The County distributes and maintains all required documentation related to lead-based paint hazards for homes built before 1978 and distributes lead-based paint information at all County sponsored events.

Lead-based paint mitigation efforts will be reduced because of the decreased funding and an overall reduction in the number of rehabilitations because of limited funds. The program will be continued and implemented as appropriate projects are undertaken and adequate funding is available.

HOUSING

Housing Needs (91.205)

*Please also refer to the Housing Needs Table in the Needs.xls workbook

1. Describe the estimated housing needs projected for the next five year period for the following categories of persons: extremely low-income, low-income, moderate-income, and middle-income families, renters and owners, elderly persons, persons with disabilities, including persons with HIV/AIDS and their families, single persons, large families, public housing residents, victims of domestic violence, families on the public housing and section 8 tenant-based waiting list, and discuss specific housing problems, including: cost-burden, severe cost-burden, substandard housing, and overcrowding (especially large families).
2. To the extent that any racial or ethnic group has a disproportionately greater need for any income category in comparison to the needs of that category as a whole, the jurisdiction must complete an assessment of that specific need. For this purpose, disproportionately greater need exists when the percentage of persons in a category of need who are members of a particular racial or ethnic group is at least ten percentage points higher than the percentage of persons in the category as a whole.

3-5 Year Strategic Plan Housing Needs response:

Housing Needs (91.205)

The purpose of this section of the Consolidated Plan is to present a detailed breakdown of the housing assistance needs of low- and moderate-income households in the Richland County. The following information is based upon the HUD provided Comprehensive Housing Affordability Strategy (CHAS) tables and upon the most recent Census or American Community Survey (ACS) data. The older CHAS data (2000) was used to provide the specific information needed for the Housing Needs Table as it is the only data source available to complete that table at this time. Much of the data, including the 2009 CHAS data, is available at the County level, and this level of detail will be used throughout this analysis.

Information about renter and owner needs is broken down to the needs of the extremely low-income persons (less than 30% of Median Family Income), very low-income persons (between 30% and 50% of Median Family Income), and low-income persons (between 50% and 80% of Median Family Income). The Housing Needs Table in Appendix F provides complete details by income level and tenure type.

OVERVIEW - INCOME AND POVERTY

The following table compares key income and poverty figures for the County, the State, and the United States, based upon ACS figures.

SELECT INCOME STATISTICS			
	Richland	SC	US
Median HH Income	\$47,922	\$43,939	\$50,046
Per Capita Income	\$25,805	\$23,443	\$26,059
% HH w/ Retirement Income	19.4%	19.7%	17.5%
% HH w/ Social Security	22.4%	30.4%	28.4%
% HH w/ SSI	2.5%	3.8%	5.1%
% HH w/ SNAP	10.3%	11.5%	11.9%
% Persons in Poverty	14.5%	16.4%	15.3%

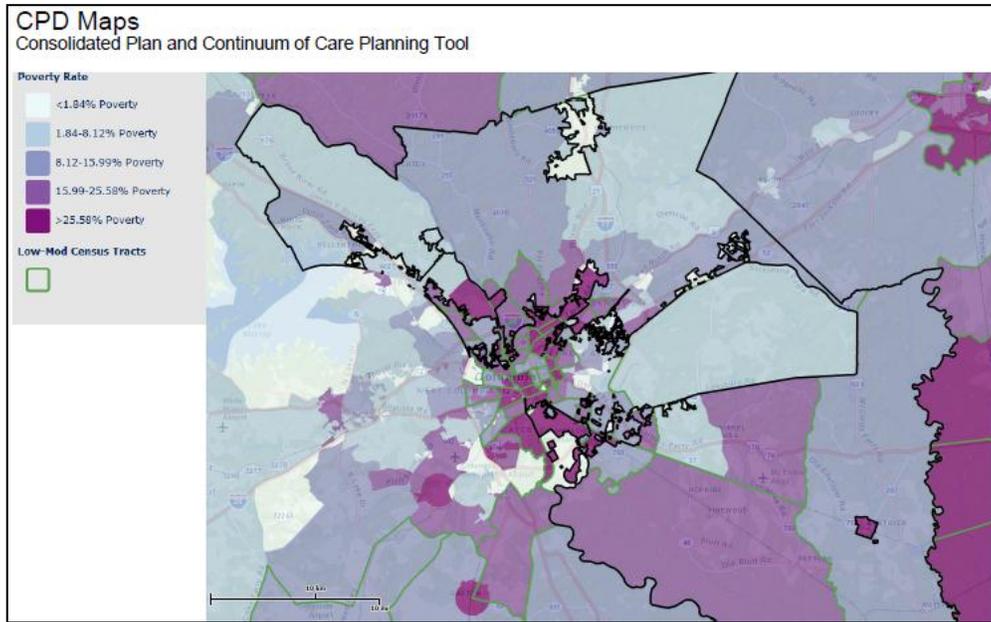
Source: ACS, 2010

Richland County’s Median household Income is 95.7 percent of the national figure and 109.0 percent per cent of the State figure.

Poverty is an issue in Richland County as 14.5 percent of the population had an income that was below the federally established poverty level of \$22,314 for a family of four. Almost ten percent of the elderly were in poverty, **but 17.6 percent of persons in the County under 18 lived in poverty** in 2010.

Richland County does have a higher percentage of households with retirement income than the nation (19.4% vs. 17.5%) but a lower percentage of households with Social Security income (22.4% vs. 28.4%). At the same time, the percentage of persons with Supplemental Security Income is 2.5 percent compared to the national figure of 5.1 percent and the percentage of persons receiving Food Stamp/SNAP benefits is 10.3 percent, a figure lower than the national percentage, 11.9.

The map below shows that poverty is greatest in census tracts in and around Columbia, though the large census tract in the southeast has a high level of persons in poverty.



Source: HUD-CPD

One of the concerns noted in the Consolidated Plan is the concentration of low-income households. The County has a substantial number of households with an income of less than \$15,000; indeed, 13.7 percent of households in the County (some 19,429 households) are below this figure. The table below shows the number and percentage of households at various income levels, and compares those percentages to State and national figures.

Income	Richland %	SC %	US %
<\$10,000	8.6%	9.3%	7.2%
\$10,000-\$14,999	5.1%	6.5%	5.5%
\$15,000-\$24,999	11.2%	12.7%	10.8%
\$25,000-\$34,999	11.8%	12.0%	10.5%
\$35,000-\$49,999	14.9%	15.1%	14.1%
\$50,000-\$74,999	18.6%	18.4%	18.5%
\$75,000-\$99,999	12.1%	11.4%	12.3%
\$100,000-\$149,999	11.0%	9.5%	12.3%
\$150,000-\$199,999	3.7%	2.7%	4.4%
>\$200,000	3.0%	2.4%	4.2%

Source: ACS, 2010

The majority of households in the three lowest income ranges are living in poverty based on the \$22,314 poverty figure. The three highest income levels are lower than the national figures, while the middle ranges (\$15,000 to \$75,000) are higher the national percentages, significantly so in the \$25,000 to \$50,000 categories.

HUD has provided detailed income and housing condition data as part of its Comprehensive Housing Affordability Strategy (CHAS) materials to assist in preparing the Consolidated Plan and implementing HUD programs. HUD uses its own methodology to establish five income categories and the Area Median Income (AMI) for its analyses. The five income ranges are:

- Extremely Low (0-30% of the median income),
- Very Low-income (31-50% of the median income),
- Low-income (51-80% of the median),
- Moderate-income (81-95% of the median), and
- Upper-income (95% and above of the median).

The table below shows the distribution of Extremely Low-, Very Low-, Low- and Moderate-income households, both Owner and Renter, in the County based upon this data. The 2012 Median Income figure for a family of four in Richland County, calculated by HUD, is \$64,500.

The upper-income households represent 46.9 percent of the total households in the County. However, as can be seen, by the HUD definitions, **53.1 percent of Richland County households are in the lowest income categories.**

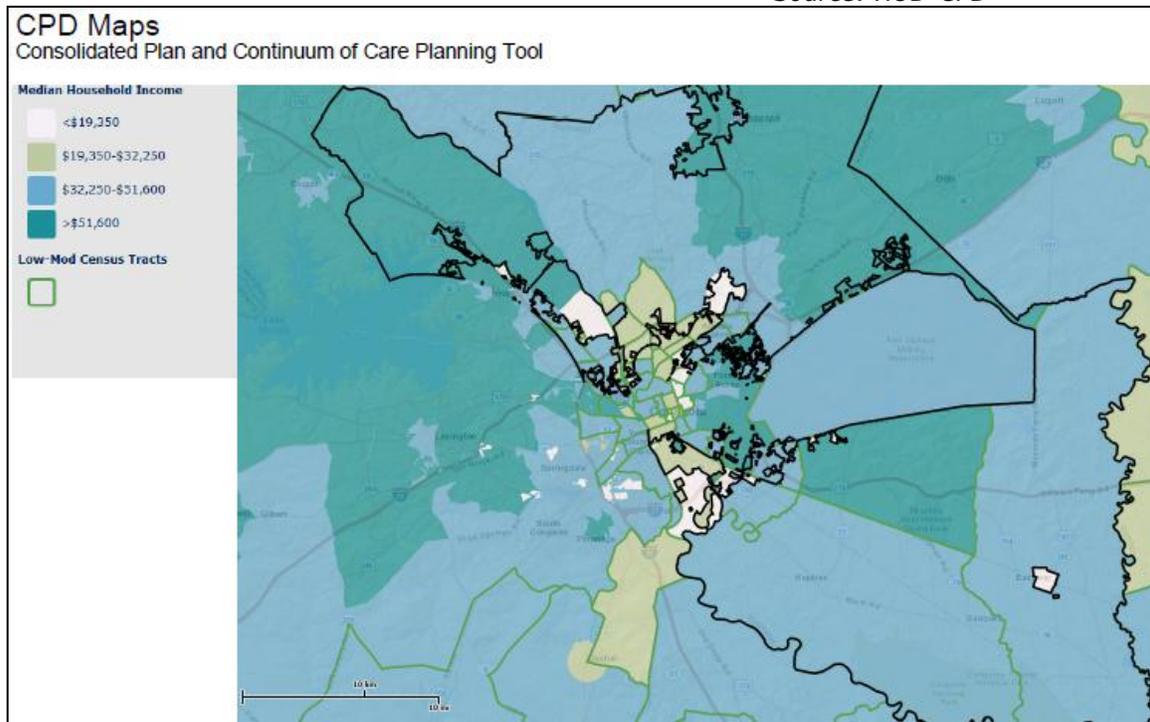
**HUD AREA MEDIAN HOUSEHOLD INCOME
RICHLAND COUNTY, 2012**

Income Category	2012 Median HH Income	Approx. # of HH	Approx. % of HH
	\$64,500		
<30% AMI	\$19,350	25,791	18.2%
31-50% AMI	\$32,250	21,231	15.0%
51-80% AMI	\$51,600	28,181	19.9%
> 80% AMI	> \$51,600	66,361	46.9%

Source: HUD Income Limits Documentation System, 2010 ACS, Swiger Consulting Analysis

The map below shows the Census Tracts in the County according to the income levels shown in the table. Some of the lowest income tracts are along the northern and southern edges of Columbia.

Source: HUD-CPD



HOUSING NEEDS PER CHAS TABLES

HUD has provided a set of data for jurisdictions to use in preparing their housing needs analyses. This data is based upon an analysis of the 2005-2009 ACS Five-Year average data and provides breakdowns not directly available from the Census or ACS data. According to the CHAS statistics provided by HUD there were 137,740 total occupied housing units in Richland County. Countywide 62.8 percent of these units (86,570) were owner occupied, while 37.2 percent (51,170) were renter occupied. These numbers will be used as the basis for the tables, comparisons and calculations shown in the following analyses unless otherwise noted.

The CHAS data do not provide racial and ethnicity data in the same manner as the Census Bureau and direct comparisons of categories will not be completely accurate. Also, the HUD data focuses on households (with an average size of 2.43 persons in Richland County) while the Census Bureau data focuses on persons. However, to provide some gauge of impact of the various housing problems, some comparisons between HUD and Census Bureau statistics will be made. The table below provides a summary of the Census Bureau figures for the County and these percentages will be used in assessing the data in the CHAS tables discussed below.

% of Population by Race - Richland - SC - US			
Race	Richland %	SC %	US %
White	47.3	66.2	72.4
African-American	45.9	27.9	12.6
Native American	0.3	0.4	0.9
Asian	2.2	1.3	4.8
Pacific Islander	0.1	0.1	0.2
Other Race	1.9	2.5	6.2
Two or More Races	2.2	1.7	2.9
Hispanic	4.8	5.1	16.3

Source: ACS, 2010

COST BURDEN BY INCOME LEVEL

When households spend too much of their incomes on housing, they are considered to be “cost burdened” or “severely cost burdened.” The U.S. Department of Housing and Urban Development (HUD) has determined that households should spend no more than 30% of their incomes on housing. Using definitions established by HUD, cost burden is calculated as gross housing costs, including utility costs, as a percentage of gross income. Households that pay more than 30% of their incomes on housing are considered cost burdened; households that pay more than 50% of their incomes are considered to be severely cost burdened. Cost burdened households will find it difficult to meet all household needs; severely cost burdened households may be in danger of homelessness.

The table below show the number of low-income cost burdened owner housing units. The figures do not identify the specific housing problem reported, only that the problem(s) is/are “one or more of the four housing units problems”, which are overcrowding, lacks complete kitchen, lacks complete plumbing, or cost burden.

NUMBER OF LOW-INCOME OWNER HOUSING UNITS WITH HOUSING PROBLEMS							
	<30% AMI	31-50% AMI	51-80% AMI	TOTAL	% of TOTAL	% of HH	
White alone, non-Hispanic	1,820	1,345	2,235	5,400	40.0%	50.2%	
Black or African-American alone, non-Hispanic	2,250	1,960	3,150	7,360	54.6%	43.8%	
Asian alone, non-Hispanic	25	35	95	155	1.1%	1.8%	
American Indian or Alaska Native alone, non-Hispanic	20	0	0	20	0.1%	0.3%	
Pacific Islander alone, non-Hispanic	0	0	0	0	0.0%	0.0%	
Hispanic, any race	80	95	145	320	2.4%	2.3%	
Other (including multiple races, non-Hispanic)	20	75	140	235	1.7%	1.3%	
TOTAL	4,215	3,510	5,765	13,490			

Source: HUD 2009 CHAS Data

Over 42.0 percent of the owner units reporting problems are concentrated in the low-income category and the number of reported problems is lower for the very low-income group than for the others. African-Americans reported the greatest number of problems in both the extremely low- and low-income groups, and reported over 600 more problems than Whites in the Very low- group. That African-Americans and Whites should report the greatest numbers of problems is in part due to the relatively small percentages of households in the other racial and ethnic groups in the County. However, the percentage of African-American owners reporting problems (highlighted in yellow) is higher than their 43.8 percent of the population, and does meet the definition of disproportionate need discussed below. Other

groups reporting problems in excess of their representation in the population are highlighted in light blue.

The situation for **renter households** is different in terms of the income level reporting the most problems, as the table below demonstrates.

NUMBER OF LOW-INCOME RENTER HOUSING UNITS WITH HOUSING PROBLEMS						
	<30% AMI	31-50% AMI	51-80% AMI	TOTAL	% of TOTAL	% of HH
White alone, non-Hispanic	2,435	1,875	1,800	6,110	29.6%	50.2%
Black or African-American alone, non-Hispanic	6,575	3,750	2,700	13,025	63.0%	43.8%
Asian alone, non-Hispanic	120	235	155	510	2.5%	1.8%
American Indian or Alaska Native alone, non-Hispanic	155	0	0	155	0.8%	0.3%
Pacific Islander alone, non-Hispanic	0	0	0	0	0.0%	0.0%
Hispanic, any race	305	145	120	570	2.8%	2.3%
Other (including multiple races, non-Hispanic)	40	85	165	290	1.4%	1.3%
TOTAL	9630	6090	4940	20660		

Source: HUD 2009 CHAS Data

The extremely low-income households reported the greatest number of problems, (46.6%), and the number of reported problems declined as the income level increased. The number of African-Americans reporting problems is significant, and out of proportion to their percentage of the population (63.0 percent of households reporting problems as opposed to 43.8 percent of the population). While Asians report problems slightly in excess of their percentage of the population, Native Americans report problems at a rate over twice their percentage of the population. Hispanic and Other race households are also reporting problems in excess of their percentage of the population.

These figures show that there is a significant portion of the low-income population that faces housing problems, and that the extremely low-income households face the greatest number of problems. The situation for the extremely low-income households is especially precarious as an illness, accident or job loss could threaten these households with homelessness.

Low-income owners reported in the greatest number of problems as opposed to extremely low-income renters reporting the greatest number of problems. African-American households report problems in excess of their part of the total population and in the case of renter households are well over ten percent higher than their proportion of the population.

SEVERE HOUSING NEEDS BY RACE/ETHNICITY

The HUD CHAS data also presents data on those housing units and households with severe problems, focusing on severely overcrowded and severely cost burdened households.

NUMBER OF LOW-INCOME OWNER HOUSEHOLDS W/ SEVERE HOUSING PROBLEMS					
		<30% AMI	31-50% AMI	51-80% AMI	TOTAL
White alone, non-Hispanic		1,140	825	660	2,625
Black or African-American alone, non-Hispanic		1,965	1,240	830	4,035
Asian alone, non-Hispanic		25	35	35	95
American Indian or Alaska Native alone, non-Hispanic		20	0	0	20
Pacific Islander alone, non-Hispanic		0	0	0	0
Hispanic, any race		80	50	55	185
Other (including multiple races, non-Hispanic)		20	35	120	175
	TOTAL	3,250	2,185	1,700	7,135
Total OWNER HH	86570				
Owner w/ Problems		13490			
% w/ severe problem		52.9%			

Source: HUD 2009 CHAS Data

Comparing the number of problem units in this renter table with the preceding owner table shows that 52.9 percent of problems are severe, though the extremely low-income households report the most problems and the number declines as income rises. However, Whites and African-Americans still report the greatest number of problems, African-American households in excess of their percentage of the population.

NUMBER OF LOW-INCOME RENTER HOUSEHOLDS W/ SEVERE HOUSING PROBLEMS					
		<30% AMI	31-50% AMI	51-80% AMI	TOTAL
White alone, non-Hispanic		2,365	860	275	3,500
Black or African-American alone, non-Hispanic		5,765	1,455	250	7,470
Asian alone, non-Hispanic		120	70	45	235
American Indian or Alaska Native alone, non-Hispanic		100	0	0	100
Pacific Islander alone, non-Hispanic		0	0	0	0
Hispanic, any race		250	65	50	365
Other (including multiple races, non-Hispanic)		40	70	0	110
	TOTAL	8,640	2520	620	11,780
Total RENTER HH	51170				
Renters w/ problems		20660			
% w/ severe problem		57.0%			

Source: HUD 2009 CHAS Data

The situation is all the more difficult for renters – overall 57.0 percent of problems are severe, but 73.3 percent of the extremely low-income problems are severe. Among African-Americans in this income group, the percentage of problems reported is in excess of their presence in the County by a significant percentage and their need is disproportionate. As before, White and African-American renters report the greatest number of problems, though the percentage of problems reported by White households is well below the group’s presence in the County.

HOUSING PROBLEM SEVERITY

HUD provides data that distinguishes among various housing unit problems by tenure type. The tables below show that lack of complete facilities and overcrowding are not the most common problem. Indeed, lack of facilities is negligible among

owner units, and is a very modest problem among renter units. Overcrowding is an issue among renter units, but negligible among owner units. As might be expected, cost burden is the greatest problem far and away. What is surprising is the extent to which severe cost burden is the greater concern, and the degree to which it affects the extremely low-income units, both owner and renter. Over one-half of renter units are severely cost burdened, and over three-quarters of those units are in the extremely low-income category.

NUMBER OF LOW-INCOME OWNER HOUSING UNITS w/ SEVERE				
HOUSING PROBLEMS				
PROBLEM	<30% AMI	31-50% AMI	51-80% AMI	TOTAL
Lacking complete plumbing or kitchen facilities	0	35	105	140
With more than 1.5 persons per room, none of the needs above	0	0	15	15
With more than 1 but less than or equal to 1.5 persons per room, none of the needs above	70	20	65	155
With housing cost burden greater than 50%, none of the needs above	3,180	2,130	1,515	6,825
With housing cost burden greater than 30% but less than or equal to 50%, none of the needs above	965	1,325	4,070	6,360
TOTAL	4,215	3,510	5,770	13,495

NUMBER OF LOW-INCOME RENTER HOUSING UNITS w/ SEVERE				
HOUSING PROBLEMS				
PROBLEM	<30% AMI	31-50% AMI	51-80% AMI	TOTAL
Lacking complete plumbing or kitchen facilities	195	115	355	665
With more than 1.5 persons per room, none of the needs above	35	80	15	130
With more than 1 but less than or equal to 1.5 persons per room, none of the needs above	255	90	55	400
With housing cost burden greater than 50%, none of the needs above	8,150	2,235	200	10,585
With housing cost burden greater than 30% but less than or equal to 50%, none of the needs above	990	3,575	4,320	8,885
TOTAL	9,625	6,095	4,945	20,665

Source: HUD 2009 CHAS Data

HOUSING NEEDS BY FAMILY TYPE

The following tables show the number of households reporting housing problems by household types, that is, large households (5+ persons), and small (four persons and under). HUD also provided data on single-parent households.

OWNER HOUSING NEEDS BY FAMILY TYPE			RENTER HOUSING NEEDS BY FAMILY TYPE		
HOUSEHOLD TYPE	Fewer than 5 Persons	5 or More persons	HOUSEHOLD TYPE	Fewer than 5 Persons	5 or More persons
family, no spouse*	4,710	280	family, no spouse*	6,705	785
married couple family	6,400	1,405	married couple family	1,605	585
non-family	8,290	0	non-family	12,325	45
TOTAL	19,400	1,685	TOTAL	20,635	1,415
Total Owners	86,570	86,570	Total Renters	51,170	51,170
% with problem	22.4%	1.9%	% with problem	40.3%	2.8%

Source: HUD 2009 CHAS Data; Swiger Consulting Analysis

Non-family households clearly have the greatest number of reported problems both among owners and renters. A higher percentage of renter households of both sizes report problems and proportionately, large households report more problems than small one - 25.3% of large owner households versus 24.2% of small owner households. Slightly over 49.0% of large renter households reported problems compared to 42.7 % of small renter households.

COST BURDEN BY RACE

The table below, based upon HUD CHAS 2009 data, shows the numbers and percentage of households with moderate and severe cost burdens by race.

COST BURDENED OWNERS BY RACE					
	Moderate Cost Burdened HH	% of TOTAL	Severely Cost Burdened HH	% of TOTAL	% of HH
White alone, non-Hispanic	6,575	51.5%	3,145	40.3%	50.2%
Black or African-American alone, non-Hispanic	5,540	43.4%	4,230	54.2%	43.8%
Asian alone, non-Hispanic	100	0.8%	105	1.3%	1.8%
American Indian or Alaska Native alone, non-Hispanic	0	0.0%	20	0.3%	0.3%
Pacific Islander alone, non-Hispanic	0	0.0%	0	0.0%	0.0%
Hispanic, any race	345	2.7%	180	2.3%	2.3%
other (including multiple races, non-Hispanic)	195	1.5%	120	1.5%	1.3%
TOTAL	12,755		7,800		

Source: HUD 2009 CHAS Data

More owners face a moderate cost burden than a severe cost burden, and, as expected by the County’s demographics, Whites and African Americans have the largest numbers of cost burdened households. White households report moderate cost burden problems in excess of their percentage of the County’s population. However, among severely cost burdened owner households African Americans report the greatest number of problems and the percentage of those reporting problems is over ten percent higher than their percentage of the population.

As the table below shows, the number of housing problems among renter households is almost evenly split between those with a moderate cost burden and those with a severe cost burden. Though Whites and Hispanics report the greatest number of problems, the percentage of African-American households reporting problems is higher than among owners of the same race. The percentage of African-Americans households reporting problems is, again, well in excess of that group’s percentage of the population; indeed, the percentage of severely cost burdened Black households is almost one and one-half times the percentage of the population. Also Native American households report problems out of proportion to their part of the total population, as do Asians, Hispanics and Other Race households.

COST BURDENED RENTERS BY RACE					
	Moderate Cost Burdened HH	% of TOTAL	Severely Cost Burdened HH	% of TOTAL	% of HH
White alone, non-Hispanic	3,150	31.6%	3,215	29.3%	50.2%
Black or African-American alone, non-Hispanic	5,965	59.8%	7,145	65.0%	43.8%
Asian alone, non-Hispanic	340	3.4%	175	1.6%	1.8%
American Indian or Alaska Native alone, non-Hispanic	55	0.6%	100	0.9%	0.3%
Pacific Islander alone, non-Hispanic	0	0.0%	0	0.0%	0.0%
Hispanic, any race	275	2.8%	240	2.2%	2.3%
other (including multiple races, non-Hispanic)	185	1.9%	110	1.0%	1.3%
TOTAL	9,970		10,985		

Source: HUD 2009 CHAS Data

HOUSING AFFORDABILITY

HUD also provides data on housing affordability, both rental and for sale in the County. The data, made available in 2010, is based upon ACS data from 2009, and is the most recent available and does provide some insight into the issue.

The CHAS data show that there were 2,010 standard (having complete facilities) for sale units available in 2009. Of these 350 were affordable to households making 50% or less of the County’s median income and 760 units were affordable to households making between 51 and 80% of the median income. Thus, 55.5 percent of the available for sale houses could be purchased by low-income persons.

The same data set shows that there were 5,690 standard apartments available, but only 555 (9.7%) of these were affordable to households making 30% or less of the median income, 3,100 were affordable to households making between 31 and 50% of median income and 1,790 were available to households making 51 to 80% of the median income. The need for affordable rental units was thus very great among the extremely low-income households.

HOUSING PROBLEMS OF THE ELDERLY

Elderly persons may need additional assistance to live independently and have additional requirements for their housing, such as elevators, grab bars in the bathroom, and special types of kitchen and bathroom fixtures. The elderly, especially in very low-income households, face housing difficulties based upon their particular housing needs (size of units, and types of fixtures and amenities), and on the basis of the cost burden they bear for housing and the fact that most are limited by fixed incomes.

Census data indicates that there are 48,035 persons 62 and over (HUD’s definition of elderly) in the County (12.5% of the population), and 16,444 persons 75 and over

(4.3% of the population). The table below shows that 38.0% of the elderly and extra-elderly owners report housing problems, while 86.2% of elderly and extra-elderly renters report housing problems. Though a direct comparison between the number of elderly persons and elderly households is not possible, it is apparent that the elderly, especially elderly renters, report problems in excess of their percentage of the population.

NUMBER OF LOW-INCOME ELDERLY & EXTRA ELDERLY OWNER HOUSING UNITS WITH HOUSING PROBLEMS						
	<30% AMI	31-50% AMI	51-80% AMI	TOTAL	% of All 62-74 HH	
household contains at least 1 person age 62-74 but no	1,105	920	1,030	3,055	19.3%	
household contains at least 1 person age 75+	875	555	400	1,830	18.7%	
TOTAL	1,980	1,475	1,430	4,885		

Source: HUD 2009 CHAS Data

NUMBER OF LOW-INCOME ELDERLY & EXTRA ELDERLY RENTER HOUSING UNITS WITH HOUSING PROBLEMS						
	<30% AMI	31-50% AMI	51-80% AMI	TOTAL	% of All 75+ HH	
household contains at least 1 person age 62-74 but no	840	360	200	1,400	40.6%	
household contains at least 1 person age 75+	365	355	205	925	45.6%	
TOTAL	1,205	715	405	2,325		

Source: HUD 2009 CHAS Data

Interestingly, a higher percentage of the young elderly (both renter and owner) report housing problems than the extra-elderly. Young elderly homeowners in the extremely low-income and low-income ranges report the most, while extremely low-income owners as a group report the most problems.

Extremely low-income renters in the young elderly age group report the most problems among renters, over one-third of the total reported problems. Despite the lower number of reported problems, a much higher percentage of elderly renter households report problems.

OVERCROWDING AND HOMELESSNESS RISK

Overcrowding is defined by HUD as 1.01 to 1.50 persons per room, while severe overcrowding is 1.51 or more persons per room. HUD data on the numbers of persons residing in housing units provides some insight into the potential for homelessness.

As noted earlier, overcrowding is not a major issue in Richland County.

A review of the figures for owner occupied units indicates that only 155 owner occupied units had between 1.0 and 1.5 persons per room, that is, only moderately overcrowded. The figure for severely overcrowded owner units was 15. Thus, these owner-occupied units represent a small portion of the County’s housing and are not a major concern with respect to potential homelessness.

However, there are 400 renter occupied units with more than 1.5 persons per room and 130 units with between 1.0 and 1.5 persons per room. This number of overcrowded households does present a moderate potential for homelessness, especially since the overcrowding that does exist among these renters is concentrated in the extremely low-income and very low-income categories.

LEAD-BASED PAINT HAZARD

As noted in the housing market analysis, Richland County’s housing stock is relatively young with 49.1 percent of the housing built after 1980. Significantly, only 20.1 percent (31,653 units) of the County’s housing is now 50 years and older.

The HUD CHAS data show that 260 renter housing units have young children (less than six years) living in pre-1939 units and there are only 40 pre-1939 owner units with young children in them. There are 4,000 renter housing units built between 1940 and 1979 that have young children living in them and 1,010 such owner units.

This total of 5,310 units comprises 3.8 percent of the County’s housing stock.

HOUSING NEEDS OF THE DISABLED

The 2010 ACS figures for disability indicate that 11.1 percent of the County’s population has some disability, a figure below both State and national norms. This represents 39,868 persons. While only 3.0 percent of persons under 18 years in the County have a disability, the Census reports that 38.8 percent of persons over 65 (13,674 people) are disabled. Information about specific disabilities is not available.

SELECT STATISTICS ON DISABILITY			
	Richland	SC	US
Total % w/ Disability	11.1	13.7	11.9
% < 18 w/ Disability	4.5	5.4	4.0
% > 65 w/ Disability	38.8	39.1	36.7

Source: ACS, 2010

The implications for housing issues are that there is a need for accessible housing units for the disabled, including those who are elderly or extra elderly. Because of changes in the definitions of disability in the data collected by the Census Bureau, recent information on the housing needs of persons with disabilities is not available. Some insight into the subject can be gleaned by examining information from other sources.

The Association for Retarded Citizens (ARC) indicates that the base definition of developmentally disabled is an IQ score less than 70. ARC indicates that the nationally accepted percentage of the population that can be categorized as developmentally disabled is two and one-half to three percent of the population. By this calculation, there are an estimated 11,535 developmentally disabled persons in Richland County. Some percentage of these persons may need group homes and supportive housing.

The Census Bureau definition of disability includes a wide range of disabilities. Persons with physical disabilities may require assistance with daily living, and additional requirements for their housing including, for example, special types of kitchen and bathroom fixtures or special fire alarms.

Deducting the number of persons with developmental disabilities from the census figure for disabled persons gives an approximate figure of 28,333 persons of all ages who may be physically disabled.

DISPROPORTIONATE NEED

The HUD definition of disproportionate need is when the percentage of persons in a category of need who are members of a particular racial or ethnic group is at least ten percentage points higher than the percentage of persons in the category as a whole.

As noted, African American households report problems, especially cost burden, in disproportionate numbers. Other groups report problems in percentages greater than their presence in the population, but not enough to be considered disproportionate need.

SUMMARY

The key points that emerge from this analysis are:

- 1) Though 15.3% of the population lives in poverty, almost eighteen percent of those under 18 live in poverty.
- 2) Over one-half of Richland County's households are in the lowest HUD income categories.
- 3) Extremely low-income renter households represent the greatest number of moderate and severely cost burdened households.
- 4) White and Hispanic households report the greatest number of housing problems, though African-American and Native American renter households report significant numbers of problems relative to their percentage of the population.
- 5) Moderate and severe cost burden are by far the greatest reported problems, especially among low-income owners and extremely low-income renters.
- 6) Overcrowding and substandard housing do not present significant problems in terms of numbers; however, the problem is significant among extremely low-income renter households.
- 7) The elderly and extra-elderly extremely low-income renter and the low-income owner households report the greatest number of problems among the elderly population.
- 8) Housing affordability is a significant problem, especially for the extremely low-income households seeking a rental unit.

Priority Housing Needs (91.215 (b))

1. Identify the priority housing needs and activities in accordance with the categories specified in the Housing Needs Table (formerly Table 2A). These categories correspond with special tabulations of U.S. census data provided by HUD for the preparation of the Consolidated Plan.
2. Provide an analysis of how the characteristics of the housing market and the severity of housing problems and needs of each category of residents provided the basis for determining the relative priority of each priority housing need category.

Note: Family and income types may be grouped in the case of closely related categories of residents where the analysis would apply to more than one family or income type.

3. Describe the basis for assigning the priority given to each category of priority needs.
4. Identify any obstacles to meeting underserved needs.

3-5 Year Strategic Plan Priority Housing Needs response:

Priority Housing Needs (91.215(b))

This section of the Consolidated Plan will identify the priority housing needs of the County in accordance with the CHAS data.

The specific needs and the levels of priority for each type or group of households are shown in the **Housing Needs Table** (see Appendix F). Our emphasis has been, and remains, upon providing assistance to those groups most in need of assistance in the lower income ranges, to improve their quality of life, to enhance their economic prospects, and to prevent homelessness. While much of the County effort will center upon preserving the existing stock of affordable housing, some resources will focus upon expanding that supply where possible.

As was seen in the Housing Market analysis section, the housing market in this area remains difficult. In addition, there are waiting lists for assistance programs as well as for Public Housing, the costs of housing construction have risen over the past five years, and the County has relatively low income levels that make affording rent, rehabilitation, or the purchase of a home difficult, if not impossible, for many low- and even moderate-income households.

The County has determined that renovation and weatherization are the most cost effective means to provide affordable housing and keep residents in their homes.

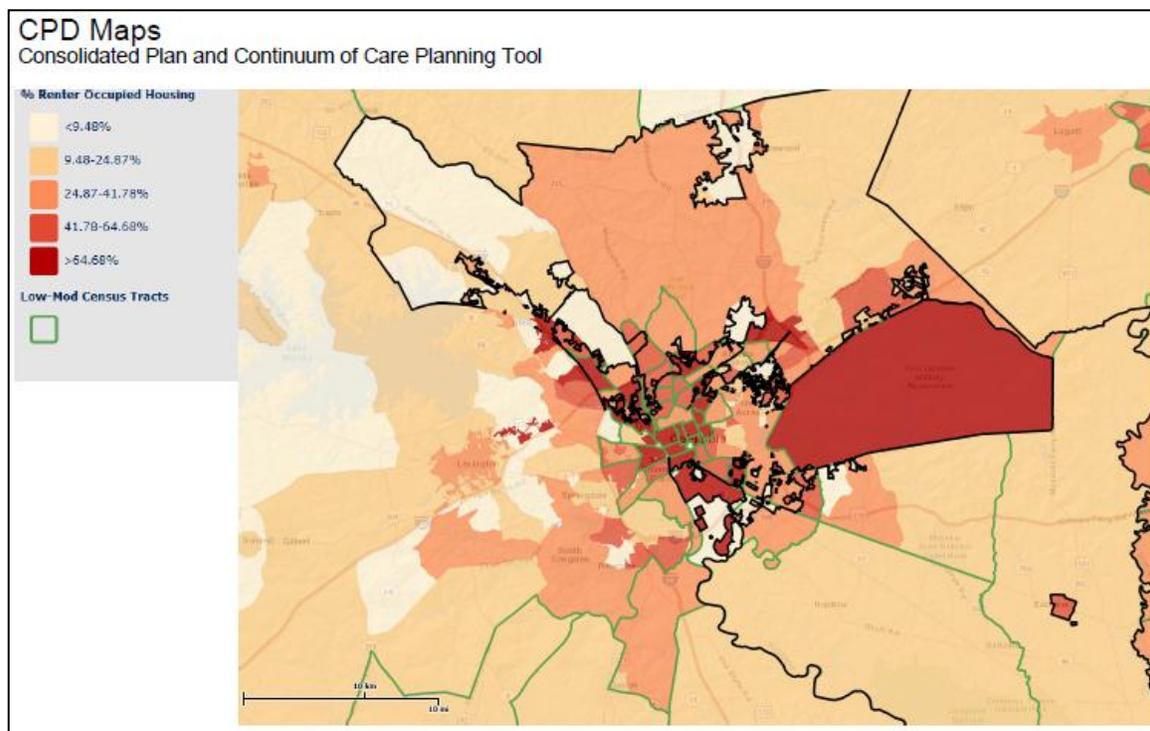
Programs and activities to assist **Owner households** will focus on the elderly, who have fewer resources and a fixed income, and who face the high costs of rehabilitating or upgrading homes. Programs will assist in the upkeep of these homes, preserve the existing housing stock, and in the process preserve and strengthen the neighborhoods. Particular emphasis will be placed upon elderly owner households in both the less than 30% of median family income and the 51%

to 80% of median family income levels as they face severe cost burdens.

Programs and activities to assist **Renter households** will focus on small-related renters and the elderly, especially in the less than 30% median family income group. As noted in the section on homelessness, these are the households most likely to fall into homelessness – the precariously housed. The programs we will implement include the rehabilitation of units in order to upgrade the housing stock and improve neighborhoods while at the same time generating a modest number of jobs to carry out these rehabilitations. At the same time however, it is necessary to continue and expand our rental assistance programs. The County area has low income levels by any measure, and many extremely low- and very low-income households are precluded from acquiring a home because they simply cannot save for a down payment or qualify for a mortgage.

The **outcomes** resulting from these efforts will be in the area of improved availability, affordability, and sustainability of decent housing.

The map below shows that there are many areas of the County in which the percentage of renter units is well above one-quarter of the housing stock.



Source: HUD-CPD

The County will also continue to work with the Housing Authority as it serves not only as a place to reside for many low-income families, but also serves as a stepping stone toward home ownership through their various counseling, education, and training programs.

The **obstacles** to fully implementing these programs are several. The greatest one is the overall lack of funding necessary to fully develop these programs. However, the poor financial credit of many potential homebuyers, the rising costs of construction and materials, the lack of developers, especially for low-income and affordable housing, the reluctance of financial institutions to participate in programs, and misconceptions and misunderstanding about public housing programs and tenants also impede progress. The weakness of the economy, low-income levels, and stringent loan requirements also serve to deter residents from obtaining homeownership. All of these problems can be addressed, but they require patience, persistence, and significant resources to overcome.

In light of recent and anticipated budget cuts for both the CDBG and HOME programs, it appears unlikely that the County will be able to continue to accomplish the modest rehabilitation and assistance goals of the past several years. Though the County has been able to leverage funds and work collaboratively with other agencies, organizations and developers, the HOME and CDBG funds are the core of the housing program funding.

The housing projects undertaken by the County meet each of HUD's three objectives of accessibility, affordability and sustainability. These efforts keep people in decent, safe and affordable housing, as well as maintain the housing stock and neighborhood. Of the proposed thirty-one units, ten will be designated as DH-1, accessibility/availability; ten as DH-2, affordable; and eleven as DH-3 sustainable.

The County does not plan to use HOME funds for tenant-based rental assistance at this time.

Housing Market Analysis (91.210)

*Please also refer to the Housing Market Analysis Table in the Needs.xls workbook

1. Based on information available to the jurisdiction, describe the significant characteristics of the housing market in terms of supply, demand, condition, and the cost of housing; the housing stock available to serve persons with disabilities; and to serve persons with HIV/AIDS and their families. Data on the housing market should include, to the extent information is available, an estimate of the number of vacant or abandoned buildings and whether units in these buildings are suitable for rehabilitation.
2. Describe the number and targeting (income level and type of household served) of units currently assisted by local, state, or federally funded programs, and an assessment of whether any such units are expected to be lost from the assisted housing inventory for any reason, (i.e. expiration of Section 8 contracts).
3. Indicate how the characteristics of the housing market will influence the use of funds made available for rental assistance, production of new units, rehabilitation of old units, or acquisition of existing units. Please note, the goal of affordable housing is not met by beds in nursing homes.

3-5 Year Strategic Plan Housing Market Analysis responses:

Richland County, South Carolina Housing Inventory and Market Analysis

A. Background

The following section provides a current housing market demand and supply overview of the Richland County. The housing demand analysis provides an assessment of the County’s current housing need based on tenure and household income. The housing supply analysis includes an assessment of the County’s total housing inventory by type, age, tenure, occupancy status, conditions, foreclosure activity and change in composition from 2000 to 2010.

B. Housing Inventory and Tenure

According to the 2010 U.S. Decennial Census, Richland County’s housing inventory increased by 31,952 units (24.6 percent) since 2000 (Table 1.1). The most significant net increase from 2000-2010 occurred in the growth of owner-occupied housing units (25,460 units/40.0 percent growth). Renter-occupied housing units increased by 9,935 units or 21.5 percent during this period. There are currently 145,194 occupied housing units in Richland County. Owner-occupied units (89,023 units) comprise 61.3 percent of the County’s occupied housing inventory with 56,171 units (38.7 percent) renter-occupied.

Table 1.1: Richland County, SC Housing Tenure, 2000-2010

Housing Occupancy Status	2000	2010	Net Change 2000-2010	% Change 2000-2010
Total Housing Units	129,793	161,725	31,952	24.6
Occupied housing units	120,101	145,194	25,053	20.9
Owner-occupied	63,563	89,023	25,460	40.0
Renter-occupied	46,236	56,171	9,935	21.5
Vacant housing units	9,692	16,531	6,839	70.5

Source: 2000, 2010 U.S. Census

According to 2010 U.S. Census estimates, 221,298 of Richland County’s residents reside in owner-occupied housing units and 56,171 in renter-occupied units. The average household size of owner-occupied units is 2.49 compared to 2.34 for renter-occupied units.

Richland County’s number of “vacant” housing units increased by 6,839 units or 70.6 percent since 2000 (Table 1.2). The increase in the County’s housing vacancies is attributed to a significant increase of “for rent” vacancies and a doubling of the “For sale only” units. For rent vacancies increased by 3,714 units (76.9 percent) from 2000-2010., and for sale units increased from 1,430 to 2,854. However, U.S. Census figures also show a significant increase in housing vacancies in the category “seasonal” (482 units/81.1 percent increase) vacant units. The County currently has a 3.1 percent owner vacancy rate and a 12.2 percent renter vacancy rate.

Table 1.2: Richland County, SC Housing Vacancies, 2000-2010

	2000	2010	% change	% of total units
Total Vacant Units:	9,692	16,531	70.6	100.0
For rent	4,442	7,859	76.9	47.5
For sale only	1,430	2,854	99.6	17.3
Rented or sold, not occupied	923	713	-22.8	4.4
For seasonal, recreational, or occasional use	594	1,076	81.1	6.5
For migrant workers	6	5	-16.7	0.0
Other vacant	2,297	4,024	75.2	24.3

Source: 2000, 2010 U.S.Census.

Richland County’s housing inventory is primarily comprised of 1-unit, detached units. Single-family, attached and detached units comprise 66.5 percent of the County’s total housing inventory (Table 1.3). According to 2010 U.S. Census estimates, the largest percentage increases occurred in the growth of 20 or more-unit (53.0 percent), 10 to 19-unit (51.6 percent) and Boat, RV, and van (48.1 percent) structures, though the latter was a very small numeric increase. However, the County lost 16.4 percent of its 3 or 4- unit structures.

Table 1.3: Richland County, SC Housing Units by Structure Type, 2010

Units in Structure	2000 Total	2000 % of Total	2010 Total	2010 % of Total	% Change 2000-2010
Total Housing Units	129,793	100.0	157,564	100.0	21.4
1-unit, detached	80,471	62.0	100,693	63.9	25.1
1-unit, attached	4,041	3.1	4,037	2.6	- 0.1
2 units	5,266	4.1	5,611	3.6	6.6
3 or 4 units	7,034	5.4	5,881	3.7	-16.4
5 to 9 units	10,792	8.3	11,457	7.3	6.2
10-19 units	5,781	4.5	8,765	5.6	51.6
20 or more units	7,826	6.0	11,977	7.6	53.0
Mobile homes	8,528	6.6	9,063	5.8	6.3
Boat, RV, van, etc.	54	0.07	80	0.08	48.1

Source: 2000, 2010 U.S. Census

According to 2010 U.S. Census estimates, the vast majority (95.3 percent) of Richland County’s housing units have 3 or more rooms. The County’s housing inventory has a median of 5.6 rooms per unit.

C. Age and Housing Conditions
Age

The age of the housing stock is an important variable in assessing the overall characteristics of a local housing market. The older housing stock, particularly older rental housing, often has code and deferred maintenance issues that can impact the longevity of the housing structure which in turn impacts the housing supply in terms of accessibility and affordability. Richland County’s housing supply is relatively young with 49.1 percent of the housing built after 1980 (Table 1.4). Significantly,

only 20.1 percent (31,653 units) of the County’s housing is now 50 years and older.

Year Structure Built	2010 Housing Units	% of Total Units
Total Housing Units	157,564	100.0
Built 2005 or later	9,816	6.2
Built 2000 to 2004	19,744	12.5
Built 1990 to 1999	24,867	15.8
Built 1980 to 1989	22,942	14.6
Built 1970 to 1979	28,666	18.2
Built 1960 to 1969	19,876	12.6
Built 1950 to 1959	16,471	10.5
Built 1940 to 1949	7,385	4.7
Built 1939 or earlier	7,797	4.9

Table 1.4: Richland County, SC Age of Housing Stock, 2010

Source: 2010 U.S. Census.

Condition

The U.S. Census estimates the total number of substandard units in a geographic area by calculating both owner- and renter-occupied units 1) lacking complete plumbing facilities, 2) lacking complete kitchen facilities, and 3) 1.01 or more persons per room (extent of housing overcrowding). The U.S. Census defines “complete plumbing facilities” to include: (1) hot and cold piped water; (2) a flush toilet; and (3) a bathtub or shower. All three facilities must be located in the housing unit.

According to 2010 U.S. Census estimates, 1,344 housing units (0.9 percent) in Richland County are lacking complete plumbing or kitchen facilities. Additionally, 1,521 housing units (1.0 percent) are estimated as being overcrowded (Table 1.5).

Table 1.5: Richland County, SC Selected Housing Characteristics, 2010

Year Structure Built	2010 Housing Units	% of Total Units
Occupied Housing Units	141,564	100.0
Lacking complete plumbing facilities	478	0.3
Lacking complete kitchen facilities	866	0.6
No telephone service available	6,588	4.7
Occupants per room:	144,564	100.0
1.00 or less	140,043	98.9
1.01 to 1.50	1,182	0.8
1.51 or more	339	0.2

Source: 2010 U.S. Census.

D. Housing Need

A basic premise of all housing markets is there should be a spectrum of housing choice and opportunity for local residents. This axiom establishes that housing

choice and needs differ in most communities due to a variety of factors, including: employment mix, household income, population age, proximity of employment and mere preference. Local housing and labor markets are inextricably linked to one another. Industries are served by local housing markets that provide choices and opportunities for both current and future workers. The level of affordable housing demand is largely determined by job growth and retention. Employment growth will occur through the retention and expansion of existing firms and new economic growth resulting from start-ups, spin-offs, and relocations to Richland County. Essentially, populations follow job growth and the demand for housing will be influenced by the location, type and wage levels of the County and surrounds future employment growth. The affordability component of housing demand, however, is based on local wages and salaries that are then translated into household incomes. Therefore, the availability of an existing supply of various housing types and price levels must be maintained to address the housing demand of the variety of occupations that comprise the local industrial base.

The “value” of owner-occupied housing units is an important determinant of housing accessibility and affordability. Housing values have fluctuated significantly in many housing markets during the past decade due initially to the 2004-2006 “housing bubble” and then the subsequent collapse. According to 2010 U.S. Census estimates, the median value of an owner-occupied housing unit in Richland County is \$146,300 (Table 1.6).

Table 1.6: Richland County, SC Value of Owner Occupied Housing Units, 2010

Value	2010 Housing Units	% of Total Units
Owner-occupied units-	86,553	100.0
Less than \$50,000	4,669	5.4
\$50,000 to \$99,000	17,381	20.1
\$100,000 to \$149,999	22,848	26.4
\$150,000 to \$199,999	15,516	17.9
\$200,000 to \$299,999	13,561	15.7
\$300,000 to \$499,999	8,684	10.0
\$500,000 to \$999,999	3,291	3.8
\$1-million or more	603	0.7
Median (dollars)	\$146,300	----

Source: 2000, 2010 U.S. Census

Owner-occupied housing units with a mortgage comprise (64,539 owner units/74.6 percent) of Richland County’s total owner-occupied housing units (Table 1.7). Monthly owner household costs with a mortgage are significantly higher than owner households without a mortgage. The median monthly owner cost with a mortgage is \$1,266 compared to \$391 for owners without a mortgage. There are 22,014 units (25.4 percent) without a mortgage.

Table 1.7: Richland County, SC Selected Monthly Owner Costs, 2010

Value	2010 Housing Units	% of Total Units
Housing units with a mortgage	64,539	74.6
Less than \$300	63	0.1
\$300 to \$499	778	0.9
\$500 to \$699	3,345	3.9
\$700 to \$999	13,624	15.7
\$1,000 to \$1,499	24,095	27.8
\$1,500 to \$1,999	12,068	13.9
\$2,000 or more	10,566	12.2
Median (dollars)	1,266	1.5

Source: 2010 U.S. Census

The comparison of median monthly household income and median monthly owner costs is shown as a percentage that establishes overall affordability and level of cost burden. Housing affordability is generally defined as the capacity of households to consume housing services and, specifically, the relationship between household incomes and prevailing housing prices and rents. The standard most frequently used by various units of government is that households should spend no more than 30 percent of their income on housing costs. This is the standard definition for housing programs administered by the Department of Housing and Urban Development (HUD) and most state housing agencies. Owner and renter households paying excess of 30 percent of their income on housing costs are considered “cost burden.”

According to 2010 U.S. Census estimates, 19,649 (30.6 percent) of Richland County’s owner households with a mortgage pay in excess of 30 percent of their income on housing costs (Table 1.8). However, it should be noted that 14,447 (22.5 percent) of owner households pay in excess of 35 percent.

Table 1.8: Richland County, SC Selected Monthly Owner Costs as a Percentage of Household Income, 2010

Value	2010 Housing Units	% of Total Units
Housing units with a mortgage (excluding units where SMOCAPI cannot be computed)	64,173	100.0
Less than 20.0 percent	26,613	41.5
20.0 to 24.9 percent	10,391	16.2
25.0 to 29.9 percent	7,520	11.7
30.0 to 34.9 percent	5,202	8.1
35.0 percent or more	14,447	22.5

Source: U.S. Census Bureau, 2006-2010 ACS 5-Year Estimates.

According to 2010 U.S. Census estimates, there are 51,280 occupied housing units in the Richland County paying rent (36.2 percent of all occupied units). The median monthly gross rent of all renter-occupied units in the County is \$776 (Table 1.9).

Table 1.9: Richland County, SC Gross Rent, 2010

Value	2010 Housing Units	% of Total Units
Occupied units paying rent	51,280	100.0
Less than \$200	889	1.7
\$200 to \$299	1,273	2.5
\$300 to \$499	4,265	8.3
\$500 to \$749	17,117	33.4
\$750 to \$999	16,290	31.8
\$1,000 to \$1,499	9,541	18.6
\$1,500 or more	1,905	3.7
Median (dollars)	776	1.5
No rent paid	3,731	7.3

Source: 2010 ACS.

According to 2010 U.S. Census estimates, 50.7 percent (25,467 households) of Richland County’s renter households are paying in excess of 30 percent of their incomes on housing costs (Table 1.10).

Table 1.10: Richland County, SC Gross Rent as Percentage of Household Income, 2010

Value	2010 Housing Units	% of Total Units
Owner units paying rent (excluding Units where GRAPI could not Be computed)	50,233	100.0
Less than 15.0 percent	5,223	10.4
15.0 to 19.9 percent	6,398	12.7
20.0 to 24.9 percent	6,808	13.6
25.0 to 29.9 percent	6,337	12.6
30.0 to 34.9 percent	4,657	9.3
35 percent or more	20,810	41.4
Not computed	4,778	9.5

Source: 2010 ACS 3-Year Estimates.

E. Housing Affordability

The following section provides a “housing affordability analysis” using the most current household income and housing price/cost data for Richland County. HUD’s 2012 Income Limits documentation establishes the median income for the Columbia, SC MSA at \$64,500. The Columbia, SC MSA contains the following areas: Calhoun County; Fairfield County; Lexington County; Richland County; Saluda County. Income limits are set for the following household income categories with limits based on 4-persons per household:

- Extremely Low – 30% of AMI = \$19,350
- Very Low – 50% of AMI = \$32,250
- Low – 80% of AMI = \$51,600

Homeowner affordability is calculated using HUD 2012 Income Limits established for a 4-person household. Given the current restrictive lending underwriting criteria that generally requires a minimum 20 percent down payment and FICO scores (credit scoring model) of 800 or greater, a conservative affordability computation was utilized that limits an affordable home purchase at a 3:1 median home value-to-median household income ratio. Debt ratios are not factored into the housing affordability calculations.

As previously noted, the median value of an owner-occupied housing unit in Richland County is \$146,300. Affordability calculations based on the Columbia, SC MSA AMI show substantial affordability gaps in the “extremely low,” and “very low” household income categories and a small affordability surplus in the “low” household income category (Table 1.11).

**Table 1.11: Single-Family Home Affordability
Richland County, SC, 2010**

Household Income Category	Income	Affordable Home Purchase Price	Gap/Surplus
Extremely Low Income (30% of AMI)	\$19,350	\$55,650	\$90,650
Very Low Income (50% of AMI)	\$32,250	\$96,750	\$49,550
Low Income (80% of AMI)	\$51,600	\$154,800	\$8,500

Source: HUD 2012 Income Limits; 2010 ACS 5-Year Estimates.

As previously discussed, housing affordability is defined as housing costs that do not exceed 30 percent of a household’s monthly gross income. A significant percentage of Richland County’s renter households pay in excess of 30 percent and are considered cost-burdened. A rent affordability analysis, based on HUD 2012 Income Limits (based on a 4-person household) and the \$769 median monthly gross rent estimate from the 2010 U.S. Census, found a substantial rent affordability gap (\$248) at the “extremely low” household income category and a modest (\$62) to substantial (\$526) surplus at the “very low” and “low” household income categories (Table 1.12).

**Table 1.12: Rent Affordability
Richland County, SC, 2010**

Household Income Category	Affordable Rent at Income Limit	Median Monthly Gross Rent	Gap/Surplus
Extremely Low Income (30% of AMI)	\$484	\$ 769	\$285
Very Low Income (50% of AMI)	\$806	\$ 769	\$37
Low Income (80% of AMI)	\$1,290	\$ 769	\$521

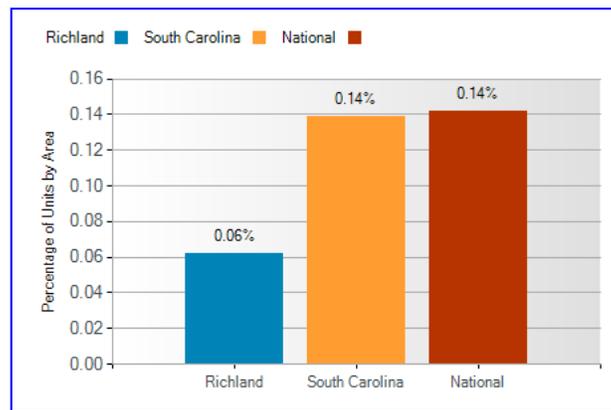
Source: HUD 2012 Income Limits; 2010 ACS 3-Year Estimates.

F. Home Foreclosure Activity

The national home foreclosure crisis and accompanying economic effects have impacted most states. The initial rise in home foreclosures was the result of several factors, including the proliferation of the subprime lending market during the height of the building boom, speculative investment and predatory lending practices. The “second wave” of foreclosure activity has been the result of continuing job loss due to larger economic conditions and the loss of home values resulting in “negative equity.” Foreclosure actions and the downward pressure they create as banks try to unload distressed properties have depressed sales prices in neighborhoods and municipalities. In addition, “short sales,” wherein lenders often forgive the remaining debt on a home to complete the sale and list properties with an asking price below the amount due on a mortgage, have further depressed surrounding home values.

Richland County’s foreclosure rate (0.06 percent of housing units) is less than half of the State and the nation as a whole, as shown in the graph below. The percentage of foreclosure is calculated by dividing the total number of properties that received foreclosure filings the by the total housing units in an area. A 6-month trend analysis shows foreclosure filings in the County falling, which is consistent with county, state and national trends.

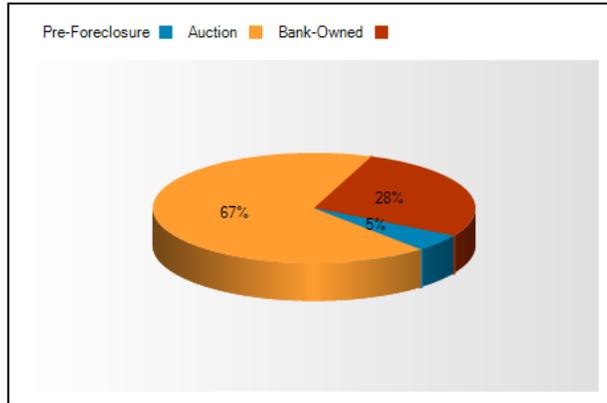
Richland County Foreclosure Rate, April 2012



Source: RealtyTrac, June 2012.

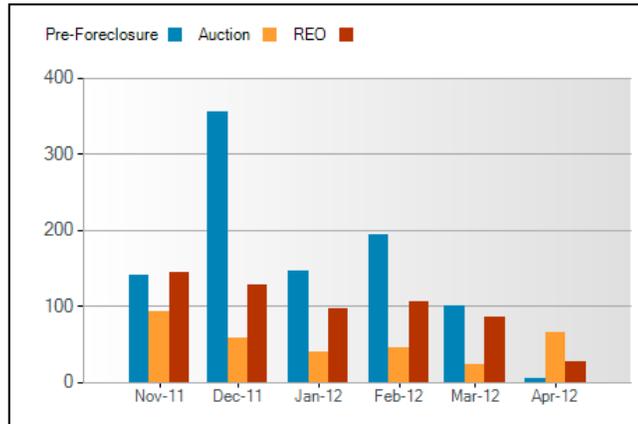
There are currently 2,547 properties in Richland County in some state of foreclosure activity and the majority of these properties (67%) are at auction, as shown in the pie graph below. The highest levels of foreclosure activity in the County are found Columbia with Irmo a distant second. The overall trend in foreclosure activity has been falling, with the number of properties going auction rising (Graph 1.3).

Richland County Foreclosure Status, April 2012



Source: RealtyTrac, June 2012.

Foreclosure Activity Trends, 2011-2012



Source: RealtyTrac, June 2012.

The market is thus slowly absorbing the supply of foreclosed properties even as the numbers of new foreclosures declines. However, the decline in housing prices and the availability of foreclosure properties do not necessarily have a positive effect upon affordability. Those seeking to purchase homes face higher down payment requirements, stricter credit requirements, and a certain amount of economic uncertainty.

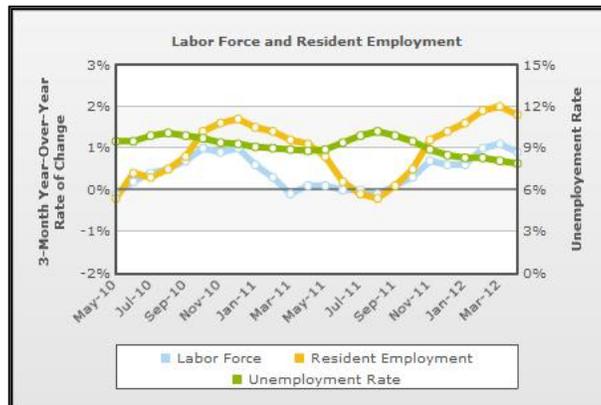
For additional information on the HERA funds that address neighborhoods that have a foreclosure and abandonment, please see the Annual Action Plan for the Neighborhood Stabilization Program (NSP) funds received by Richland County.

G. Housing Trends and Projected Housing Demand

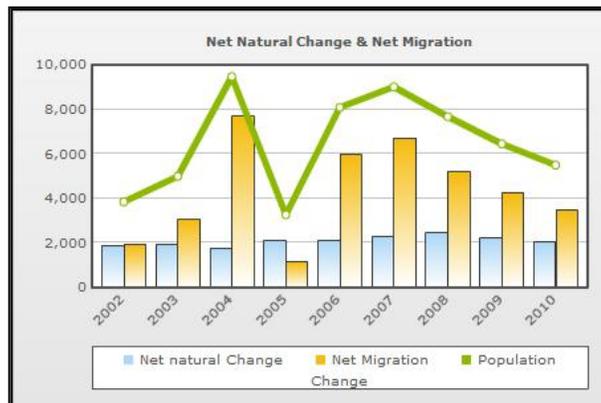
As the Housing Market Analysis stated, the basic premise of all housing markets is there should exist a spectrum of housing choice and opportunity for local residents. Housing choice and needs differ because of difference in employment mix, household income, population age, proximity of employment and mere preference.

Local housing and labor markets are inextricably linked to one another. Industries are served by local housing markets that provide choices and opportunities for both current and future workers. The level of affordable housing demand is largely determined by job growth and retention. Employment growth will occur through the retention and expansion of existing firms and new economic growth resulting from start-ups, spin-offs, and relocations to Richland County.

According to the “Market at a Glance” publication prepared by the Southeast/Caribbean Regional Office, economic conditions in Richland County have strengthened since the end of the recession. During the 12 months ending March 2012, nonfarm employment in the area increased by almost 3,307 jobs, or 2.0 %, to an average of 166,148 jobs. The percentage of employment change increased late in 2011 and early 2012, as the graph below (from the Market at a Glance Report) shows. However, the size of the labor force declined and unemployment remained stubbornly high at 8.1 percent. Covered employment has declined by almost 3,800 jobs in the same period. The upshot is that job growth is slow and the economic recovery not strong.



At the same time that employment growth is lagging, so too population growth has slowed. Though the population continues to grow primarily from net migration, the rate of growth has slowed since 2007, and the population is now growing by only 2.0 percent for the last decade and a 1.4 percent rate for the past twelve months. The graph below clearly shows this trend.



The net result of this slow pace of growth in terms of both economic and population growth is a slowdown in housing construction. The number of building permits issued for single-family housing has dropped precipitously from its 2005 peak of about 3,500 units to about 300 units in 2012. Multi-family construction is also well off its peak in 2007 and is barely at 100 units in 2012, as the graph below shows.

For the current and foreseeable housing market, slow employment growth and slow population growth will result in low to moderate levels of new housing construction, both of for sale and rental units. The existing supply of homes and the number of foreclosures will dampen new home construction and the low levels of construction are evident from the building permit data shown above. At the same time, demands for increased down payment and stricter lending criteria will keep many households from purchasing homes. The inability to purchase a home will increase pressure on the rental market, reducing supply and increasing rents. This pressure is shown by the declining apartment vacancy rate and a recent increase in rental rates.

Specific Housing Objectives (91.215 (b))

1. Describe the priorities and specific objectives the jurisdiction hopes to achieve over a specified time period.
2. Describe how Federal, State, and local public and private sector resources that are reasonably expected to be available will be used to address identified needs for the period covered by the strategic plan.

3-5 Year Strategic Plan Specific Housing Objectives response:

Specific Housing Objectives (91.215 (b))

The specific needs and the levels of priority for each type or group of households are shown in the **Housing Needs Table** (see Appendix F). Our emphasis has been, and remains, upon providing assistance to those groups most in need of assistance in the lower income ranges, to improve their quality of life, to enhance their economic prospects, and to prevent homelessness. While much of the County effort will center upon preserving the existing stock of affordable housing, some resources will focus upon expanding that supply where possible.

As shown in the Housing Needs Table, our emphasis is upon assisting extremely low-income owners and renters, as these are the people most at risk.

In light of recent and anticipated budget cuts for both the CDBG and HOME programs, it appears unlikely that the County will be able to continue to accomplish the modest rehabilitation and assistance goals of the past several years. Though the County has been able to leverage funds and work collaboratively with other agencies, organizations and developers, the HOME and CDBG funds are the core of the housing program funding.

The housing projects undertaken by the County meet each of HUD's three objectives of accessibility, affordability and sustainability. These efforts keep people in decent, safe and affordable housing, as well as maintain the housing stock and

neighborhood. Of the proposed thirty-one units, ten will be designated as DH-1, accessibility/availability; ten as DH-2, affordable; and eleven as DH-3 sustainable.

Needs of Public Housing (91.210 (b))

In cooperation with the public housing agency or agencies located within its boundaries, describe the needs of public housing, including the number of public housing units in the jurisdiction, the physical condition of such units, the restoration and revitalization needs of public housing projects within the jurisdiction, and other factors, including the number of families on public housing and tenant-based waiting lists and results from the Section 504 needs assessment of public housing projects located within its boundaries (i.e. assessment of needs of tenants and applicants on waiting list for accessible units as required by 24 CFR 8.25). The public housing agency and jurisdiction can use the optional Priority Public Housing Needs Table (formerly Table 4) of the Consolidated Plan to identify priority public housing needs to assist in this process.

3-5 Year Strategic Plan Needs of Public Housing response:

Needs of Public Housing (91.210(b))

Public Housing Programs

The Columbia Housing Authority (CHA) is a local public agency created by State legislation in 1934 to provide quality housing for low and moderate income families in the City of Columbia. The CHA expanded service to the residents of the unincorporated areas of Richland County in 1981. The Authority has also managed the four Cayce Housing Authority communities in Lexington County since 1984. The CHA is a High Performing Housing Authority.

The mission of the CHA is to obtain, manage and maintain quality subsidized housing for low-income families in Columbia and Richland County. The seven-member CHA Board is appointed by the Columbia City Council and formulates policies for implementation by the CHA staff. CHA receives limited federal funds to supplement its administrative, maintenance and operation costs. The majority of CHA expenses are covered by rent paid to the CHA by the resident families.

The CHA owns and maintains more than 2,000 units of conventional public housing, which are available to families of low and moderate incomes. Most of the properties are located near bus lines, schools, churches and shopping facilities. CHA's housing inventory is constantly changing and includes a wide array of housing types – small and large multi-family complexes, duplexes and single-family homes. Most of the single family homes are located throughout the unincorporated areas of Richland County.

The 107 employees of the Authority provide the day-to-day operational support for 2,074 public housing households located throughout the City and over 3,000 Section 8 participants living in private accommodations. The Authority's staff performs admissions, maintenance, property management, administrative, and resident

service duties.

The CHA has shifted to HUD's Asset Management Projects system and now has five project budgets including:

- AMP 1 – Gonzalez Gardens, Eastover, Atlas Road and Arrington Manor
- AMP 2 – Allen-Benedict Court, Vista, Arsenal Hill, Wheeler Hill, Waverly Apartments and Single Family Homes East
- AMP 3 – Single Family Homes West, Latimer Manor, Hammond Village and St. Andrews Terrace
- AMP 4 – Dorrah-Randall, Pinewood Terrace, Fontaine Place, Pine Forest, Archie Drive, Rosewood Hills, The Corners, Greenfield Apartments, The Reserve at Windsor, Thornwell Court and Overbrook Drive
- AMP 5 – Celia Saxon, Columbia Apartments, Oak-Read Highrise, Elder Cottages, Fair Street and Marion Street Highrise

CHA administers the Section 8 Rental Assistance Program for residents of Richland County, which provides rental assistance to persons with low incomes who want to live in homes in the private rental market, but cannot afford market rental rates. Tenants are required to pay at least 30% of their income toward the rent and the Section 8 Housing Assistance Program subsidizes the difference to the property owner for an amount that does not exceed the Fair Market Rent established by HUD on an annual basis. Eligibility is primarily based on income and is established by HUD and adjusted annually.

The *Section 8 Housing Choice Voucher Program* provides rent subsidies to low and very low-income households. Section 8 is not an entitlement program, nor is it an emergency housing assistance or public housing program. Participants apply for admission into the program and are placed on a waiting list. Waiting lists can vary in length, with eligible applicants in some areas having to wait more than 3 years for housing assistance. Assistance is offered on a first-come, first-served basis.

There are 3,047 Housing Choice Vouchers in the CHA Section 8 program, including 25 vouchers for the homeless, 100 vouchers for the Mainstream (disabled) Program, and 34 Homeownership vouchers. In addition, the CHA also has 29 SRO vouchers, 99 Moderate Rehab Certificates, 90 HOPWA vouchers, 1 Disaster Voucher, 150 Veterans Affairs Supportive Vouchers, and 28 Tenant Protection Vouchers

Section 8 subsidies are provided in 2 major categories – tenant-based and project based subsidies. In the tenant-based category, the program provides a payment subsidy to eligible households to obtain affordable housing in the private rental market. This tenant-based assistance program allows families the flexibility to select where they want to live. Participating families can relocate within the United States and retain their Section 8 assistance. Project based assistance programs are an effective method of developing new low-income housing. These programs provide rental subsidies for units instead of families, with families benefiting from subsidies only while they live in subsidized units.

In Richland County, Section 8 vouchers are issued by the Columbia Housing Authority (CHA) and are utilized to subsidize rent for a home or apartment on the private rental market (tenant-based).

Funding assistance of various types has been utilized by the developers of assisted housing developments in Richland County. Within these developments, a total of

6,536 assisted housing units are available to residents of the Richland County area who are in need. The rent for assisted units is set at a price that is affordable to households with low incomes. Assistance varies from project to project and ranges from: Section 8 rent subsidies for low and very low income households; financing incentives to developers for building multi-family rental units for low and moderate income families; or the provision of tax credits to developers of multi-family rental units who provide affordable housing for low income families in 20% or more of their units.

Section 8 vouchers can be used to obtain housing in an assisted housing development (project-based) or to subsidize rent for a home or apartment on the private rental market (tenant-based). HUD has shifted its funding emphasis to tenant-based assistance in recent years. Consequently, few HUD Section 8 assisted housing projects have been constructed in recent years. However, the Columbia Housing Authority continues to bring additional housing units into its public housing inventory, and is in the process of renovating or replacing much of its aging public housing. More than 1,170 of the County's assisted units are reserved for elderly residents and 166 units are specifically reserved for handicapped residents.

The Columbia Housing Authority also provides several programs aimed at helping families to become financially independent and to become homeowners.

1. Family Self-Sufficiency Program

The CHA's Hope VI and Family Self-Sufficiency (FSS) Department offers a variety of education programs, training classes and job opportunities to residents of the Columbia Housing Authority (CHA). The goal of the FSS program is to assist families in their efforts to become independent of government aid. Through the use of housing as a stabilizing force, the FSS Program enables families to focus their efforts on improving their economic situation through employment, education and job training. The FSS program promotes economic empowerment and provides services, support and motivation for families as they work toward financial independence.

Once a family enrolls in the FSS program, they are assigned a Case Manager, who assists the family in developing an action plan designed to meet the family's service, training, counseling and other needs for the duration of the program. Based on the goals established in the action plan, the family is enrolled in relevant training classes and educational programs, and registered for necessary services such as child care. Over the course of the program, which is usually a five-year process, the family is expected to work diligently toward accomplishing the goals set forth in the action plan. Families who enter the FSS program while they are unemployed or employed part-time, and have completed their individualized program, are eligible to participate in the escrow account program. The escrow account program helps residents save money while they obtain training and education and find better jobs. The homeownership, career and empowerment classes offered through the FSS program are also available to other CHA clients.

2. Celia Saxon Homeownership Program

The Celia Saxon Second Mortgage Homeownership Program enabled eligible families interested in purchasing a single-family home in the Celia Saxon community to receive up to \$25,000 in down payment and closing cost assistance. Applicants were first-time homebuyers, had to qualify for at least

a \$70,000 first mortgage; have a gross household income at or below 80% of the area median income as defined by HUD; have satisfactory credit; have income and debt that qualifies within affordability range of the home's sales price; and be able to verify continuous employment for the 12 months prior to applying. Participants completed homeownership training that included classes on home buying, budget and credit, home and yard maintenance, and individual homeownership and credit counseling. Program participants must live in the purchased home for at least 10 years in order for 100% of the second mortgage to be forgiven. The homeowner must occupy the home as a primary residence for the term of the agreement. 96 homes were sold under this program.

3. Section 8 Homeownership Program

Families who are currently housed under the CHA Section 8 Housing Choice Voucher Program may convert their rental subsidy to a Housing Assistance Payment (HAP) that can be used toward the purchase of a single-family home, condominium or townhouse for up to 15 years, provided they remain eligible for all 15 years. Elderly or disabled families may receive assistance for up to 30 years, if they remain eligible for the duration. To qualify for the program, an individual or family must have been in the Section 8 Program for at least one year with CHA or another housing authority (if they have transferred their voucher to CHA's jurisdiction); may not owe money to CHA or any other housing authority; must qualify as a first-time homeowner under HUD guidelines; must have a minimum household income of \$10,000 annually; and must have been employed for 12 consecutive months, working at least 30 hours per week (elderly and disabled individuals are exempt from this requirement). Additionally, the participants must agree to purchase a single-family home, townhouse or condominium in Richland County; qualify for a 30-year, fixed-rate mortgage with acceptable loan terms; provide a minimum cash investment from personal savings or other sources that totals 3% of assets or \$500, whichever is greater; meet eligibility requirements for the program during the entire time they receive homeownership assistance from CHA; and complete homeownership training, including classes on home buying, budget and credit, and home and yard maintenance.

Public Housing Supply and Demand

Multiple opportunities for assistance both with rental costs and homeownership for persons of low and moderate incomes are available in Richland County. As noted above, a total of 2,074 public housing units are provided through the Columbia Housing Authority. CHA's inventory of public housing changes constantly, with additional housing units added, units demolished due to age or disrepair, and new units built to replace demolished housing units. Public housing provided by the Authority includes a mixture of housing types and sizes, including many single-family homes (most located in the unincorporated area of Richland County), duplexes, and apartment developments ranging from small complexes to high-rise buildings.

Several CHA housing developments are specifically for elderly residents, including Marion Street (146 units), Oak Reed (111 units), Arrington Manor (56 units), and Fair Street duplexes (16 units). In addition, the Elmwood/Oak Street Elder Cottages, part of the Celia Saxon Home project, include 10 one-bedroom, single-family units designed specifically for elderly residents. The Rosewood Hills HOPE VI development includes 52 senior units designated for residents aged 62 and older. The senior housing waiting list has declined somewhat in the past year with the opening of new

housing for the elderly.

The table below provides a listing of CHA housing developments including the number and types of housing units within each development.

Development Name	Number of Units	Housing Type*
Marion Street Highrise	146	Senior Units
Oak Read Highrise	111	Senior Units
Arrington Manor	56	Senior Units
Fair Street	16	Senior Units
Elmwood/Oak Elder Cottages	10	Senior Units
Celia Saxon Family units	62	Family Units
Columbia Apartments	24	Family Units
Allen Benedict Court	244	Family Units
Gonzales Gardens	280	Family Units
Latimer Manor	200	Family Units
Hammond Village	78	Family Units
Archie Drive	25	Family Units
Arsenal Hill	20	Family Units
Atlas Road	25	Family Units
Congaree Vista	25	Family Units
Dorrah-Randall	56	Family Units
Eastover	67	Family Units
Fontaine Place	25	Family Units
Pine Forest	28	Family Units
Pinewood Terrace	13	Family Units
St Andrews Terrace	25	Family Units
Wheeler Hill	16	Family Units
Rosewood Hills	76	Mixed Senior & Family
The Reserve at Windsor	131	Family Units
The Corners	28	Family Units
Greenfield, Thornwell & Overbrook	14	Family Units
Single Family Homes, scattered	273	Family Units
Village at River's Edge	60	Family Units to be available in 2012

***All developments have some percentage of units accessible for disabled/handicapped residency.**

The CHA created a non-profit arm – the Columbia Housing Authority Development, Incorporated (CHAD) – in 1982 to expand its ability to pursue alternative means to finance housing developments. In that role, CHAD served as a partner in a number of tax credit projects in recent years. CHAD is also identifying properties in the Columbia area to purchase, rehabilitate and sell to eligible low-income families qualifying for ownership. In 2011, CHAD acquired the 202 single family Low Income Housing Tax Credit units in Bayberry Mews and Capital Heights.

Demand for public housing in Richland County continues to outpace the supply of public housing units. As of July 2012, 6,019 families were on the waiting list for CHA public housing. There are 2,542 Section 8 voucher applicants on the waiting list. This number of applicants translates to a two to three year wait. The latest figures

indicate that more than 96% of the households on the CHA combined waiting list for both Section 8 and public housing are African-American, 9.9% are headed by an elderly person, and 58.6% include children. The only preference given for persons on the waiting list is for persons who have been displaced by government action, such as condemnation.

The waiting list, which for administrative purposes, is combined with the Section 8 voucher waiting list because nearly all of the persons on the Section 8 list are also on the Public Housing waiting list.

Anticipated Loss of Units

The CHA expects to lose 244 units with the planned demolition of the Allen-Benedict Court facility. No date is currently planned for the demolition of these units. As of July 2012, they are occupied units.

Other Housing Programs

The US Department of Agriculture (USDA) administers several housing programs in the rural areas of Richland County through their Rural Development program. Rural housing is a major part of the Rural Development mission area and as such, the USDA Rural Development program is committed to assisting families and individuals in South Carolina with their need for decent, safe, sanitary, and affordable housing. Single Family Housing (SFH) programs administered by USDA offer homeownership and home improvement loans and grants for individuals and families in rural areas. Multi-Family Housing (MFH) programs administered by USDA Rural Development include Rural Rental Housing (RRH), Direct and Guaranteed Rural Rental Housing (GRRH) Loans, Rental Assistance, Farm Labor Housing (LH) Loans and Grants, and Housing Preservation Grants (HPG). USDA Rural Development housing programs include:

- Section 502 Program-Insured is a single-family housing direct loan program that provides opportunities for very low and low-income families and individuals to purchase, construct or rehabilitate their own homes with a direct loan from Rural Development. The homeowner's monthly mortgage payment is income-based.
- Section 502 Program-Guaranteed provides loan guarantees to lenders. Lenders may approve loans up to 100% of the appraised value for moderate income applicants. An approved lender originates the loan and the agency will guarantee 90% of the mortgage.
- Section 504 Program-Insured Loans and Grants assist qualified very low-income homeowners to make repairs to improve or modernize their home, to make their homes safer and sanitary, or to remove health and safety hazards. Grants are available for repairs that remove health or safety hazards to qualified applicants 62 years of age or older.
- Technical Assistance Grants are targeted for self-help housing for public or nonprofit groups. Eligible applicants must show a need for self-help housing, the professional expertise to supervise a project, and lack of funding.
- Section 515 Program loans are made to individuals, partnerships, non-profit corporations, state and local public agencies, and associations to develop multifamily housing complexes in rural communities. These rural rental housing

complexes provide eligible persons in low and moderate-income categories and senior citizens 62 years of age or older with rental housing suited to their living requirements.

□ Section 533 Housing Preservation Grants provide funds to eligible applicants to conduct housing preservation programs benefiting very low and low-income rural residents. An eligible applicant can be a state, county, town, or public non-profit corporation authorized to receive and administer HPG funds. The assistance is used to reduce the cost of repair and rehabilitation, remove or correct health or safety hazards, comply with applicable development standards or codes, or make needed repairs to improve the general living conditions.

□ Section 538 Rural Rental Housing Guaranteed Loan Program guarantees Section 538 Rural Rental Housing Guaranteed Loan Program guarantees loans for developers of affordable rental housing. The program may be used to build housing for very low, low, and moderate-income persons, but units funded since 1997 serve mainly low and moderate-income people.

□ Section 516 Farm Labor Loans and Grants provide decent, safe, and sanitary housing for domestic farm labor in areas where a need for farm labor exists.

Public Housing Strategy (91.210)

1. Describe the public housing agency's strategy to serve the needs of extremely low-income, low-income, and moderate-income families residing in the jurisdiction served by the public housing agency (including families on the public housing and section 8 tenant-based waiting list), the public housing agency's strategy for addressing the revitalization and restoration needs of public housing projects within the jurisdiction and improving the management and operation of such public housing, and the public housing agency's strategy for improving the living environment of extremely low-income, low-income, and moderate families residing in public housing.
2. Describe the manner in which the plan of the jurisdiction will help address the needs of public housing and activities it will undertake to encourage public housing residents to become more involved in management and participate in homeownership. (NAHA Sec. 105 (b)(11) and (91.215 (k))
3. If the public housing agency is designated as "troubled" by HUD or otherwise is performing poorly, the jurisdiction shall describe the manner in which it will provide financial or other assistance in improving its operations to remove such designation. (NAHA Sec. 105 (g))

3-5 Year Strategic Plan Public Housing Strategy response:

Public Housing Strategy **(91.215(c))**

As noted earlier, the Columbia Housing Authority is an independent local public agency created by State legislation in 1934 to provide quality housing for low and moderate income families in the City of Columbia. The CHA expanded service to the residents of the unincorporated areas of Richland County in 1981.

The County supports the Housing Authority's efforts to develop senior assisted housing in response to the increasing number of elderly residents in the County, as well as recognizing the need for additional handicapped units.

The Authority actively encourages public housing residents to become involved in management through participation in the Residents Advisory Board and consultations with resident advisory representatives concerning specific needs, issues, or problems.

The County and the Columbia Housing Authority also encourage residents to become homeowners through participation in the Richland county Housing Assistance Program (RCHAP) for first time home buyers and other resident education and outreach efforts.

The Priority Public Housing Needs Table is in Appendix F.

Key elements of the CHA Five-Year Plan are included in Appendix H. The full document may be found at:

www.chasc.org/cola/Annual%20Plan%202012%20for%20Web.pdf.

Barriers to Affordable Housing (91.210 (e) and 91.215 (f))

1. Explain whether the cost of housing or the incentives to develop, maintain, or improve affordable housing are affected by public policies, particularly those of the local jurisdiction. Such policies include tax policy affecting land and other property, land use controls, zoning ordinances, building codes, fees and charges, growth limits, and policies that affect the return on residential investment.
2. Describe the strategy to remove or ameliorate negative effects of public policies that serve as barriers to affordable housing, except that, if a State requires a unit of general local government to submit a regulatory barrier assessment that is substantially equivalent to the information required under this part, as determined by HUD, the unit of general local government may submit that assessment to HUD and it shall be considered to have complied with this requirement.

3-5 Year Strategic Plan Barriers to Affordable Housing response:

Barriers to Affordable Housing (91.210(e)) And Barriers to Affordable Housing (91.215(h))

The national goal of decent, safe and sanitary housing for every American is the basis of the National Affordable Housing Act. In this section, this goal is addressed from the perspective of public policy and its impact on the provision of affordable housing.

The programs, regulations and conditions discussed below affect land and housing cost. Some of these policies have their origin in a higher governmental authority than Richland County, some are market driven, and many are matters that under municipal control. A number of factors impact the availability of affordable housing, including the availability and price of land; availability of financing; poor credit issues; lack of capital for down payment and closing costs; and the rules, regulations and fees governing development and construction. While the private sector seeks to fill the demand for housing in terms of type, size and value, the public sector impacts the process through policies including development regulations, zoning, building code enforcement, provision of infrastructure, and through the fees charged to implement these policies.

The most important impediment revolves around the lack of Federal and State resources for affordable housing initiatives. The lack of programs and resources to reduce excessive rent or mortgage burdens to qualified persons is a key factor.

Other key factors affecting the availability of affordable housing include the following:

- The major barrier to affordable housing in Richland County in general is the high cost of housing created by rising land, infrastructure, and construction costs.
- Development regulations and fees including:
 - ☐ A limited number of zoning districts that allows the location of new mobile home parks make it difficult to locate a new mobile home park in the County.
 - ☐ Subdivision Regulations that require all roads in new developments to be paved and constructed to County standards, rather than offering alternatives for dirt roads in smaller subdivisions.
 - ☐ Subdivision Regulations that require all new subdivisions of 50 lots or more to provide sidewalks and landscaping, items which add additional development costs that are passed on to purchasers.
 - ☐ A substantial increase in building permit fees was adopted in 2005 to bring fees in line with neighboring jurisdictions. These increases result in increased building costs for developers and homebuyers.
 - ☐ Increases in the water meter tap fee for a single family home, and the nearly doubling of the sewer tap fee have directly contributed to rising housing costs in the County.
- Transit service is limited to urban areas, while more affordable housing is often found in more rural areas. Recent reductions in transit routes and services have made the use of public transit even more challenging.
- Many residents find that their income is not enough to afford adequate housing in Richland County.
- For LMI persons who desire to purchase a home, paying more than they can afford for rental housing means that they are unable to save enough money for a down payment or for closing costs.
- While standard mortgages require borrowers to have good credit histories, renters living hand-to-mouth are less likely to have established a good credit history and are at greater risk for developing bad credit histories due to late payments or defaults on loans from payday or predatory lenders.
- Many persons of low and moderate incomes lack the education and job skills needed to obtain higher-paying jobs that can enable them to afford housing.
- Because of literacy, language, and educational barriers, many of Richland County's LMI residents do not fully understand the processes, responsibilities and legal aspects of renting and homeownership.
- A lack of incentives for developers to produce affordable housing units.

A review of local ordinances, zoning, fees and building codes notes that overall the County's zoning code permits a wide range of housing construction in a range of areas. The building codes, while contributing in some measure to increased construction costs, are necessary for the health and safety of residents; the same applies to the development standards and subdivision regulations.

Strategies to Address the Barriers to Affordable Housing

As described in the Housing Needs Assessment, Richland County has identified a number of barriers to affordable housing. The County has identified the public policies that affect the cost of housing and the incentives to develop, maintain, and improve affordable housing. Many of these policies fall beyond the purview or

control of the County. Indeed, some of the issues described above are beyond the authority of any single agency or level of government.

Direct cost barriers include: the availability and price of land; financing; the rules, regulations and fees governing development and construction; the provision of water and sewer service; road and drainage construction, property taxes; insurance; and water and sewer rates. Associated indirect factors that impact affordability include: the relationship between income and housing costs; availability to transportation, health care, childcare, and employment; and lack of knowledge on the part of homeowners or renters related to contracts, laws governing landlords, and laws protecting tenants. While many barriers are not directly within local government control, Richland County continues to direct resources when feasible and practical to counteract the negative effects of factors outside of its control. The County will continue to coordinate with federal agencies, regional transportation planners and transit providers, and community partners to seek ways to remove barriers to affordable housing. For the barriers that fall within the County's purview, the Community Development Department will work closely with other County departments to pursue ways to remove barriers to affordable housing.

Though not a public policy matter *per se*, the County does what it can to promote the construction of affordable and accessible housing units, working with developers and property owners. The key elements in place to provide affordable housing include the following programs: 1) scattered site homeowner rehabilitation with an emphasis upon weatherization, 2) lead-based paint hazard interim controls and abatement, 3) urgent repair/emergency assistance, 4) foreclosure counseling, and 5) neighborhood stabilization.

The Department of Community Development will focus its efforts on outreach and education and other appropriate actions to overcome the effects of the impediments to housing choice.

HOMELESS

Homeless Needs (91.205 (b) and 91.215 (c))

*Please also refer to the Homeless Needs Table in the Needs.xls workbook

Homeless Needs— The jurisdiction must provide a concise summary of the nature and extent of homelessness in the jurisdiction, (including rural homelessness and chronic homelessness where applicable), addressing separately the need for facilities and services for homeless persons and homeless families with children, both sheltered and unsheltered, and homeless subpopulations, in accordance with Table 1A. The summary must include the characteristics and needs of low-income individuals and children, (especially extremely low-income) who are currently housed but are at imminent risk of either residing in shelters or becoming unsheltered. In addition, to the extent information is available, the plan must include a description of the nature and extent of homelessness by racial and ethnic group. A quantitative analysis is not required. If a jurisdiction provides estimates of the at-risk population(s), it should also include a description of the operational definition of the at-risk group and the methodology used to generate the estimates.

3-5 Year Strategic Plan Homeless Needs response:

Homeless Needs **(91.205(c))**

Richland County continues to face significant problems associated with homelessness and the prevention of homelessness. The County, working with local churches, agencies, and not-for-profit organizations, monitors the situation and works to provide services to meet the needs the homeless and to prevent homelessness. The homeless population in the area continues to increase because of continued high unemployment, and the continuing effects of the recent recession.

Richland County is located within the planning area of the Midlands Area Consortium for the Homeless (MACH). MACH covers a 14-county region that encompasses Aiken, Allendale, Bamberg, Barnwell, Calhoun, Chester, Fairfield, Kershaw, Lancaster, Lexington, Newberry, Orangeburg, Richland, and York Counties, as well as the cities of Aiken, Columbia and Rock Hill. MACH is governed by a 21-member Board of Directors and consists of more than 60 agencies that meet monthly to address issues and coordinate services. MACH was established to fulfill a single purpose - to end homelessness by making a difference in the lives of people who are experiencing homelessness. MACH addresses this cause by promoting collaboration and planning among state and local governments, corporate and non-profit organizations, and faith-based entities that support individuals and families in their quest to move from homelessness to housing. The organization's mission is to end homelessness by providing equal access to affordable housing, adequate healthcare, employment and education. MACH strives to accomplish this mission by preventing homelessness before it occurs, by servicing people in crisis with compassion, and by integrating people who experience homelessness back into their local communities.

The homeless population encompasses a broad range of individuals and families with special needs. The National AIDS Housing Coalition estimates that from one-third to one-half of persons with HIV and their family members in the United States are homeless, or at risk of becoming homeless. Housing is cited as the greatest unmet service need among persons living with HIV/AIDS. National research indicates that 80% of the homeless are without homes for a short period and need assistance in finding housing and, in some cases, with rent payments. The other 20% of the homeless population experience longer and chronic periods of homelessness and require permanent support systems for housing and support services. Homelessness is a significant risk factor for a broad range of health and social problems. Alcohol and drug abuse, domestic violence, and mental illness are common problems among the adult homeless population. Domestic violence is a leading cause of homelessness among women. Among the State's homeless population in 2005, more than one-third indicated that they had undergone treatment for mental illness, 44.3% indicated that they had undergone treatment for alcohol or substance abuse, and more than one-third reported a mental or physical impairment that handicapped them.

Of the State's homeless individuals, 62% of homeless individuals were male, 15% were children, nearly 63% were of races other than Caucasian, and 20% were veterans. Individuals and families without adequate shelter experience greater barriers in getting the support services they need. Because of the unique circumstances and conditions of the homeless, local agencies and service providers

must work in close coordination to address their special needs.

The *Stewart B. McKinney Homeless Assistance Act* defines the "homeless" or "homeless individual" or "homeless person" as an individual who lacks a fixed, regular, and adequate night time residence; and who has a primary night-time residence that is:

- A supervised publicly or privately operated shelter designed to provide temporary living accommodations (including welfare hotels, congregate shelters, and transitional housing for the mentally ill);
- An institution that provides a temporary residence for individuals intended to be institutionalized; or
- A public or private place not designed for, or ordinarily used as, a regular sleeping accommodation for human beings.

Families who are doubling up with friends or relatives because they have no other housing options are also considered homeless under the McKinney Act. The McKinney legislation recognizes that doubling up is a temporary situation, one that is often prohibited by public housing laws and landlords. If the extra household residents were discovered, both families would likely be evicted. Moreover, doubled-up friends or families often impose space and financial burdens on the host family and the guests are often asked to leave after a short time. Finally, in communities with no public shelters, doubling up is often a stopgap measure before sleeping on the streets.

1) Nature and Extent of Homelessness

The January 27, 2011 Point in Time (PIT) survey of the homeless in the 14 county MACH area, 1,621 persons were identified as homeless using the narrow HUD definition, which does not include persons who are "doubled up." This 1,621 person count is an overall increase of 16 percent since the 2009 count. These figures are considered too low by providers of services to the homeless in the MACH area. These providers note that they are seeing an increase in the number of homeless families with children and lack the resources to handle the current demand for this need in particular need.

Of the 1,621 people identified as homeless on January 27, 2011 nearly half (43.3%) were living unsheltered. 702 individuals were identified without shelter living on the streets, woods, under bridges or other places not meant for human habitation. It should be noted that for safety and legal reasons volunteers did not enter abandoned or condemned buildings to conduct surveys.

Of those identified, 71.3% were African-American and 25.7% were Caucasian with smaller percentages of Hispanic and other racial groups identified. While 75% of the homeless population was single adults, families with children comprised a quarter (24.9%) of those homeless. Children under five years old - the most critical years of development - comprised over half of the homeless children.

One in five (21.8%) were 53 years and older and nearly half (45.5%) were between 33-53 years old. 26.6% of adults were identified as having a disability with many having more than one disability.

Of the four homeless coalitions in South Carolina, MACH reported the highest numbers of homeless people during the 2011 point-in-time count. Of the fourteen

counties in MACH, Richland County had the largest number of homeless, 1,065 of the region's 1,621 persons; this is 65.7 percent of the homeless in the region.

The County has a number of programs that provide shelter and assistance to the homeless, and relies on these services and facilities. There are several programs and projects under way to provide supportive housing, prevent homelessness, address emergency shelter needs and develop transitional housing and supportive programs for transitional housing.

The growing number of Spanish-speaking persons in the two counties has created a need for bilingual persons to staff shelters and to provide services. In some instances it has proven difficult to assist persons who are not proficient in English.

2) Persons Threatened with Homelessness

Consideration must be given to an analysis of those persons and families who are in danger of becoming homeless. The at-risk population is defined as when an individual or family faces immediate eviction and cannot identify another residence or shelter. This population is typically divided into six categories:

- 1) families at-risk,
- 2) domestic violence victims,
- 3) youth,
- 4) persons with mental illness,
- 5) persons with alcohol and substance abuse problems, and
- 6) persons with health problems.

These groups live on the edge of homelessness constantly. One minor emergency, an unexpected bill, or a temporary loss of employment can create a situation in which the mortgage or the rent cannot be paid and eviction or foreclosure can occur.

Statistics on this topic cannot be provided per se, but an examination of the data on overcrowding and upon cost burdened households provides some insight into the extent of the problem.

This analysis will focus on the 0-30% AMI income group, as presented in the recent CHAS data set, as it is likely to be the most stressed and vulnerable group.

Data from the HUD CHAS 2009 data set indicate that there are 290 one-family renter households in the extremely low-income group that face either overcrowding or severe overcrowding and an additional 65 owner households facing the same conditions.

There are 8,455 renter households in the extremely low-income category facing a cost burden of greater than 50% of their income, and another 990 households with a cost burden greater than 30 percent but less than 50 percent. These represent very low-income renter households that are, or could be, on the edge of homelessness. In addition, there are 4,210 owner households with a cost burden, but 3,320 of these (78.8%) are severely cost burdened. Their situation is similarly precarious.

The issue of persons and families at-risk of homelessness is very real. As noted, 9,445 renter and 4,210 owner households in the extremely low-income group face a cost burden for housing and many of these face a severe cost burden. Averaging 2.4 persons per household, this represents over 33,000 people.

It should also be noted that many persons live in substandard housing in rural areas. Many persons living in such units do so as this is all they can afford, and they would not have an alternative residence if forced to move from these substandard units because of building code enforcement, thus creating more homeless persons and families.

Calculating the number of homeless persons and families is difficult, but experience has shown that the number of cases in the County is significant and that current resources and programs, though coping with the problem, are stretched very thin.

Priority Homeless Needs

1. Using the results of the Continuum of Care planning process, identify the jurisdiction's homeless and homeless prevention priorities specified in Table 1A, the Homeless and Special Needs Populations Chart. The description of the jurisdiction's choice of priority needs and allocation priorities must be based on reliable data meeting HUD standards and should reflect the required consultation with homeless assistance providers, homeless persons, and other concerned citizens regarding the needs of homeless families with children and individuals. The jurisdiction must provide an analysis of how the needs of each category of residents provided the basis for determining the relative priority of each priority homeless need category. A separate brief narrative should be directed to addressing gaps in services and housing for the sheltered and unsheltered chronic homeless.
2. A community should give a high priority to chronically homeless persons, where the jurisdiction identifies sheltered and unsheltered chronic homeless persons in its Homeless Needs Table - Homeless Populations and Subpopulations.

3-5 Year Strategic Plan Priority Homeless Needs response:

Priority Homeless Needs and Specific Objectives 91.215(c)

The best possible approach to homelessness is one that treats the root causes of the problem, including employment, transportation, special physical and mental health needs, and affordable housing. Programs and assistance must be provided that prevent homelessness from occurring. Assistance must result in new employment opportunities and the acquisition of basic life skills and the alleviation of health problems. Of primary importance is the preservation and availability of affordable, safe shelter for individuals and families.

Emergency housing is, of course, an important aspect of overcoming homelessness. Emergency assistance is provided primarily by shelters located around the County. A

roster of shelters and services available for the homeless is found in the Homeless Inventory section.

However, the largest need is for long-term solutions to the factors contributing to an individual's or family's homelessness. The existing regulations governing the type and length of assistance impose restrictions that do not allow a long-term solution to be implemented. Essentially, the time period for housing homeless clients in the shelter, or in transitional housing, does not allow for effective solutions to problems causing the homeless condition.

In addition to emergency housing, the homeless population needs support and medical services, sometimes in the area of drug and substance abuse. If the drug abuse problem is not addressed, assistance is merely temporary, as the client declines in a cycle of poverty. Shelter will only address an immediate need that has been generated by some other cause or factors.

The solution to homelessness does not rely solely in providing more shelter, but in increasing the opportunity for precariously housed persons to find and maintain a stable living environment and permanent employment in order to address the homeless problem. A comprehensive approach is necessary to find long-term solutions to the problem. Transitional housing coupled with job training, education, and counseling is the ideal complement of services for this population. This type of approach would foster long-term independence.

The specific needs of the local homeless population can be prioritized as follows:

1. Preventive Services: legal counseling, rental assistance, utility assistance
2. Immediate Shelter: housing for those on emergency assistance, longer timeframe for receiving assistance
3. Case Management: funding for long-term case management, life and basic skills, job training, money management, transportation, child care
4. Resource and Referral Services: staffed, emergency information system needed countywide to coordinate services by all agencies, directory of service providers and services
5. Substance Abuse Rehabilitation: detoxification, long-term behavior modification, doctors willing to provide services, behavior modification, alcoholism

Literature on the subject of homelessness identifies ten service priorities across all target populations:

- 1) *Medical Treatment Services*: short and long-term medical care needed for all population subgroups; home care, education, lack affordable care, insurance costs
- 2) *Housing Services*: long and short-term housing needed, shelter, affordable rental units, transitional housing, referral services
- 3) *Substance Abuse Treatment Services*: detox services, residential treatment expansion, case management
- 4) *Income Maintenance Services*

- 5) *Counseling Services*: life skills, peer group counseling, depression, money management
- 6) *Employment Services*: increase coordination with WIB, Vo-tech, adult education
- 7) *Alternative Education Services*
- 8) *Employment/Vocational Training Services*: skill training, retraining, basic education background
- 9) *Socialization/Group Support Services*: peer support, day care, family preservation
- 10) *Emergency Basic Needs Services*: transportation, day care, heat, utilities, home care, and nutrition.

The County's CDBG and HOME resources are small, constrained by immediate needs.

As a partner in the Midlands Area Consortium for the Homeless (MACH), Richland County approaches the elimination and alleviation of homelessness as both a local and a regional effort. MACH's goal is to prevent homelessness, to compassionately serve people in crisis, and to successfully integrate homeless people into the community through a continuum of care approach. The collaborative efforts of MACH provide a bridge between the homeless and the community through education, planning, advocacy and services. Richland County will continue its participation in the Continuum of Care as it seeks to collaboratively end homelessness by providing equal access to affordable housing, adequate health care, education, and employment opportunity.

Since 2007, Richland County has assumed administration for the MACH Region's two Homeless Management Information Systems (HMIS) grants. The HMIS system is the central point-of-entry for homeless clients in the Midlands as well as throughout the MACH region. The regional HMIS grants are funded by HUD under the Supportive Housing Program, providing funding for user licenses, systems support, computers, and internet access, as well as a System Administrator and Program Director. In agreeing to assume the administration of the HMIS, the County has ensured that this vital resource will continue to assist state and local governments and non-profits in meeting the needs of the homeless in the region. Beginning August 2012, United Way of the Midlands will take over the administration of this HMIS grant for the MACH. Richland County will continue to support by using CDBG funds as match.

In addition, the County will continue to assist programs that provide a range of supportive services to persons in jeopardy of becoming homeless.

Thus, the County's priorities in addressing homelessness, especially chronic and long-term homelessness, focus on prevention of homelessness and supporting program administration.

The anticipated **outcomes** of these efforts will be primarily in the area of improved availability of affordable and sustainable decent housing.

Homeless Inventory (91.210 (c))

The jurisdiction shall provide a concise summary of the existing facilities and services (including a brief inventory) that assist homeless persons and families with children

and subpopulations identified in Table 1A. These include outreach and assessment, emergency shelters and services, transitional housing, permanent supportive housing, access to permanent housing, and activities to prevent low-income individuals and families with children (especially extremely low-income) from becoming homeless. The jurisdiction can use the optional Continuum of Care Housing Activity Chart and Service Activity Chart to meet this requirement.

3-5 Year Strategic Plan Homeless Inventory response:

Homeless Facilities and Services **Inventory** **(91.210(c))**

Richland County is addressing the significant issue of homelessness through a combination of efforts and programs intended to prevent homelessness to the extent possible and to assist those who do find themselves homeless.

The following roster of programs focused on assisting the homeless and preventing homelessness was provided by the MACH and the United Way. This list includes a wide range of programs and services for residents of the County.

It should be noted that, like any such roster, changes occur frequently.

- Advanced Care Management, LLC
- Alston Wilkes Society, Columbia
- Alston Wilkes Veterans Home
- American Red Cross Central SC Chapter
- Cambridge Houses, Inc. of Columbia
- Catholic Charities of the Midlands
- Christ Central
- Christ Central - Soup Kitchen - Columbia
- Christ Central Ministries - Hannah House
- City of Columbia (The)-TCM-MHA-Partnership
- City of Columbia Winter Shelter (Emergency Shelter)
- City of Columbia-311
- Columbia Area Mental Health Center
- Columbia Housing Authority
- Cooperative Ministry, The
- Eau Claire Cooperative Health Centers - Homeless Health Program
- Eau Claire Cooperative Health Centers, Inc.
- Elmwood Church of God (Stepping Stones Ministries)
- Family Service Center of SC
- Family Shelter (The)
- Four Vision Foundation

Free Medical Clinic
God's Storehouse
Hannah's House
Harvest Hope Food Bank
Healing Properties
Home Builders Institute
Killingsworth
Lutheran Family Services in the Carolinas
Mental Health America of South Carolina
Midlands Housing Alliance (Transitions)
MIRCI
Oliver Gospel Mission
Oxford Houses - Columbia
Palmetto Aids Life Support Services-PALSS
Palmetto Health Baptist
Palmetto State Base Camp
Providence Home
Richland County
Richland County Department of Social Services
Richland School District One
Salvation Army - Columbia
SC Appleseed Center for Equal Justice
SC Department of Mental Health
SC HIV/AIDS Council
SC Office of Economic Opportunity (OEO)
SC State Housing Finance and Development Authority
Second Chance
Sexual Trauma Center of the Midlands
South Carolina Department of Social Services
South Carolina Legal Services - HQ
St. Lawrence Place
The Haynes House
The POWER Center
The Women's Shelter
TN Development Corporation
Trinity Church
Trinity Housing Corp.
United Black Fund of the Midlands
United Way 211
United Way of the Midlands
USC, School of Medicine, Department of Internal Medicine, Supportive Housing Services
VA Medical Center (Dorn)
Veterans Affairs Regional Office

Veterans Formation
Volunteers of America of the Carolinas, Inc.
Wal-Mart - Vision Center
Washington Street United Methodist Church Soup Kitchen
Wateree Community Action, Inc. - Richland County
Women's Community Residence
YWCA of the Midlands

Homeless Strategic Plan (91.215 (c))

1. Homelessness— Describe the jurisdiction's strategy for developing a system to address homelessness and the priority needs of homeless persons and families (including the subpopulations identified in the needs section). The jurisdiction's strategy must consider the housing and supportive services needed in each stage of the process which includes preventing homelessness, outreach/assessment, emergency shelters and services, transitional housing, and helping homeless persons (especially any persons that are chronically homeless) make the transition to permanent housing and independent living. The jurisdiction must also describe its strategy for helping extremely low- and low-income individuals and families who are at imminent risk of becoming homeless.
2. Chronic homelessness—Describe the jurisdiction's strategy for eliminating chronic homelessness by 2012. This should include the strategy for helping homeless persons make the transition to permanent housing and independent living. This strategy should, to the maximum extent feasible, be coordinated with the strategy presented Exhibit 1 of the Continuum of Care (CoC) application and any other strategy or plan to eliminate chronic homelessness. Also describe, in a narrative, relationships and efforts to coordinate the Conplan, CoC, and any other strategy or plan to address chronic homelessness.
3. Homelessness Prevention—Describe the jurisdiction's strategy to help prevent homelessness for individuals and families with children who are at imminent risk of becoming homeless.
4. Institutional Structure—Briefly describe the institutional structure, including private industry, non-profit organizations, and public institutions, through which the jurisdiction will carry out its homelessness strategy.
5. Discharge Coordination Policy—Every jurisdiction receiving McKinney-Vento Homeless Assistance Act Emergency Shelter Grant (ESG), Supportive Housing, Shelter Plus Care, or Section 8 SRO Program funds must develop and implement a Discharge Coordination Policy, to the maximum extent practicable. Such a policy should include "policies and protocols for the discharge of persons from publicly funded institutions or systems of care (such as health care facilities, foster care or other youth facilities, or correction programs and institutions) in order to prevent such discharge from immediately resulting in homelessness for such persons." The jurisdiction should describe its planned activities to implement a cohesive, community-wide Discharge Coordination Policy, and how the community will move toward such a policy.

3-5 Year Homeless Strategic Plan response:

Please see the section preceding the Homeless Inventory.

Emergency Shelter Grants (ESG)

(States only) Describe the process for awarding grants to State recipients, and a description of how the allocation will be made available to units of local government.

3-5 Year Strategic Plan ESG response:

The County does not receive ESG funds directly.

COMMUNITY DEVELOPMENT

Community Development (91.215 (e))

*Please also refer to the Community Development Table in the Needs.xls workbook

1. Identify the jurisdiction's priority non-housing community development needs eligible for assistance by CDBG eligibility category specified in the Community Development Needs Table (formerly Table 2B), – i.e., public facilities, public improvements, public services and economic development.
2. Describe the basis for assigning the priority given to each category of priority needs.
3. Identify any obstacles to meeting underserved needs.
4. Identify specific long-term and short-term community development objectives (including economic development activities that create jobs), developed in accordance with the statutory goals described in section 24 CFR 91.1 and the primary objective of the CDBG program to provide decent housing and a suitable living environment and expand economic opportunities, principally for low- and moderate-income persons.

NOTE: Each specific objective developed to address a priority need, must be identified by number and contain proposed accomplishments, the time period (i.e., one, two, three, or more years), and annual program year numeric goals the jurisdiction hopes to achieve in quantitative terms, or in other measurable terms as identified and defined by the jurisdiction.

3-5 Year Strategic Plan Community Development response:

Community Development (91.215(e))

The **primary objective** of the County's non-housing community development activities is the provision of a suitable living environment and the provision of services for low- and moderate-income persons. This definition includes a wide range of programs and activities, focusing on housing conditions and infrastructure improvements.

Non-housing Community Development needs and priorities were identified in the course of preparing this Consolidated Plan through the input of community leaders, citizen participation, and requests and ideas from a wide range of service providers and public agencies. These inputs were provided in a series of meetings and public hearings, as well as the Community Survey, described in the public participation section of this Plan.

The County has been in touch with agency officials and organization heads, forwarding program information to them prior to meetings and hearings. The Department of Community Development is in contact with City and State departments and agencies that often raise issues and concerns or make requests about improvements or conditions in the low/mod neighborhoods. The County has considered the many and varied needs, and the funding and project selection process reflect the input and weighing of needs and requests in light of the overall objective.

In addition, the County has established the following objectives to provide a ranking system and to integrate economic, physical, environmental, community and human development objectives in a comprehensive fashion. These objectives provide for significant change and improvement in the County in light of public input and visions of the future.

The overall priorities were described above. Those specific to community development objectives are:

- The acquisition of real property
- The clearance and demolition of blighted properties
- The clearance of contaminated sites
- Code enforcement
- Water/sewer improvements
- Street improvements
- Sidewalks

Specific long- and short-term objectives are identified and their priorities detailed in the Community Development Needs table.

Program **outcomes** in this area will result in the development of a suitable living environment.

At this strategic level, it is not possible to define the specific matrix code numbers, proposed accomplishments, time periods, or annual numeric goals for most of the broad objectives presented in this section of the Consolidated Plan. The Annual Plan will clearly define each specific objective and provide detailed information in the Needs Tables, the Project Descriptions, and the Annual Plan narrative.

The primary **obstacle** to meeting underserved needs is a lack of funds. There are many needs in all of the areas - public facilities, public services, infrastructure – and municipal resources go only so far.

The Community Needs Table is comprised of subcategories with ratings of Low, Medium, and High. It also estimates a five-year total expenditure for each subcategory. The narrative herein for each category emphasizes those subcategories, which have received a HIGH designation.

An examination of annual allocation of CDBG funds will show that the County has emphasized expenditures, which would remain a sound investment over time. Rehabilitation of housing as well as infrastructure and neighborhood facilities have been constant priorities. Expenditures on high priority services are usually made only where other sources could not be located.

Antipoverty Strategy (91.215 (h))

1. Describe the jurisdiction's goals, programs, and policies for reducing the number of poverty level families (as defined by the Office of Management and Budget and revised annually). In consultation with other appropriate public and private agencies, (i.e. TANF agency) state how the jurisdiction's goals, programs, and policies for producing and preserving affordable housing set forth in the housing component of the consolidated plan will be coordinated with other programs and services for which the jurisdiction is responsible.
2. Identify the extent to which this strategy will reduce (or assist in reducing) the number of poverty level families, taking into consideration factors over which the jurisdiction has control.

3-5 Year Strategic Plan Antipoverty Strategy response:

Antipoverty Strategy (91.215(j))

Richland County recognizes that the core of many social and housing problems relate to poverty. Despite the start of an economic recovery at the national and state levels, the County continues to have high unemployment. The average unemployment percentage for 2011 was 8.9 percent, and though the figure for December 2011 was 8.1 percent. Unemployment spiked in February, but the latest figure indicates an unemployment rate in April of 7.5 percent.

The County's anti-poverty strategy is inextricably linked to the Economic Programs

that have been implemented and operated for several years. The objective of poverty reduction requires programming for broad areas including increased accessibility of resources, job training and placement, public services, education, and basic skills development. It is only through comprehensive, coordinated strategies that nurture skills and provide opportunities to gain and retain employment and thus improve the quality of life that people can improve their situation.

Employment programs reach only a part of the poverty population. Many of the people living in poverty are not employable and thus the County works cooperatively with numerous public, social, and civic service organizations to develop and implement direct assistance and service delivery programs to improve the quality of life of these persons. This first step in providing health and social services is necessary to enable an unemployed person to become employable.

The County also supports programs and activities that promote a stable and growing economy. To further address the alleviation of poverty, the County will continue 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. Business assistance loans and guarantees are available to firms that wish to expand. In return for below market rate loans and support, these firms pledge to create jobs for low and moderate-income persons. Many of these loans are to small and very small firms that offer growth potential for the community and the region.

Because the creation of economic opportunities is not an isolated solution to alleviating poverty, the County will also work 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 County has been providing financial assistance through direct grants as well as technical and advisory assistance to non-profits and community agencies that administer a wide variety of programs for lower income residents. These programs have an immediate impact on primary needs of the low-income population and the causes of poverty. CDBG provides the core funding for critical basic needs including health, childcare, housing, and transportation.

Housing rehabilitation assistance is provided as a coordinated effort to preserve and produce affordable housing. This type of assistance is provided to assist people from becoming trapped in the cycle of poverty and to ameliorate housing problems and costs.

The Richland County Department of Community Development will be the agency responsible for the implementation of the Anti-poverty Strategy. The Department will work with other housing agencies, housing organizations, non-profits, developers, lenders, contractors, the Chambers of Commerce, technical schools, faith-based and social service agencies to provide housing and economic opportunities for very low-income families. The County will cooperate with the State of South Carolina in the development of economic programs and recruitment of industries and businesses.

The Columbia Housing Authority, a provider of affordable housing, is aware of the programs available for residents and makes appropriate referrals, as well as providing some training programs on site. As noted, the Housing Authority has

developed a Family Self-Sufficiency Program. The focus of this program is to encourage public housing residents to achieve economic sufficiency in order to achieve independence from government subsidies. There are various educational programs available to implement this program.

These efforts, and the support of the economic development and job creation efforts of the State, complement the housing programs administered through the County's CDBG and HOME programs. In sum, the programs currently operated represent coordinated efforts to address housing and economic issues that surround the homeless and lower income households. The anticipated **outcomes** of these programs and efforts will be expanded economic opportunity.

However, the County recognizes that the need for assistance far exceeds current level of available resources.

Low Income Housing Tax Credit (LIHTC) Coordination (91.315 (k))

1. (States only) Describe the strategy to coordinate the Low-income Housing Tax Credit (LIHTC) with the development of housing that is affordable to low- and moderate-income families.

3-5 Year Strategic Plan LIHTC Coordination response:

Not Applicable

NON-HOMELESS SPECIAL NEEDS

Specific Special Needs Objectives (91.215)

1. Describe the priorities and specific objectives the jurisdiction hopes to achieve over a specified time period.
2. Describe how Federal, State, and local public and private sector resources that are reasonably expected to be available will be used to address identified needs for the period covered by the strategic plan.

3-5 Year Non-homeless Special Needs Analysis response:

Priority Non-Homeless Special Needs and Specific Special Needs Objectives (91.215)

In light of the preceding analyses and the County's priorities, which are shown in the Community Needs Table, the following strategies to address the needs of the non-

homeless special needs population have been adopted:

Elderly Population

The County has a special emphasis on housing and community development programs for the elderly, allocating resources for a range of senior assistance. This emphasis will be continued.

Extra Elderly

The County's extra elderly population is currently served by a network of community organizations, faith-based groups, and social service organizations that provide medical, social, recreational, nutritional, housekeeping and/or personal services in the homes of the extra elderly.

The County assists extra elderly households by providing for the type of housing programs described earlier.

Disabled Population

The County will continue its efforts to increase services for the disabled population (physical, developmental, and mental). These efforts will include supervised settings, shelter care facilities, emergency housing, housing for the mentally ill, chemical abusers, and a home care provider system.

Persons With HIV/AIDS

The County does not directly fund, operate, or administer any programs addressing HIV/AIDS patients.

Persons with Drug or Alcohol Addiction

The County does not directly fund, operate, or administer any programs of this type. The County will support programs to assist these persons and their families primarily through programs dealing with health and family life.

Victims of Domestic Violence

The County will continue to support victims of abuse through its support of health, counseling, and services for both youth and the elderly.

The need for programs and services among these segments of the population is great and increasing. The County would like to provide more assistance to organizations providing these types of assistance. However, because funds are limited and the County has established the priorities described earlier in this Plan, only very limited assistance can be given to these organizations.

Non-homeless Special Needs (91.205 (d) and 91.210 (d)) Analysis (including HOPWA)

*Please also refer to the Non-homeless Special Needs Table in the Needs.xls workbook.

1. Estimate, to the extent practicable, the number of persons in various subpopulations that are not homeless but may require housing or supportive services, including the elderly, frail elderly, persons with disabilities (mental, physical, developmental, persons with HIV/AIDS and their families), persons with alcohol or other drug addiction, victims of domestic violence, and any other categories the jurisdiction may specify and describe their supportive housing needs. The jurisdiction can use the Non-Homeless Special Needs Table (formerly

Table 1B) of their Consolidated Plan to help identify these needs.

*Note: HOPWA recipients must identify the size and characteristics of the population with HIV/AIDS and their families that will be served in the metropolitan area.

2. Identify the priority housing and supportive service needs of persons who are not homeless but may or may not require supportive housing, i.e., elderly, frail elderly, persons with disabilities (mental, physical, developmental, persons with HIV/AIDS and their families), persons with alcohol or other drug addiction by using the Non-homeless Special Needs Table.
3. Describe the basis for assigning the priority given to each category of priority needs.
4. Identify any obstacles to meeting underserved needs.
5. To the extent information is available, describe the facilities and services that assist persons who are not homeless but require supportive housing, and programs for ensuring that persons returning from mental and physical health institutions receive appropriate supportive housing.
6. If the jurisdiction plans to use HOME or other tenant based rental assistance to assist one or more of these subpopulations, it must justify the need for such assistance in the plan.

3-5 Year Non-homeless Special Needs Analysis response:

Non-Homeless Special Needs Analysis **(91.205(d) and 91.210(d))**

Certain population groups require supportive services and/or supportive housing, either on a permanent basis, or on a temporary basis. Many special needs populations are very low-income households (below 50% of Median Family Income) because they are not able to work or can only work on a part-time basis. Special population groups include the elderly and frail elderly, the physically and developmentally disabled, severely mentally ill persons, and those with substance abuse issues.

Many disabled individuals rely on Supplemental Security Income (SSI) for financial support. SSI provides income support to persons 65 years and over, the blind, and also the disabled. Since many disabled persons have limited incomes, finding affordable and accessible housing is often a serious challenge. Even when new affordable rental housing is developed, the rental rates for the housing units are often too high for many disabled persons.

In addition, these persons often require various types of special assistance, program activities to enhance their quality of life, and respite care for their caregivers. Support for municipal programs as well as assistance to not-for-profit organizations is necessary for the implementation of these types of activities.

HUD has identified special needs populations and has provided data on several of these through the CHAS data. However, detailed information on some special needs populations is often not available from census or CHAS data sources. The County

has used information from reliable sources, such as the South Carolina Budget and Control Board, Office of Research and Statistics; the South Carolina Department of Health and Environmental Control, the South Carolina Commission on Women, or calculations from entities such as ARC (for the developmentally disabled), the National Institutes of Mental Health, or the National Institute of Alcohol and Alcohol Abuse to estimate the numbers of persons in those categories. Where possible, figures from reliable local sources are used to support these analyses.

While the County's resources are not sufficient to address the needs of all these groups, the County is committed to supporting other entities in their efforts to provide needed resources. Richland County Community Development staff work closely with organizations that serve the needs of these populations through on-going participation in a wide range of committees and community-based efforts. The County's Homeowner Rehabilitation Program provides housing assistance to special populations, particularly elderly and/or disabled residents. Many elderly residents desire to stay in their homes as long as possible, but are often unable to afford necessary and sometimes critical repairs. Elderly Richland County homeowners who wish to make improvements to their homes such as correction of building code violations, removal of lead-based paint hazards and general property improvements may qualify for the Program's no interest, deferred forgivable loans through that are funded through the HOME program. Elderly loan recipients are not required to repay the loans as long as they continue to reside in the home. The focus of these programs is to positively impact the health and safety of these units. A roster of many facilities and services for these special needs populations is included as Appendix G.

The Elderly and Extra Elderly

The Elderly, 62 and over, constituted 12.5 percent (48,035 persons) of the total population in the County in the 2010 ACS. Though these percentages are lower than either State or national percentages, they still represent a significant part of the population. The Extra Elderly, those 75 and over, are present in percentages below the national and state figures as well, but still number 16,444 persons, one-third of the total number of elderly. These persons may need additional assistance to live independently and have additional requirements for their housing, such as elevators, grab bars in the bathroom, and special types of kitchen and bathroom fixtures.

The elderly, especially in very low-income households, face housing difficulties based upon their particular housing needs (size of units, and types of fixtures and amenities), and on the basis of the cost burden they bear for housing and the fact that most are limited by fixed incomes.

As noted in the Housing Needs section, the elderly and extra elderly often face housing problems. Based upon HUD CHAS 2009 data, the tables below show the numbers of elderly and extra elderly owner households in the extremely low-, very low-, and low-income categories reporting housing problems. There are 25,630 elderly and extra elderly owner households of all income levels in the county, but 4,885 of these (19.0%) report some type of housing problem. However, this 4,885 represents 48.1 percent of the 10,150 households in the lowest income categories.

NUMBER OF LOW-INCOME ELDERLY & EXTRA ELDERLY OWNER HOUSING UNITS WITH HOUSING PROBLEMS						
	<30% AMI	31-50% AMI	51-80% AMI	TOTAL	% of All 62-74 HH	
household contains at least 1 person age 62-74 but no	1,105	920	1,030	3,055	19.3%	
household contains at least 1 person age 75+	875	555	400	1,830	18.7%	
TOTAL	1,980	1475	1,430	4,885		

Source: HUD 2009 CHAS Data

NUMBER OF LOW-INCOME ELDERLY & EXTRA ELDERLY RENTER HOUSING UNITS WITH HOUSING PROBLEMS						
	<30% AMI	31-50% AMI	51-80% AMI	TOTAL	% of All 75+ HH	
household contains at least 1 person age 62-74 but no	840	360	200	1,400	40.6%	
household contains at least 1 person age 75+	365	355	205	925	45.6%	
TOTAL	1,205	715	405	2,325		

Source: HUD 2009 CHAS Data

The 4,180 elderly and extra elderly renter households in the lowest income ranges in the County reported fewer problems in total (2,325) than the owners, but the greatest number of problems (1,205) were reported by the elderly and extra elderly in the extremely low-income group, as the table below shows.

The 2009 CHAS data does not provide detailed information about the elderly by income level, but Table 7 of that data set does show the number of cost burdened elderly households. In Richland County there were 6,100 moderately or severely cost burdened elderly owner and renter households, and over one-half (3,365) of these were severely cost burdened. Many of these households (4,450) appear to be householders living alone, as they are counted as non-family, elderly.

The elderly in these households appear to be the most vulnerable to homelessness based on the cost burden they bear for housing, the extent of housing problems they face, and the fact that most are limited by fixed incomes.

Severe Mental Illness

The National Institute of Mental Health estimates that about six percent of the general population suffers from severe mental illness. Applying this percentage to the population of the Richland County indicates that there are an estimated 23,070 persons in the area with severe mental disorders. It is difficult to assess the number of severely mentally ill persons in need of housing.

Disabilities Overview

Disabilities can include a wide range of conditions – physical limitations, mental illness, and serious medical conditions. Included are persons with mental retardation, autism, traumatic brain injury, spinal cord injury and similar disabilities. A person is considered to have a disability if he/she has difficulty performing functions such as

seeing, hearing, talking, walking, climbing stairs, lifting and carrying; has difficulty performing activities of daily living; or has difficulty with social roles such as helping children with homework, working at a job or doing household chores. A person who is unable to perform one or more activities, who uses an assistive device to get around, or who needs assistance from another person to perform basic activities is considered to have a severe disability.

Nationally, it is estimated that about 1-in-5 Americans have some form of disability, and 1-in-10 have a severe disability. Although more than three-quarters of disabled Americans aged 22 to 64 do not receive public assistance, disability is relatively common among those who receive government assistance such as cash payments, food or rental assistance. Approximately half of the beneficiaries of these programs are disabled.

Developmentally Disabled

The Association for Retarded Citizens (ARC) indicates that the base definition of developmentally disabled is an IQ score less than 70. ARC indicates that the nationally accepted percentage of the population that can be categorized as developmentally disabled is two and one-half to three percent of the population. By this calculation, there are an estimated 9,613 developmentally disabled persons in the County.

Physically Disabled

The number of persons in Richland County with any type of disability is estimated to be 39,868 according to the 2010 ACS, which is 11.1 percent of the non-institutionalized population. The number of persons under the age of 18 with disabilities is 2,567, while the number of persons aged 18 to 64 with disabilities is 23,627, or 10 percent of the persons in that age group. The number of persons 65 and over with disabilities is 13,674 or 38.8 percent of that age group.

These figures, based upon the Census Bureau definition of disability, include a wide range of disabilities. Persons with physical disabilities may require assistance with daily living, and additional requirements for their housing including, for example, special types of kitchen and bathroom fixtures or special fire alarms.

Deducting the number of developmentally disabled persons from the census figure for disabled persons gives an approximate figure of 20,600 persons who may be physically disabled.

An older State of South Carolina Consolidated Plan noted that approximately 78.0 percent of persons with disabilities lived at home with family, in an independent living arrangement, or in a private boarding house. The need for supportive housing continues to be a strong need among the disabled however, and, applying the 78 percent figure to the number of physically disabled alone indicates the need for assistance for over 4,000 persons.

Persons with Alcohol/Other Drug Addiction

The County has no direct data upon which to reliably estimate the number of persons with alcohol/other drug addiction problems. Various organizations and bodies have supplied figures on this topic from a national perspective.

The National Institute of Alcohol Abuse and Alcoholism estimates that 16 to 17 percent of the male population has drinking problems and that six percent of women

have this problem. These estimates mean that almost 41,805 persons are in need of supportive services for alcohol alone. No similar statistics are available for other drug use.

Persons with AIDS and Related Diseases

The South Carolina Department of Health and Environmental Control prepares a yearly report on communicable diseases and in particular publishes the SC AIDS/HIV/STD Surveillance Report. The latest available data (fourth quarter, 2011) for Richland County are shown in the table below.

HIV/AIDS REPORTS – 2009 -2011

	HIV/AIDS – 2009-2011	AIDS – 2009-2011
Total Cases	424	350
Male/Female Cases	342/82	261/89
Cases – Black	341	284
Cases - White	62	47
Cases - Hispanic	15	9
Cases - Other	<8	<8

Source: SC Dept. of Health and Environmental Control, 2011

As can be seen from the table, Blacks represent 80.0 percent of HIV/AIDS cases and 81.1 percent of AIDS cases. The majority of cases involve males and Black males is the largest group of HIV/AIDS victims (64.1% of cases) and also the greatest percentage of AIDS cases (59.4%).

An estimated 43% of persons living with HIV/AIDS are unemployed. In the State’s *2002 Supplement to HIV/AIDS Surveillance Report* (the latest such report), 41% of men and nearly 48% of women with HIV/AIDS report an income of \$10,000 or less. The majority of these individuals rely on a varied combination of wages, social security, public assistance, and family support as their source of income. Housing and health care needs top the list of concerns for individuals with HIV/AIDS. Nearly 43% of men and more than 52% of women with HIV/AIDS live with family and nearly one-third live alone. Given their low income levels, coupled with the tremendous financial drain caused by their illness, many residents with HIV/AIDS cannot afford housing on their own. While prevention, medical and support services are available to persons with HIV/AIDS, there is a significant need for permanent housing. Other housing assistance needed includes rental assistance and transitional supportive housing for patients leaving health institutions or coming out of incarceration. The latest Point in Time count found that only 24 persons with HIV/AIDS were housed in homeless shelters in the MACH region at the time of the count. However, *Palmetto Aids Life Support Services* (PALSS) estimates that of their approximately active clients, as many as 5% are in need of affordable housing.

Victims of Domestic Violence

Statistics specific to Domestic Violence at the County level are available from the South Carolina Department of Public Safety, Office of Justice Programs, which publishes reports periodically. The latest report, entitled “The Rule of Thumb: A Five Year Overview of Domestic Violence in South Carolina, 2005 – 2009,” reports that Richland County was tied with three other counties at fourth in the State.

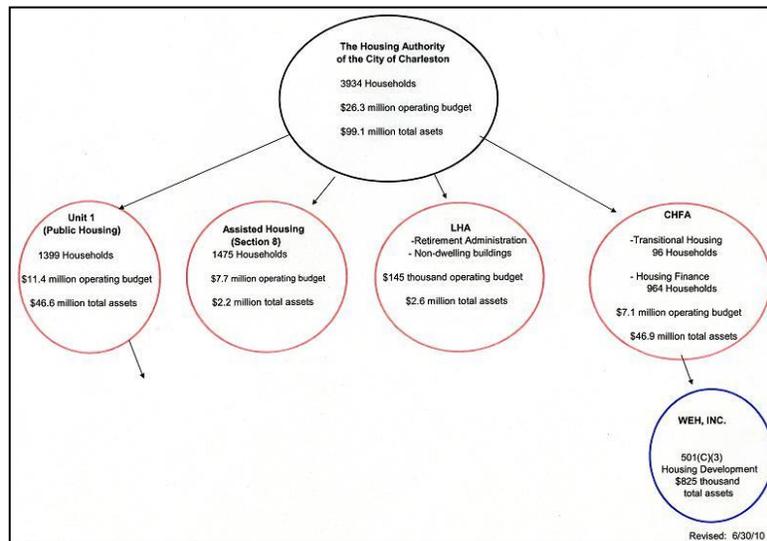
Using the “Criminal Domestic Violence Proxy,” a means to identify the broad range of situations that involve violence among spouses or ex-spouses, the County has shown an increase in violence since 2006. In that year there were 718 reported cases; by 2009 the number had reached 888. The total number of victims was 16, 471, but 12,805 (77.7%) were females and 75.1 percent of the total were Black.

Public Housing Residents

Public housing is a factor in the County’s housing market. The Columbia Housing Authority (CHA) provides quality housing for low- and moderate-income families in the City of Columbia and for residents of the unincorporated areas of Richland County.

According to the CHA Website, the CHA currently owns and maintains 1,400 units of conventional public housing, which are available to families of low- and moderate-incomes. CHA’s housing inventory is constantly changing and includes a wide array of housing types such as small and large multi-family complexes, duplexes, and single-family homes. Most of the single-family homes are located throughout the unincorporated areas of Richland County. The CHA also administers the Section 8 Rental Assistance Program for the County, which provides rental assistance to more than 3,100 residents with low incomes who cannot afford private rental market rates, which for a Richland County household at less than 30 percent of Area Median Income is \$428 according to the National Low-Income Housing Coalition.

In addition, as the graphic below illustrates, the CHA Housing Finance Agency provides loans to create housing opportunities for low and moderate income citizens. The Housing Finance Agency arm of the Authority provides 870 additional units of housing for the citizens of Columbia.



Source: Columbia Housing Authority

Demand for public housing and housing assistance in Richland County continues to far exceed the supply of public housing units. In December of 2010, 7,336 families were on the waiting list for CHA public housing and Section 8 vouchers. This list includes a large number of disabled individuals under the age of fifty, though the number of elderly on the wait list has declined slightly because of the opening of new units for the elderly. The wait list for housing vouchers is currently closed.

Housing Opportunities for People with AIDS (HOPWA)

*Please also refer to the HOPWA Table in the Needs.xls workbook.

1. The Plan includes a description of the activities to be undertaken with its HOPWA Program funds to address priority unmet housing needs for the eligible population. Activities will assist persons who are not homeless but require supportive housing, such as efforts to prevent low-income individuals and families from becoming homeless and may address the housing needs of persons who are homeless in order to help homeless persons make the transition to permanent housing and independent living. The plan would identify any obstacles to meeting underserved needs and summarize the priorities and specific objectives, describing how funds made available will be used to address identified needs.
2. The Plan must establish annual HOPWA output goals for the planned number of households to be assisted during the year in: (1) short-term rent, mortgage and utility payments to avoid homelessness; (2) rental assistance programs; and (3) in housing facilities, such as community residences and SRO dwellings, where funds are used to develop and/or operate these facilities. The plan can also describe the special features or needs being addressed, such as support for persons who are homeless or chronically homeless. These outputs are to be used in connection with an assessment of client outcomes for achieving housing stability, reduced risks of homelessness and improved access to care.
3. For housing facility projects being developed, a target date for the completion of each development activity must be included and information on the continued use of these units for the eligible population based on their stewardship requirements (e.g. within the ten-year use periods for projects involving acquisition, new construction or substantial rehabilitation).
4. The Plan includes an explanation of how the funds will be allocated including a description of the geographic area in which assistance will be directed and the rationale for these geographic allocations and priorities. Include the name of each project sponsor, the zip code for the primary area(s) of planned activities, amounts committed to that sponsor, and whether the sponsor is a faith-based and/or grassroots organization.
5. The Plan describes the role of the lead jurisdiction in the eligible metropolitan statistical area (EMSA), involving (a) consultation to develop a metropolitan-wide strategy for addressing the needs of persons with HIV/AIDS and their families living throughout the EMSA with the other jurisdictions within the EMSA; (b) the standards and procedures to be used to monitor HOPWA Program activities in order to ensure compliance by project sponsors of the requirements of the program.
6. The Plan includes the certifications relevant to the HOPWA Program.

3-5 Year Strategic Plan HOPWA response:

NOT APPLICABLE

Specific HOPWA Objectives

1. Describe how Federal, State, and local public and private sector resources that are reasonably expected to be available will be used to address identified needs for the period covered by the strategic plan.

3-5 Year Specific HOPWA Objectives response:

OTHER NARRATIVE

Include any Strategic Plan information that was not covered by a narrative in any other section.

2012 Annual Action Plan

Program Year 2012

October 1, 2012 – September 30, 2013

Richland County is an expanse of more than 770 square-miles that occupies the center of the State of South Carolina. It is home to the nation's largest Army basic training facility, Fort Jackson and the State's capitol, Columbia. Richland County Government's motto is *Uniquely Urban, Uniquely Rural* and is so appropriately named for its true combination of smaller metropolitan flavor, coupled with major parcels in the outlying areas constituting the rural setting. The County's population growth, while originally centered in the urbanized area of Columbia, has spread along the County-wide Interstates I-26, I-20 and I-77, which is through the northern area of the County. The local economy is a mixture of State and local governments, banking and finance, industry, health care, higher education, significant regional retail centers, and an emerging research and development sector.

Founded in 1786, Columbia most recently proclaimed itself as the "New Southern Hot Spot". The new moniker is based upon various factors such as the SC Gamecocks back-to-back College World Series championships in 2010 and 2011; City Center Partnership's decade-long downtown revitalization; and the \$200 million investment, 165 acre property to transform the former state mental hospital on Bull Street into a multiuse urban space, making it one of the largest downtown green areas on the East Coast. Columbia houses the largest children's museum, EdVenture, along with Riverbanks Zoo, ranked among the top ten in the United States. The educational community within Richland County has a long working history of shared resources. Beyond the University of South Carolina, institutions include Allen University and 3,100-student Benedict College (both HBCU's), Columbia College as well as Midlands Technical College and a number of for-profit schools such as Virginia College and University of Phoenix.

The area's temperate year-round climate keeps residents and tourists kayaking any of the three intersecting rivers (Congaree, Saluda or Broad River), along with Lake Murray (41 miles long and 14 miles wide at its widest point, the lake covers 78 square miles with 649 miles of shoreline), which is home to state and national fishing tournaments. CNN Money Magazine named Columbia One of the 25 Best Places to Retire in the country.

While Richland County is home to Fort Jackson, the University of South Carolina (USC) and state government are still major employers; insurance services and upcoming technology pioneered by Blue Cross Blue Shield of SC, Aflac, Colonial Life, and Computer Sciences Corp are blossoming as well. This is making our county and area on of the nation's insurance industry leaders. Top ten area employers include Wells Fargo Bank; Verizon Wireless; Michelin; SCANA/SCE&G along with Palmetto Health Alliance.

In 2011, the County emerged as the second most populated county in the State (389,116), behind only Greenville County. In 2000, US Census listed the County's population at 320,781, which reflects a 21% shift in growth. As of 2010, 61% of the county lived in owner-occupied housing units found in Richland County. The median income is \$64,500.00 with 15% of the population living in poverty. (Sources: usairwaysmag.com and census.gov; HUD User and US Census Quick Facts - 2011).

Population estimates indicate that the County was one of the fastest growing in the State from 2007 to 2008, ranking 11th with a percentage growth of 1.7%. Future projections indicate that the county's population will grow by 4% from 2010 to 2015. (Source: Office of Research and Statistics (SCORS)).

White people moved into the city of Columbia at a much greater pace in the past decade than African-Americans, who took to suburban life at a rate that outpaced Caucasians — reversing the trend of a generation ago.

Between 2000 and 2010, the capital city's white population jumped 17 percent, while its black population inched up by 2 percent, according to 2010 Census data released this year. Altogether, the number of residents in South Carolina's 2nd largest city rose by 11.2 percent.

At the same time, black residents moved into Richland County at a rate that was 9 percentage points higher than whites — 22 percent growth, compared with 13 percent for whites.

And, for the first time in its recent history, Richland County has a majority of nonwhite residents because of the growth of black, Hispanic and Asian populations. Demographers have been reporting the trend using estimates for several years.

Hispanics are now at 4.9% of the County's demographic, according to 2010 census figures. This reflects an increase from the 2000 figure of 2.7%.

Significant demographic trends and issues in Richland County include:

- Seventy-Three (73%) percent of the persons in the County are under the age of 49, with the median age at 32.6.
- The County's unemployment rate fluctuated with an average of 10.3% in 2011 with June 2012's number at 9.8%.
Source: http://www.eascinc.com/unemployment_rate.html
- More than 42% of households countywide are considered to be low and moderate income (LMI). Incomes for LMI households are below 80% of median family income (MFI).
- Median value of owner-occupied housing units are listing at \$146,300 currently.
- Households with individuals of 65 years and older are at 19.2% and owner-occupied housing units are at 61.3%. Rental units make up the other 38.7%.
- Previous residential growth in the County has been dominated by the construction of low-density, detached single-family housing in the northeast

between I-20 and I-77 and within the northwestern I-26 and southeastern Garners Ferry Road corridors.

- In 2009, more than one-third (36.2%) of County residents in rental units and one-fifth (21.4%) of homeowners are cost-burdened – spending more than 30% of the area median family income (MFI) for housing costs.

I. Citizen Participation

Richland County has a Citizen Participation Plan in place that encourages participation of all residents, especially the low and moderate-income population. Formal and informal approaches are used each year in the assessment process, as citizens' needs and concerns are expressed often in the local government arena. The advertisement considers the special needs of the disabled. In addition, when necessary, flyers are posted in local gathering places and mailed to all neighborhood associations and local churches encouraging attendance.

Richland County Community Development Department staff conducted three (3) focus groups, four (4) public meetings and (2) public hearings. A complete listing can be found within the Citizen Participation section of the Consolidated Plan and Appendices. The notice was also posted on our website and in the County Building where daily high volumes of people (from all socioeconomic levels) visit as well as the County Health Department entrance way. Public comments were accepted through **Friday August 3, 2012**. Any public comments received were put in writing and forwarded to our HUD Regional office. Please see these sections for additional information.

Richland County relies heavily on the Ombudsman's Office, which is the County One Stop Call Center. Citizens express concerns by telephone, fax, and email to this office and these concerns are kept and tracked on a computer system. Upon request, the Community Development can receive documented concerns that have been expressed over a period of time. The Community Development Department obtains and reviews the documented concerns and response accordingly.

Richland County Community Development Website (www.richlandonline.com) is available and has current information. The website has been a cost saving tool for the County to communicate with the general public, monitor sub-recipients and share information with HUD as well as other Entitlement Communities. This site will provide links to a variety of resources and information, to include Fair Housing, Program Management and Compliance. The Community Development Office has received a number of favorable comments about the webpage and its information. The office has also joined Twitter and can be found at [@upgrade_u@twitter.com](https://twitter.com/upgrade_u). In addition, Richland County has a Facebook page, www.facebook.com/pages/RichlandCounty/21957014241, in which Community Development's updates and events are posted.

II. Funding Sources

A. Federal Funds

Projects identified in the Action Plan will be implemented through the County's 2012 Community Development Block Grant (CDBG), HOME Investment Partnerships, and Stimulus fund allocations. Richland County anticipates receiving approximately \$1,173,507 in CDBG funding and \$453,466 in HOME funding.

Additional funding will be provided through anticipated program income (\$289,785) generated by the County's HOME, CDBG, CDBG R and NSP1 program investments. This includes: Income from infill Housing Development in the Ridgewood Neighborhood (\$275,000.00); Income from the Homeowner Rehabilitation Program is estimated to be earned through the repayment of three loans that are being serviced by First Citizens Bank (\$3,000.00); through loans made to Community Housing Development Corporations (\$9,985.00), and through application fees in the RCHAP program (\$1,800.00). Additional monies may be generated utilizing the recapture provisions as outlined in the policies and procedures of the housing programs and the CHDO contracts. These provisions ensure compliance with Federal regulations.

Richland County will also continue to provide administration for several stimulus funded grants that were originally funded during the 2009 Program Year. These include the following programs:

1. Neighborhood Stabilization Program 1 (NSP1) was created as a result of Title III of the Housing and Economic Recovery Act (HERA) of 2008. This program provides assistance to acquire and redevelop foreclosed properties that might otherwise become sources of abandonment and blight within their communities. During the 2011 fiscal year, estimated NSP1 program income will also be used to acquire and rehabilitate properties to provide homeownership opportunities to income qualified households up to 120% of the area median income. Richland County Community Development Department received an allocation of \$2,221,859 of which \$2,137,859 (96.2%) has been expended leaving a total of \$84,000 (3.8%) for FY 2012-2013.
2. Homeless Prevention and Rapid Re-Housing (HPRP) was a stimulus funded program used to prevent persons from becoming homeless or to assist those who are experiencing homelessness to be quickly re-housed and stabilized. As grantee, we worked with subrecipients (i.e., The Cooperative Ministry -provides Homeless Prevention services and Trinity Housing Corporation –provides Rapid Re-housing services) as well as provided direct assistance. Richland County Community Development Department received an HPRP allocation of \$568,201. The grant was completed on July 13th and will have a final close-out report within the next quarter.
3. Community Development Block Grant Recovery (CDBG-R) was created as a result of the American Recovery and Reinvestment ACT of 2009. The program

made it possible to address projects with particular urgency and where other financial resources were not reasonably available. Richland County allocated funding to three (3) activities that were consistent with the goals of the Recovery Act. Habitat for Humanities received \$200,000 to pave dirt roads in the Rockgate subdivision; the Columbia Urban League received \$55,000 to make it possible for 25 youth to be employed during the summer of 2010 and to participate in employment and personal development training. Also \$79,569 was committed to the Ridgewood revitalization efforts to strengthen the infill housing initiative; and \$37,000 was reserved for the planning and general administration of CDBG-R activities. The projects were consistent with the Richland County Five Year Consolidated Plan (2007-2012) where “public facilities and improvements” are identified as a high priority. The plan also emphasized the Neighborhood Revitalization Program and addressed unemployment issues. Richland County Community Development Department received an allocation of \$371,569 of which all will be expended by the deadline of September 2013.

In addition Richland County Community Development applied for and received a total of \$1.3 million in NSP-3 funding from the South Carolina State Housing and Finance Authority in 2011. These funds will be used for acquisition and rehabilitation with the end use of rental or homeownership as well as redevelopment. We will continue to work with our funding partners under NSP 1. Activities will take place in census tracts 5, 107.03 and 110. These census tracts were selected based on high need scores calculated by HUD using marketing conditions and other factors.

B. County Funds and Partnerships

Richland County will provide a local match as required for the HOME program in Program Year 2011. As feasible, the County will also provide in-kind services, funds for operating costs, funds for furnishings and equipment, other available funds, and real property to carry out the activities identified in this Plan. In past program years, County Departments including Public Works, Procurement, IT, Utilities and the Legal Department have provided in-kind professional services to the County’s CDBG and HOME programs. In 2011 the County will also continue to seek donations from private and public entities for services such as engineering to help offset project costs when possible.

In addition, since the inception of its Community Development Program, Richland County has sought partnerships that leverage funding for CDBG and HOME endeavors. In past program years, the County has partnered with the Rural Development Program of the US Department of Agriculture, the SC State Housing Trust Fund, the Greater Columbia Association of Home Builders, the Salkehatchie Summer Service, Home Depot, and World Changers for activities undertaken in the County’s housing rehabilitation and emergency repair programs. The department also created a partnership with Bank of America to maximize NSP3 funds to leverage against their 203K program, thereby allowing even more citizens to benefit. Other partnerships are being explored in the public and private sectors.

Table 10-1 outlines program funding from both Federal and local funding sources for program year 2012.

Table 12-1. Program Year 2012 Funding Sources and Income

Program	New or Current Award Amount
New Federal Funding	
CDBG	1,173,507
HOME	\$453,466
HUD-SHP (HMIS)	0
Additional Sources: Carryover/PI/Match	
HOME Program Income (Estimated)	\$154,785
Local Funding HOME Match – Richland County	\$102,030
NSP Program Income	\$100,000
CDBG Program Income	\$20,000
CDBG R Program Income	\$15,000
Stimulus Funds Remaining	
HPRP- Original Grant Amount (\$568,201)	0
CDBG-R- Original Grant Amount (\$371,569)	0
NSP-Original Grant Amount (\$2,221,859)	\$84,000
Total Funds Available	\$2,102,788

III. Program Year 2012 Budget

Richland County's CDBG and HOME programs provide funding for projects in unincorporated areas of the County. During the 2012 Program Year, the County will focus its CDBG efforts and funding on approved master plan project areas, neighborhood revitalization, emergency housing repairs and energy efficiency, and operational costs for a homeless facility, job development/training and match for the MACH HMIS grant, as well as planning and administration of the County's Community Development Program. The County will focus efforts and HOME funding on housing development in conjunction with the Neighborhood Revitalization Program, countywide Housing Rehabilitation Program, multi-unit and/or Tenant Based Rental Assistance (TBRA) county-wide projects, programmatic funds for CHDOs, and the Richland County Homeownership Assistance Program (RCHAP).

Richland County projects allocations of \$1,173,507 to implement CDBG activities for the 2012 Program Year. The projects proposed for CDBG funding are listed in Table 10-2, including funding allocated per project for Program Year 2012.

Table 12-2. CDBG Proposed Budget, Program Year 2012

New/Ongoing CDBG Projects for Program Year 2012	Total 2012 Funds Allocated
Ongoing: Monticello Streetscape (Neighborhood Revitalization)	\$200,000
New: Street Paving Districts 10 and 11	\$150,000
Ongoing: HMIS Grant Match	\$30,000
Ongoing: MHA – Transitions (operating costs)	\$50,000
Ongoing: CHA – Job Development /Training for Section 3 Residents	\$50,000
Ongoing: Emergency Repair Program for owner-occupied housing	\$58,806
New: Hopkins Area Medical Clinic to service low income patients	\$400,000
Administration (not to exceed 20%)	\$234,701
Sources of Funds	
CDBG Program Income (Estimated)*	\$20,000
CDBG Entitlement Award	1,173,507

B. HOME Budget

Richland County expects to receive \$453,466 to implement HOME activities for the 2012 Program Year. In addition, we anticipate approximately \$154,785 in program income along with \$102,030 of Richland County HOME Match. The projects proposed for HOME funding are listed in Table 10-3, including funding allocated for each project for Program Year 2012.

Table 12-3. HOME Proposed Budget, Program Year 2012

HOME Projects for Program Year 2012	Total 2012 Funds Allocated
Housing Rehabilitation Program (HR) * - includes project delivery costs	\$200,100
Down payment Assistance Program (RCHAP) * - - includes project delivery costs	\$140,000
CHDO Set Aside Programmatic and Operating Funds	\$68,020
Administration (not to exceed 10%)	\$45,346
TOTAL HOME ENTITLEMENT BUDGET	\$453,466
Sources of Funds	
HOME Program Income	\$154,785
Richland County HOME Match – 25% <i>*To be awarded by County</i>	\$102,030
HOME Entitlement Award	\$453,466
Total HOME Funds Available	\$710,281
Additional HOME Programs Using HOME Program Income (Estimated)**	
Down payment Assistance Program (RCHAP)	\$154,785
CHDO/Developers/Sub-recipients (CHDO)	\$102,030

**Funding of these programs will derive from FY 11-12 HOME Program Income plus local HOME match.

**Program income will be used towards RCHAP activities.

IV. Specific Annual Objectives

Program Year 2012 will address 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.

Table 10-4 summarizes the priority needs and objectives of the 5-year Consolidated Plan that will be addressed by the projects proposed for the 2012 Program Year and lists performance indicators for each proposed project.

Table 12-4. 2012 Projects, Priority Needs, Objectives and Performance Indicators (HUD Table 3A)

2012 Annual Action Plan Projects	Consolidated Plan (CP) Priority Need	Performance Indicator
CDBG Projects		
1. Dirt Road Street Paving Districts 10 & 11	#2 Provide for adequate and safe public facilities and infrastructure.	Up to 6 dirt roads paved
2. 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
3. Emergency Repair Program (ER)	#1. Improve the quality & availability of decent, safe & affordable housing.	10 homes repaired
4. HMIS Match	#4. Provide for and support programs and services for the homeless.	2,650 homeless individuals & 2,500 families provided services.
5. Midlands Housing Alliance (MHA)Transitions	#4. Provide for and support programs and services for the homeless.	150-214 homeless individuals provided services.
6. Job Development/Training for Section 3 residents	#7. Work with community partners to coordinate community development activities.	20 development and/or training opportunities.
7. Monticello Rd. Streetscape (Neighborhood Revitalization Program)	#3 Revitalize LMI neighborhoods.	Revitalize LMI neighborhoods
8. Administration (20%)	#6. Provide planning activities to meet the needs of LMI areas and residents.	n/a

HOME Projects		
9. CHDO Set Aside Programmatic and Operating Funds	#3. Revitalize LMI neighborhoods.	Rehabilitate homes. Seek partnerships for development of vacant infill properties.
10. Housing Rehabilitation Program (HR)	#1. Improve the quality & availability of decent, safe & affordable housing.	8-10 homes rehabilitated
11. Down Payment Assistance Program (RCHAP)	#1. Improve the quality and availability of decent, safe and affordable housing.	14-28 New Home Owners (depending on individual assistance amount)
12. Administration (not to exceed 10%)	#6. Provide planning activities to meet the needs of LMI areas and residents.	n/a

In September 2003, HUD issued *CPD Notice 03-09* regarding performance measurement. In the notice, HUD strongly encouraged each grantee under its Office of Community Planning and Development (CPD) formula, which includes Richland County's CDBG and HOME programs, to develop and use a performance measurement system. In addition, it described the need for HUD to begin to show the results of the federal dollars spent on the activities funded by the CDBG program. On March 7, 2006 HUD established its new standards for performance measurement through the publication of the *Notice of Outcome Performance Measurement System for Community Planning and Development Formula Grant Programs* in the Federal Register. As described in the Federal Register, the outcome performance measurement system will enable HUD to collect information on the outcomes of activities funded with CPD formula grant assistance and to aggregate that information at the national, state, and local level.

In preparation for the new system, Richland County Community Development staff attended a workshop on HUD's proposed performance measurement system. Since that time, CDBG staff has reviewed records and projects, revised all necessary forms, and communicated with community development partners to ensure that adequate information is collected when needed. 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.

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 2012 to comply with the requirements of the performance measurement standards (Table 12-5).

Table 12-5. HUD Performance Measurement Outcome Framework

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

VI. Description of Proposed Projects

Richland County plans to undertake 12 major projects, including planning and administration of the CDBG and HOME programs, during Program Year 2012. Tables 10-6 through 10-17 (HUD Table 3C) describe each major project, including project description, location, funding type and amount, performance indicators, project start and completion dates, as well as all required HUD citations and objectives.

VII. Geographic Distribution

While the FY 12-13 CDBG and HOME funds will benefit over 70% low to moderate income persons, various projects will take place throughout the county. Richland County's Neighborhood Improvement Program (NIP) will address Richland County Master Planned Areas such as Broad River Heights, Candlewood, Crane Creek, Trenholm Acres/New Castle and Woodfield Park by using previous year funding. As a result the community will see a new park in Crane Creek off Fairfield Road and a pilot commercial facade program along the Percival end of Decker Blvd. FY 12-13 funds will benefit those citizens in Districts 10 and 11 or the more rural areas of the County by the addition of a medical facility that will service low-income, underinsured and uninsured residents. In addition, dirt roads that have been in need for years will now be paved. Richland County's CDBG and HOME programs continue to target assistance for projects that benefit low and moderate income persons and LMI communities in the unincorporated areas of the County. HOME funds are to address up to 80% of low-income persons and/or areas. Neighborhood revitalization efforts will continue in the

Ridgewood Neighborhood located in the northwestern area of Richland County off of Monticello Road and includes areas of minority concentration. RCHAP (down payment assistance-DPA) and HR or Housing Rehabilitation will produce county-wide assistance but historically, the majority of the DPA's have located in 29223 and 29229 zip codes or the upper northeast quadrant. (See Map 12-1 for proposed project locations)

Master Planned Areas

Community Development is collaborating with Neighborhood Improvement and Planning to assist with the implementation of neighborhood master plans. Richland County Council approved 10 master plans of which Decker International Corridor/Woodfield Park qualified to receive Federal CDBG funds under slum and blight designation; and based on the U.S Census and the boundaries of Crane Creek, Trenholm Acres/New Castle and Broad River Heights each is determined 51% or higher low to moderate income. Each neighborhood master plan is a detailed study of the specific conditions that prohibit growth and sustainability and focus on residential and commercial planning and development. The goal of the collaboration is to leverage County resources to have greater and immediate impact. Carry-over activities planned for 2012/2013 are property acquisitions, façade improvements on Decker Blvd., recreation improvements, demolition of abandoned Columbia Mall Mobile Home Park and infrastructure improvements. In addition advantage points are given to CHDO's that submit project proposals in target areas. These activities are intended to reduce and prevent blight, contribute to job creation and restore and expand economic vitality.

The Ridgewood Neighborhood Revitalization, another master planned area will proceed with the construction of the Monticello Road streetscape project. This project also includes in-fill housing development that will continue into year 2012-2013.

VIII. HOMELESS and Other Special Needs Activities

Richland County continues to participate in the efforts of local, regional and statewide organizations addressing homelessness and special needs activities. This cooperative and collaborative approach reduces redundancies in service provision and mobilizes resources, enabling more efficient and effective delivery of services and resources. Richland County has a representative on the Midlands Area Consortium for the Homeless (MACH) and maintains a working relationship with the Low Income Housing Coalition. The MACH addresses the concerns of the continuum of care, which involves emergency shelter, transitional housing and programs to assist in the areas of permanent housing and independent living.

Richland County continued to administer the MACH Region's HMIS grants, funded through HUD's Supportive Housing Program (SHP) until July 31st, 2012. HMIS is a computerized database designed to collect client-level information on the characteristics, service needs and gaps of adults and children experiencing homelessness. The HMIS grants provide funding for user licenses, systems support, computers, and internet access, as well as a System Administrator, Program Director, and other required staff. HUD requires a local match of 25% for the Supportive Housing Program grants, which Richland County has provided through CDBG funding.

Starting August 1, 2012, Richland County transferred the administrative role of this grant to the United Way of The Midlands. However, Richland County has agreed to continue to provide the local matching funds at the rate of \$30,000 per year for a three year period. The County also continues to work with the United Way of the Midlands to form a Midlands Housing Trust Fund Program (MHTF) to assist with maintaining the affordability of housing for low to moderate income citizens. Through these efforts, Richland County will assist the Committee to close the gap on affordable housing and other needs to end chronic homelessness in the Midlands. This effort will also provide gap financing and incentives to nonprofits and developers to create affordable housing for low and moderate income populations.

Richland County continues to work with United Way and the Midlands Housing Alliance by helping to fund operating cost for the transition center for the homeless. The facility is located on the corner of Main Street and Elmwood Avenue and can serve up to 150 day center participants in addition to up to 214 emergency respite, program entry and transitional housing units. For FY 2012-2013, Richland County will provide \$50,000 in operating support for the Midlands Housing Alliance.

IX. Other Actions

A. Obstacles to Meeting Underserved Needs

The following sections of the *2012-2016 Consolidated 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 to be undertaken as described in the Annual Action Plan are intended to help overcome these obstacles to the extent possible with available resources.

B. Foster and Maintain Affordable Housing

Richland County will strive to address the needs for affordable housing as identified in the Five-Year Consolidated Plan. The strategies and objectives for addressing these needs are identified in the Strategic Plan and addressed in the programs and activities proposed by this 2012 Annual Action Plan. The Community Development Department plans to become a member of the SC Association of Community Development Corporations to foster and strengthen relationships with non-profit housing developers.

C. Remove Barriers to Fair and Affordable Housing

September 2012 Richland County Council approved an updated Analysis of Impediments to Fair Housing. In addition a Section 504 Plan; Limited English Proficiency Plan; Section 3 Plan; and a Marketing Plan were drafted. The new documents will serve as guides and the strategies within will target the six impediments identified. The AI identifies multiple, often interrelated, conditions, actions and policies that affect housing choice. Many findings from the 2005 analysis carried over and remain as impediments and barriers.

A community profile was completed and will serve as the premise for the action steps planned for 2012/2013. The community profile shows 1) The County has a high percentage of non-family households, as well as small households (persons living alone); 2) The percentage of female head households with children is above the national average; 3) The number of persons with disabilities is significant and increasing; 4) The County population includes significant percentages of Whites and African Americans, though there are relatively few persons in other ethnic or racial groups; 5) The County's Median Household Income is below the national figure, the percentage of persons and families in poverty is above the national average, and 52.0

percent of households are in HUD's lowest income levels; 6) Despite the recent decline in housing prices and the volume of new construction in recent years, the cost of housing, both purchase and rental, remains high, and large numbers of both owners and renters are severely cost burdened; 7) Though there has been significant housing construction in the last decade, a great portion of that has been high-end units; much of the more affordable housing stock is older; 8) The housing authority in Columbia has a long waiting list for units and the list for Section 8 vouchers is closed; 9) Housing growth has tended to move further from employment and shopping centers, increasing housing costs when transportation costs are factored in; 10) The County has lost significant numbers of jobs paying living wages in the durable goods manufacturing, finance and real estate, and government sectors over the last decade.

During the 2012 program year we will attempt to begin addressing all six impediments highlighted in the Analysis as listed below.

IMPEDIMENT ONE – DISCRIMINATION IN THE HOUSING MARKET

The review of demographic information, discrimination complaint data, and lending data are not clear in indicating the extent of housing discrimination among persons in the protected classes. Statistical data can assist in identifying problems and topics of concern, however, reporting requirements vary, as does the quality of data provided. Further, much of the available data is at least a year old by the time it is available. More focused, accurate and current data is necessary to understand the needs, and more sources of first-hand information from focus groups and housing advocacy groups are needed to obtain a better understanding of the situation in the marketplace. In the current economy and given the structure of the Richland County housing stock, the incidences of discrimination likely focus on rental housing, and the focus of efforts in the immediate future should be upon aspects of discrimination in the rental market.

To address likely disparities in the availability of affordable housing for female headed households, non-family households, disabled persons and other racial/ethnic groups we plan to implement the following actions:

- HOME set aside funds for CHDO development will be used for the development of rental housing only. All new constructions are required to be handicapped accessible and energy efficient and where feasible the goal is the same for rehabilitation projects for owner occupied and rental housing.
- Continue and, if possible, expand outreach across programs to educate households and housing related organizations by disseminating Fair Housing law literature, conducting Fair Housing law seminars and training, and focusing public awareness campaigns about Fair Housing law in ethnic and minority neighborhoods, and among civic, social, religious, and special interest groups.
- Provide Fair Housing materials and educational programs in Spanish, especially in neighborhoods and communities with high percentages of Spanish-speaking persons.

- Increase housing choice alternatives for the disabled and families with children by encouraging the construction of affordable, and especially rental, housing (See affordability and government policies below).
- Convene focus groups of advocacy groups, community based organizations, real estate industry professionals, lenders, property owners, and government agency officials to review and assess fair housing issues. These groups should identify discriminatory practices, trends, or changes in these practices, focal points of discriminatory practice, and the means or methods to address them (See advocacy and outreach below).
- Work with housing advocacy and not-for-profit organizations to develop homeownership and home maintenance educational programs for first-time homebuyers to better prepare them for the responsibilities of ownership and home maintenance.

IMPEDIMENT TWO – FAIR HOUSING ADVOCACY AND OUTREACH

Richland County has a strong, visible fair housing program and a coordinated means to address fair housing complaints and queries. However, focus group discussions and survey results in particular note a lack of knowledge about fair housing policies and practice. The need for on-going education, awareness and outreach remains, especially among lower income households and minorities.

Action Plan:

- Continue and expand efforts by County agencies, housing advocacy groups, and service organizations to inform renters and homebuyers of their rights and recourse, if they feel they have been discriminated against.
- Convene focus groups of advocacy groups, community based organizations, real estate industry professionals, lenders, property owners, and government agency officials to review and assess fair housing issues. These groups should identify discriminatory practices, trends, or changes in these practices, focal points of discriminatory practice, and the means or methods to address them.
- Update Fair Housing information regularly and adjust strategies and actions accordingly. In particular, the groups mentioned above should continue to meet yearly (or perhaps twice yearly) at the Fair Housing Summit.
- Evaluate language proficiency needs within County Government in light of the 2010 Census data, including determining the degree to which services in other languages are needed, and the number and types of documents and materials needed in languages other than English.

IMPEDIMENT THREE – BIAS IN LENDING

The Analysis did not find conclusive evidence of discrimination in lending practices, and the issue does not appear to have generated specific complaints. Additional detailed research is necessary to make any definitive conclusion. However, the County should, when possible, ensure that persons seeking loans for home purchase or improvement are aware of lending practices and procedures.

Action Plan:

- Use neighborhood organizations, churches, and service providers to expand financial literacy and credit counseling programs, especially in minority and lower-income neighborhoods.
- Continue building partnerships such as the one with the Columbia Housing Authority and require homebuyer education, credit counseling and other valuable classes as criteria for funding.

IMPEDIMENT FOUR– LIMITED SUPPLY OF AFFORDABLE HOUSING

As discussed earlier, affordability is one aspect of housing discrimination and it is difficult to talk about addressing impediments to fair housing, and actions to eliminate discrimination in housing, without simultaneously talking about development of policies, plans, programs, and projects to increase the supply of affordable housing.

Action Plan:

- Continue to work with community based organizations, affordable housing developers, and housing advocacy groups to increase the supply of larger and disability accessible housing units, leveraging resources to the extent possible.
- The County will continue to meet on a regular basis with representatives from Greater Columbia Community Relations Council Housing Committee and the lending and housing development community to identify difficulties experienced in the development of affordable housing.
- Continue to administer the housing rehabilitation programs to maintain the County's base of affordable owner occupied units.
- Research other affordable housing programs for additional ideas and practices.
- Work with the Planning Department to create incentives for developers to build a wide range of housing types at a number of price points, considering transportation, employment centers and the availability of services and shopping in their planning (See government policies below).

IMPEDIMENT FIVE – GOVERNMENT POLICIES

This impediment deals with issues relating to the development of land including housing that is available to a wide range of persons and income levels in disparate locations. This goal is affected by a wide range of factors, some of which, as noted earlier, are beyond the ability of the County to change. Begin the process of reviewing the Land Development Code to evaluate its impact on the development of affordable housing in the County.

Action Plan:

- Provide technical assistance and an ADA checklist to the Planning Department, Zoning and Building Codes as well as make the same available to developers and builders on accessibility requirements.
- Support infill and redevelopment in master planned neighborhoods and the use of incentives for the creation of affordable housing close to employment centers and shopping areas.

IMPEDIMENT SIX – LOCAL OPPOSITION (NIMBY)

The proposed development or location of affordable housing, group homes, public housing, or Section 8 housing often draws storms of criticism and opposition from neighborhood residents. This “not-in-my-backyard” (NIMBY) phenomenon is widespread.

Action Plan:

- Use county resources such as web-site, radio, twitter, Face Book and other vehicles to affect attitude about housing for people in the protected classes.
- Undertake a public outreach/education program about fair housing and affordable housing on a regular basis. While such efforts will not lay all misconceptions to rest, a broader understanding of the nature of fair housing and the types of persons and families involved will mitigate at least some opposition.

D. Lead-Based Paint Hazards

Richland County has established full compliance with all applicable lead-based paint regulations through incorporation of these regulations into its housing policies and procedures manual. Since August 2002, all housing units provided CDBG or HOME assistance by Richland County must comply with *Title X of the 1992 Housing and Community Development Act (24 CFR Part 35)*. The intent of the Federal regulation is to identify and address lead-based paint hazards before children are exposed. In compliance with the regulation, Richland County requires evaluation for lead-based paint hazards of all housing units constructed before 1978 that are slated for repairs

which may disturb any painted surfaces. If lead paint hazards are found during an evaluation, they are addressed through HUD approved interim control or abatement protocol. The County also distributes and maintains documentation of all required information for homes built before 1978, including the EPA *Lead-based Pamphlet, Notification of Lead Hazard Evaluation*, and *Notification of Lead Hazard Reduction*, and distributes lead-based paint information at all County sponsored events.

E. Anti-Poverty Strategy

As the lead agency in the implementation of the Consolidated Plan, Richland County will coordinate efforts among its partner organizations to help meet the goals outlined in this Annual Action Plan. Community partners in this effort include 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 will continue 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 newly formed Richland County Economic Development Department will seek to do the same from the County level with director Nelson Lindsay, at the helm. Because the creation of economic opportunities is not an isolated solution to alleviating poverty, the County will also work 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.

F. Institutional Structure and Coordination of Resources

Richland County works 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 strengthen the planning process and ensure successful implementation of the Plan. Each partner in the process plays a critical role in the success of the program and brings 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 coordinates with Lexington County, the City of Columbia, the Columbia Housing Authority, United Way, local municipalities and neighboring jurisdictions on matters related to housing and community development. Collaboration is 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. The Richland County Community Development Department meets quarterly with City of Columbia, Lexington County, Columbia Housing Authority, and United Way for roundtable discussions.

X. Program Specific Requirements

A. Other Forms of Investment

As is required by HOME regulations, Richland County will match the HOME grant with County funds in the amount of \$101,093. The County will also continue to solicit donations and leveraged funds from our existing partners while continuing to look for areas where we can create new partnerships.

B. Resale/Recapture Provisions

To ensure affordability Richland County will impose either resale or recapture provisions when using HOME funds for assisting homebuyers, homeowners and/or CHDO's with new construction. Richland exercises the option to use both recapture and resale provisions to ensure that all or a portion of the County's HOME investments will be recouped if the household or entity does not adhere to the terms of the HOME agreement for the duration of the period of affordability. The provision of resale versus recapture is dependent upon the activity: ***Recapture for Down Payment Assistance (RCHAP); Resale for CHDO/New Construction; and Recapture for owner-occupied rehabilitation Homeowner Occupied Rehabilitation (HR).***

Resale requirements will ensure if the housing does not continue to be the principal residence of the family for the duration of the period of affordability, that the housing is made available for subsequent purchase only to a buyer whose family qualifies as a low-income family and will use the property as its principal residence. The resale requirement must also ensure that the price at resale provides the original HOME-assisted owner a fair return on investment (including the homeowner's investment and any capital improvement) and ensure that the housing will remain affordable to a reasonable range of low-income homebuyers. The period of affordability is based on the total amount of HOME funds invested in the housing.

Recapture provisions will ensure that Richland County recoups all or a portion of the HOME assistance to the homebuyers, if the housing does not continue to be the principal residence of the family for the duration of the period of affordability. While Richland County can structure its recapture provisions based on its program design and market conditions, the period of affordability is based upon the total amount of HOME funds subject to recapture as described in paragraph 24 CFR 92.25 (a)(5)(ii)(A)(5) of the HOME regulations. The HOME investment that is subject to recapture is based on the amount of HOME assistance to enable the homebuyer to buy the unit.

Down Payment Assistance (RCHAP)

Since the Richland County Homeownership Assistance Program (RCHAP) may provide up to \$14,999 in down payment and closing cost assistance a five (5) year Deferred Forgivable Loan agreement is used as the mechanism for a recapture provision. With this agreement the HOME assistance is forgiven over a five year period as long as the homeowner continues to own and live in the assisted unit as their primary place of residence for the 5 year period of affordability. If the homeowner does not live within this unit and sells the property any where within this five year period, the funds are recaptured at a rate of 20% diminishing sliding scale per year. For example, if the housing units sells at year 3 of this five year period, the homebuyer would owe back 60% of the subsidy (see chart below).

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

<u>HOME OCCUPANCY TIME LIMIT</u>	<u>REPAYMENT AMOUNT OF LOAN</u>
1 Year or less	100%
2 Years (up to)	80%
3 Years (up to)	60%
4 Years (up to)	40%
5 Years (up to)	20%
5 Years and over	0% (Satisfaction of Lien)

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

Owner-Occupied Rehabilitation (HR Program)

For the Homeowner Rehabilitation Program, HUD regulations do not require a period of affordability; however, the County self-imposes a ten to fifteen year affordability period and a Deferred Forgivable Loan agreement as the mechanism for a recapture provision. The HOME assistance is forgiven on a prorated basis over a ten to fifteen year period as long as the homeowner continues to own and live in the assisted unit as their primary place of residence for the county's self imposed ten to fifteen year period of affordability.

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

- Low Interest Bearing Loans – Non-elderly and non-disabled households with incomes from 60 percent to 80 percent of the area median income may qualify for a 2 percent loan with a ten to fifteen year payback period.
- Zero Interest Loans – Non-elderly and non-disabled households with incomes less than 60 percent of the area median income may qualify for a zero percent loan with a ten to fifteen year payback period.
- Deferred Forgivable Loans – Households with an elderly head of household (62 years) or households with a disabled member may qualify for a 10 year zero interest deferred forgivable loan. This type loan would be forgiven on a pro-rata basis over the term of the loan provided that the person receiving the loan continues to own and occupy the home as their principle place of residence.
- Grants – Pre-1978 houses will require evaluation for Lead-based Paint (LBP) hazards. If any are found, LBP hazard reduction must take place. The cost for this LBP hazard evaluation and reduction will be provided to the owner in the form of a grant with no deferment period or payback required.
- Subordination of HR Mortgages – It is Richland County’s policy **not** to subordinate to subsequent mortgage loans except when the CD staff determines that it is in the best interest of the homeowner and/or county to do so **and** it is approved by the CD Director.
- In Case of Death – if homeowner who received assistance under the homeowner rehabilitation program dies before the term of the loan expires, a family member may assume the loan if that family member assume legal ownership of the property and moves into or continues to reside in the property as their primary place of residence. If the estate is sold, then the remaining balance of the loan will become due to Richland County. The amount to be recaptured is limited to the net proceeds available from the sale of the house.

Community Housing Development Organizations (CHDO)/New Construction

Richland County Community Development will provide HOME-subsidy to non-profit community housing development organizations for the purpose of developing affordable housing. The assistance given for this purpose is subject to the provisions of HOME Investment Partnership Program authorized under Title II of the Cranston-Gonzalez National Housing Act.

Affordable housing developed by CHDO’s is subject to sales restrictions, occupancy requirements and resale provisions. These provisions apply to all homeownership and rental units where HOME subsidy was used regardless of the amount. The provisions apply to activities to include acquisition, construction, rehabilitation, direct assistance and tenant based rental assistance. For all homeownership units housing must have an

initial purchase price not to exceed 95% of the median purchase price for the area, be the principle residence of an income qualifying family at the time of purchase and is subject to resale to a income eligible family.

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

Affordability Period for Rental Projects		
ACTIVITY	AVERAGE PER-UNIT HOME	MINIMUM AFFORDABILITY PERIOD
Rehabilitation or Acquisition of Existing Housing	<\$15,000	5 years
	\$15,000 - \$40,000	10 years
	>\$40,000	15 years
Refinance of Rehabilitation Project	Any dollar amount	15 years
New Construction or Acquisition of New Housing	Any dollar amount	20 years

The CHDO is required to safeguard the requirements of HOME and must execute an agreement that outlines these requirements prior to closing. The agreement must include income requirements, period of affordability and resale requirements. Acceptable instruments that a CHDO can use to impose the resale requirement are recorded deed restrictions, covenants running with the land or a second mortgage. Failure to put these provisions in place is a violation of the HOME rule and the County may be asked to repay the total investment where these provisions are not enforced. This expense can be passed down to the CHDO and could result in penalties.

Richland County must limit the amount subject to recapture to the net proceeds available from the sale. This limitation applies to all units regardless of the type of recapture provisions used or the nature of the sale.

Fair Return on Investment

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

low income buyers as defined 50%-79% current area median income. During depressed or declining market seasons (such as a time of “seller’s market”), a loss of investment does constitute a fair return.

XI. Public Housing

The ***Columbia Housing Authority*** is an autonomous, non-profit public housing agency serving the residents of the City of Columbia and Richland County. The CHA owns and maintains more than 2,074 units of conventional public housing, which are available to families of low and moderate incomes. The Housing Authority also administers the Section 8 Housing Choice Voucher Program for residents of Richland County, providing rental assistance to persons with low income who want to live in homes in the private rental market, but cannot afford market rental rates. The CHA also provides several programs aimed at helping families become financially independent and become homeowners. Since becoming an Entitlement Community, Richland County has worked with the Columbia Housing Authority to strengthen their relationship, to better utilize programs and resources by avoiding duplication, and appropriately target housing to County residents in need. In addition we partner with the Columbia Housing Authority by using their Homeownership Program to ensure that families receiving our RCHAP funds are fully aware of the responsibilities of home ownership. This program includes three (3) classes which include Home Buying, Budget and Credit, and Home and Yard Maintenance. We also conduct outreach to residents of public housing by providing information to the CHA and by participating in housing clinics with the Greater Columbia Community Relations Council and other neighborhood and housing agency providers. Finally Richland County has used CDBG funds to assist CHA (section 3 residents) by providing job development and other economic development programs to individuals residing in public housing, receiving Section 8 assistance, and for Housing First (chronically homeless) and Permanent Supportive Housing (disabled homeless HUD funded program) participants. There are 3,047 Housing Choice Vouchers in the CHA Section 8 program, including 25 vouchers for the homeless, 100 vouchers for the Mainstream (disabled) Program, and 34 Homeownership vouchers. In addition, the CHA also has 29 SRO vouchers, 99 Moderate Rehab Certificates, 90 HOPWA vouchers, 1 Disaster Voucher, 150 Veterans Affairs Supportive Vouchers, and 28 Tenant Protection Vouchers.

XII. Monitoring and Compliance Plan

Richland County recognizes the importance of maintaining appropriate performance measurements of its CDBG and HOME projects and programs. Richland County provides monitoring, oversight and compliance standards for its sub-recipients to include CHDO’s and other funding partners. The components of this type of oversight include but are not limited to:

- Preparation of detailed budgets to include sources and uses of funding as well as anticipated and planned project costs.
- Completion of written agreements to include Memorandum of Agreement or Understanding (MOA or MOU) or more comprehensive sub recipient written and signed agreements, as deemed appropriate.
- Evaluation of impacts to the area and community such as Environmental Assessment seeking appropriate HUD clearances when required.
- Request and review monthly to quarterly written progress reports and other correspondences and communications to monitor compliance and timeliness. Monthly emails are distributed to CDBG sub-recipients to provide a CDBG timeliness test update. Richland County's Annual CDBG timeliness is August 2nd.
- Project site visits before, during and after programs and/or construction take place documented with photos taken by Richland County Staff.
- The department's HAC or Housing Advisory Committee meets on a periodic basis to review and approve owner-occupied (both HR and ER) housing applicants as well as advise in policy and procedure updates. The HAC's committee is comprised of an attorney, building official, realtors and other members who are knowledgeable about the housing community.
- On-site monitoring is completed with HOME CHDO's and Developers annually or as needed and desk monitoring is also conducted annually per contractual recipient.
- After the monitoring is completed, the sub-recipient will receive a monitoring response letter within 30 days detailing any deficiencies that might exist. If there are no major findings or concerns, the sub-recipient is notified and the monitoring review is deemed officially closed. However, if there is concern or finding, the sub-recipient will be given a specific amount of time to remedy the issue.
- The Department of Labor's Davis-Bacon Provisions are determined if required (construction at or exceeding \$2,000). Staff provides oversight and management of prevailing wage rate info, payroll reviews, employee interviews and other facets of the requirement.
- Richland County ensures that all housing projects meet the Housing Quality Standards (HQS) and other local housing codes by Richland County staff and paid consultants and inspections. Richland County Community Development staff will begin completing an annual written assessment of all paid personnel associated with rehab work to include general contractors, inspectors, and construction management.
- Desk monitoring and quarterly reporting are mechanisms used to keep sub-recipients on track with expending funds and expending funds correctly. Using the HUD monitoring checklist as a guide, Richland County will periodically

evaluate financial performance and program performance against the current Consolidated/Annual Action Plan.

- Richland County has financial and programmatic processes in place to ensure that CHDO, contractors and sub-recipients are in compliance, and that activities and procedures can be tracked accordingly. These includes contract provisions that ensure affirmatively marking for fair housing and procurement procedures to ensure minority participation.

The County will ensure compliance with program requirements, including the timely expenditure of federal funds. A higher emphasis will be placed on producing a healthy mix of smaller and quicker expenditures along with larger, more impactful projects.

XIII. Anti-Displacement Plan

It is the policy of Richland County to make all reasonable efforts to ensure that activities undertaken with CDBG and HOME Program funds will not cause unnecessary displacement. The County will continue to administer the CDBG and HOME Programs in such a manner that careful consideration is given during the planning phase to avoid displacement. Displacement of any nature shall be reserved as a last resort action necessitated only when no other alternative is available and when the activity is determined necessary in order to carry out a specific goal or objective that is of benefit to the public.

If a displacement is precipitated by activities that require the acquisition (either in whole or in part) or rehabilitation of real property directly by Richland County or its agent, all appropriate benefits as required by the *Uniform Relocation Assistance and Real Property Acquisition Policies' Act* of 1970 and amendments – the "Uniform Act" or the Residential Anti-displacement and Relocation Assistance Plan under Section 104 (d) – shall be provided to the displaced person or persons. Information about these programs is provided to all persons who may potentially be displaced in the form of informational brochures and explained in detail by the County's Community Development staff.

Richland County will replace all low and moderate-income dwelling units that are occupied or vacant ***but suitable for occupancy*** and that are demolished or converted to a use other than as low and moderate-income housing in connection with an activity assisted with funds provided under the *Housing and Community Development Act of 1974*, as amended, as described in *24 CFR 570.606(c)(1)*. All replacement housing will be provided within four years after the commencement of the demolition or conversion. Before entering into a contract committing the County to provide funds for an activity that will directly result in demolition or conversion, the County will make a public notice in a local newspaper and submit to HUD the following information in writing:

- A description of the proposed assisted activity.
- The location on a map and number of dwelling units by size (number of bedrooms) that will be demolished or converted to a use other than as low or moderate-income dwelling units as a direct result of the assisted activities.
- A time schedule for the commencement and completion of the demolition of conversion.
- To the extent known, the location on a map and the number of dwelling units by size that will be provided as replacement dwelling units.
- The source of funding and a time schedule for the provision of the replacement dwelling units.
- The basis for concluding that each replacement dwelling unit will remain a low or moderate-income dwelling unit for at least 10 years from the date of initial occupancy.
- Information demonstrating that any proposed replacement of dwelling units with smaller dwelling units (for example, a two-bedroom unit with two one-bedroom units), is consistent with the housing needs of lower-income households in the County.

If such data are not available for last four items at the time of the general submission, the County will identify the general location on an area map and the approximate number of dwelling units by size and provide information identifying the specific location and number of dwelling units by size as soon as it is available.

The Richland County Community Development Department is responsible for tracking the replacement of housing and ensuring that it is provided within the required period. The Department is also responsible for ensuring that relocation assistance, as described in 570.606(c)(2), is provided to any lower-income person displaced by the demolition of any dwelling unit or the conversion of a low or moderate-income dwelling unit to another use in connection with an assisted activity.

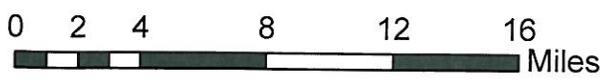
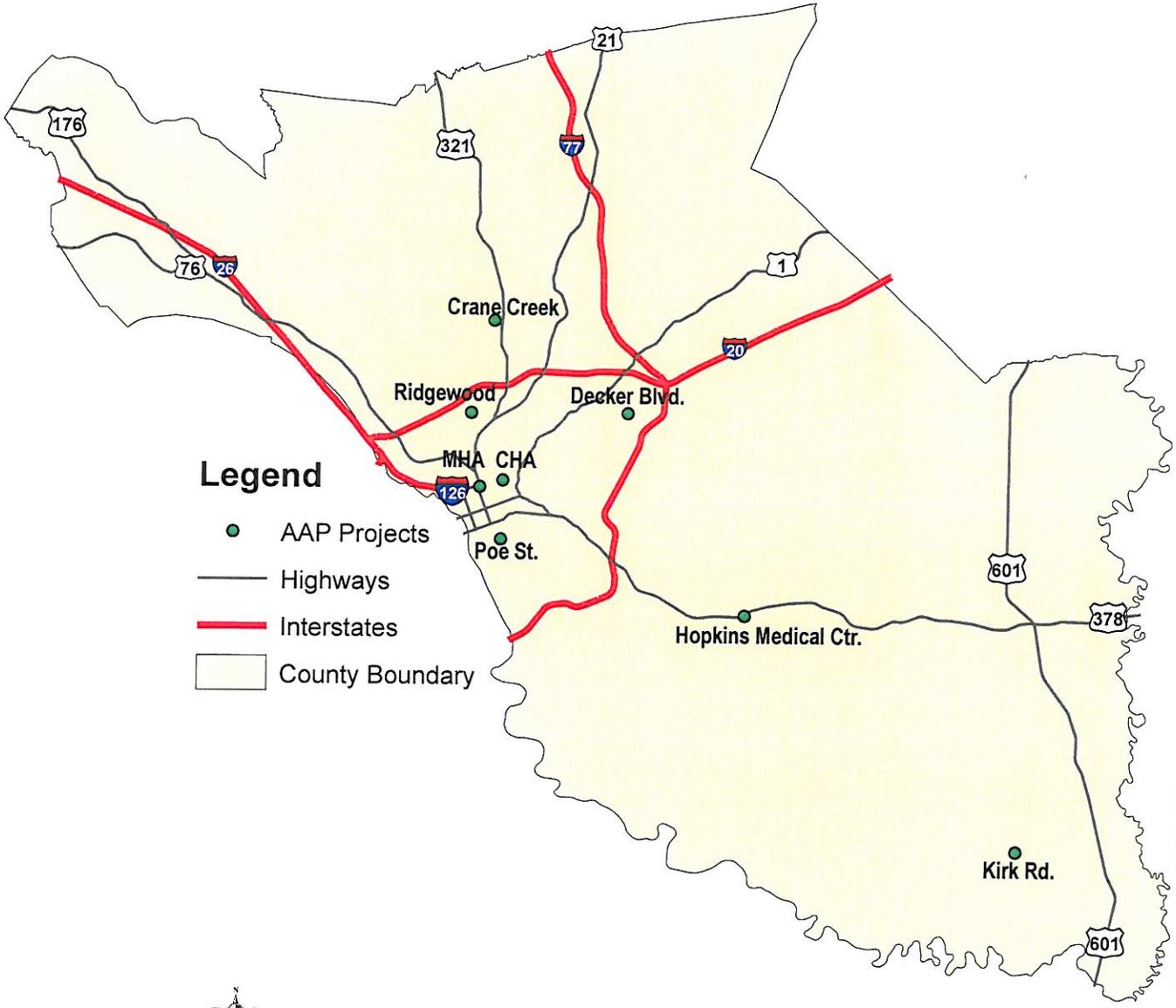
Consistent with the goals and objectives of activities assisted under the Act, the County will take the following steps to minimize the displacement of persons from their homes:

- Coordinate code enforcement with rehabilitation and housing assistance programs.
- Evaluate housing codes and rehabilitation standards in reinvestment areas to prevent their placing undue financial burden on long-established owners.
- Assist as needed homeowners to locate temporary housing to house persons who must be temporarily relocated during rehabilitation.
- Adopt public policies to identify and mitigate displacement resulting from intensive public investment in neighborhoods.

XIV. Definition of Income

The County has adopted the IRS definition of adjusted gross income for purposes of determining eligibility to participate in all CDBG and/or HOME programs (except for the HOME funded RCHAP), as well as determining area-wide benefit under the CDBG program. The Richland County Housing Assistance Program (RCHAP) uses the Section 8 definition of annual Income. The County has developed policies and procedures to ensure that these definitions are implemented consistently and accurately.

Map 12-1 2012 Proposed Project Locations



**Table 3C
Consolidated Plan Listing of Projects**

Jurisdiction's Name Richland County

Priority Need

Priority Need 2: Provide for adequate and safe public facilities and infrastructure.

Project Title

Dirt Road Street Paving Districts 10 & 11

Description

Dirt roads will be paved in rural sections of Richland County in low income areas of District 10 & 11.

Objective category: Suitable Living Environment Decent Housing Economic Opportunity
Outcome category: Availability/Accessibility Affordability Sustainability

Location/Target Area

Richland County Council Districts 10 & 11.

Street Address:

City, State, Zipcode:

Objective Number SL-3	Project ID 2012-1
HUD Matrix Code 03K	CDBG Citation 570.201(c)
Type of Recipient local government	CDBG National Objective LMA
Start Date (mm/dd/yyyy) 10/01/2012	Completion Date (mm/dd/yyyy) 9/30/2013
Performance Indicator Roads paved.	Annual Units 5
Local ID na	Units Upon Completion 5

Funding Sources:

CDBG	\$150,000
ESG	
HOME	
HOPWA	
Total Formula	
Prior Year Funds	
Assisted Housing	
PHA	
Other Funding	
Total	\$150,000

The primary purpose of the project is to help: the Homeless Persons with HIV/AIDS Persons with Disabilities Public Housing Needs

**Table 3C
Consolidated Plan Listing of Projects**

Jurisdiction's Name Richland County

Priority Need

Priority Need 2: Provide for adequate and safe public facilities and infrastructure.

Project Title

Hopkins Area Medical Facility

Description

A medical facility will be located in the rural section of southeast Richland County (TMS-R21800-04-08) on Garners Ferry Rd. The facility will service low income, under insured and uninsured patients. This is a joint venture with Eau Claire Cooperative Health Center. The facility will provide one full time family practice physician, one nurse practitioner, and a future dental office.

Objective category: Suitable Living Environment Decent Housing Economic Opportunity
Outcome category: Availability/Accessibility Affordability Sustainability

Location/Target Area

LMC patients in and around Hopkins, South Carolina located at 9029 Garners Ferry Road.

Street Address:

City, State, Zipcode:

Objective Number SL-1	Project ID 2012-2
HUD Matrix Code 03P	CDBG Citation 570.201(c)
Type of Recipient local government	CDBG National Objective LMC
Start Date (mm/dd/yyyy) 10/01/2012	Completion Date (mm/dd/yyyy) 09/31/12013
Performance Indicator Facility completed.	Annual Units 1
Local ID na	Units Upon Completion 1

Funding Sources:

CDBG	\$400,000
ESG	
HOME	
HOPWA	
Total Formula	
Prior Year Funds	
Assisted Housing	
PHA	
Other Funding	
Total	\$400,000

The primary purpose of the project is to help: the Homeless Persons with HIV/AIDS Persons with Disabilities Public Housing Needs

**Table 3C
Consolidated Plan Listing of Projects**

Jurisdiction's Name Richland County

Priority Need

Priority Need 1: Improve the quality and availability of decent, safe and affordable housing.

Project Title

Emergency Repair Program

Description

The Emergency Repair Program will provide financial and technical assistance to low income homeowners in need of emergency housing repairs. Assistance will be provided to LMI homeowners located in the unincorporated areas of Richland County. The program proposes to assist 10-13 eligible homeowners in the 2012 Program Year. The project includes delivery costs.

Objective category: Suitable Living Environment Decent Housing Economic Opportunity
Outcome category: Availability/Accessibility Affordability Sustainability

Location/Target Area

LMI areas and neighborhoods within the unincorporated areas of Richland County.

Street Address:

City, State, Zipcode:

Objective Number DH-3	Project ID 2012-3
HUD Matrix Code 14A	CDBG Citation 570.202
Type of Recipient Local Government	CDBG National Objective LMH
Start Date (mm/dd/yyyy) 10/01/2012	Completion Date (mm/dd/yyyy) 09/31/12013
Performance Indicator Homes Repaired	Annual Units 10-13
Local ID na	Units Upon Completion 10-13

Funding Sources:

CDBG	\$58,806
ESG	
HOME	
HOPWA	
Total Formula	
Prior Year Funds	
Assisted Housing	
PHA	
Other Funding	
Total	\$58,806

The primary purpose of the project is to help: the Homeless Persons with HIV/AIDS Persons with Disabilities Public Housing Needs

**Table 3C
Consolidated Plan Listing of Projects**

Jurisdiction's Name Richland County

Priority Need

Priority Need 4: Provide for and support programs and services for the homeless.

Project Title

HMIS Grant Match

Description

In 2012 Richland County transferred administration of the HUD funded Supportive Housing Program (SHP) Homeless Management Information System (HMIS) grant to the United Way of the Midlands. As part of this transfer, Richland County agreed to continue to fund the required match for this grant in the amount of \$30,000 per year for the next three years. This is the first of that three year match period.

Objective category: Suitable Living Environment Decent Housing Economic Opportunity
Outcome category: Availability/Accessibility Affordability Sustainability

Location/Target Area

The 14 County Midlands Area Consortium for the Homeless (MACH) region.

Street Address:

City, State, Zipcode:

Objective Number DH-1	Project ID 2012-4
HUD Matrix Code 05	CDBG Citation 570.201(e)
Type of Recipient Local Government	CDBG National Objective LMA
Start Date (mm/dd/yyyy) 10/1/2012	Completion Date (mm/dd/yyyy) 9/30/2013
Performance Indicator Homeless Assisted	Annual Units 2650
Local ID n/a	Units Upon Completion 2650

Funding Sources:

CDBG	\$30,000
ESG	.....
HOME	.....
HOPWA	.....
Total Formula	.....
Prior Year Funds	.....
Assisted Housing	.....
PHA	.....
Other Funding	.....
Total	\$30,000

The primary purpose of the project is to help: the Homeless Persons with HIV/AIDS Persons with Disabilities Public Housing Needs

**Table 3C
Consolidated Plan Listing of Projects**

Jurisdiction's Name Richland County

Priority Need

Priority Need 4: Provide for and support programs and services for the homeless.

Project Title

Midlands Housing Alliance (MHA) Transitions

Description

This is a public service project that will provide operational cost for the Transitions homeless transition center. This purpose of this center is to move people from homelessness to permanent housing. It contains up to 214 beds for homeless persons in the midlands. Transitions will also provide a day center for up to 150 people to engage chronically homeless persons while providing basic needs such as food, showers and laundry. The project is a multi-regional effort and will receive funding support from other municipalities and local governments.

Objective category: Suitable Living Environment Decent Housing Economic Opportunity
Outcome category: Availability/Accessibility Affordability Sustainability

Location/Target Area

Near the intersection of Elmwood Ave. and Main Street, within downtown area

Street Address:

City, State, Zipcode:

Objective Number SL1	Project ID 2012-5
HUD Matrix Code 03T	CDBG Citation 570.201(e)
Type of Recipient Local Government	CDBG National Objective LMC
Start Date (mm/dd/yyyy) 10/1/2012	Completion Date (mm/dd/yyyy) 9/30/2013
Performance Indicator Persons served	Annual Units 150 Persons served.
Local ID n/a	Units Upon Completion Up to 150 persons served.

Funding Sources:

CDBG	\$50,000
ESG	.....
HOME	.....
HOPWA	.....
Total Formula	.....
Prior Year Funds	.....
Assisted Housing	.....
PHA	.....
Other Funding	.....
Total	\$50,000

The primary purpose of the project is to help: the Homeless Persons with HIV/AIDS Persons with Disabilities Public Housing Needs

**Table 3C
Consolidated Plan Listing of Projects**

Jurisdiction's Name Richland County

Priority Need

Priority Need 7: Work with community partners to coordinate community development activities.

Project Title

Job Development and Training for Section 3 Residents

Description

In this public service activity Richland County will contract with an outside agency to provide job training opportunities for up to 20 under and unemployed low income persons.

Objective category: Suitable Living Environment Decent Housing Economic Opportunity
Outcome category: Availability/Accessibility Affordability Sustainability

Location/Target Area

Unincorporated areas and neighborhoods in Richland County

Street Address:

City, State, Zipcode:

Objective Number EO-3	Project ID 2012-6
HUD Matrix Code 05H	CDBG Citation 570.201(e)
Type of Recipient Local Government	CDBG National Objective LMC
Start Date (mm/dd/yyyy) 10/1/2012	Completion Date (mm/dd/yyyy) 9/30/2013
Performance Indicator Persons assisted	Annual Units Up to 20
Local ID n/a	Units Upon Completion Up to 20

Funding Sources:

CDBG	\$50,000
ESG	.....
HOME	.....
HOPWA	.....
Total Formula	.....
Prior Year Funds	.....
Assisted Housing	.....
PHA	.....
Other Funding	.....
Total	\$50,000

The primary purpose of the project is to help: the Homeless Persons with HIV/AIDS Persons with Disabilities Public Housing Needs

**Table 3C
Consolidated Plan Listing of Projects**

Jurisdiction's Name Richland County

Priority Need

Priority Need 3: Revitalize LMI neighborhoods.

Project Title

Neighborhood Revitalization Program- Monticello Road Streetscape

Description

These CDBG funds will be used to complete Phase I of the Ridgewood neighborhood Monticello Road streetscape project during 2012/2013 grant year. This streetscape project consists of approximately 3,550 l.f. running from the intersection of Monticello Road from Summit Avenue to the 2nd intersection of Monticello Road and Knightner Street. The Ridgewood neighborhood is in Census Tract 106, block group 4 – a block group of which 68% of the residents are LMI. CDBG funds were used FY 2008/09 for streetscape design along the Monticello Road commercial corridor. This project is a continuation and from 2009/10 and 2010/2011 where CDBG funds were committed and carried over for related activities including predevelopment costs. Construction has been delayed but is expected to begin early 2012/2013.

Objective category: Suitable Living Environment Decent Housing Economic Opportunity
Outcome category: Availability/Accessibility Affordability Sustainability

Location/Target Area

The Ridgewood Neighborhood is located off of Monticello Road in the northwest area of Richland County.

Street Address:

City, State, Zipcode:

Objective Number SL-3	Project ID 2012-7
HUD Matrix Code 03K	CDBG Citation 570.201(c)
Type of Recipient Local Government	CDBG National Objective LMA
Start Date (mm/dd/yyyy) 10/01/2012	Completion Date (mm/dd/yyyy) 9/30/2012
Performance Indicator New streetscape.	Annual Units Up to 1
Local ID n/a	Units Upon Completion 1

Funding Sources:

CDBG	\$200,000
ESG	
HOME	
HOPWA	
Total Formula	
Prior Year Funds	
Assisted Housing	
PHA	
Other Funding	
Total	\$200,000

The primary purpose of the project is to help: the Homeless Persons with HIV/AIDS Persons with Disabilities Public Housing Needs

**Table 3C
Consolidated Plan Listing of Projects**

Jurisdiction's Name Richland County

Priority Need

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.

Project Title

General Administration

Description

General Administration – not to exceed 20%. Cost associated with the operational needs to complete programs and projects.

Objective category: Suitable Living Environment Decent Housing Economic Opportunity
Outcome category: Availability/Accessibility Affordability Sustainability

Location/Target Area

Unincorporated areas and neighborhoods in Richland County

Street Address:

City, State, Zipcode:

Objective Number n/a	Project ID 2012-8
HUD Matrix Code 21A	CDBG Citation 570.206
Type of Recipient Local Government	CDBG National Objective n/a
Start Date (mm/dd/yyyy) 10/1/2012	Completion Date (mm/dd/yyyy) 9/30/2013
Performance Indicator n/a	Annual Units n/a
Local ID n/a	Units Upon Completion n/a

Funding Sources:

CDBG	\$234,701
ESG	.....
HOME	.....
HOPWA	.....
Total Formula	.....
Prior Year Funds	.....
Assisted Housing	.....
PHA	.....
Other Funding	.....
Total	\$234,701

The primary purpose of the project is to help: the Homeless Persons with HIV/AIDS Persons with Disabilities Public Housing Needs

**Table 3C
Consolidated Plan Listing of Projects**

Jurisdiction's Name Richland County

Priority Need

Priority Need 3: Revitalize LMI neighborhoods.

Project Title

CHDO Set Aside Programatic and Operating Funds

Description

A minimum of 15% of the County's HOME funds are required to be awarded to organization which are designated by Richland County as a County Community Housing Development Organization (CHDO). The funding must be used by designated CHDOs for eligible housing development activities, including construction, acquisition, and rehabilitation of housing and down payment assistance. In the County's agreements with CHDOs resale or recapture provisions are inserted depending on the type of activity (rental or homeownership) being undertaken.

Objective category: Suitable Living Environment Decent Housing Economic Opportunity
Outcome category: Availability/Accessibility Affordability Sustainability

Location/Target Area

The unincorporated areas of Richland County.

Street Address:

City, State, Zipcode:

Objective Number DH-1/DH-2	Project ID 2012-9
HUD Matrix Code 12/14A/14B	CDBG Citation n/a
Type of Recipient Local Government	CDBG National Objective n/a
Start Date (mm/dd/yyyy) 10/1/2012	Completion Date (mm/dd/yyyy) 9/30/2013
Performance Indicator Houses	Annual Units 2 or more
Local ID n/a	Units Upon Completion 2

Funding Sources:

CDBG	.....
ESG	.....
HOME	\$ 68,020
HOPWA	.....
Total Formula	.....
Prior Year Funds	.....
Assisted Housing	.....
PHA	.....
Other Funding	\$102,030
Total	\$170,050

The primary purpose of the project is to help: the Homeless Persons with HIV/AIDS Persons with Disabilities Public Housing Needs

**Table 3C
Consolidated Plan Listing of Projects**

Jurisdiction's Name Richland County

Priority Need

Priority Need 1: Improve the quality and availability of decent, safe and affordable housing.

Project Title

Housing Rehabilitation Program

Description

Richland County continues to process requests for housing rehabilitation assistance for low-income homeowners living in the unincorporated areas of the County. HOME funds and Program Income will also be used to fund the Housing Rehabilitation Program for owner-occupied housing units. This program utilizes a recapture provision that consist of a 10 Year Deferred Forgivable Loan. This loan is forgiven over a 10 year period as long as the owner continues to own and occupy the house as his primary residence and maintains the property to the best of their ability. The Housing Rehabilitation program proposes to assist 8-10 homes in Program Year 2011. Prior year funds plus HOME matching will be used to assist with this program. This project includes project delivery costs.

Objective category: Suitable Living Environment Decent Housing Economic Opportunity
Outcome category: Availability/Accessibility Affordability Sustainability

Location/Target Area

The unincorporated areas and neighborhoods of Richland County.

Street Address:

City, State, Zipcode:

Objective Number DH-3	Project ID 2012-10
HUD Matrix Code 14A	CDBG Citation n/a
Type of Recipient Local Government	CDBG National Objective n/a
Start Date (mm/dd/yyyy) 10/01/2012	Completion Date (mm/dd/yyyy) 9/30/2012
Performance Indicator Houses Rehabilitated	Annual Units 8-10
Local ID n/a	Units Upon Completion 8-10

Funding Sources:

CDBG	.....
ESG	.....
HOME	\$200,100
HOPWA	.....
Total Formula	.....
Prior Year Funds	.....
Assisted Housing	.....
PHA	.....
Other Funding	.....
Total	\$200,100

The primary purpose of the project is to help: the Homeless Persons with HIV/AIDS Persons with Disabilities Public Housing Needs

Table 3C
Consolidated Plan Listing of Projects

Jurisdiction's Name Richland County

Priority Need

Priority Need 1: Improve the quality and availability of decent, safe and affordable housing.

Project Title

Richland County Homeowner Assistance Program

Description

The County will fund RCHAP (Downpayment Assistance or DPA) with the newly allocated HOME funds. The program will provide down payment and/or closing costs, financial education, and counseling to potential first-time homebuyers who meet the LMI family income limits established by HUD for Richland County. Potential buyers will be encouraged to consider purchasing homes in neighborhoods targeted through the Neighborhood Revitalization Program, but will also allow potential homebuyers to purchase elsewhere in the unincorporated areas of the County. This program utilizes a recapture provision that consists of a 5 Year Deferred Forgivable Loan. This loan is forgiven over a 5 year period as long as the owner continues to own and occupy the house as his primary residence and maintains the property to the best of their ability. In the 2012 the County will use HOME funds plus HOME match to fund RCHAP. The program will enable a projected up to 14-28 LMI families to benefit from DPA this year. This project includes project delivery costs.

Objective category: Suitable Living Environment Decent Housing Economic Opportunity
Outcome category: Availability/Accessibility Affordability Sustainability

Location/Target Area

Targeted neighborhoods and the unincorporated areas of Richland County.

Street Address:

City, State, Zipcode:

Objective Number DH-2	Project ID 2012-11
HUD Matrix Code 13	CDBG Citation n/a
Type of Recipient Local Government	CDBG National Objective n/a
Start Date (mm/dd/yyyy) 10/1/2012	Completion Date (mm/dd/yyyy) 9/30/2013
Performance Indicator DPA/New Owners	Annual Units Up to 28
Local ID n/a	Units Upon Completion Up to 28

Funding Sources:

CDBG	.....
ESG	.....
HOME	\$140,000
HOPWA	.....
Total Formula	.....
Prior Year Funds	.....
Assisted Housing	.....
PHA	.....
Other Funding	\$140,000
Total	\$280,000

The primary purpose of the project is to help: the Homeless Persons with HIV/AIDS Persons with Disabilities Public Housing Needs

**Table 3C
Consolidated Plan Listing of Projects**

Jurisdiction's Name Richland County

Priority Need

Priority Need 6: Provide planning activities to meet the needs of LMI areas and residents.

Project Title

Administration (not to exceed 10%)

Description

Administration and planning activities for the Richland County HOME Program comprise no more than 10% of HOME funds for Program Year 2011. Any anticipated program income may also be designated for such use. Richland County's proposed HOME administrative costs include funding for FT & PT to include the Housing Manager.

Objective category: Suitable Living Environment Decent Housing Economic Opportunity
Outcome category: Availability/Accessibility Affordability Sustainability

Location/Target Area

The unincorporated areas of Richland County.

Street Address:

City, State, Zipcode:

Objective Number DH-1/DH-2	Project ID 2012-12
HUD Matrix Code 21H	CDBG Citation n/a
Type of Recipient Local government	CDBG National Objective n/a
Start Date (mm/dd/yyyy) 10/1/2012	Completion Date (mm/dd/yyyy) 9/30/2013
Performance Indicator n/a	Annual Units n/a
Local ID n/a	Units Upon Completion n/a

Funding Sources:

CDBG	.....
ESG	.....
HOME	\$45,346
HOPWA	.....
Total Formula	.....
Prior Year Funds	.....
Assisted Housing	.....
PHA	.....
Other Funding	.....
Total	\$45,346

The primary purpose of the project is to help: the Homeless Persons with HIV/AIDS Persons with Disabilities Public Housing Needs



SF 424

The SF 424 is part of the CPMP Annual Action Plan. SF 424 form fields are included in this document. Grantee information is linked from the 1CPMP.xls document of the CPMP tool.

SF 424

Complete the fillable fields (blue cells) in the table below. The other items are pre-filled with values from the Grantee Information Worksheet.

Date Submitted 8/15/12	Applicant Identifier B-11-UC-450005 M-11-UC-450208	Type of Submission	
Date Received by state	State Identifier	<input checked="" type="checkbox"/> Application	<input type="checkbox"/> Pre-application
Date Received by HUD	Federal Identifier	<input checked="" type="checkbox"/> Construction	<input type="checkbox"/> Construction
		<input checked="" type="checkbox"/> Non Construction	<input type="checkbox"/> Non Construction
Applicant Information			
Jurisdiction Richland County Government		UOG Code 459079	
Street Address Line 1 2020 Hampton Street		Organizational DUNS 07-370-9883	
Street Address Line 2 Suite 3063		Organizational Unit	
City Columbia	South Carolina	Department Community Development	
ZIP 29204	Country U.S.A.	Division	
Employer Identification Number (EIN):		County Richland	
57-6000398		Program Year Start Date (MM/DD) 10/01	
Applicant Type:		Specify Other Type if necessary:	
Local Government: County		Specify Other Type	
Program Funding		U.S. Department of Housing and Urban Development	
Catalogue of Federal Domestic Assistance Numbers; Descriptive Title of Applicant Project(s); Areas Affected by Project(s) (cities, Counties, localities etc.); Estimated Funding			
Community Development Block Grant		14.218 Entitlement Grant	
CDBG Project Titles Street Paving, Medical Facility, Emergency Repair, HMIS Match, Homeless Services, Job Development/Training, Neighborhood Revitalization, Planning and Administration.		Description of Areas Affected by CDBG Project(s) Richland County, except the towns of Arcadia Lakes, Eastover & Irmo, and the cities of Blythewood, Columbia, & Forest Acres.	
\$CDBG Grant Amount \$1,173,507	\$Additional HUD Grant(s) Leveraged	Describe	
\$Additional Federal Funds Leveraged		\$Additional State Funds Leveraged	
\$Locally Leveraged Funds		\$Grantee Funds Leveraged	
\$Anticipated Program Income \$20,000		Other (Describe)	
Total Funds Leveraged for CDBG-based Project(s) \$193,507			
Home Investment Partnerships Program		14.239 HOME	
HOME Project Titles CHDO Activities, Housing Rehabilitation, Down Payment Assistance, Planning & Administration.		Description of Areas Affected by HOME Project(s) Richland County, except the towns of Arcadia Lakes, Eastover & Irmo, and the cities of Blythewood, Columbia, & Forest Acres.	

\$HOME Grant Amount \$453,466	\$Additional HUD Grant(s) Leveraged	Describe
\$Additional Federal Funds Leveraged		\$Additional State Funds Leveraged
\$Locally Leveraged Funds		\$Grantee Funds Leveraged \$102,030
\$Anticipated Program Income \$154,785		Other (Describe)
Total Funds Leveraged for HOME-based Project(s) \$710,281		

Housing Opportunities for People with AIDS		14.241 HOPWA
HOPWA Project Titles N.A.		Description of Areas Affected by HOPWA Project(s)
\$SHOPWA Grant Amount	\$Additional HUD Grant(s) Leveraged	Describe
\$Additional Federal Funds Leveraged		\$Additional State Funds Leveraged
\$Locally Leveraged Funds		\$Grantee Funds Leveraged
\$Anticipated Program Income		Other (Describe)
Total Funds Leveraged for HOPWA-based Project(s)		

Emergency Shelter Grants Program		14.231 ESG
ESG Project Titles N.A.		Description of Areas Affected by ESG Project(s)
\$ESG Grant Amount	\$Additional HUD Grant(s) Leveraged	Describe
\$Additional Federal Funds Leveraged		\$Additional State Funds Leveraged
\$Locally Leveraged Funds		\$Grantee Funds Leveraged
\$Anticipated Program Income		Other (Describe)
Total Funds Leveraged for ESG-based Project(s)		

Congressional Districts of:		Is application subject to review by state Executive Order 12372 Process?	
Applicant Districts SC-002 and SC-006	Project Districts SC-002 and SC-006		
Is the applicant delinquent on any federal debt? If "Yes" please include an additional document explaining the situation.		<input type="checkbox"/> Yes	This application was made available to the state EO 12372 process for review on DATE
<input checked="" type="checkbox"/> No		<input checked="" type="checkbox"/> No	
<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> N/A	Program is not covered by EO 12372
			Program has not been selected by the state for review

Person to be contacted regarding this application		
First Name Valeria	Middle Initial D.	Last Name Jackson
Title Director	Phone 803-576-2230	Fax 803-576-2052
eMail jacksonv@rcgov.us	Grantee Website www.richlandonline.com	Other Contact
Signature of Authorized Representative <i>W Anthony McDonald</i>		Date Signed 8/8/12

Certifications

I. General Certifications

In accordance with the applicable statutes and the regulations governing the consolidated plan regulations, the jurisdiction certifies that:

A. Affirmatively Further Fair Housing -- The jurisdiction will affirmatively further fair housing, which means it will conduct an analysis of impediments to fair housing choice within the jurisdiction, take appropriate actions to overcome the effects of any impediments identified through that analysis, and maintain records reflecting that analysis and actions in this regard.

B. Anti-displacement and Relocation Plan -- It will comply with the acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended, and implementing regulations at 49 CFR 24; and it has in effect and is following a residential antidisplacement and relocation assistance plan required under section 104(d) of the Housing and Community Development Act of 1974, as amended, in connection with any activity assisted with funding under the CDBG or HOME programs.

C. Drug Free Workplace -- It will or will continue to provide a drug-free workplace by:

1. Publishing a statement notifying employees that the unlawful manufacture, distribution, dispensing, possession, or use of a controlled substance is prohibited in the grantee's workplace and specifying the actions that will be taken against employees for violation of such prohibition;
2. Establishing an ongoing drug-free awareness program to inform employees about –
 - (a) The dangers of drug abuse in the workplace;
 - (b) The grantee's policy of maintaining a drug-free workplace;
 - (c) Any available drug counseling, rehabilitation, and employee assistance programs; and
 - (d) The penalties that may be imposed upon employees for drug abuse violations occurring in the workplace;
3. Making it a requirement that each employee to be engaged in the performance of the grant be given a copy of the statement required by paragraph 1;
4. Notifying the employee in the statement required by paragraph 1 that, as a condition of employment under the grant, the employee will –
 - (a) Abide by the terms of the statement; and
 - (b) Notify the employer in writing of his or her conviction for a violation of a criminal drug statute occurring in the workplace no later than five calendar days after such conviction;
5. Notifying the agency in writing, within ten calendar days after receiving notice under subparagraph 4(b) from an employee or otherwise receiving actual notice of such conviction. Employers of convicted employees must provide notice, including position title, to every grant officer or other designee on whose grant activity the convicted employee was working, unless the Federal agency has designated a central point for the receipt of such notices. Notice shall include the identification number(s) of each affected grant;

- 6. Taking one of the following actions, within 30 calendar days of receiving notice under subparagraph 4(b), with respect to any employee who is so convicted:
 - (a) Taking appropriate personnel action against such an employee, up to and including termination, consistent with the requirements of the Rehabilitation Act of 1973, as amended; or
 - (b) Requiring such employee to participate satisfactorily in a drug abuse assistance or rehabilitation program approved for such purposes by a Federal, State, or local health, law enforcement, or other appropriate agency;
- 7. Making a good faith effort to continue to maintain a drug-free workplace through implementation of paragraphs 1, 2, 3, 4, 5 and 6.

D. Anti-Lobbying -- To the best of the jurisdiction's knowledge and belief:

- 1. No Federal appropriated funds have been paid or will be paid, by or on behalf of it, to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any Federal contract, the making of any Federal grant, the making of any Federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any Federal contract, grant, loan, or cooperative agreement;
- 2. If any funds other than Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this Federal contract, grant, loan, or cooperative agreement, it will complete and submit Standard Form-LLL, "Disclosure Form to Report Lobbying," in accordance with its instructions; and
- 3. It will require that the language of paragraph 1 and 2 of this anti-lobbying certification be included in the award documents for all subawards at all tiers (including subcontracts, subgrants, and contracts under grants, loans, and cooperative agreements) and that all subrecipients shall certify and disclose accordingly.

E. Authority of Jurisdiction -- The consolidated plan is authorized under State and local law (as applicable) and the jurisdiction possesses the legal authority to carry out the programs for which it is seeking funding, in accordance with applicable HUD regulations.

F. Consistency with Plan -- The housing activities to be undertaken with CDBG, HOME, ESG, and HOPWA funds are consistent with the strategic plan.

G. Section 3 -- It will comply with section 3 of the Housing and Urban Development Act of 1968, and implementing regulations at 24 CFR Part 135.

W Anthony McDonald
Signature/Authorized Official

8/6/12
Date

Interim County Administrator
Title

II. Specific CDBG Certifications

The Entitlement Community certifies that:

A. Citizen Participation -- It is in full compliance and following a detailed citizen participation plan that satisfies the requirements of 24 CFR 91.105.

B. Community Development Plan -- Its consolidated housing and community development plan identifies community development and housing needs and specifies both short-term and long-term community development objectives that provide decent housing, expand economic opportunities primarily for persons of low and moderate income. (See CFR 24 570.2 and CFR 24 part 570)

C. Following a Plan -- It is following a current consolidated plan (or Comprehensive Housing Affordability Strategy) that has been approved by HUD.

D. Use of Funds -- It has complied with the following criteria:

- 1. Maximum Feasible Priority.** With respect to activities expected to be assisted with CDBG funds, it certifies that it has developed its Action Plan so as to give maximum feasible priority to activities which benefit low and moderate income families or aid in the prevention or elimination of slums or blight. The Action Plan may also include activities which the grantee certifies are designed to meet other community development needs having a particular urgency because existing conditions pose a serious and immediate threat to the health or welfare of the community, and other financial resources are not available);
- 2. Overall Benefit.** The aggregate use of CDBG funds including section 108 guaranteed loans during program year(s), (a period specified by the grantee consisting of one, two, or three specific consecutive program years), shall principally benefit persons of low and moderate income in a manner that ensures that at least 70 percent of the amount is expended for activities that benefit such persons during the designated period;
- 3. Special Assessments.** It will not attempt to recover any capital costs of public improvements assisted with CDBG funds including Section 108 loan guaranteed funds by assessing any amount against properties owned and occupied by persons of low and moderate income, including any fee charged or assessment made as a condition of obtaining access to such public improvements. However, if CDBG funds are used to pay the proportion of a fee or assessment that relates to the capital costs of public improvements (assisted in part with CDBG funds) financed from other revenue sources, an assessment or charge may be made against the property with respect to the public improvements financed by a source other than CDBG funds.

The jurisdiction will not attempt to recover any capital costs of public improvements assisted with CDBG funds, including Section 108, unless CDBG funds are used to pay the proportion of fee or assessment attributable to the capital costs of public improvements financed from other revenue sources. In this case, an assessment or charge may be made against the property with respect to the public improvements financed by a source other than CDBG funds. Also, in the case of properties owned and occupied by moderate-income (not low-income) families, an assessment or charge may be made against the

property for public improvements financed by a source other than CDBG funds if the jurisdiction certifies that it lacks CDBG funds to cover the assessment.

E. Excessive Force -- It has adopted and is enforcing:

1. A policy prohibiting the use of excessive force by law enforcement agencies within its jurisdiction against any individuals engaged in non-violent civil rights demonstrations; and
2. A policy of enforcing applicable State and local laws against physically barring entrance to or exit from a facility or location which is the subject of such non-violent civil rights demonstrations within its jurisdiction;

F. Compliance with Anti-discrimination Laws -- The grant will be conducted and administered in conformity with title VI of the Civil Rights Act of 1964 (42 USC 2000d), the Fair Housing Act (42 USC 3601-3619), and implementing regulations.

G. Lead-Based Paint -- Its activities concerning lead-based paint will comply with the requirements of 24 CFR Part 35, subparts A, B, J, K and R;

H. Compliance with Laws -- It will comply with applicable laws.

W Anthony McDonald
Signature/Authorized Official

8/6/12
Date

Interim County Administrator
Title

**OPTIONAL CERTIFICATION
CDBG**

Submit the following certification only when one or more of the activities in the action plan are designed to meet other community development needs having a particular urgency as specified in 24 CFR 570.208(c):

The grantee hereby certifies that the Annual Plan includes one or more specifically identified CDBG-assisted activities which are designed to meet other community development needs having a particular urgency because existing conditions pose a serious and immediate threat to the health or welfare of the community and other financial resources are not available to meet such needs.

Signature/Authorized Official

Date

Title

III. Specific HOME Certifications

The HOME participating jurisdiction certifies that:

A. Tenant Based Rental Assistance -- If the participating jurisdiction intends to provide tenant-based rental assistance:

The use of HOME funds for tenant-based rental assistance is an essential element of the participating jurisdiction's consolidated plan for expanding the supply, affordability, and availability of decent, safe, sanitary, and affordable housing.

B. Eligible Activities and Costs -- it is using and will use HOME funds for eligible activities and costs, as described in 24 CFR § 92.205 through 92.209 and that it is not using and will not use HOME funds for prohibited activities, as described in § 92.214.

C. Appropriate Financial Assistance -- before committing any funds to a project, it will evaluate the project in accordance with the guidelines that it adopts for this purpose and will not invest any more HOME funds in combination with other Federal assistance than is necessary to provide affordable housing.

W Anthony McDonald
Signature/Authorized Official

8/6/12
Date

Interim County Administrator
Title

IV. Appendix to Certifications

Instructions concerning lobbying and drug-free workplace requirements:

A. Lobbying Certification

This certification is a material representation of fact upon which reliance was placed when this transaction was made or entered into. Submission of this certification is a prerequisite for making or entering into this transaction imposed by section 1352, title 31, U.S. Code. Any person who fails to file the required certification shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure.

B. Drug-Free Workplace Certification

1. By signing and/or submitting this application or grant agreement, the grantee is providing the certification.
2. The certification is a material representation of fact upon which reliance is placed when the agency awards the grant. If it is later determined that the grantee knowingly rendered a false certification, or otherwise violates the requirements of the Drug-Free Workplace Act, HUD, in addition to any other remedies available to the Federal Government, may take action authorized under the Drug-Free Workplace Act.
3. Workplaces under grants, for grantees other than individuals, need not be identified on the certification. If known, they may be identified in the grant application. If the grantee does not identify the workplaces at the time of application, or upon award, if there is no application, the grantee must keep the identity of the workplace(s) on file in its office and make the information available for Federal inspection. Failure to identify all known workplaces constitutes a violation of the grantee's drug-free workplace requirements.
4. Workplace identifications must include the actual address of buildings (or parts of buildings) or other sites where work under the grant takes place. Categorical descriptions may be used (e.g., all vehicles of a mass transit authority or State highway department while in operation, State employees in each local unemployment office, performers in concert halls or radio stations).
5. If the workplace identified to the agency changes during the performance of the grant, the grantee shall inform the agency of the change(s), if it previously identified the workplaces in question (see paragraph three).
6. The grantee may insert in the space provided below the site(s) for the performance of work done in connection with the specific grant:

Place of Performance (Street address, city, county, state, zip code)

2020 Hampton Street

Columbia, Richland County, SC 29204

Check _____ if there are workplaces on file that are not identified here.

The certification with regard to the drug-free workplace is required by 24 CFR part 24, subpart F.

7. Definitions of terms in the Nonprocurement Suspension and Debarment common rule and Drug-Free Workplace common rule apply to this certification. Grantees' attention is called, in particular, to the following definitions from these rules:

"Controlled substance" means a controlled substance in Schedules I through V of the Controlled Substances Act (21 U.S.C. 812) and as further defined by regulation (21 CFR 1308.11 through 1308.15);

"Conviction" means a finding of guilt (including a plea of nolo contendere) or imposition of sentence, or both, by any judicial body charged with the responsibility to determine violations of the Federal or State criminal drug statutes;

"Criminal drug statute" means a Federal or non-Federal criminal statute involving the manufacture, distribution, dispensing, use, or possession of any controlled substance;

"Employee" means the employee of a grantee directly engaged in the performance of work under a grant, including: (i) All "direct charge" employees; (ii) all "indirect charge" employees unless their impact or involvement is insignificant to the performance of the grant; and (iii) temporary personnel and consultants who are directly engaged in the performance of work under the grant and who are on the grantee's payroll. This definition does not include workers not on the payroll of the grantee (e.g., volunteers, even if used to meet a matching requirement; consultants or independent contractors not on the grantee's payroll; or employees of subrecipients or subcontractors in covered workplaces).

APPENDIX A

SOURCES, RESOURCES AND ORGANIZATIONS CONSULTED

SOURCES, RESOURCES AND ORGANIZATIONS CONSULTED

Alston Wilkes Society
Big Brothers and Big Sisters
City of Columbia
Columbia Housing Authority
Central Midlands Council of Governments
Central Midlands Council of Governments, Agency on Aging
Central Midlands Transit Authority
Central SC Habitat for Humanity
Cooperative Ministry
EdVenture
Goodwill
Homeworks, Inc.
LRADAC
Mental Illness Recovery Center, Inc. (MIRCI)
Midlands Area Consortium for the Homeless
Midlands Housing Trust Fund
Midlands Technical College
Midlands Workforce Development Board
National Low Income Housing Coalition
Palmetto AIDS Life Support Services
Richland County Planning Department
Richland County Emergency Services Department
Richland County Community Development Department
Richland County Public Library System
Richland County Public Works Department
Richland County Register of Deeds
Richland County Recreation Commission
Richland County Sheriff's Office
Richland County Utilities Department
Richland County Veteran's Affairs Office
St. Lawrence Place
Salvation Army
Santee Lynches Community Development Corporation
SC Appleseed Legal Justice Center
SC Association of Realtors
SC Coalition Against Domestic Violence and Sexual Assault
SC Commission for Minority Affairs
SC Commission on Higher Education
SC Department of Alcohol and Other Drug Abuse Services
SC Department of Commerce
SC Department of Disabilities and Special Needs
SC Department of Education
SC Department of Health and Environmental Control
SC Department of Mental Health

SC Department of Public Safety, Office of Justice Programs
SC Department of Social Services
SC Employment Security Commission
SC HIV/AIDS Council
SC Legal Services
SC Office of Research and Statistics
SC State Housing, Finance and Development Authority
SC Vocational Rehabilitation Dept.
SC Uplift Community Outreach
Transitions
USC School of Medicine
US Census Bureau
US Department of Agriculture
US Department of Agriculture, Rural Development
US Department of Housing and Urban Development
US Department of Labor, Bureau of Labor Statistics
United Way of the Midlands
Wateree Community Action
Work in Progress

APPENDIX B

RICHLAND COUNTY CITIZENS PARTICIPATION PLAN

Richland County Citizens Participation (CP) Plan

Purpose

As a recipient of funds from the U.S. Department of Housing and Urban Development (HUD), Richland County Community Development is required to outline ways in which the citizens of Richland County can actively participate. Therefore a Community Development Citizen Participation Plan must be developed. Its purpose is to encourage citizen involvement in the development of the Consolidated Housing and Community Development Plan (which is the Consolidated Plan), the Annual Action Plan, substantial amendments to the plan and the Consolidated Annual Performance Evaluation Report (CAPER) as required by HUD 24 CFR Part 91, Subpart B.

Citizen participation includes actively encouraging citizens, particularly the very low (30%) to moderate (80%) income (LMI) population, to participate in the planning process for the five-year Consolidated Plan, Annual Action Plans, submission of substantial amendments and the development of the CAPER, as well as neighborhood plans.

The Richland County Community Development Department coordinates the planning and administration of Community Development Block Grant (CDBG), HOME Investment Partnership Funds for the unincorporated areas of Richland County, as well as assigned ARRA or HUD federal stimulus funds. As the entitlement jurisdiction, Community Development provides structure and shapes programmatic services for low-to-moderate income households. In order to meet local capacity, the Community Development Department can (and may) partner with nonprofits, Community Housing Development Organizations (CHDOs), Community-Based Development Organizations (CBDOs), Community Development Corporations (CDC), local contractors, private lenders, and charities. Community Development connects employment, housing, revitalization, education, and training into a network of resources to redevelop and revitalize Richland County's low to moderate income neighborhoods.

Types of Information Made Available

Prior to the adoption of the County's Five Year Consolidated Plan, the following information is made available to citizens, public agencies and other potential interested parties:

- the amount of assistance the local government expects to receive (including grant funds and program income);
- the range of activities that may be undertaken;
- the estimated amount of funding that will benefit persons of low- and moderate-income;
- the County's plans to minimize displacement of persons and to assist any persons displaced, specifying the types and levels of assistance the local government will make available (or require others to make available) to persons displaced, even if the local government expects no displacement to occur; and when and how the local government will make this information available

- **Access to Information and Records**

Richland County's Citizen Participation Plan is available for public review on the County's web site – www.richlandonline.com. It is also available at the Richland County Community Development Department, 2020 Hampton Street, Suite 3063, Columbia, SC 29204. The Community Development Department hours are 8:30 a.m. to 5:00 p.m., Monday through Friday. Copies can be requested by email or phone. Residents can call 803-576-2230 or email request to jacksonv@rcgov.us. The Community Development Department also provides the Consolidated Plan in its entirety at :

http://www.rcgov.us/departments/Community/Comm/docs/Richland2007_2011.pdf

The Community Development Department also has the Annual Action Plan and CAPER Reports for review at no charge and upon request by contacting the department at 803-576-2230.

Information and records open to the public are located in the Community Development Department, 2020 Hampton Street, Suite 3063, Columbia, SC 29204. Confidential materials, which include personal identity information, cannot be reviewed by the public due to client confidentiality and protection. The public comment period on the Five Year Consolidated Plan will be thirty (30) days at a minimum.

Once the Consolidated Plan has been adopted, substantial amendments, and the performance report will be available to the public, including the availability of materials in a form accessible to persons with disabilities, upon request. The reports will be made available at www.richlandonline.com and or by calling 803-576-2230 for additional information.

Public Hearing Notices

All notices of public hearings will be published in the STATE newspaper (Metro Section, Neighbors or Legal Section) at least seven (7) days prior to the public hearing. In addition, notices may be published in other local newspapers. Notices will also be posted on the Richland County website at www.richlandonline.com.

Additional notices will be provided through neighborhood-based methods. These methods may include community centers, contact with local civic leaders; posting of notices in commercial and neighborhood-based establishments, neighborhood businesses, churches, libraries and post offices.

All public meetings will be held at times and in locations convenient to citizens, particularly those who are potential or actual beneficiaries. Generally, public interest meetings will not be held before 5:00 p.m., on weekdays. Meetings will not be scheduled on Sundays. Persons with special accommodations must notify the Community Development Department two (2) business days prior the public meetings and hearings. This gives the County adequate time to provide the needed accommodations.

Needs Assessment Public Hearing

Prior to the development of the Consolidated Plan and the Annual Action Plan, the community development and housing needs will be assessed, particularly those of low and moderate income residents. This process will be conducted through a Community Development Needs Assessment Public Hearing. Richland County Community Development Office will hold an adequate number of public meetings and/or hearings in convenient and accessible locations throughout the county for the convenience of citizen input during every five-year Consolidated Plan process. At least one needs assessment public hearing will be held every year to address the changing needs for the Annual Action Plan. The participation of citizens will be encouraged in order to assist with determining the community's needs. The County encourages participation by all, but especially all minorities, non-English speaking persons and persons with disabilities as well as those who are public assisted housing residents. Please contact the County if additional accommodations are required to allow input and comment. Comments and suggestions will be considered at Needs Assessment Public Hearings.

The Needs Assessment Public Hearing will address the amount available in funding for CDBG, HOME and any other federal or stimulus funding. The meeting will also address the range of activities that may be undertaken with such funds, particularly in relation to identified community needs. In addition, participation is encouraged by low and moderate income citizens, particularly those living in areas where the federal funds are proposed to be used.

The Five Year Consolidated Plan is due every five years and the next one is due August 15, 2012. The Annual Action Plan is submitted annually to HUD on August 15th.

Public Comment Period

A comment period from the public is required prior to submitting the five-year Consolidated Plan, Annual Action Plan, and the CAPER to HUD. A public hearing will be held to review and to solicit public comments on the contents. The public will have 15 days (at a minimum) to provide written comments (after the public hearing) to the Community Development Office. The public hearing(s) will be held consistent with guidelines contained in this document. The County will respond to all written correspondence received.

Amendments/Changes

Prior to making any substantial change to the five consolidated plan (including the annual action plan), Richland County will hold at least one advertised public hearing to inform citizens; particularly those who might be affected by the proposed change, to solicit public comment. Examples of a substantial change would be a 50% increase or decrease in the number of proposed beneficiaries, any increase or decrease of more than 50% in a budget line item and any addition or deletion of major proposed activities. Citizens will be provided no less than 30 calendar days to provide comments on any substantial amendments/changes before such amendments are implemented.

Program Performance

Richland County will conduct one public hearing annually to review program performance and accomplishments for the CAPER. This public hearing will address and outline the various activities that have been accomplished or are underway. Citizens are given a period of not less than 15 days to provide comments prior to this report's submittal to HUD. The CAPER is due to HUD each year on December 30th. Citizens are encouraged to participate in the development of this document.

Technical Assistance

Richland County will provide technical assistance to individuals and representatives of groups of low and moderate income persons who request such assistance. Technical assistance may include information on housing, demographics, and explanation of Community Development's programs and services. Community Development staff works closely with the neighborhood associations to foster community pride and empowerment. The County routinely issues Request for Qualifications (RFQ) and Request for Proposals (RFP) for services that support its goals and programs.

Grievances

Complaints and grievances are handled in a timely and professional manner. All complaints are reviewed by the Director of Community Development and by the County Administrator, if deemed required and necessary. Written grievances should be addressed to the Richland County Community Development Department, 2020 Hampton Street, Suite 3063, Columbia, SC 29204. Written responses to complaints regarding the Community Development Programs and other general grievances will be made within fifteen (15) business days after receipt of the complaint. A response is prepared by the County in an effort to address the complaint. The final County response, if not resolved, is prepared by the County Administrator or his designee.

Persons who wish to appeal the County Administrator's/designee response may do so in writing to the U.S. Department of Housing and Urban Development, Community Planning and Development Division, 1845 Assembly Street, Columbia, SC 29204.

Non-English Speaking Population

Richland County Community Development will accommodate the needs of non-English-speaking residents. Census figures for Richland County indicate that less than ten percent of the population of the community is non-English-speaking and there are no significant concentrations of non-English-speaking residents within the County as determined by the most currently available Census data. If ten percent or more of the potential or actual beneficiaries of a Community Development project are determined to be non-English-speaking, provisions will be made at the appropriate public hearings for translation of comments and documents into the native language of the majority of the non-English-speaking residents affected.

There is additional information provided at our website and within our office in Spanish, as well as brochures printed in Spanish, available up request.

Anti-Displacement

It is the policy of the Richland County to make all reasonable efforts to ensure that activities undertaken with CDBG and HOME Program funds will not cause unnecessary displacement. The County will continue to administer the CDBG and HOME Programs in such a manner that careful consideration is given during the planning phase to avoiding displacement. Displacement of any nature shall be reserved as a last resort action necessitated only when no other alternative is available and when the activity is determined necessary in order to carry out a specific goal or objective that is of benefit to the public.

If the displacement is precipitated by activities that require the acquisition (either in whole or in part) or rehabilitation of real property directly by Richland County or its agent, all appropriate benefits as required by the Uniform Relocation Assistance and Real Property Acquisition Policies' Act of 1970 and amendments. The "Uniform Act" or the Residential Anti-displacement and Relocation Assistance Plan under Section 104 (d) shall be provided to the displaced person or persons. Information about these programs will be provided to all persons who may potentially be displaced in the form of informational brochures on these programs and explained in detail by the County's Community Development staff.

APPENDIX C

PUBLIC MEETINGS, PUBLIC HEARINGS, FOCUS GROUPS

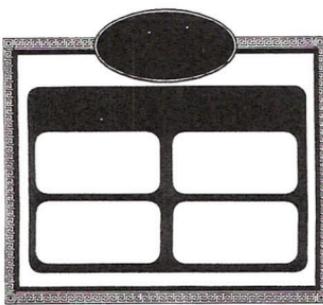
Published Notices

Agendas

Presentations

Sign-in Sheets

Meeting Summaries



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Richland County Wants Your Input!

Richland County will host community meetings to obtain input from citizens on the development of Richland County's Five Year Consolidated Plan, due to the US Department of Housing and Urban Development (US HUD) on August 15, 2012. This plan will be for the purposes of receiving Community Development Block Grant (CDBG) and HOME funds and how these funds will primarily benefit low and moderate income persons. Your input will assist and affect programs and funding for housing and community development projects from 2012 to 2017 in Richland County.

Citizens, community representatives and non-profits and other interested parties are encouraged to attend one of these meeting times to offer comments on the housing and community development needs of the County and to make recommendations for the types of activities to be undertaken to address those needs.

Public Meetings:

The following are dates, times and locations to give input. Various locations have been selected for your convenience:

- Monday, June 25, 2012, 5:30 pm to 7 pm – Sandhills Public Library Meeting Room, 1 Summit Parkway
- Thursday, June 26, 2012, 5:30 pm to 7 pm – Dutch Square Mall, 421 Bush River Road (vacant store front near Belk Store)
- Wednesday, June 27, 2012, 6:00 to 7:30 pm – Coughman Road Park, 2800 Trotter Road
- Thursday, June 28, 2012, 6:30 to 7:30 pm – Richland County Administration Building, 2020 Hampton Street, 2nd Floor Council Chambers (meeting held in conjunction with the Richland County Neighborhoods Council – RCNC)

Public Hearings:

In addition, there will be two public hearings for comments. Please see dates, times and locations below:

- Friday, June 29, 2012, 9 am -11 am, - Cecil Tillis Center, 2111 Simpkins Lane
- Monday, July 9, 2012, 5:30 pm - 7:00 pm – Richland County Administration Building- 2020 Hampton Street, 4th Floor Large Conference Room

The 30 day public comment period begins July 2nd and will end August 2nd

Please contact Valeria Jackson at 803-576-2230 or jacksonv@rcgov.us. Richland County Community Development Department for additional information or questions

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Worship Directory

<p>Baptist</p> <p>KATHERWOOD BAPTIST CHURCH, CBF Reverend Mark Tidworth Pastor Traditional, organic-inclusive Information: 787-8434 kathwoodbaptist.org</p> <p>Baptist Independent</p> <p>FIRST NORTHEAST BAPTIST CHURCH 311 Sparkleberry Lane Stephan S. Maxine, Pastor Sunday School 9:45 a.m., Sun- day Worship 8 & 11:00 a.m., All are welcome, Call 736-0558</p> <p>Southern Baptist</p> <p>NORTHSIDE 6347 Sunset Blvd. - 730-7729 Worship 9:15 a.m. & 10:45 a.m. Bible Study 8:15 & 10:15 a.m. www.northsidebaptist.org</p> <p>NORTH</p> <p>TRENHOLM BAPTIST 6216 North Tremholm Road Worship 8:45 am and 11:05 am Catechism Classes (Sun-Sat) 8:55 a.m. Interim Pastor Dr. Steve Cloud 24-Hour Prayer Line - 730-7729</p> <p>SPRING VALLEY BAPTIST CHURCH 37 Poplar - 736-0524 Pastor: Mark Frazier Sunday 8:45 a.m., Bible Study for all ages 10:30 a.m. Prayer Workshop Dr. Robert Winslow, Pastor</p>	<p>Catholic</p> <p>GOOD SHEPHERD CATHOLIC CHURCH 809 Calhoun Street Saturday Mass at 8 a.m., Sunday Mass 8:00 & 9:15 a.m., Eucharist Following 9:15 Mass Confessions on Sat. 8:30-9 p.m.</p> <p>ST. JOHN NEWMANN CATHOLIC CHURCH 100 Palisade Saturday Eucharist 9:15 a.m., 8:00 p.m., Koinon Mass 2nd & 3rd Sunday Sunday 9:30 a.m., 10:00 a.m., & 12:00 noon Sunday 9:30 a.m., Spanish</p> <p>TRANSFIGURATION CATHOLIC CHURCH 306 North Pine Rd. Blythewood Sat. Vigil 4:00 a.m., Sun. 8 a.m., 8:30 a.m., Phone: 735-0512</p> <p>Episcopeal</p> <p>ST. DAVID'S EPISCOPAL 669 Park Road - 736-0866 8:00 a.m. Early Service 8:18 a.m. Sunday School 10:00 a.m. Late Service 10:45 a.m. Children's Chapel Vacation Bible School</p>	<p>Episcopal</p> <p>ST. MICHAEL & ALL ANGELS 6408 Bridgwood Road 782-9492 8 a.m., Holy Eucharist, Rise One 8:45 a.m., Breakfast 10:30 a.m., Holy Eucharist Rise Two Nunery 9 a.m. - 12:00 p.m., Chum School 9:30 - 10:15 Tune Evening: 1st Sunday of each month @ 7:00 p.m. www.stmichaelpiscopal.com</p> <p>Pentecostal</p> <p>HIGHWAY PENTECOSTAL HOLINESS CHURCH 2300 South Road Rd., Dixie, SC 436-1999 highwayholiness.com Sun. 10:30 a.m. Worship 8:30 a.m. & 11 a.m., Evening Worship 6:30 p.m., Wed. Family Night 7:00 p.m., Pastor: Rev. Paul Miles</p> <p>Presbyterian Church in America</p> <p>NORTHEAST PRESBYTERIAN 601 Park Road 736-0558 Traditional Worship 9:00 & 11:15 a.m., WECAC Contemporary 9:00 & 11:15 a.m., Services on 10/24/11 11:15 a.m., Sunday School 10:10 a.m., Dr. George Criss, Senior Pastor www.nepresby.org</p>	<p>Presbyterian - U.S.A.</p> <p>NORTHMINSTER PRESBYTERIAN 6717 David St. Sunday School 9am Worship 10am Phone: 803-794-1812 Fax: 803-794-6930 northminster.org</p> <p>SPRING VALLEY PRESBYTERIAN CHURCH 125 Sparhawkville Lane Across from Spring Valley High School Reverend 125 Sparhawkville Lane Across (Contemporary) 9:30-10:30 am Sunday School 9:30 am Traditional 10:30 am Sr. Pastor Rev. Jack Wenzel www.svalpc.org 738-3583</p> <p>United Methodist</p> <p>NORTHEAST UNITED METHODIST CHURCH 4000 Westfieldstone Rd. Contemporary Service 9 a.m., Sunday School 10:15 a.m., Traditional Worship Service 11:15 a.m., Pastor: David Day 735-6382 www.nemuc.com</p> <p>WORSHIP INFORMATION</p> <p>DEADLINE: The deadline for new listings or changes is Fri. at 5 p.m.</p> <p>Call The State at: 771-8323 Mon-Thurs 8:30am-5:30pm to schedule or for more information.</p>
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Deadline for changes or deletions is Friday 2 p.m. Call Antoinette Frazier at 771-8323

Worship Directory

Southern Baptist
FIRST BAPTIST IRMO
 7088 Nursery Road
 Columbia, SC 29212 781-1545
 Traditional Services 8:45 a.m.
 Sunday School 10:00 a.m.
 Contemporary Service 11:15 a.m.

RIVERLAND HILLS BAPTIST CHURCH
 201 Lake Murray Boulevard
 (303) 772-3227
 Sunday Morning Worship
 Traditional - 9:00 a.m.
 8:15-10 a.m.
 Contemporary Service, 11:30 a.m.
 Sunday School
 8:00, 9:00 & 10:15 a.m.
 Ministry opportunities
 for all ages
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 Dr. Edward M. Carney, Pastor
 www.riverlandhills.org

Catholic
GOOD SHEPHERD CATHOLIC CHURCH
 823 Calhoun Street
 Saturday Mass at 8 p.m.
 Sunday Masses
 8:00 & 9:15 a.m.
 Confesses Following 9:15 Mass
 Communion on Sat. 4:30-5 p.m.

OUR LADY OF THE LAKE CATHOLIC CHURCH
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 195 Amoska Ferry Road
 9 a.m. Saturday Vigil Mass
 8:00 a.m., 10:30 a.m.
 and 5:00 p.m.
 Sunday Masses Daily Mass:
 12 Noon
 Mon., 9 a.m., Tue., & Wed.,
 12 Noon First Friday of Month
 Phone 348-3952

Church of Christ
CHURCH OF CHRIST
 425 St. Andrews Road
 Sun 8:00 Study 10am
 Worship 11am & 5pm
 Bible Study Wed 7pm
 800-774-0102

Episcopal
ST. FRANCIS OF ASSISI
 735 Old Lexington Hwy, Chapin
 Sun, 9:30am & 10:30am
 Nursery provided at 9:30 a.m.
 at 9:30 a.m.
 The Rev. Canon Philip Purser
 Rectory: 340-1550
 www.stfrancisofassisi.org

Evangelical Free Church
LAKE MURRAY EVANGELICAL CHURCH
 651 Murray Circle, Rt. Chapin,
 345-7788
 Sat. Contemporary
 Worship 10:30 AM, SS
 Sun/Worship 12:15 AM
 Pastor Kevie Kendall
 Non-Denominational

Evangelical Lutheran Church
BETHLEH LUTHERAN CHURCH
 White Road - 781-0134
 Early Communion Sun. 8:30am,
 Sunday Church School 9:30am
 Worship 10:45 a.m.
 Pastor K. Brent Collins

Lutheran Church Missouri Synod
MT. OLIVE LUTHERAN CHURCH
 The Rev. Paul C. Esposito
 1541 Lake Murray Blvd.
 803-791-5845
 SS & Bible Study 9:15 AM
 Worship 9 & 10:30AM
 Preschool Ages 2-4, 781-0180
 www.mtsynod.org

Non-Denominational
RIGHT DIRECTION CHRISTIAN CENTER
 2658 Broad River Rd.
 Columbia, SC 29210
 803-779-7979
 www.rdcchristian.org
 Sunday Worship 9:30
 7:30 a.m. & 11:30 a.m.
 Bible Study Wed.,
 12p.m. & 7p.m.
 Women's Bible Study
 Fri 12p.m.
 Children's Youth
 Ministry Provided
 Drs. Herbert & Marsha Bailey,
 Pastors

Evangelical Presbyterian Church
CHURCH AT DUTCH FORK
 3881 Broad River Rd.
 10:00 Worship
 Nursing and Children's Chrm
 803-695-1601
 www.churchatdutchfork.com

Presbyterian - U.S.A.
SEVEN OAKS PRESBYTERIAN
 930 St. Andrews Rd.,
 370-7781
 10:30 AM Worship
 Dr. L. Franklin Fant, Pastor
 Preschool Ages 1-4
 www.sevenoaks.net

United Methodist
ASHLAND UNITED METHODIST
 2600 Antelope Road
 Just off of St. Andrews Rd.,
 near I-26,
 The Park 8-45 a.m.
 Traditional Worship 11:00 a.m.
 Sunday School 9-45 a.m.
 Programs for children,
 youth, & adults
 786-0350, 788-5195
 Joel R. Jones, Pastor
 www.ashlandumc.com

GRACE UNITED METHODIST CHURCH
 410 Harbor Blvd.
 Columbia, SC 29212
 803-735-8999
 Pastor: Rebecca Wilcox
 Worship Services 8:30am & 11am
 11 AM Service Interpreted For
 the Deaf, Sunday School 9:45
 AM/Murphy Provided.
 www.GraceColumbia.org

MAIN STREET UMC
 1630 Main Street
 803-779-6810
 Corner of Main and
 Woodland Streets
 9:45 AM Sunday School
 11:00 AM Worship
 www.mainstreetumc.com

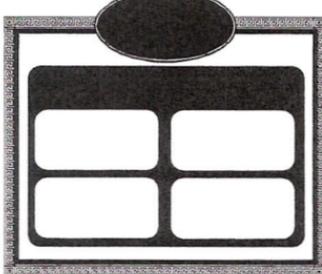
SALEM UNITED METHODIST
 Hwy. 8 & Salem Church Rd.,
 Baltimore
 Sun. Serv. 9:30-11:30 a.m.
 Worship 10:30-11:30 a.m.
 803-781-6262

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 for new listings or
 changes is Fri. at 2pm.
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 at 771-8223
 Mon-Thurs
 8:00am-5:30pm
 to participate or
 for more information.

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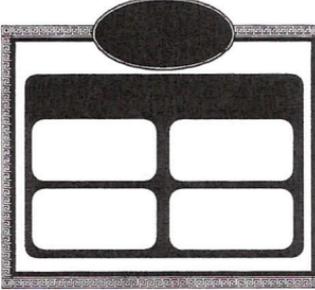
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June 20 Medication Management:
 How to get the best outcomes with your meds!
 John W. Owen, Sr., Clinical Pharmacist

June 27 Medicare Advantage:
 What is Medicare Advantage and how to benefit
 Guest Insurance
 Care Improvement Plus

Worship Directory

<p>Anglican</p> <p>CHURCH OF THE APOSTLES 1820 8th Street Worship: 9 & 11:15 am, 8:30 am Eucalyptus/10:15 am 803.238.0435 kshannon@cumt.org PEAK - USA</p>	<p>Christian Science</p> <p>FIRST CHURCH OF CHRIST, SCIENTIST 1114 Pickens Street S.S. Church 10:30 am Wed. 7:00 am Reading Room Tu & Th 11am - 1pm 1114 Pickens Street</p>	<p>Evangelical Free Church</p> <p>COLUMBIA EVANGELICAL CHURCH 1012 Burnell Street 789-1628 Sunday School 9:15 am Worship 10:45 am Bible Study & Youth 6:00 pm Wednesday Prayer 6:30 pm.</p>	<p>Presbyterian Associated Reformed Presbyterian</p> <p>SHERWOOD FOREST A.R.P. CHURCH 4322 Woodland Columbia SC 29205 9:30 a.m. Sunday School 10:30 a.m. Worship Services (803) 787-8370 www.sherwoodforestchurch.org</p>
<p>Baptist</p> <p>KATHWOOD BAPTIST CHURCH, CBF Reverend Mark Tidworth Pastor Traditional - Surgical-Inclusive Information: 783-9454 kathywood@cbf.org</p>	<p>Episcopal</p> <p>CHURCH OF THE CROSS 7744 Patterson Road 776-1864, Turn off Gamble Ferry Rd. Next to Walmart Holy Communion Sunday 10 am, Nursery Provided</p>	<p>Friends (Quakers)</p> <p>RELIGIOUS SOCIETY OF FRIENDS Meeting for Worship (Uthrogram 6) 120 Pagan Church Rd Sunday 10:00 am Information 254-0628</p>	<p>Presbyterian - U.S.A.</p> <p>EASTMINSTER PRESBYTERIAN CHURCH 2020 Trenton Rd. Col. SC 29204 Phone 803 259-1554 www.eastminster.org Dr. Bradley D. Smith, Pastor Pastor Associate: Pastor Rev. Jonathan S. Wagner Rev. Lynn Grandeur Rev. Jeffrey S. Smith Dr. James L. Scott Summer Sunday Worship 10AM Sanctuary & Jubilee Worship 6.5 AM Children & Adults Nursery Available</p>
<p>Southern Baptist</p> <p>SHANDON BAPTIST CHURCH 5265 Forest Drive Dr. James R. Lincoln, Pastor Worship: 9am, 10:30 am, & 11:30 am, Sunday School 8:45 am & 10 am. www.shandon.org Mail: Office 782-1320 24 near Paper House 790-MEN</p>	<p>ST. LUKE'S EPISCOPAL CHURCH 1302 Pine Street (corner of Pine and Lady St.) 8:45 a.m. - Christian Education 10:00 a.m. - Holy Eucharist The Rev. Canon R. Corrie, Rector www.stlukescolumbia.org 803-254-2227</p>	<p>Evangelical Lutheran Church</p> <p>ASCENSION LUTHERAN CHURCH (Widows & Arthritis) \$1 \$8.10 am - "Worship" Communion 11 am, Pastor Rev. Bruce W. Pastor Nursery available www.alccc.org</p>	<p>FOREST LAKE PRESBYTERIAN CHURCH 6505 North Trenton Road Columbia, SC 29206 803-787-8672 www.fcpl.org Rev. Ellen Fowler Blodgett - Pastor Worship Services 9 & 11 a.m. Sunday School 10 am.</p>
<p>Catholic</p> <p>GOOD SHEPHERD CATHOLIC CHURCH 808 Calhoun Street Saturday Mass 8 & 9 pm, Sunday Masses 8:00 & 9:15 am, Center Following @ 9:15 Mass Celebrations on Sat. 4:25 & 8 am www.somercatholic.org</p>	<p>ST. MARTIN'S EPISCOPAL CHURCH 1000 Governor's (Nursery 10AM-noon) The Rev. Sarah V. Johnson, Rector www.stmartinsparish.com</p>	<p>Reformation Lutheran</p> <p>REFORMATION LUTHERAN CHURCH 1118 Lincoln River Dr Sunday 10:00 am Worship: 9 & 11:15 am Phone: 252-1507 A HC congregation</p>	<p>UNITARIAN UNIVERSALIST</p> <p>UNITARIAN UNIVERSALIST 2701 Highway Street www.uucolumbia.org Sunday 11 am "A Tale of Two Masses" Rev. Dr. Neal Jones</p>
<p>ST. JOSEPH CATHOLIC CHURCH 3600 DeWitt St. Sunday 8:00 am, 10:00 am, 10:30 am, and 12:15 pm.</p>	<p>ST. TIMOTHY'S EPISCOPAL CHURCH 900 Calhoun Street (1 block from Governor's Mansion) 10:00 am, Holy Eucharist Alternating 9:15 AM & 11:15 AM weekly Church school as scheduled</p>	<p>Non-Denominational</p> <p>BIBLE WAY CHURCH OF ATLAS ROAD 2442 Atlas Road SUNDAY 8:00 am, Early Morning Worship 11:00 am, Morning Worship Children's Church (Ages 3-11) Sunday 1:00 am, Mid-Week Service Visit www.bibleway.org for Live WebCast of these services</p>	<p>United Methodist</p> <p>SHANDON UNITED METHODIST 3407 DeWitt St. 8:45 & 11 am Traditional Worship Sunday Worship Service 8:00 am, 11:15 am & 6 pm, Sunday School 10 am, Sundays 11:00 am, WSHW 1320 AM Dr. Brinkley S. Ferguson, Pastor 803-799-9662 www.trinityepiscopal.org</p>
<p>ST. MARTIN DE PORRES CATHOLIC CHURCH 3810 Hampton Street St. Vigil Mass 8:00 am, S.S. Masses 9 & 11:30 am</p>	<p>TRINITY EPISCOPAL CATHEDRAL 1100 Sumter Street - across from the State House - Summer Sunday services of Holy Eucharist 7:45 & 10:00 a.m. in the Cathedral 6:00 p.m. in Queen Chapel (Nursery available for the 10:00 a.m. service) Weekday Holy Eucharist: Monday 8:30 am, Tuesday through Friday 8:00 am, 803-779-0238 www.uspcaters.org</p>	<p>First Presbyterian Church Lacy and Menzies Sunday Worship Service 8:00 am, 11:15 am & 6 pm, Sunday School 10 am, Sundays 11:00 am, WSHW 1320 AM Dr. Brinkley S. Ferguson, Pastor 803-799-9662 www.firstpresbyterian.org</p>	<p>United Methodist</p> <p>SHANDON UNITED METHODIST 3407 DeWitt St. 8:45 & 11 am Traditional Worship Sunday Worship Service 8:00 am, 11:15 am & 6 pm, Sunday School 10 am, Sundays 11:00 am, WSHW 1320 AM Dr. Brinkley S. Ferguson, Pastor 803-799-9662 www.trinityepiscopal.org</p>

Deadline for changes or deletions is Friday 2pm. Call Antoinette Frazier at 771-8323 Zone 3



Richland County Wants Your Input!

Richland County will host community meetings to obtain input from citizens on the development of Richland County's Five Year Consolidated Plan, due to the US Department of Housing and Urban Development (US HUD) on August 15, 2012. This plan will be for the purposes of receiving Community Development Block Grant (CDBG) and HOME funds and how these funds will primarily benefit low and moderate income persons. Your input will assist and affect programs and funding for housing and community development projects from 2012 to 2017 in Richland County.

Citizens, community representatives and non-profits and other interested parties are encouraged to attend one of these meeting times to offer comments on the housing and community development needs of the County and to make recommendations for the types of activities to be undertaken to address those needs.

- Public Meetings:**
 The following are dates, times and locations to give input. Various locations have been selected for your convenience:
- Monday, June 25, 2012, 5:30 pm to 7 pm - Sandhills Public Library Meeting Room, 1 Summit Parkway
 - Tuesday, June 26, 2012, 5:30 pm to 7 pm - Dutch Square Mall, 421 Bush River Road (vacant store front near Belk Store)
 - Wednesday, June 27, 2012, 6:00 to 7:30 pm - Caughman Road Park, 2800 Trotter Road
 - Thursday, June 28, 2012, 6:30 to 7:30 pm - Richland County Administration Building, 2020 Hampton Street, 2nd Floor Council Chambers (meeting held in conjunction with the Richland County Neighborhoods Council - RCNC)

Public Hearings:
 In addition, there will be two public hearings for comments. Please see dates, times and locations below:

- Friday, June 29, 2012, 9 am - 11 am, - Cecil Tillis Center, 2111 Simpkins Lane
- Monday, July 9, 2012, 5:30 pm - 7:00 pm - Richland County Administration Building- 2020 Hampton Street, 4th Floor Large Conference Room

The 30 day public comment period begins July 2nd and will end August 2nd

Please contact Valeria Jackson at 803-576-2230 or valjackson@rcgov.us. Richland County Community Development Department for additional information or questions

ERNEST SWIGER CONSULTING, INC.
COMMUNITY DEVELOPMENT ♦ RESEARCH ♦ ANALYSIS

123 Acorn Lane
Stroudsburg, Pennsylvania 18360

AGENDA

PUBLIC MEETINGS

JUNE 2012

- I. INTRODUCTIONS
- II. BACKGROUND – WHAT IS THE CONSOLIDATED PLAN?
- III. DISCUSSIONS - Ground rules
- IV. SURVEY
- V. QUESTIONS OR COMMENTS
- V. ADJOURN

RICHLAND COUNTY, SC



**FIVE-YEAR CONSOLIDATED
PLAN**

COMMUNITY NEEDS FORUM

JUNE 2012

RICHLAND COUNTY, SC



FIVE-YEAR CONSOLIDATED PLAN

FOCUS GROUP MEETING

JUNE 2012

RICHLAND COUNTY, SC



WHAT IS A CONSOLIDATED PLAN?

A WRITTEN DOCUMENT DESCRIBING THE HOUSING AND COMMUNITY NEEDS OF LOW- AND MODERATE-INCOME RESIDENTS AND THE STRATEGIES AND RESOURCES USED TO ADDRESS THOSE NEEDS OVER A FIVE-YEAR PERIOD.

RICHLAND COUNTY, SC



THREE HUD OBJECTIVES

PROVIDE DECENT HOUSING –SUCH AS

REHABILITATION, DOWN PAYMENT ASSISTANCE, SENIOR/ELDERLY, HOUSING, RENTAL

PROVIDE A SUITABLE LIVING ENVIRONMENT

STREETS, PARKS, ROAD PAVING, COMMUNITY CENTERS, HOMELESS SHELTERS

PROVIDE EXPANDED ECONOMIC OPPORTUNITY

JOB TRAINING, CHILD CARE, LOAN PROGRAMS

RICHLAND COUNTY, SC



TWO MAJOR HUD PROGRAMS

**COMMUNITY DEVELOPMENT BLOCK GRANT
(CDBG) -- \$1.17 MILLION**

**HOUSING INVESTMENT PARTNERSHIP
(HOME) -- \$0.45 MILLION**

RICHLAND COUNTY, SC



HOWEVER - BUDGET CUTS ARE LIKELY

**THE PRECEDING FIGURES ARE LOWER THAN THE
PREVIOUS YEAR'S: CDBG - \$1.2 MILLION AND**

HOME - \$0.55 MILLION

**WE HAVE TO ESTABLISH PRIORITIES, LEVERAGE
RESOURCES, AND RESPOND TO THE GREATEST
NEEDS**

RICHLAND COUNTY, SC



THE CONSOLIDATED PLAN PROCESS

- RESEARCH AND COMMUNITY INPUT**
- DEVELOP OBJECTIVES AND PRIORITIES**
- PUBLIC HEARINGS**
- PUBLIC REVIEW AND COMMENT**
- GOVERNING BODY APPROVAL**
- HUD REVIEW AND APPROVAL**

RICHLAND COUNTY, SC



OUR PURPOSE TODAY

- **TO PROVIDE INFORMATION AND ANSWER QUESTIONS**
- **TO OBTAIN YOUR INPUT ABOUT LOCAL NEEDS AND PRIORITIES**

RICHLAND COUNTY, SC



THE NEEDS SURVEY

**AVAILABLE ON LINE AT: WWW.RICHLANDONLINE.COM
ON THE COMMUNITY DEVELOPMENT PAGE**

HARD COPY AVAILABLE ALSO

**RETURN TO COMMUNITY DEVELOPMENT
AVAILABLE UNTIL LATE JUNE**

RICHLAND COUNTY, SC



WHAT ARE THE KEY ISSUES AND CONCERNS?

WHAT ARE THE COUNTY'S PRIORITY NEEDS?

HOUSING

SERVICES

INFRASTRUCTURE

OTHER

RICHLAND COUNTY, SC



**THANK YOU FOR YOUR
PARTICIPATION**

COMMENTS OR QUESTIONS?

CONTACT MS VALERIA JACKSON – 803/576-2063

**CONSOLIDATED PLAN
RICHLAND COUNTY FOCUS GROUP MEETING**

Time: 10:00 AM Date: June 26, 2012
Facilitator: Ernest Swiger Place/Room: Cecil Tillis Center

Name	Organization	Phone	E-Mail
Mikell Snooks	EGKM	803-553-3976	Mijeyah@aol.com
Sharon McMillian	Chief Cornerstone	803-789-9483 803-714-1613	McMillian, Sharon@yahoo.com
C Kennedy	chief Cornerstone	(803) 303-4007 803-714-1613	Kennedy-christyrocket@aol.com
Luis Rodriguez	Santee-Lynches CDC	803 496-0820	SLCDC@ftc-i.net
Craig Hess	Midlands Tech	822 3216	hessc@midlandsstech.edu
Bernice Rodriguez	CAP	803-771-0098	communityassist@bellsouth.net
Jamie Devine	CAP	803 771-0050	communityassist2@bellsouth.net
Eddie Weinberg	SC Legal Services	803 744-4164	eddiweinberg@sclegal.org
Penelope Gardner	Russell & Jeffrey	803 315-0475	pgardner@russellandjeffrey.com
Brian South	South Co.	803-429-9433	BrianSouth@bellsouth.com
CHRIS WATTS	MIDLANDS WORKFORCE	803-744-1670	CWATTS@MWDOS.ORG
Joelann Jennings	Rich County	803 576 2055	jenningsj@rcgov.us
Kevin E. Wimberly	SC Uplift Community Outreach DEVELOPMENT RESOURCES	(803) 691-4742 (803) 917-6088	kevinwimberly@bellsouth.net
BENJAMIN WASHINGTON	CON. JZ AND RESEARCH LLC	(803) 407-0130	Benjaminjw@201.com
Larry K Salky	BACDC	(803) 705-4682	Salky5@aol.com
FR JOHNSON II	FAT JENNER ^{culture} _{group}	803 744-2057	FRJohnson@FatJennerDirect.com
Henri Baskins	CRC	803 733-1130	hbaskins@gccrc.com
Dellie Bristow	City of Columbia	803 545 3371	dbristow@columbiarisc.net
Gloria Saeed	CHDC/TNDC	803-545-3768	gjsaeed@columbiarisc.net
Deborah Thivington	City of Columbia	803 545-3768	dthivington@columbiarisc.net

Richland County Consolidated Plan

Thursday, June 28, 2012

United Way of the Midlands Conference Room 3AB, 2:00 pm

First Name	Last Name	Organization	Signature
Julie Ann	Avin	MIRCI	<i>Julie Avin</i>
Nancy	Barton	Sistercare	
Debbie	Bower	Senior Resources	<i>Debbie Bower</i>
Olivia	Bryant	MHA	
Hank	Chardos	HOME WORKS Homeworks	
James	Coleman	Wateree Community Action	
Roger	Coulson	Salvation Army	
Mark	Cox	Midlands Housing Trust Fund	
Craig	Currey	MHA	<i>Craig Currey</i>
Debbie	Early	LRADAC	<i>Debbie Early</i>
Jessica	Edmond	Big Brothers and Big Sisters	<i>Jessica Edmond</i>
Brooke	Everhart	Disability Action Center	
Larry	Forsyth	Habitat for Humanity	<i>Larry Forsyth</i>
Karma	Grismore	Goodwill	<i>Karma Grismore</i>
Rosemary	Hedden	Work in Progress	
Alisha	Kearse	Goodwill	<i>Alisha Kearse</i>
Allison	Kirby	EdVenture	
Jessica	Malovic	St. Lawrence Place	<i>Jessica Malovic</i>
James	McLawnhorn	Columbia Urban League	
Gloria	Prevost	Protection and Advocacy	
Jamie	Raichel	Goodwill	<i>Jamie Raichel</i>
Barbara	Rippy	Alston Wilkes Society	<i>Barbara Rippy</i>
Bridgette	Rumph	Cooperative Ministry	<i>Bridgette Rumph</i>
Kimberly	Tissot	Disability Action Center	
Erin	Wagner	Alston Wilkes Society	<i>Erin Wagner</i>
Brittany	Williams	Alston Wilkes Society	<i>Brittany Williams</i>

**CONSOLIDATED PLAN
RICHLAND COUNTY PUBLIC MEETING**

Time: 6:30 PM		Date: June 28, 2012	
Facilitator: Ernest Swiger		Place/Room: County Admin Bldg	
Name	Organization	Phone	E-Mail
Jocelyn Jennings	RCND	576 2055	
DEBBIE McDUFF	RCNC	803-743-3557	dmcduff_9@yahoo.com
Fancy Crayton	RCNC	238-7522	craytonfancy1@bellstate.net
Julie Ann Dixon	RCNC	463-8879	dixonjulieam@AOL.COM
Tige Watts	RCNC	803.237.3396	tigewatts@aol.com
L. Edward Justice	RCNC	803-736-6588	jedward3@sc.rr.com
DAVID GIBSON	RCNC	803-422-2281	DGIBSON34@sc.rr.com
Juliette Greenlee	RCNC	803 754-1446	juliettegreenlee@aol.com
Betty Gumillion	Pine Lake	803 7836448	
Davina Broughton	RCNC	803 603 7601	davina.marie@amedd.army.mil
Edward Burrell	Donny Terrace	803-786-8929	
ROBERT E. STUBBS JR	WASHINGTON HIGTS	(803) 788-2639	
JAMES E BENSOU	TRENKOLM ACRES	803-788-3660	jamesb1934@att.net
Larry Tyson Sr	Candlewood	803.865-9484	tyson384192@bellSouth.net
George Reynold	Summit	803-237-7826	GDTECEO@hotmail.com
BENJAMIN WASHINGTON	DEVELOPMENT RESOURCES ITL AND RESEARCH	803 927-6088	Benjaminjwjr@aol.com
Jalynn Jada	RCND	803-570-2055	jadcam@rcgov.us
Ernest Swiger	Swiger Consulting	570/620-1636	eswiger@ptd.net
Sharol Swiger	"	"	"

SUMMARIES OF PUBLIC MEETINGS, FOCUS GROUP SESSIONS AND PUBLIC HEARINGS

RICHLAND COUNTY, SOUTH CAROLINA

JUNE 25 THROUGH JUNE 29, 2012

And

JULY 9, 2012

As part of the Consolidated Plan development process, Richland County conducted four public meetings, three focus group meetings and one Public Hearing the week of June 25, 2012, to identify and rank community needs and priorities. The four community meetings were held in neighborhood locations and the three focus group meetings were held at three public venues across the County. The public meetings and the Public Hearing were advertised in *The State*, and copies of the notice, which appeared in each of the three regional editions of the paper, are included in the Citizen Participation appendix. The notice also appeared on the County Website and e-mails were sent to community organizations. A roster of the meetings, dates and times and location appears below. A copy of the presentation used to start discussion and copies of the sign-in sheets are attached.

The public meetings were held as follows:

- June 25 - 5:30 PM – Sandhills Public Library Meeting Room
- June 26 – 5:30 PM – Dutch Square Mall Meeting space
- June 27 – 6:00 PM – Caughman Road Park Meeting Room
- June 28 – 6:30 PM – Richland County Administration Building
(conducted as part of Richland County Neighborhoods Council meeting)

The three focus group sessions were held:

- June 26 – 10:00 AM – Columbia Housing Authority (Cecil Tillis Center)
Focus on housing issues
- June 27 – 10:00 AM - Richland County Administration Building
Focus on government programs and issues
- June 28 – 2:00 PM – United Way of the Midlands offices
Focus on community services

The first Public Hearing, advertised in *The State*, was held on Friday, June 29, 2012, at the Columbia Housing Authority's Cecil Tillis Center at 9:00 AM.

PUBLIC MEETINGS

The first public meeting, held on Monday, June 25, was not attended by any members of the public.

The second public meeting, held on Tuesday, June 26, was attended by two members of the public. The consensus of the participants was that the funds available were well short of

meeting community needs in any of the areas discussed. One participant stressed the need for extending a water and sewer line to his street, which had been overlooked when these services were put in place in his neighborhood.

The participants felt that life skills training were important so that people could better use the resources they had. There was a feeling that the elderly should be assisted, whether with housing, housing rehabilitation, or programs. It was thought more important to aid the elderly than the youth, though later in the discussion, it was noted that the youth need to be kept busy to keep them out of trouble.

The consensus was that the focus of CDBG spending should be on infrastructure, the elderly, public safety (a need for more fire stations was expressed at one point), and on job training (though this did not receive extended discussion).

The third public meeting was held on Wednesday evening, June 27. There was one member of the public in attendance. The discussion was far-ranging. On housing, it was felt that homeownership programs should be continued and encouraged, as owners tend to take better care of their property. It was noted that the County needs to step up and address the issue of abandoned and deteriorating homes around the County – more emphasis upon code enforcement. The issue of heir properties was noted though there was no easy answer to this issue except to attempt to educate people about this topic.

To address the issue of deteriorating properties, it was suggested that the County reestablish a program in which investors received loans for the rehabilitation of rental properties, and that the County figure out how to assist seniors who own run down properties in which they can no longer live, but would like to fix up and return to.

This raised the issue of educating the public about the various programs the County offers. It was felt that people do not know about the resources and programs available to them.

A need for infrastructure, especially sidewalks, was expressed, and the need for street repair was noted.

The housing programs of the US Department of Agriculture were also noted, again in the context of being an under-publicized resource.

The fourth public meeting was held as part of the regular meeting of the Richland County Neighborhoods Council meeting and there were sixteen members of the public in attendance. The group felt that there is a large stock of homeownership housing available and that the County should assist persons in getting into those units. At the same time there is a need for decent, affordable rental properties for those who cannot afford to purchase a home. There needs to be more code enforcement and a landlord licensing law in order to better maintain rental properties. However, code enforcement also needs to be applied to owner properties as well. It was noted that code enforcement needs to be tied to rehab programs, especially in the case of seniors who are living in dilapidated homes but do not have the resources to repair or maintain their homes. A Good Neighbors Program was recommended as one means to maintain neighborhoods.

In terms of needs for community services, the group noted that there is a need for medical services, especially in lower Richland County, and that the need for transportation is critical both

for getting to services and for getting to jobs. The group also expressed concern that there needs to be a better coordination of services.

This group noted the need for sidewalks in many parts of the County and that there is confusion and some lack of action about street and road repair – some roads are local, some County and some State and no one is clear about responsibility. However, the group felt that HUD funds should not be spent on road repair; that issue is for other entities to handle.

In summary, homeownership is an important aspect of Community Development programs, but

- ✓ there is a significant need for assistance for the elderly, especially in terms of housing rehab,
- ✓ there is a need for better code enforcement for both rental and owner units,
- ✓ there is a need for more sidewalks in many areas of the County,
- ✓ there is a need for better transportation/mass transit throughout the County,
- ✓ there is a need for better publicity and outreach about programs and activities, as well as better coordination of services, and
- ✓ there is a need for more medical services throughout the County.

There was little discussion about programs for youth in any of these sessions, and economic development and jobs training received little mention as well. Though one group felt that additional fire stations were necessary, another felt the County was well served in this respect. All of the groups seemed to concur that there was little need for additional facilities and that funds would be better spent on programs as opposed to buildings.

FOCUS GROUP SESSIONS

The first focus group session included persons involved in housing – housing providers, advocates, and developers. Eighteen persons from these organizations attended.

The discussion touched on a number of topics including homeownership programs, lead-based paint abatement and rehabilitation programs, as well as reference to the USDA programs. The group concurred that in the face of an increased need for rental properties and rising rents, there is a need over the next two or three years in particular for more decent and affordable rental units. The rehabilitation of units, especially those owned by the elderly, was deemed the second priority, while homeownership was thought to be the third most important issue. Home ownership counseling is very important and the group felt that the classes should be condensed so that prospective owners do not lose their enthusiasm or get cold feet over time. However, the group returned to the issue of rental rehab, noting that it is important, and that many rental units are substandard. Code enforcement also emerged as an important item with this group.

In discussing services, the group expressed the desire to see better coordination of services so that several groups were not doing the same thing. Better networking among service organizations was also felt to be important. The group felt that CDBG funds should be used sparingly for education and job training as these services are available through a number of existing entities. Short-term rental assistance and life skills training were noted as important programs.

The second focus group session, held at the County Administration Building had eight attendees. The initial discussion centered upon the need for people to have jobs and earn a livable wage, so that jobs should be the focal point of program efforts. However, as discussion

moved to housing issues, the need for rehabilitation assistance, especially those in mobile homes, emerged as did the need for better tenant-landlord programs, so that both parties were better aware of their rights and responsibilities.

The need for infrastructure improvements in the areas of sidewalks, accessibility for the disabled, and storm water runoff was expressed, and the need for road replacement or repair was noted.

The group also noted that there is a lack of getting information to the people about programs; that despite having information on line, many people do not have immediate Internet access. It was suggested that the utilities, especially the electric utility, could place inserts in monthly statements to get the word out about specific programs.

The third focus group session, held at the United Way Conference Room on Thursday, June 28, drew thirty-six attendees. The discussion started by noting that the rental market was becoming increasingly difficult; there is a lack of safe and affordable rental units, and there is a real need for rental rehab as part of an effort to increase the stock. The criteria for persons seeking subsidized or assisted rental units were criticized as making the situation for some person very difficult. The need for owner rehab programs was felt to be great as well.

The group touched on a wide range of programs they felt were necessary or important, but did not determine any priorities. The services mentioned included programs for the elderly, including keeping them in their own homes; after school programs, especially for teenagers; life skills programs for young mothers in particular; and transportation for all types of persons so they could get to jobs and programs. However, this group also noted that companies could provide some transportation for workers.

The group felt that the County could better utilize the facilities it has rather than build new ones.

The need for a safe and decent environment was expressed, and the issue of sidewalks, as well as better and sidewalk connected bus stops emerged.

The group felt that the County needed to better communicate the needs the County faced, especially with respect to the homeless.

In summary, the three focus groups

- ✓ noted the increased need for decent and affordable rental units,
- ✓ identified housing rehab, both for rental and owner units as a priority,
- ✓ noted the need for sidewalks in many areas of the County,
- ✓ saw transportation as a critical issue for access to both services and jobs,
- ✓ saw the need for better use of existing facilities and noted the need for better coordination of services, and
- ✓ noted the need to better publicize the availability of services and programs.

PUBLIC HEARINGS

The first public hearing was conducted on Friday, June 29 at the Cecil Tillis Center.

The discussion focused on several key topics, the first of which is the need for affordable and quality rental units. The current economic situation – jobs and foreclosures – has created a

strong demand for rentals, but many units are dilapidated. Funds are needed to rehab rental units and the County needs to identify and assist in developing houses that can be used as rentals to increase the supply. Further, renters need to be better informed about their rights and responsibilities.

Though not discussed extensively, the need for transportation to jobs and programs was mentioned. This corresponds with the results from the Community Survey in which Transportation received the most votes as "Very Important."

Homeowner programs were noted as important and the need for counseling and down payment assistance in the current economy were stressed.

The need for health care programs and facilities in the southern portion of the County were discussed in some detail. The need was thought to be significant.

This led to a discussion about activity centers and the need for programs for teens and children in particular. The affordability of these programs, both during the school year and in the summer was a source of concern – too many programs cost too much for low-income families to afford.

As in several earlier meetings, the need to better inform the public about the availability of services, programs and resources was expressed. At the same time, the need to better make the community aware of needs and problems, especially with respect to the homeless, was noted.

The group concluded by asking the Community Development staff what they, the attendees, could do to assist in these efforts. Staff responded that the public should communicate its perspective on needs, funding and programs to their elected officials at all levels – City, County, State, and Federal, describing situations, examples, and cases to demonstrate the need or the effectiveness of programs.

The second public hearing was conducted on Monday, July 9 at the fourth floor conference room at the County Administration Building at 2020 Hampton Street.

The meeting covered a range of topics. The participant from the Planning Department felt that the need for rental units was great, but that the supply is adequate at this time. He did note that property taxes on rental units were too high, precluding the owners from providing necessary maintenance in some cases.

Asked about the need for additional parks, he stated that he felt the County had an adequate number. The need for a community center in each area of the County was felt to be important. Also, priority should be given to water and sewer and paving projects to existing housing.

KEY THEMES

Though each of these meetings had its own thrust or points of emphasis, several recurring themes do emerge.

First, there is a significant need for rehab programs, especially in the areas of elderly homeowners and rental units. The former often do not have the resources to maintain their

homes, while the rehab of rental units is needed to provide a better supply of decent and affordable rental units in the face of increased demand. In the Community Survey, Affordable Housing was the highest priority item for low/mod persons.

Second, and related to the first point, there is a need for continued and enhanced code enforcement County-wide. The point is to keep the housing stock safe and livable. Code enforcement should be linked to rehab or emergency repair assistance programs in the case of the elderly. Code enforcement ranked highest among the needs expressed in the elimination of Blight section of the Survey.

Third, there is a need for sidewalks in many areas of the County, with an emphasis upon linking communities to schools, public facilities and bus stops.

Fourth, there is a real need for better transportation, in terms of both mass transit and program-specific locations, such as community facilities, clinics, and services. Though many feel that this is the responsibility of other departments or entities and that the proposed tax (if passed) will address this issue, gaps will likely remain.

Fifth, these groups expressed the thought that there needs to be a better coordination of efforts, and one group noted the need for better networking among the various housing and service organizations.

Sixth, there needs to be a better dissemination of information about programs and services, as well as about the problems and needs the County is facing.

Seventh, there is a need for more health care services around the County, but especially in the southern area. Though the topic did not come up in several of the meetings, when it did, the discussions were very clear and very detailed in describing the problem.

Eighth, the need for homeownership counseling and financial assistance in the current economy were very clearly stated. Potential homeowners face a series of hurdles, but it is felt that with the proper assistance, a condensed homeownership program (to keep potential owners enthused and engaged), and down payment assistance, more potential buyers could obtain affordable owner housing.

APPENDIX D

COMMUNITY SURVEY

Survey

Data Summary

Survey Analysis

Richland SC Con Plan Community Survey

1. COMMUNITY SURVEY - BACKGROUND INFORMATION

RICHLAND COUNTY, SOUTH CAROLINA CONSOLIDATED PLAN FOR HOUSING & COMMUNITY DEVELOPMENT

The Community Development Department is in the process of preparing the Five-Year Consolidated Housing and Community Development Plan for Richland County. This Plan is required by the US Department of Housing and Urban Development (HUD) to distribute funds for the Community Development Block Grant (CDBG) and HOME Investment Partnerships programs. The Plan will describe the County's housing and community development needs, strategies, and priorities.

This Plan affects neighborhoods and organizations across the County, and input from residents, county agencies and service organizations are vital to identifying needs and allocating resources. For this reason, we are asking individuals to complete this brief online survey as part of the planning process. You may respond from your home computer, or use a computer at the public library, a church, or a civic center. This will help us gather as much input as possible. It is important that we receive your input in order to prepare a complete and accurate plan that reflects our County's needs and priorities.

The results of the survey will be included in the Draft Plan, which will be available for public review and comment and discussed at public hearings in early July 2012.

The survey should take about five minutes to complete.

Please check <http://www.richlandonline.com> for updates and information.

If you have any questions, concerns, or comments about the survey, please contact Ms Valeria Jackson at (803) 576-2063 or by e-mail at jacksonv@rcgov.us

Thank you for your assistance. We look forward to receiving your response.

Richland SC Con Plan Community Survey

1. Please indicate in which County Council District you reside.

- District One
- District Two
- District Three
- District Four
- District Five
- District Six
- District Seven
- District Eight
- District Nine
- District Ten
- District Eleven
- Don't Know - Unsure

2. How would you describe yourself?

- A Resident
- Service Agency or Organization Staff
- An Employee of City or County Government
- A Rental Housing Provider or Housing Developer

3. Please rank the most common HOUSING problems our community faces using the choices below:

	Very Important	Important	Somewhat Important	Not Important	Not a Concern
Homelessness	<input type="radio"/>				
Availability of affordable housing (owner and rental)	<input type="radio"/>				
Overcrowded conditions	<input type="radio"/>				
Unsafe or poor housing	<input type="radio"/>				
Code violations	<input type="radio"/>				
Unsafe or poor neighborhood conditions	<input type="radio"/>				
Other (please specify)	<input type="text"/>				

Richland SC Con Plan Community Survey

4. Listed below are general types of activities addressed by various County programs. Please rank how important these activities are to your COMMUNITY by checking the appropriate button.

	VERY IMPORTANT	IMPORTANT	SOMEWHAT IMPORTANT	NOT IMPORTANT	NOT NEEDED
Affordable Housing	<input type="radio"/>				
Economic Development	<input type="radio"/>				
Infrastructure (Streets, Sidewalks, Sewers)	<input type="radio"/>				
Public Facilities (Parks, Community Centers)	<input type="radio"/>				
Community Services (Day Care, Senior Programs, After School Programs)	<input type="radio"/>				
Homeless Assistance	<input type="radio"/>				
Eliminate Blight	<input type="radio"/>				
Health Services	<input type="radio"/>				
Crime Prevention	<input type="radio"/>				
Employment Training	<input type="radio"/>				
Housing Counseling	<input type="radio"/>				
Substance Abuse Treatment	<input type="radio"/>				
Child Care	<input type="radio"/>				
Services for Persons with Disabilities	<input type="radio"/>				
Planning	<input type="radio"/>				

Other (describe)

Richland SC Con Plan Community Survey

5. Listed below are general types of activities addressed by various County programs. Please rank how important these activities are to the LOW AND MODERATE INCOME PERSONS in your community by checking the appropriate button.

	VERY IMPORTANT	IMPORTANT	SOMEWHAT IMPORTANT	NOT IMPORTANT	NOT NEEDED
Affordable Housing	<input type="radio"/>				
Economic Development	<input type="radio"/>				
Infrastructure (Streets, Sidewalks, Sewers)	<input type="radio"/>				
Public Facilities (Parks, Community Centers)	<input type="radio"/>				
Community Services (Day Care, Senior Programs, After School Programs)	<input type="radio"/>				
Homeless Assistance	<input type="radio"/>				
Eliminate Blight	<input type="radio"/>				
Health Services	<input type="radio"/>				
Crime Prevention	<input type="radio"/>				
Employment Training	<input type="radio"/>				
Housing Counseling	<input type="radio"/>				
Substance Abuse Treatment	<input type="radio"/>				
Child Care	<input type="radio"/>				
Services for Persons with Disabilities	<input type="radio"/>				
Planning	<input type="radio"/>				

Other (describe)

Richland SC Con Plan Community Survey

2. SPECIFIC ACTIVITIES

Below please find a listing of various activities and program areas that meet HUD objectives. Please tell us how important each of the following is to you by checking the appropriate button. If you are not familiar with an activity or program, you do to have to respond to that item.

1. HOMEOWNERSHIP NEEDS

	Very Important	Important	Somewhat Important	Not Important	Not Needed
Downpayment/closing assistance	<input type="radio"/>				
Rehabilitation assistance under \$15,000	<input type="radio"/>				
Rehabilitation assistance over \$15,000	<input type="radio"/>				
Affordable new construction	<input type="radio"/>				
Energy efficiency improvements	<input type="radio"/>				
Modifications for persons with disabilities	<input type="radio"/>				
Lead based paint screening/abatement	<input type="radio"/>				
Green building fro new construction	<input type="radio"/>				
Other homeownership needs	<input type="radio"/>				

Other (please specify)

Richland SC Con Plan Community Survey

2. AFFORDABLE RENTAL HOUSING NEEDS

	Very Important	Important	Somewhat Important	Not Important	Not Needed
Rehabilitation assistance under \$15,000	<input type="radio"/>				
Rehabilitation assistance over \$15,000	<input type="radio"/>				
Affordable new construction	<input type="radio"/>				
Section 8 rental assistance	<input type="radio"/>				
Preservation of existing affordable rental units	<input type="radio"/>				
Energy efficiency improvements	<input type="radio"/>				
Lead based paint screening/abatement	<input type="radio"/>				
Rental housing for the elderly	<input type="radio"/>				
Rental housing for the disabled	<input type="radio"/>				
Rental housing for single persons	<input type="radio"/>				
Rental housing for small families (2-4 persons)	<input type="radio"/>				
Rental housing for large families (5 or more persons)	<input type="radio"/>				
Other needs for rental housing	<input type="radio"/>				

Other (please specify)

3. HOUSING FOR PERSONS WITH SPECIAL NEEDS

	Very Important	Important	Somewhat Important	Not Important	Not Needed
Assisted living for the elderly	<input type="radio"/>				
Housing for persons with HIV/AIDS	<input type="radio"/>				
Housing for persons with alcohol/drug addiction	<input type="radio"/>				
Housing for persons with developmental disabilities	<input type="radio"/>				
Housing for persons with mental illness	<input type="radio"/>				
Other needs for housing for persons with special needs	<input type="radio"/>				

Other (please specify)

Richland SC Con Plan Community Survey

4. ECONOMIC DEVELOPMENT

	Very Important	Important	Somewhat Important	Not Important	Not Needed
Land (sites, business/industrial parks, etc.) for business development	<input type="radio"/>				
Buildings for business development	<input type="radio"/>				
Loan programs	<input type="radio"/>				
Job training programs	<input type="radio"/>				
Technical assistance for small businesses	<input type="radio"/>				
Downtown revitalization	<input type="radio"/>				
Job development/creation	<input type="radio"/>				
Retail development	<input type="radio"/>				
Small business loans	<input type="radio"/>				
Facade improvements	<input type="radio"/>				
Lending for community redevelopment	<input type="radio"/>				

Other (please specify)

Richland SC Con Plan Community Survey

5. INFRASTRUCTURE

	Very Important	Important	Somewhat Important	Not Important	Not Needed
Water and Sewer to support business growth	<input type="radio"/>				
Water and sewer to support affordable housing	<input type="radio"/>				
Improve existing water and sewer lines	<input type="radio"/>				
Expand or improve sewer treatment facilities	<input type="radio"/>				
Improve water supply and treatment facilities	<input type="radio"/>				
Provide or improve fire protection	<input type="radio"/>				
Improve telecommunications for business and residents	<input type="radio"/>				
Improve telecommunications for public services (public safety, education, health care)	<input type="radio"/>				
Improve streets or sidewalks	<input type="radio"/>				
Pave new roads	<input type="radio"/>				
Improve existing roads	<input type="radio"/>				
Improve existing storm drainage	<input type="radio"/>				
Construct new storm drainage systems	<input type="radio"/>				
Street lighting	<input type="radio"/>				

Other (please specify)

Richland SC Con Plan Community Survey

6. COMMUNITY SERVICES FOR LOW & MOD INCOME PERSONS

	Very Important	Important	Somewhat Important	Not Important	Not Needed
Childcare services	<input type="radio"/>				
Afterschool care	<input type="radio"/>				
Youth counseling/mentoring programs	<input type="radio"/>				
Senior Programs (meals-on-wheels, in-home care)	<input type="radio"/>				
Adult daycare	<input type="radio"/>				
Physical health services	<input type="radio"/>				
Mental health services	<input type="radio"/>				
Drug/alcohol rehabilitation programs	<input type="radio"/>				
Prescription drug assistance	<input type="radio"/>				
Domestic violence/child abuse services	<input type="radio"/>				
Foodbanks/nutritional support	<input type="radio"/>				
Prenatal services	<input type="radio"/>				
Job Training	<input type="radio"/>				
Employment Assistance	<input type="radio"/>				
Financial training/counseling	<input type="radio"/>				
Case management	<input type="radio"/>				
Fair housing services	<input type="radio"/>				
Public safety programs	<input type="radio"/>				
Transportation to human services or jobs/employment	<input type="radio"/>				

Other (please specify)

Richland SC Con Plan Community Survey

7. PUBLIC FACILITIES FOR LOW & MOD NEIGHBORHOODS

	Very Important	Important	Somewhat Important	Not Important	Not Needed
Public safety facilities (fire stations, police substations, etc.)	<input type="radio"/>				
Health facilities	<input type="radio"/>				
Training center	<input type="radio"/>				
Libraries	<input type="radio"/>				
Community centers	<input type="radio"/>				
Childcare facilities	<input type="radio"/>				
Senior Centers or adult daycare centers	<input type="radio"/>				
Playgrounds and green spaces	<input type="radio"/>				
Accessibility of public buildings to the disabled	<input type="radio"/>				
Public transportation	<input type="radio"/>				
Beautification/Enhanced public space	<input type="radio"/>				

Other (please specify)

Richland SC Con Plan Community Survey

8. HOMELESS NEEDS

	Very Important	Important	Somewhat Important	Not Important	Not Needed
Homeless prevention	<input type="radio"/>				
Emergency shelters for families	<input type="radio"/>				
Emergency shelters for men	<input type="radio"/>				
Emergency shelters for women	<input type="radio"/>				
Transitional housing for families	<input type="radio"/>				
Transitional housing for men	<input type="radio"/>				
Transitional housing for women	<input type="radio"/>				
Supportive services for families	<input type="radio"/>				
Supportive services for men	<input type="radio"/>				
Supportive services for women	<input type="radio"/>				
Operation/Maintenance of existing facilities	<input type="radio"/>				
Job training for the homeless	<input type="radio"/>				
Case management	<input type="radio"/>				
Life skills training	<input type="radio"/>				
Substance abuse treatment	<input type="radio"/>				
Mental health care	<input type="radio"/>				
Physical health care	<input type="radio"/>				
Housing placement	<input type="radio"/>				
Emergency financial assistance	<input type="radio"/>				

9. ELIMINATION OF BLIGHT

	Very Important	Important	Somewhat Important	Not Important	Not Needed
Building code enforcement	<input type="radio"/>				
Demolition of commercial or industrial structures	<input type="radio"/>				
Demolition of residential structures	<input type="radio"/>				

3. DEMOGRAPHIC INFORMATION

This section of the survey seeks demographic information from you. This information is optional and will not be revealed. However, this data will help the County develop programs that address the most pressing housing and community development needs.

1. Please choose the appropriate response for Race

- African American
- Asian
- Pacific Islander
- Native American
- White
- Two or More Races
- Prefer Not to Answer

2. Please choose the appropriate Ethnicity

- Hispanic
- Non-Hispanic

3. Please Indicate Annual Household Income

- \$Less than \$15,000
- \$15,001 to \$35,000
- \$35,001 to \$50,000
- \$50,001 to \$75,000
- \$75,001 to \$100,000
- \$100,000 to \$150,000
- Greater than \$150,000
- Prefer Not to Answer

4. Do You . . .

- Own Your Home?
- Rent Your Home?

5. If you rent, is your home . .

- An Apartment?
- A House?

1. Please indicate in which County Council District you reside.

		Response Percent	Response Count
District One		12.5%	7
District Two		14.3%	8
District Three		3.6%	2
District Four		3.6%	2
District Five		8.9%	5
District Six		7.1%	4
District Seven		3.6%	2
District Eight		8.9%	5
District Nine		0.0%	0
District Ten		1.8%	1
District Eleven		5.4%	3
Don't Know - Unsure		30.4%	17
		answered question	56
		skipped question	3

2. How would you describe yourself?

		Response Percent	Response Count
A Resident		52.5%	31
Service Agency or Organization Staff		35.6%	21
An Employee of City or County Government		5.1%	3
A Rental Housing Provider or Housing Developer		6.8%	4
answered question			59
skipped question			0

3. Please rank the most common HOUSING problems our community faces using the choices below:

	Very Important	Important	Somewhat Important	Not Important	Not a Concern	Response Count
Homelessness	42.9% (24)	37.5% (21)	17.9% (10)	0.0% (0)	1.8% (1)	56
Availability of affordable housing (owner and rental)	47.5% (28)	32.2% (19)	13.6% (8)	1.7% (1)	5.1% (3)	59
Overcrowded conditions	17.3% (9)	25.0% (13)	38.5% (20)	15.4% (8)	3.8% (2)	52
Unsafe or poor housing	40.4% (23)	38.6% (22)	17.5% (10)	1.8% (1)	1.8% (1)	57
Code violations	34.0% (18)	28.3% (15)	28.3% (15)	5.7% (3)	3.8% (2)	53
Unsafe or poor neighborhood conditions	56.4% (31)	27.3% (15)	12.7% (7)	0.0% (0)	3.6% (2)	55
Other (please specify)						5
answered question						59
skipped question						0

4. Listed below are general types of activities addressed by various County programs. Please rank how important these activities are to your COMMUNITY by checking the appropriate button.

	VERY IMPORTANT	IMPORTANT	SOMEWHAT IMPORTANT	NOT IMPORTANT	NOT NEEDED	Response Count
Affordable Housing	50.0% (29)	27.6% (16)	13.8% (8)	6.9% (4)	1.7% (1)	58
Economic Development	59.6% (34)	29.8% (17)	10.5% (6)	0.0% (0)	0.0% (0)	57
Infrastructure (Streets, Sidewalks, Sewers)	50.8% (30)	33.9% (20)	11.9% (7)	3.4% (2)	0.0% (0)	59
Public Facilities (Parks, Community Centers)	40.7% (24)	32.2% (19)	23.7% (14)	1.7% (1)	1.7% (1)	59
Community Services (Day Care, Senior Programs, After School Programs)	42.4% (25)	39.0% (23)	18.6% (11)	0.0% (0)	0.0% (0)	59
Homeless Assistance	39.7% (23)	32.8% (19)	24.1% (14)	3.4% (2)	0.0% (0)	58
Eliminate Blight	21.4% (12)	42.9% (24)	25.0% (14)	7.1% (4)	3.6% (2)	56
Health Services	44.8% (26)	31.0% (18)	20.7% (12)	1.7% (1)	1.7% (1)	58
Crime Prevention	68.4% (39)	29.8% (17)	1.8% (1)	0.0% (0)	0.0% (0)	57
Employment Training	35.1% (20)	28.1% (16)	29.8% (17)	3.5% (2)	3.5% (2)	57
Housing Counseling	25.9% (15)	34.5% (20)	32.8% (19)	5.2% (3)	1.7% (1)	58
Substance Abuse Treatment	31.0% (18)	36.2% (21)	29.3% (17)	1.7% (1)	1.7% (1)	58
Child Care	25.9% (15)	36.2% (21)	32.8% (19)	3.4% (2)	1.7% (1)	58
Services for Persons with Disabilities	35.1% (20)	42.1% (24)	21.1% (12)	1.8% (1)	0.0% (0)	57
Planning	38.9% (21)	37.0% (20)	22.2% (12)	1.9% (1)	0.0% (0)	54
					Other (describe)	5
answered question						59
skipped question						0

5. Listed below are general types of activities addressed by various County programs. Please rank how important these activities are to the LOW AND MODERATE INCOME PERSONS in your community by checking the appropriate button.

	VERY IMPORTANT	IMPORTANT	SOMEWHAT IMPORTANT	NOT IMPORTANT	NOT NEEDED	Response Count
Affordable Housing	73.7% (42)	14.0% (8)	10.5% (6)	0.0% (0)	1.8% (1)	57
Economic Development	49.1% (28)	24.6% (14)	24.6% (14)	0.0% (0)	1.8% (1)	57
Infrastructure (Streets, Sidewalks, Sewers)	28.1% (16)	28.1% (16)	31.6% (18)	8.8% (5)	3.5% (2)	57
Public Facilities (Parks, Community Centers)	29.8% (17)	29.8% (17)	36.8% (21)	1.8% (1)	1.8% (1)	57
Community Services (Day Care, Senior Programs, After School Programs)	50.9% (29)	35.1% (20)	12.3% (7)	1.8% (1)	0.0% (0)	57
Homeless Assistance	46.4% (26)	35.7% (20)	16.1% (9)	1.8% (1)	0.0% (0)	56
Eliminate Blight	23.6% (13)	29.1% (16)	32.7% (18)	7.3% (4)	7.3% (4)	55
Health Services	57.1% (32)	28.6% (16)	12.5% (7)	1.8% (1)	0.0% (0)	56
Crime Prevention	52.6% (30)	35.1% (20)	12.3% (7)	0.0% (0)	0.0% (0)	57
Employment Training	61.8% (34)	25.5% (14)	7.3% (4)	1.8% (1)	3.6% (2)	55
Housing Counseling	47.4% (27)	22.8% (13)	26.3% (15)	0.0% (0)	3.5% (2)	57
Substance Abuse Treatment	45.6% (26)	38.6% (22)	12.3% (7)	1.8% (1)	1.8% (1)	57
Child Care	48.2% (27)	28.6% (16)	19.6% (11)	0.0% (0)	3.6% (2)	56
Services for Persons with Disabilities	46.4% (26)	32.1% (18)	19.6% (11)	1.8% (1)	0.0% (0)	56
Planning	30.9% (17)	23.6% (13)	38.2% (21)	5.5% (3)	1.8% (1)	55
					Other (describe)	2
					answered question	57
					skipped question	2

6. HOMEOWNERSHIP NEEDS

	Very Important	Important	Somewhat Important	Not Important	Not Needed	Response Count
Downpayment/closing assistance	46.2% (24)	25.0% (13)	19.2% (10)	5.8% (3)	3.8% (2)	52
Rehabilitation assistance under \$15,000	36.2% (17)	44.7% (21)	12.8% (6)	4.3% (2)	2.1% (1)	47
Rehabilitation assistance over \$15,000	34.8% (16)	30.4% (14)	26.1% (12)	6.5% (3)	2.2% (1)	46
Affordable new construction	40.4% (21)	25.0% (13)	25.0% (13)	1.9% (1)	7.7% (4)	52
Energy efficiency improvements	51.9% (27)	28.8% (15)	15.4% (8)	1.9% (1)	1.9% (1)	52
Modifications for persons with disabilities	46.2% (24)	32.7% (17)	15.4% (8)	1.9% (1)	3.8% (2)	52
Lead based paint screening/abatement	33.3% (17)	25.5% (13)	33.3% (17)	2.0% (1)	5.9% (3)	51
Green building fro new construction	25.5% (13)	39.2% (20)	27.5% (14)	5.9% (3)	2.0% (1)	51
Other homeownership needs	21.4% (9)	28.6% (12)	35.7% (15)	4.8% (2)	9.5% (4)	42
				Other (please specify)		3
				answered question		52
				skipped question		7

7. AFFORDABLE RENTAL HOUSING NEEDS

	Very Important	Important	Somewhat Important	Not Important	Not Needed	Response Count
Rehabilitation assistance under \$15,000	37.0% (17)	34.8% (16)	19.6% (9)	6.5% (3)	2.2% (1)	46
Rehabilitation assistance over \$15,000	31.1% (14)	33.3% (15)	24.4% (11)	8.9% (4)	2.2% (1)	45
Affordable new construction	50.0% (23)	19.6% (9)	21.7% (10)	2.2% (1)	6.5% (3)	46
Section 8 rental assistance	48.9% (23)	23.4% (11)	19.1% (9)	8.5% (4)	0.0% (0)	47
Preservation of existing affordable rental units	58.7% (27)	26.1% (12)	13.0% (6)	2.2% (1)	0.0% (0)	46
Energy efficiency improvements	47.9% (23)	37.5% (18)	12.5% (6)	2.1% (1)	0.0% (0)	48
Lead based paint screening/abatement	40.8% (20)	30.6% (15)	24.5% (12)	0.0% (0)	4.1% (2)	49
Rental housing for the elderly	59.6% (28)	25.5% (12)	14.9% (7)	0.0% (0)	0.0% (0)	47
Rental housing for the disabled	60.4% (29)	20.8% (10)	18.8% (9)	0.0% (0)	0.0% (0)	48
Rental housing for single persons	42.6% (20)	29.8% (14)	17.0% (8)	8.5% (4)	2.1% (1)	47
Rental housing for small families (2-4 persons)	54.5% (24)	25.0% (11)	15.9% (7)	2.3% (1)	2.3% (1)	44
Rental housing for large families (5 or more persons)	45.7% (21)	32.6% (15)	17.4% (8)	2.2% (1)	2.2% (1)	46
Other needs for rental housing	31.4% (11)	25.7% (9)	28.6% (10)	2.9% (1)	11.4% (4)	35
					Other (please specify)	2
answered question						50
skipped question						9

8. HOUSING FOR PERSONS WITH SPECIAL NEEDS

	Very Important	Important	Somewhat Important	Not Important	Not Needed	Response Count
Assisted living for the elderly	57.1% (28)	30.6% (15)	12.2% (6)	0.0% (0)	0.0% (0)	49
Housing for persons with HIV/AIDS	32.7% (16)	36.7% (18)	18.4% (9)	8.2% (4)	4.1% (2)	49
Housing for persons with alcohol/drug addiction	32.0% (16)	38.0% (19)	20.0% (10)	6.0% (3)	4.0% (2)	50
Housing for persons with developmental disabilities	52.1% (25)	37.5% (18)	6.3% (3)	2.1% (1)	2.1% (1)	48
Housing for persons with mental illness	51.0% (25)	32.7% (16)	10.2% (5)	2.0% (1)	4.1% (2)	49
Other needs for housing for persons with special needs	35.7% (15)	47.6% (20)	11.9% (5)	2.4% (1)	2.4% (1)	42
				Other (please specify)		5
				answered question		50
				skipped question		9

9. ECONOMIC DEVELOPMENT

	Very Important	Important	Somewhat Important	Not Important	Not Needed	Response Count
Land (sites, business/industrial parks, etc.) for business development	24.5% (12)	42.9% (21)	18.4% (9)	10.2% (5)	4.1% (2)	49
Buildings for business development	24.5% (12)	42.9% (21)	22.4% (11)	6.1% (3)	4.1% (2)	49
Loan programs	37.5% (18)	29.2% (14)	27.1% (13)	2.1% (1)	4.2% (2)	48
Job training programs	62.0% (31)	30.0% (15)	4.0% (2)	2.0% (1)	2.0% (1)	50
Technical assistance for small businesses	44.0% (22)	36.0% (18)	14.0% (7)	6.0% (3)	0.0% (0)	50
Downtown revitalization	46.9% (23)	38.8% (19)	12.2% (6)	0.0% (0)	2.0% (1)	49
Job development/creation	73.5% (36)	22.4% (11)	4.1% (2)	0.0% (0)	0.0% (0)	49
Retail development	38.0% (19)	34.0% (17)	20.0% (10)	2.0% (1)	6.0% (3)	50
Small business loans	46.0% (23)	34.0% (17)	14.0% (7)	4.0% (2)	2.0% (1)	50
Facade improvements	22.4% (11)	36.7% (18)	26.5% (13)	12.2% (6)	2.0% (1)	49
Lending for community redevelopment	42.9% (21)	38.8% (19)	14.3% (7)	2.0% (1)	2.0% (1)	49
				Other (please specify)		1
				answered question		50
				skipped question		9

10. INFRASTRUCTURE

	Very Important	Important	Somewhat Important	Not Important	Not Needed	Response Count
Water and Sewer to support business growth	44.0% (22)	38.0% (19)	12.0% (6)	4.0% (2)	2.0% (1)	50
Water and sewer to support affordable housing	52.1% (25)	29.2% (14)	12.5% (6)	6.3% (3)	0.0% (0)	48
Improve existing water and sewer lines	51.0% (26)	31.4% (16)	13.7% (7)	3.9% (2)	0.0% (0)	51
Expand or improve sewer treatment facilities	44.9% (22)	36.7% (18)	12.2% (6)	6.1% (3)	0.0% (0)	49
Improve water supply and treatment facilities	50.0% (24)	27.1% (13)	18.8% (9)	4.2% (2)	0.0% (0)	48
Provide or improve fire protection	43.8% (21)	39.6% (19)	14.6% (7)	2.1% (1)	0.0% (0)	48
Improve telecommunications for business and residents	20.8% (10)	41.7% (20)	25.0% (12)	10.4% (5)	2.1% (1)	48
Improve telecommunications for public services (public safety, education, health care)	38.3% (18)	27.7% (13)	27.7% (13)	4.3% (2)	2.1% (1)	47
Improve streets or sidewalks	38.0% (19)	38.0% (19)	18.0% (9)	6.0% (3)	0.0% (0)	50
Pave new roads	18.8% (9)	50.0% (24)	22.9% (11)	8.3% (4)	0.0% (0)	48
Improve existing roads	39.2% (20)	41.2% (21)	13.7% (7)	5.9% (3)	0.0% (0)	51
Improve existing storm drainage	38.0% (19)	46.0% (23)	14.0% (7)	2.0% (1)	0.0% (0)	50
Construct new storm drainage systems	23.9% (11)	43.5% (20)	26.1% (12)	4.3% (2)	2.2% (1)	46
Street lighting	40.0% (20)	30.0% (15)	24.0% (12)	6.0% (3)	0.0% (0)	50
				Other (please specify)		1
				answered question		51
				skipped question		8

11. COMMUNITY SERVICES FOR LOW & MOD INCOME PERSONS

	Very Important	Important	Somewhat Important	Not Important	Not Needed	Response Count
Childcare services	45.8% (22)	41.7% (20)	10.4% (5)	0.0% (0)	2.1% (1)	48
Afterschool care	43.8% (21)	45.8% (22)	10.4% (5)	0.0% (0)	0.0% (0)	48
Youth counseling/mentoring programs	52.1% (25)	39.6% (19)	6.3% (3)	2.1% (1)	0.0% (0)	48
Senior Programs (meals-on-wheels, in-home care)	62.5% (30)	31.3% (15)	6.3% (3)	0.0% (0)	0.0% (0)	48
Adult daycare	50.0% (24)	33.3% (16)	14.6% (7)	2.1% (1)	0.0% (0)	48
Physical health services	55.1% (27)	30.6% (15)	12.2% (6)	0.0% (0)	2.0% (1)	49
Mental health services	66.7% (32)	25.0% (12)	8.3% (4)	0.0% (0)	0.0% (0)	48
Drug/alcohol rehabilitation programs	55.1% (27)	32.7% (16)	8.2% (4)	2.0% (1)	2.0% (1)	49
Prescription drug assistance	47.9% (23)	35.4% (17)	12.5% (6)	0.0% (0)	4.2% (2)	48
Domestic violence/child abuse services	56.3% (27)	37.5% (18)	4.2% (2)	0.0% (0)	2.1% (1)	48
Foodbanks/nutritional support	58.3% (28)	35.4% (17)	4.2% (2)	0.0% (0)	2.1% (1)	48
Prenatal services	51.1% (24)	38.3% (18)	8.5% (4)	0.0% (0)	2.1% (1)	47
Job Training	55.3% (26)	34.0% (16)	6.4% (3)	2.1% (1)	2.1% (1)	47
Employment Assistance	55.1% (27)	34.7% (17)	4.1% (2)	4.1% (2)	2.0% (1)	49
Financial training/counseling	42.9% (21)	36.7% (18)	16.3% (8)	2.0% (1)	2.0% (1)	49
Case management	36.2% (17)	40.4% (19)	19.1% (9)	0.0% (0)	4.3% (2)	47
Fair housing services	38.3% (18)	36.2% (17)	21.3% (10)	0.0% (0)	4.3% (2)	47
Public safety programs	47.9% (23)	35.4% (17)	14.6% (7)	0.0% (0)	2.1% (1)	48
Transportation to human services or jobs/employment	70.2% (33)	14.9% (7)	8.5% (4)	4.3% (2)	2.1% (1)	47
					Other (please specify)	2

answered question 49

skipped question 10

12. PUBLIC FACILITIES FOR LOW & MOD NEIGHBORHOODS

	Very Important	Important	Somewhat Important	Not Important	Not Needed	Response Count
Public safety facilities (fire stations, police substations, etc.)	49.0% (24)	42.9% (21)	6.1% (3)	0.0% (0)	2.0% (1)	49
Health facilities	46.9% (23)	36.7% (18)	12.2% (6)	0.0% (0)	4.1% (2)	49
Training center	45.8% (22)	27.1% (13)	22.9% (11)	2.1% (1)	2.1% (1)	48
Libraries	44.9% (22)	34.7% (17)	18.4% (9)	0.0% (0)	2.0% (1)	49
Community centers	38.8% (19)	32.7% (16)	20.4% (10)	6.1% (3)	2.0% (1)	49
Childcare facilities	46.8% (22)	38.3% (18)	8.5% (4)	4.3% (2)	2.1% (1)	47
Senior Centers or adult daycare centers	47.9% (23)	33.3% (16)	14.6% (7)	2.1% (1)	2.1% (1)	48
Playgrounds and green spaces	37.5% (18)	41.7% (20)	18.8% (9)	2.1% (1)	0.0% (0)	48
Accessibility of public buildings to the disabled	54.2% (26)	35.4% (17)	6.3% (3)	2.1% (1)	2.1% (1)	48
Public transportation	79.2% (38)	10.4% (5)	8.3% (4)	2.1% (1)	0.0% (0)	48
Beautification/Enhanced public space	30.4% (14)	37.0% (17)	30.4% (14)	0.0% (0)	2.2% (1)	46
					Other (please specify)	2

answered question 49

skipped question 10

13. HOMELESS NEEDS

	Very Important	Important	Somewhat Important	Not Important	Not Needed	Response Count
Homeless prevention	59.2% (29)	30.6% (15)	10.2% (5)	0.0% (0)	0.0% (0)	49
Emergency shelters for families	66.0% (33)	26.0% (13)	8.0% (4)	0.0% (0)	0.0% (0)	50
Emergency shelters for men	52.1% (25)	37.5% (18)	8.3% (4)	0.0% (0)	2.1% (1)	48
Emergency shelters for women	57.1% (28)	34.7% (17)	8.2% (4)	0.0% (0)	0.0% (0)	49
Transitional housing for families	65.3% (32)	26.5% (13)	8.2% (4)	0.0% (0)	0.0% (0)	49
Transitional housing for men	52.1% (25)	37.5% (18)	8.3% (4)	0.0% (0)	2.1% (1)	48
Transitional housing for women	52.1% (25)	39.6% (19)	6.3% (3)	0.0% (0)	2.1% (1)	48
Supportive services for families	63.3% (31)	26.5% (13)	10.2% (5)	0.0% (0)	0.0% (0)	49
Supportive services for men	51.1% (24)	36.2% (17)	12.8% (6)	0.0% (0)	0.0% (0)	47
Supportive services for women	52.1% (25)	39.6% (19)	8.3% (4)	0.0% (0)	0.0% (0)	48
Operation/Maintenance of existing facilities	58.3% (28)	33.3% (16)	4.2% (2)	2.1% (1)	2.1% (1)	48
Job training for the homeless	56.0% (28)	34.0% (17)	10.0% (5)	0.0% (0)	0.0% (0)	50
Case management	48.0% (24)	34.0% (17)	16.0% (8)	2.0% (1)	0.0% (0)	50
Life skills training	52.0% (26)	34.0% (17)	12.0% (6)	2.0% (1)	0.0% (0)	50
Substance abuse treatment	68.8% (33)	27.1% (13)	2.1% (1)	0.0% (0)	2.1% (1)	48
Mental health care	69.4% (34)	26.5% (13)	2.0% (1)	0.0% (0)	2.0% (1)	49
Physical health care	59.6% (28)	36.2% (17)	2.1% (1)	0.0% (0)	2.1% (1)	47
Housing placement	60.4% (29)	29.2% (14)	8.3% (4)	2.1% (1)	0.0% (0)	48
Emergency financial assistance	57.8% (26)	28.9% (13)	6.7% (3)	6.7% (3)	0.0% (0)	45
answered question						50
skipped question						9

14. ELIMINATION OF BLIGHT

	Very Important	Important	Somewhat Important	Not Important	Not Needed	Response Count
Building code enforcement	53.1% (26)	28.6% (14)	8.2% (4)	10.2% (5)	0.0% (0)	49
Demolition of commercial or industrial structures	38.8% (19)	28.6% (14)	26.5% (13)	4.1% (2)	2.0% (1)	49
Demolition of residential structures	40.8% (20)	26.5% (13)	24.5% (12)	6.1% (3)	2.0% (1)	49
answered question						49
skipped question						10

15. Please choose the appropriate response for Race

		Response Percent	Response Count
African American		32.0%	16
Asian		0.0%	0
Pacific Islander		0.0%	0
Native American		0.0%	0
White		60.0%	30
Two or More Races		0.0%	0
Prefer Not to Answer		8.0%	4
answered question			50
skipped question			9

16. Please choose the appropriate Ethnicity

		Response Percent	Response Count
Hispanic		0.0%	0
Non-Hispanic		100.0%	49
answered question			49
skipped question			10

17. Please Indicate Annual Household Income

		Response Percent	Response Count
\$Less than \$15,000		2.0%	1
\$15,001 to \$35,000		6.0%	3
\$35,001 to \$50,000		22.0%	11
\$50,001 to \$75,000		18.0%	9
\$75,001 to \$100,000		20.0%	10
\$100,000 to \$150,000		18.0%	9
Greater than \$150,000		2.0%	1
Prefer Not to Answer		12.0%	6
answered question			50
skipped question			9

18. Do You ...

		Response Percent	Response Count
Own Your Home?		81.6%	40
Rent Your Home?		18.4%	9
		answered question	49
		skipped question	10

19. If you rent, is your home . .

		Response Percent	Response Count
An Apartment?		20.0%	3
A House?		80.0%	12
		answered question	15
		skipped question	44

RICHLAND COUNTY CONSOLIDATED PLAN SURVEY

ANALYSIS

The Richland County Community Development Office posted a Web-based community survey in English and Spanish on the County Website between June 11 and July 3, 2012. The survey was noted on the County Website, advertised in *The State*, and announced at each of the four public meetings and three focus group sessions held during the week of June 25, and at the first Public Hearing, held on June 29. E-mails were also sent to sub-recipients and other not-for-profit organizations advising them of the survey and encouraging the staff and clients of those organizations to take the survey.

The County received 59 responses to the English language survey, but there were no responses to the Spanish survey. Of the 59 respondents, thirty-one described themselves as residents, twenty-one as service agency staff, three as County employees and four as housing providers or developers. One pattern that did emerge in the course of analyzing the responses was that for most of the questions about specific programs or activities, there were fifty responses and nine persons skipped these questions.

Respondents were asked to rate each of various programs or activities as “Very Important,” “Important,” “Somewhat Important,” “Not Important,” or “Not Needed.”

Thirty-one respondents felt that unsafe or poor neighborhood conditions represented a “Very Important” concern, while twenty-eight felt that affordable housing was the most important issue. Another twenty-four persons noted homelessness as the most important concern and the lack of housing for homeless families and the need for transitional housing were specifically mentioned in the comments section.

Asked to select which of a number of general types of activities was “Very Important,” for the County as a whole, the respondents chose Crime Prevention as most important (39), Economic Development as second (34), and Infrastructure as third (30).

When asked to select the “Very Important” activities for the Low/mod population, the responses were different. Affordable Housing ranked first among the Very Important items (42), Employment Training was second with 34 votes, Health Services was third with 32 votes, and Crime Prevention was fourth with 30 votes.

Asked specifically about Homeownership needs for Low/mod persons, Energy Efficiency Improvements ranked first (27), Down Payment Assistance and Modifications for Persons with Disabilities tied for second place with 24 votes each and Affordable New Construction was third with 21 votes.

The top three “Very Important” items under Affordable Rental Housing Needs were Rental Housing for the Disabled (29), Rental Housing for the Elderly (28), and Preservation Existing Affordable Rental Units was third with 27 votes.

Housing for Persons with Special Needs voting showed that Assisted Living for the Elderly ranked first, (28), with Housing for Persons with Developmental Disabilities and Housing for Persons with Mental Illness tied for second with twenty-five votes each.

Asked about priorities for Economic Development, Job Development/Job Creation rated first (36), Job Training second (31), and Downtown Revitalization tied with Small Business Loans for third (23).

Infrastructure priorities focused on water and sewer issues: Improve Existing Water and Sewer Lines (26), Water and Sewer to Support Affordable Housing (25), and Improve Water Supply and Treatment (24).

There were nineteen choices for Services for Low & Mod Income Persons and seventeen of these drew significant votes as "Very Important." However, Transportation to Services or Jobs received the most votes (33), Mental Health Services was second, and Senior Programs was third (30).

Asked to rank Public Facilities, the group of respondents chose Public Transportation most often as "Very Important," (38), a reflection of both the importance of the topic and the current debate about an additional tax to support public transportation. The second choice as "Very Important" was Accessibility for the Disabled to Public Buildings, but the number of votes (26) was well off the votes for the transportation item. Public Safety Facilities was third with 24 "Very Important" votes, though this issue was played down in all of the public meetings and focus groups sessions.

There were nineteen choices for Homeless Needs and all of them drew significant votes as "Very Important." Indeed, even the lowest number of "Very Important" votes was 24, about one-half of the total votes available for the item. Mental Health Care received thirty-four "Very Important" votes, Substance Abuse Treatment and Emergency Shelters for Families tied for second with thirty-three votes, and Transitional Housing for Families was third with thirty-two votes.

Asked about the Elimination of Blight, respondents thought Building Code Enforcement was the most important item (26), though Demolition of residential structures received twenty votes as "Very Important."

The respondents were asked a number of demographic questions and the 50/9 pattern mentioned earlier continued in this section. Though many persons knew which County Council District was theirs, still thirty percent did not know. Only Council District Nine had no representation in this survey.

None of the respondents was Hispanic. All income ranges were represented, the most common being the \$35,001 to \$50,000 range; there was one person reporting less than \$15,000 and one reporting over \$150,000. Over eighty percent of respondents were home owners. Though some people appear to have misunderstood the question asking what type of rental unit they occupied, the number of persons renting a house was greater than those renting an apartment.

APPENDIX E

PUBLIC COMMENTS

Valeria and Jocelyn:

Thank you for the opportunity to comment on the Richland County FY 2012-2017 Consolidated Plan for Housing and Community Development Draft. Most importantly, I want to congratulate the Community Development staff on composing an excellent document. The data analysis is thorough and relevant, thereby identifying the issues affecting LMI families in Richland County. I have two new employees starting later this month and this document will be used as a training tool, helping them to understand affordable housing issues in the Midlands.

Overall I agree with the Priority Needs Analysis and Strategies. There is no doubt the first priority is “to improve the quality and availability of decent, safe and affordable housing.” Priority Three – Revitalize LMI neighborhoods, is also very important. However, I am concerned about combining the two priorities into a policy focusing on providing affordable housing only in targeted LMI neighborhoods. Both Richland County and the City of Columbia are using this strategy to distribute HOME funds to NPOs and other organizations involved in developing affordable housing in the Midlands.

Affordable Housing Resources believes that by offering affordable housing in safe neighborhoods with higher median incomes and access to good schools and services, we improve our tenants’ quality of life and help them rise above poverty. Research confirms the wisdom of this approach, as it is clear that the old idea of “warehousing the poor” is bad public policy. Integrating LMI families into neighborhoods offering a mix of affordable housing and housing sold or rented at “market” rates is considered best practice. The Rosewood Hills neighborhood in Columbia, which replaced a HUD “project,” Hendley Homes, is an example of this mixed-income housing philosophy. Rosewood Hills is a collaboration between HUD (Hope VI funds), the Columbia Housing Authority, the City of Columbia and private developers (especially Mungo Homes).

As Executive Director of Affordable Housing Resources, I wish there was more money available for us to purchase homes in good neighborhoods. However, I understand the difficult decisions that must be made when dealing with limited and diminishing funding sources.

I do recommend Richland County (and other local government entities) consider requiring any new housing development to have an affordable housing component. Most private housing development requires infrastructure provided by local governments, and since the ability to charge “impact fees” in South Carolina is limited, providing affordable housing is a fair return to the investment local governments make in private housing development. I understand this is a political decision, but I would support any staff effort to bring this to the attention of County Council and other lawmakers.

Again, thank you for the opportunity to comment, especially on such a well prepared plan. Please let me know if you have any questions, or if you believe I can help with the mission of the Richland County Community Development Department.

Bob Amundson, Executive Director

Affordable Housing Resources
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Columbia, SC 29260

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APPENDIX F

CPMP NEEDS TABLES

Housing Needs Table		Grantee:		Only complete blue sections. Do NOT type in sections other than blue.												% of Goal	Priority Need?	
		Current % of House-holds	Current Number of House-holds	3-5 Year Quantities														
				Year 1		Year 2		Year 3		Year 4*		Year 5*		Multi-Year				
Housing Needs - Comprehensive Housing Affordability Strategy (CHAS) Data Housing Problems		Goal	Actual	Goal	Actual	Goal	Actual	Goal	Actual	Goal	Actual	Goal	Actual	Goal	Actual			
		Household Income <=30% MFI	Renter	Elderly	NUMBER OF HOUSEHOLDS	100%	1911											
Any housing problems	63.7				1217	20		20		20		20		20		0	####	Y
Cost Burden > 30%	63.2				1208											0	####	
Cost Burden >50%	40.7				778											0	####	
Small Related	NUMBER OF HOUSEHOLDS			100%	3600													
	With Any Housing Problems			74.0	2664											0	####	
	Cost Burden > 30%			70.3	2531											0	####	
	Cost Burden >50%			52.6	1894											0	####	
Large Related	NUMBER OF HOUSEHOLDS			100%	895													
	With Any Housing Problems			78.8	705											0	####	
	Cost Burden > 30%			62.0	555											0	####	
	Cost Burden >50%			43.0	385											0	####	
All other hshold	NUMBER OF HOUSEHOLDS		100%	4525														
	With Any Housing Problems		76.6	3466											0	####		
	Cost Burden > 30%		75.4	3412											0	####		
	Cost Burden >50%		67.3	3045											0	####		
Owner	Elderly		NUMBER OF HOUSEHOLDS	100%	2198													
			With Any Housing Problems	70.0	1539	22		22		22		22		22		0	####	Y
			Cost Burden > 30%	69.1	1519											0	####	
			Cost Burden >50%	45.9	1009											0	####	Y
	Small Related	NUMBER OF HOUSEHOLDS	100%	1393														
		With Any Housing Problems	78.5	1094											0	####		
		Cost Burden > 30%	78.2	1089											0	####		
		Cost Burden >50%	67.8	944											0	####		
	related	NUMBER OF HOUSEHOLDS	100%	359														
		With Any Housing Problems	80.5	289											0	####		

		Household Income > 30 to <= 50% MFI														
		Percentage	Count	1	2	3	4	5	6	7	8	9	10	11	12	
Owner	Large F	Cost Burden > 30%	68.0	244											0	####
		Cost Burden >50%	57.1	205											0	####
	All other hsho	NUMBER OF HOUSEHOLDS	100%	1192												
		With Any Housing Problems	71.9	857											0	####
		Cost Burden > 30%	71.9	857											0	####
		Cost Burden >50%	59.5	709											0	####
	Elderly	NUMBER OF HOUSEHOLDS	100%	998												
		With Any Housing Problems	54.4	543											0	####
		Cost Burden > 30%	54.4	543											0	####
		Cost Burden >50%	20.4	204											0	####
	Small Related	NUMBER OF HOUSEHOLDS	100%	3125												
		With Any Housing Problems	60.6	1894											0	####
		Cost Burden > 30%	56.2	1756											0	####
		Cost Burden >50%	13.9	434											0	####
Large Related	NUMBER OF HOUSEHOLDS	100%	568													
	With Any Housing Problems	70.1	398											0	####	
	Cost Burden > 30%	41.9	238											0	####	
	Cost Burden >50%	8.6	49											0	####	
All other hsho	NUMBER OF HOUSEHOLDS	100%	2942													
	With Any Housing Problems	80.5	2368											0	####	
	Cost Burden > 30%	79.5	2339											0	####	
	Cost Burden >50%	24.8	730											0	####	
Elderly	NUMBER OF HOUSEHOLDS	100%	2168													
	With Any Housing Problems	43.5	943											0	####	
	Cost Burden > 30%	43.3	939											0	####	
	Cost Burden >50%	21.4	464											0	####	
Small Related	NUMBER OF HOUSEHOLDS	100%	1842													
	With Any Housing Problems	65.5	1207											0	####	
	Cost Burden > 30%	64.5	1188											0	####	
	Cost Burden >50%	33.6	619											0	####	
Large Related	NUMBER OF HOUSEHOLDS	100%	420													
	With Any Housing Problems	79.8	335											0	####	
	Cost Burden > 30%	60.7	255											0	####	

		Household Income >50 to <=80% MFI																		
		Percentage	Count																	
Owner	Large Related	NUMBER OF HOUSEHOLDS	100%	1070														0	####	
		With Any Housing Problems	55.1	590															0	####
		Cost Burden > 30%	36.0	385															0	####
		Cost Burden >50%	5.6	60															0	####
	Small Related	NUMBER OF HOUSEHOLDS	100%	4494															0	####
		With Any Housing Problems	42.5	1910															0	####
		Cost Burden > 30%	41.5	1865															0	####
		Cost Burden >50%	9.0	404															0	####
	Elderly	NUMBER OF HOUSEHOLDS	100%	3059															0	####
		With Any Housing Problems	23.7	725															0	####
		Cost Burden > 30%	23.7	725															0	####
		Cost Burden >50%	6.5	199															0	####
	Renter	All other hshold	NUMBER OF HOUSEHOLDS	100%	5140														0	####
			With Any Housing Problems	33.3	1712														0	####
			Cost Burden > 30%	31.8	1635														0	####
			Cost Burden >50%	2.2	113														0	####
Large Related		NUMBER OF HOUSEHOLDS	100%	920														0	####	
		With Any Housing Problems	53.3	490														0	####	
		Cost Burden > 30%	17.4	160														0	####	
		Cost Burden >50%	0.0	0														0	####	
Small Related		NUMBER OF HOUSEHOLDS	100%	4234														0	####	
		With Any Housing Problems	26.0	1101														0	####	
		Cost Burden > 30%	21.0	889														0	####	
		Cost Burden >50%	0.2	8														0	####	
Elderly	NUMBER OF HOUSEHOLDS	100%	803														0	####		
	With Any Housing Problems	30.3	243														0	####		
	Cost Burden > 30%	29.8	239														0	####		
	Cost Burden >50%	5.0	40														0	####		
All other hshold	NUMBER OF HOUSEHOLDS	100%	700														0	####		
	With Any Housing Problems	71.4	500														0	####		
	Cost Burden > 30%	71.4	500														0	####		
	Cost Burden >50%	42.1	295														0	####		
Lar	Cost Burden >50%	23.8	100														0	####		

All other hshold	NUMBER OF HOUSEHOLDS	100%	2255													
	With Any Housing Problems	53.2	1200											0	####	
	Cost Burden > 30%	52.3	1179											0	####	
	Cost Burden >50%	11.1	250											0	####	
	Total Any Housing Problem			42	0	42	0	42	0	42	0	42	0	0	0	
	Total 215 Renter													0		Tot. El
	Total 215 Owner													0		Tot. Sm. I
	Total 215			0	0	0	0	0	0	0	0	0	0	0	0	

Total Disabled		0			
derly	5210		Total Lead Hazard	0	
Related	23491		Total Renters	39986	
related	5443		Total Owners	27191	

Jurisdiction						
Housing Market Analysis						
<i>Complete cells in blue.</i>						
Housing Stock Inventory	Vacancy Rate	0 & 1 Bedroom	2 Bedrooms	3+ Bedroom	Total	Substandard Units
Affordability Mismatch						
Occupied Units: Renter		12930	20430	17055	50415	785
Occupied Units: Owner		293	6535	57430	64258	205
Vacant Units: For Rent	11%	1100	1000	3370	5470	100
Vacant Units: For Sale	3%	15	1840	150	2005	0
Total Units Occupied & Vacant		14338	29805	78005	122148	1090
Rents: Applicable FMRs (in \$s)		690	769	950		
Rent Affordable at 30% of 50% of MFI (in \$s)		421	484	580		
Public Housing Units						
Occupied Units		669	654	751	2074	0
Vacant Units		0	0	0	0	0
Total Units Occupied & Vacant		669	654	751	2074	0
Rehabilitation Needs (in \$s)		TBD	TBD	TBD	0	

Continuum of Care Homeless Population and Subpopulations Chart

Part 1: Homeless Population	Sheltered		Un-sheltered	Total	Jurisdiction
	Emergency	Transitional			Data Quality
1. Homeless Individuals	1221	400	0	1621	(N) enumerations ▼
2. Homeless Families with Children	97	28	0	125	
2a. Persons in Homeless with Children Families	305	100	0	405	
Total (lines 1 + 2a)	1526	500	0	2026	

Part 2: Homeless Subpopulations	Sheltered		Un-sheltered	Total	Data Quality
1. Chronically Homeless		238			0
2. Severely Mentally Ill		204	0	204	
3. Chronic Substance Abuse		126	0	126	
4. Veterans		312	0	312	
5. Persons with HIV/AIDS		25	0	25	
6. Victims of Domestic Violence		239	0	239	
7. Youth (Under 18 years of age)		255	0	255	

Part 3: Homeless Needs Table: Individuals		Needs	Currently Available	Gap	5-Year Quantities										Total			Priority_H_M_L	Plan to Fund? Y N	Fund Source: CDBG_HOME, HOPWA_ESG or Other
					Year 1		Year 2		Year 3		Year 4		Year 5		Goal	Actual	% of Goal			
					Goal	Complete	Goal	Complete	Goal	Complete	Goal	Complete	Goal	Complete						
Beds	Emergency Shelters	1000	800	200	0	0	0	0	0	0	0	0	0	0	0	0	###			
	Transitional Housing	600	400	200	0	0	0	0	0	0	0	0	0	0	0	0	###			
	Permanent Supportive Housing	500	250	250	0	0	0	0	0	0	0	0	0	0	0	0	###			
	Total	2100	1450	650	0	0	0	0	0	0	0	0	0	0	0	0	###			
Chronically Homeless																				

Part 4: Homeless Needs Table: Families		Needs	Currently Available	Gap	5-Year Quantities										Total			Priority_H_M_L	Plan to Fund? Y N	Fund Source: CDBG_HOME_ HOPWA_ESG or Other
					Year 1		Year 2		Year 3		Year 4		Year 5		Goal	Actual	% of Goal			
					Goal	Complete	Goal	Complete	Goal	Complete	Goal	Complete	Goal	Complete						
Beds	Emergency Shelters	250	50	200	0	0	0	0	0	0	0	0	0	0	0	0	###			
	Transitional Housing	300	100	200	0	0	0	0	0	0	0	0	0	0	0	0	###			
	Permanent Supportive Housing	50	20	30	0	0	0	0	0	0	0	0	0	0	0	0	###			
	Total	600	170	430	0	0	0	0	0	0	0	0	0	0	0	0	###			

Completing Part 1: Homeless Population. This must be completed using statistically reliable, unduplicated counts or estimates of homeless persons in sheltered and unsheltered locations at a one-day point in time. The counts must be from: (A) administrative records, (N) enumerations, (S) statistically reliable samples, or (E) estimates. The quality of the data presented in each box must be identified as: (A), (N), (S) or (E).

Completing Part 2: Homeless Subpopulations. This must be completed using statistically reliable, unduplicated counts or estimates of homeless persons in sheltered and unsheltered locations at a one-day point in time. The numbers must be from: (A) administrative records, (N) enumerations, (S) statistically reliable samples, or (E) estimates. The quality of the data presented in each box must be identified as: (A), (N), (S) or (E).

Sheltered Homeless. Count adults, children and youth residing in shelters for the homeless. "Shelters" include all emergency shelters and transitional shelters for the homeless, including domestic violence shelters, residential programs for runaway/homeless youth, and any hotel/motel/apartment voucher arrangements paid by a public/private agency because the person or family is homeless. Do not count: (1) persons who are living doubled up in conventional housing; (2) formerly homeless persons who are residing in Section 8 SRO, Shelter Plus Care, SHP permanent housing or other permanent housing units; (3) children or youth, who because of their own or a parent's homelessness or abandonment, now reside temporarily and for a short anticipated duration in hospitals, residential treatment facilities, emergency foster care, detention facilities and the like; and (4) adults living in mental health facilities, chemical dependency facilities, or criminal justice facilities.

Unsheltered Homeless. Count adults, children and youth sleeping in places not meant for human habitation. Places not meant for human habitation include streets, parks, alleys, parking ramps, parts of the highway system, transportation depots and other parts of transportation systems (e.g. subway tunnels, railroad car), all-night commercial establishments (e.g. movie theaters, laundromats, restaurants), abandoned buildings, building roofs or stairwells, chicken coops and other farm outbuildings, caves, campgrounds, vehicles, and other similar places.

Non-Homeless Special Needs Including HOPWA		Needs	Currently Available	GAP	3-5 Year Quantities										Total		
					Year 1		Year 2		Year 3		Year 4*		Year 5*		Goal	Actual	% of Goal
					Goal	Complete	Goal	Complete	Goal	Complete	Goal	Complete	Goal	Complete			
Housing Needed	52. Elderly	24000	500	23500	20	0	20	0	20	0	20	0	20	0	100	0	0%
	53. Frail Elderly	16000	500	15500	12	0	12	0	12	0	12	0	12	0	60	0	0%
	54. Persons w/ Severe Mental Illness	23000	100	22900	0	0	0	0	0	0	0	0	0	0	0	0	####
	55. Developmentally Disabled	9600	0	9600	0	0	0	0	0	0	0	0	0	0	0	0	####
	56. Physically Disabled	2060	0	2060	0	0	0	0	0	0	0	0	0	0	0	0	####
	57. Alcohol/Other Drug Addicted	41800	0	41800	0	0	0	0	0	0	0	0	0	0	0	0	####
	58. Persons w/ HIV/AIDS & their families	350	100	250	0	0	0	0	0	0	0	0	0	0	0	0	####
	59. Public Housing Residents	12500	6000	6500	0	0	0	0	0	0	0	0	0	0	0	0	####
	Total	1E+05	7200	1E+05	32	0	32	0	32	0	32	0	32	0	160	0	0%
Supportive Services Needed	60. Elderly	24000	12000	12000	0	0	0	0	0	0	0	0	0	0	0	0	####
	61. Frail Elderly	16000	12000	4000	0	0	0	0	0	0	0	0	0	0	0	0	####
	62. Persons w/ Severe Mental Illness	23000	2000	21000	0	0	0	0	0	0	0	0	0	0	0	0	####
	63. Developmentally Disabled	9600	600	9000	0	0	0	0	0	0	0	0	0	0	0	0	####
	64. Physically Disabled	2060	1000	1060	0	0	0	0	0	0	0	0	0	0	0	0	####
	65. Alcohol/Other Drug Addicted	41800	1000	40800	0	0	0	0	0	0	0	0	0	0	0	0	####
	66. Persons w/ HIV/AIDS & their families	350	200	150	0	0	0	0	0	0	0	0	0	0	0	0	####
	67. Public Housing Residents	12500	12500	0	0	0	0	0	0	0	0	0	0	0	0	0	####
Total	1E+05	41300	88010	0	0	0	0	0	0	0	0	0	0	0	0	####	

Housing and Community Development Activities		Needs	Current	Gap	5-Year Quantities												
					Year 1		Year 2		Year 3		Year 4		Year 5		Cumulative		
					Goal	Actual	Goal	Actual	Goal	Actual	Goal	Actual	Goal	Actual	Goal	Actual	
01 Acquisition of Real Property 570.201(a)		0	0	0	25				25					25		75	0
02 Disposition 570.201(b)		0	0	0												0	0
Public Facilities and Improvements	03 Public Facilities and Improvements (General) 570.201(c)		0	0	0											0	0
	03A Senior Centers 570.201(c)		0	0	0											0	0
	03B Handicapped Centers 570.201(c)		0	0	0											0	0
	03C Homeless Facilities (not operating costs) 570.201(c)		0	0	0	50										50	0
	03D Youth Centers 570.201(c)		0	0	0											0	0
	03E Neighborhood Facilities 570.201(c)		0	0	0			25		25		50				100	0
	03F Parks, Recreational Facilities 570.201(c)		0	0	0	25		25		25		25		25		125	0
	03G Parking Facilities 570.201(c)		0	0	0											0	0
	03H Solid Waste Disposal Improvements 570.201(c)		0	0	0											0	0
	03I Flood Drain Improvements 570.201(c)		0	0	0											0	0
	03J Water/Sewer Improvements 570.201(c)		0	0	0	50		50		50		50		50		250	0
	03K Street Improvements 570.201(c)		0	0	0	50		50		50		50		50		250	0
	03L Sidewalks 570.201(c)		0	0	0											0	0
	03M Child Care Centers 570.201(c)		0	0	0											0	0
	03N Tree Planting 570.201(c)		0	0	0											0	0
03O Fire Stations/Equipment 570.201(c)		0	0	0											0	0	
03P Health Facilities 570.201(c)		0	0	0											0	0	
03Q Abused and Neglected Children Facilities 570.201(c)		0	0	0											0	0	
03R Asbestos Removal 570.201(c)		0	0	0											0	0	
03S Facilities for AIDS Patients (not operating costs) 570.201(c)		0	0	0											0	0	
03T Operating Costs of Homeless/AIDS Patients Programs		0	0	0											0	0	
04 Clearance and Demolition 570.201(d)		0	0	0	50		50		50						150	0	
04A Clean-up of Contaminated Sites 570.201(d)		0	0	0											0	0	
Public Services	05 Public Services (General) 570.201(e)		0	0	0											0	0
	05A Senior Services 570.201(e)		0	0	0											0	0
	05B Handicapped Services 570.201(e)		0	0	0											0	0
	05C Legal Services 570.201(e)		0	0	0	10		10		10		10		10		50	0
	05D Youth Services 570.201(e)		0	0	0											0	0
	05E Transportation Services 570.201(e)		0	0	0											0	0
	05F Substance Abuse Services 570.201(e)		0	0	0											0	0
	05G Battered and Abused Spouses 570.201(e)		0	0	0											0	0
	05H Employment Training 570.201(e)		0	0	0	50		50		50		50		50		250	0
	05I Crime Awareness 570.201(e)		0	0	0											0	0
	05J Fair Housing Activities (if CDBG, then subject to 570.201(e))		0	0	0	10		10		10		10		10		50	0
	05K Tenant/Landlord Counseling 570.201(e)		0	0	0											0	0
	05L Child Care Services 570.201(e)		0	0	0											0	0
	05M Health Services 570.201(e)		0	0	0											0	0
	05N Abused and Neglected Children 570.201(e)		0	0	0											0	0
05O Mental Health Services 570.201(e)		0	0	0											0	0	
05P Screening for Lead-Based Paint/Lead Hazards Poison 570.201(e)		0	0	0	10		10		10		10		10		50	0	
05Q Subsistence Payments 570.204		0	0	0											0	0	

05R Homeownership Assistance (not direct) 570.204	0	0	0											0	0
05S Rental Housing Subsidies (if HOME, not part of 5% 570.204	0	0	0											0	0
05T Security Deposits (if HOME, not part of 5% Admin c	0	0	0											0	0
06 Interim Assistance 570.201(f)	0	0	0											0	0
07 Urban Renewal Completion 570.201(h)	0	0	0											0	0
08 Relocation 570.201(i)	0	0	0											0	0
09 Loss of Rental Income 570.201(j)	0	0	0											0	0
10 Removal of Architectural Barriers 570.201(k)	0	0	0											0	0
11 Privately Owned Utilities 570.201(l)	0	0	0											0	0
12 Construction of Housing 570.201(m)	0	0	0											0	0
13 Direct Homeownership Assistance 570.201(n)	0	0	0											0	0
14A Rehab: Single-Unit Residential 570.202	0	0	0	100						200		200		500	0
14B Rehab: Multi-Unit Residential 570.202	0	0	0											0	0
14C Public Housing Modernization 570.202	0	0	0											0	0
14D Rehab: Other Publicly-Owned Residential Buildings 570.202	0	0	0											0	0
14E Rehab: Publicly or Privately-Owned Commercial/Indu 570.202	0	0	0											0	0
14F Energy Efficiency Improvements 570.202	0	0	0			100		100		100		100		400	0
14G Acquisition - for Rehabilitation 570.202	0	0	0											0	0
14H Rehabilitation Administration 570.202	0	0	0	25		25		25		25		25		125	0
14I Lead-Based/Lead Hazard Test/Abate 570.202	0	0	0	25		25		25		25		25		125	0
15 Code Enforcement 570.202(c)	0	0	0	75		75		75		75		75		375	0
16A Residential Historic Preservation 570.202(d)	0	0	0											0	0
16B Non-Residential Historic Preservation 570.202(d)	0	0	0											0	0
17A CI Land Acquisition/Disposition 570.203(a)	0	0	0											0	0
17B CI Infrastructure Development 570.203(a)	0	0	0											0	0
17C CI Building Acquisition, Construction, Rehabilitat 570.203(a)	0	0	0											0	0
17D Other Commercial/Industrial Improvements 570.203(a)	0	0	0											0	0
18A ED Direct Financial Assistance to For-Profits 570.203(b)	0	0	0											0	0
18B ED Technical Assistance 570.203(b)	0	0	0											0	0
18C Micro-Enterprise Assistance	0	0	0											0	0
19A HOME Admin/Planning Costs of PJ (not part of 5% Ad	0	0	0											0	0
19B HOME CHDO Operating Costs (not part of 5% Admin ca	0	0	0											0	0
19C CDBG Non-profit Organization Capacity Building	0	0	0											0	0
19D CDBG Assistance to Institutes of Higher Education	0	0	0											0	0
19E CDBG Operation and Repair of Foreclosed Property	0	0	0											0	0
19F Planned Repayment of Section 108 Loan Principal	0	0	0											0	0
19G Unplanned Repayment of Section 108 Loan Principal	0	0	0											0	0
19H State CDBG Technical Assistance to Grantees	0	0	0											0	0
20 Planning 570.205	0	0	0											0	0
21A General Program Administration 570.206	0	0	0											0	0
21B Indirect Costs 570.206	0	0	0											0	0
21D Fair Housing Activities (subject to 20% Admin cap) 570.206	0	0	0											0	0
21E Submissions or Applications for Federal Programs 570.206	0	0	0											0	0
21F HOME Rental Subsidy Payments (subject to 5% cap)	0	0	0											0	0
21G HOME Security Deposits (subject to 5% cap)	0	0	0											0	0
21H HOME Admin/Planning Costs of PJ (subject to 5% cap	0	0	0											0	0
21I HOME CHDO Operating Expenses (subject to 5% cap)	0	0	0											0	0
22 Unprogrammed Funds	0	0	0											0	0

HOPWA	31J Facility based housing – development	0	0	0										0	0	
	31K Facility based housing - operations	0	0	0										0	0	
	31G Short term rent mortgage utility payments	0	0	0										0	0	
	31F Tenant based rental assistance	0	0	0										0	0	
	31E Supportive service	0	0	0										0	0	
	31I Housing information services	0	0	0										0	0	
	31H Resource identification	0	0	0										0	0	
	31B Administration - grantee	0	0	0										0	0	
	31D Administration - project sponsor	0	0	0										0	0	
CDBG	Acquisition of existing rental units	0	0	0										0	0	
	Production of new rental units	0	0	0										0	0	
	Rehabilitation of existing rental units	0	0	0										0	0	
	Rental assistance	0	0	0										0	0	
	Acquisition of existing owner units	0	0	0										0	0	
	Production of new owner units	0	0	0										0	0	
	Rehabilitation of existing owner units	0	0	0										0	0	
	Homeownership assistance	0	0	0										0	0	
HOME	Acquisition of existing rental units	0	0	0	100	100	100	100	100	100	500	0				
	Production of new rental units	0	0	0							0	0				
	Rehabilitation of existing rental units	0	0	0	100	100	100	100	100	100	500	0				
	Rental assistance	0	0	0							0	0				
	Acquisition of existing owner units	0	0	0							0	0				
	Production of new owner units	0	0	0	100	100	100	100	100	100	500	0				
	Rehabilitation of existing owner units	0	0	0	200	200	200	200	200	200	800	0				
	Homeownership assistance	0	0	0	150	150	150	150	150	150	750	0				
Totals		0	0	0	1205	0	1155	0	1180	0	1330	0	1105	0	5975	0

APPENDIX G

ROSTER OF SPECIAL NEEDS POPULATIONS FACILITIES AND SERVICES

Special Need Facilities and Services **(91.210(d))**

The County has a limited number of services and facilities to meet the needs of persons who are not homeless, but require supportive housing. There are also limited services and programs for ensuring that persons returning from mental and physical health institutions receive appropriate supportive housing. These services and facilities are limited because the resources required to operate and to maintain these entities are very limited.

Appendix G provides a listing of the licensed facilities of each type discussed below.

1. Senior Housing and Care

There are two primary types of housing available for the elderly, representing a range of assistance and care options:

Nursing homes are facilities that provide nursing or convalescent care for two or more persons unrelated to the licensee. A nursing home provides long-term care of chronic conditions or short-term convalescent or rehabilitative care of remedial ailments for which medical and nursing care are necessary. Although some residents are admitted for shorter convalescent or rehabilitative stays following hospitalization, most nursing facility residents are older adults who require long-term care. There are thirteen licensed Nursing homes in the County with 1,740 residents. Appendix G provides a current listing of nursing homes in Richland County.

Community Residential Care Facilities, also referred to as assisted living facilities, offer room and board for two or more persons unrelated to the licensee. These facilities are designed to accommodate changing needs and preferences of residents; maximize the dignity, autonomy, privacy, independence, and safety of residents; and encourage family and community involvement. Also included is any facility (other than a hospital), which offers a beneficial or protected environment specifically for individuals who have mental illness or disabilities. The Division of Health Licensing of the South Carolina Department of Health and Environmental Control lists 60 community residential care facilities in Richland County, with a combined capacity of up to 1,279 residents.

A variety of services for the elderly is available in Richland County. A majority of aging services are federally funded through the *1965 Older Americans Act*. This law requires that planning and service districts be designated to plan and implement aging services. To that end, the Lieutenant Governor's Office on Aging has divided the State into ten planning and service districts. The Central Midlands Council of Governments was designated as the **Midlands Area Agency on Aging** (AAA) in 1976. The Regional Aging Advisory Committee – comprised of members who are older individuals or individuals who are eligible to participate in *Older Americans Act* programs, representatives of older persons, and the general public – assists the Central Midlands COG in fulfilling the responsibilities of the Area Agency on Aging that include planning and oversight of programs and services for the elderly residents of Fairfield, Lexington, Newberry and Richland Counties. These programs and services are carried out by local service providers at the county level. Among the services given funding priority are group dining, home

delivered meals, home care, and transportation. The Council provides a comprehensive listing of senior services through its *Aging Services Directory*.

State funds are allocated to local agencies on aging based on a multi-factored formula that include an equal base, the percent of population aged 60 and above living below poverty, the percent of minority population over the age of 60, the percent of the population who are moderately or severely impaired, and the percent of State rural population.

Organized in 1967, **Senior Resources, Incorporated**, is a nonprofit organization that provides coordinated services and resources to promote healthy, independent living for Richland County seniors. Services provided by Senior Resources include home care, transportation, meal delivery and congregate meals, as well as providing senior volunteers that perform a variety of services including working at local hospitals, libraries and nonprofit organizations, serving as foster grandparents, tutors, and mentors, and providing essential respite assistance to homebound seniors.

The Senior Resources Meals on Wheels program packs and delivers noon day meals to eligible elderly, frail and homebound individuals throughout the County. Through its 9 Wellness Centers, Senior Services provides a host of services for seniors aged 60 and older including nutritional mid-day meals, health screenings, exercise programs, outings, educational programs and transportation. Transportation is provided for area seniors through Senior Services to nonemergency medical appointments and mental health. A roster of Adult Day Care centers is included in Appendix G.

The **Richland County Recreation Commission** provides a wide range of activities and programs geared to senior adults. The Adult Activity Center on Parklane Road is open to adults ages 40 and older and is designed to offer mature adults an affordable outlet for socializing, fitness, wellness education, and fun leisure experiences. In addition, most of the Commission's 14 recreation centers offer clubs and activities specifically for older County residents.

A number of additional agencies and organizations in the Midlands serve the needs of the elderly Richland County residents. **Respite House** is located on Colonial Drive and provides adult day care, including group dining, information and referral and transportation for seniors in need of supervision. The **Columbia Urban League** provides legal services to Midlands seniors including advice and counsel, birth certificates, Social Security appeals, wills, deeds, living wills, homestead exemptions, probate, power of attorney, guardianship, information and referral. The Urban League also conducts seminars and lectures at various congregate meal sites and senior citizen centers.

2. Persons with Mental, Physical or Developmental Disabilities

Disabilities can include a wide range of conditions – physical limitations, mental illness, and serious medical conditions. The County is able to offer a range of services to persons with disabilities.

The **SC Department of Disabilities and Special Needs** (SCDDSN) plans, develops, coordinates and funds services for people in South Carolina with severe lifelong disabilities. The Department provides services through a statewide network of local disabilities and special needs boards. These local boards serve as the planning and coordination point for all local

services. The **Richland-Lexington Disabilities and Special Needs Board** provides these services for the residents of Richland County.

Other service organizations that provide services to disabled Richland County residents include:

- Babcock Center, Inc.
- Bright Start
- Burton Center
- Care Focus, Inc.
- Charles Lea Center
- Early Autism Project, Inc.
- Easter Seals of SC
- Epworth Early Intervention Center
- Lutheran Family Services in the Carolinas
- SC Autism Society
- SC Mentor
- United Cerebral Palsy of SC Residential Services, Inc.

SCDDSN currently serves about 27,500 persons statewide with mental retardation and related disabilities, autism, head injury and spinal cord injury. Approximately 82% of these individuals live at home with their families – high when compared to the 61% that live at home nationally. The remaining 18% of individuals have complex needs that cannot be met at home and require services provided in community residential settings or in one of five state-operated regional centers. Community residential services meet the needs of individuals for whom in-home individual and family supports prove ineffective.

The small, family-like local residential services provide 24-hour care, but cost less than the cost of care at a state operated regional center and are preferred by individuals and families. Regional centers serve persons with the most complex needs, and are the most expensive residential alternative due to the level of care and supervision needed. The number of persons served in the State's regional facilities continues to decline as more localized services become available, allowing individuals to live closer to their families. All individuals living at regional centers and their families are screened annually regarding their interest in a community placement.

Each month SCDDSN receives approximately 400 requests from new clients related to eligibility and services. Turnover is very limited in the SCDDSN service system because severe disabilities are lifelong and waiting lists for essential services are long. The waiting lists are likely to grow substantially in coming years, as older parents become ill or develop chronic diseases, their ability to provide care and supervision becomes increasingly difficult, making it necessary for the State to provide the 24-hour care required for their children with disabilities and special needs.

The **South Carolina Vocational Rehabilitation Department** (SCVRB) helps South Carolinians with disabilities to prepare for, achieve and maintain competitive employment through a statewide service delivery system. In Richland County, the Richland Work Training Center in Columbia is the primary entry point into the SCVRB program for area residents. The County has the largest number of residents served by the Department.

Community training homes resemble a single-family home and attempt to blend into the surrounding community. Such homes are limited to 3 beds for adults and children and are licensed by SCDDSN. Individuals receive personalized services and support. Intermediate care facilities serve 4 or more individuals who require 24-hour medical and rehabilitative services and are heavily regulated and licensed by SCDHEC. In South Carolina, the majority of these are 8 bed facilities. There are four Regional Centers in the State – each is licensed and certified as an intermediate care and major regional facility. Generally, regional center placement is recommended only when appropriate community residential services are not available. The Department of Social Services also has the option of placing individuals in foster care, within a surrogate family setting.

The **South Carolina Department of Mental Health** (SCDMH) provides a range of community-based and inpatient services to persons of all ages who are emotionally disturbed or psychiatrically disabled. SCDMH operates a community-based system of mental health care through its 17 community mental health centers (one located in Columbia), with offices in all 46 counties. Inpatient services are provided by 3 hospitals (2 for adults and 1 for children), an alcohol/drug addiction treatment facility, a psychiatric nursing home, and 2 nursing homes for veterans. Many of these facilities are located within Richland. Approximately 93% of SCDMH clients receive care in a community setting.

Programs and services provided by SCDMH are primarily focused on community health care, in which people living with mental health disorders recover in their home environments, near their jobs, family and friends. In 1992, SCDMH initiated the Toward Local Care (TLC) program to help clients make a smooth transition from living in a hospital setting to living in the community. Since its inception, TLC programs have moved 1,800 long-term, hospitalized patients into the community. Every community mental health center has a TLC program, with more than 850 active TLC clients living successfully statewide in TLC apartments, home share settings, group homes, or a combination of arrangements.

In Richland County, community-based services are provided by the Columbia Area Mental Health Center. Local staff delivers individualized, rehabilitative treatment for clients and helps them find a place to live if needed. These residences may include transitional treatment units, residential care facilities, supported or supervised apartments, shared housing, independent housing or adult foster care. Only 10% of SC mental health clients receive care in a hospital setting. There are 5 major SCDMH facilities in the Midlands. Columbia-based treatment programs are administratively consolidated within the Columbia Behavioral Health System (CBHS).

- Earle E. Morris, Jr. Alcohol and Drug Addiction Treatment Center provides evaluations, detoxification and treatment of chemical dependence.
- Forensics Program provides forensic psychiatric inpatient beds as well as inpatient and outpatient psychiatric care and evaluations for the State's forensics population.
- G. Werber Bryan Psychiatric Hospital provides adult acute psychiatric beds and intermediate adult psychiatric beds for short-term and intermediate intensive care.
- Sexually Violent Predators Program provides secure, long-term, sexual predator therapy, care and treatment aimed at helping clients understand and take responsibility for their behavior.
- William S. Hall Psychiatric Institute provides psychiatric and chemical addiction inpatient care for children and adolescents.

Independent inpatient facilities in the area include:

- C.M. Tucker, Jr. Nursing Care Center provides long term care for residents who are mentally and physically handicapped.
- Moncrief Army Community Hospital offers psychiatric and acute care services.
- Palmetto Health Baptist Columbia offers psychiatric, rehabilitation and acute care services.
- Palmetto Health Richland Hospital offers psychiatric and acute care services.

Intermediate Care Facilities for the Mentally Retarded (ICF/MR) are facilities that serve four or more mentally retarded persons or persons with related conditions. These facilities provide health or rehabilitative services on a regular basis to individuals whose mental and physical conditions require services including room, board, and active treatment for their mental retardation or related conditions. ICF/MRs provide, in a protected residential setting, ongoing evaluation, planning, 24-hour supervision, coordination and integration of health and rehabilitative services to help each individual function to the best of his or her ability. Eight facilities located throughout Richland County provide intermediate care for the mentally retarded, with a total capacity for 400 residents. Seven of the intermediate care facilities include 15 or fewer patient beds, and the First Midlands ICF/MR includes 344 beds. In addition, many of the community residential care facilities in the County accommodate persons with mental or physical disabilities.

The Richland/Lexington Disabilities and Special Needs Board has a waiting list for the **Babcock Center** (the major provider of housing for persons with disabilities and special needs in the 2 county area) that included 260 persons from both Richland and Lexington Counties. Currently more than 1,100 persons with disabilities and special needs are housed in 105 Babcock facilities primarily located in Richland and Lexington.

The **Mental Illness Recovery Center, Inc.** (MIRCI) was established in 1960 as a nonprofit organization, with a mission to provide community-based services to individuals recovering from mental illness and/or severe emotional problems in the Midlands of South Carolina. MIRCI provides a variety of counseling, housing and financial management programs to help individuals become better adjusted and live independently in the community. In 1992, MIRCI embarked on a program to provide safe, decent and affordable housing for its members. The first apartment complex, the Dena Bank Apartments, was completed in 1995 and provides housing to 16 residents in the St. Andrews area of Richland County. Supportive services are provided on-site in cooperation with Columbia Area Mental Health Center. Harmon Hill Apartments, an 18- unit apartment complex also located in the St. Andrews area of the County, opened in early 2003.

There are 43 persons on MIRCI's waiting list for apartments in Richland County, with most persons waiting an average of 6 months to a year for an available apartment. MIRCI has also developed 2 additional 20-unit complexes, both located nearby in Lexington County, with supportive services provided in cooperation with the Lexington County Community Mental Health Center. In addition, in 2005 MIRCI opened the Homeless Recovery Center in downtown Columbia, a drop-in center for homeless persons with mental illness and co-occurring substance abuse. The Center provides intensive services needed for homeless individuals with mental illness and co-occurring substance abuse to recover meaningful lives while making the transition from homelessness to supported or independent living.

Several independent mental health organizations provide advocacy and services to persons with mental illnesses. These are a number of community-based grassroots organizations with offices in the Columbia area, including:

- Mental Illness Recovery Center, Inc. (MIRCI)
- South Carolina Self-Help Associations Regarding Emotions (SC SHARE)
- Mental Health Association in South Carolina (MHASC)
- National Alliance for the Mentally Ill of South Carolina (NAMI of SC)
- Federation of Families in South Carolina
- Protection and Advocacy for People with Disabilities, Inc. (P&A)

3. Persons with Alcohol and Other Drug Addictions

Substance abuse is a problem that affects persons of all races, gender, and economic status. The ***South Carolina Department of Alcohol and Other Drug Abuse Services*** (DAODAS) offers a wide array of prevention, intervention and treatment services through a community-based system of care. Although services are coordinated at the State level through DAODAS, the Department in turn subcontracts with 33 county alcohol and drug abuse authorities to provide direct services to residents of all 46 counties. DAODAS reports that each year more than 50,000 South Carolinians receive direct intervention and/or treatment services through the county authorities. Most people who develop substance abuse problems are able to maintain jobs and continue to live at home during the early stages of addiction. As the problem progresses, however, the ability to maintain a seemingly normally functioning lifestyle diminishes.

The ***Lexington-Richland Alcohol and Drug Abuse Coalition*** (LRADAC) provides substance abuse services for residents of Richland County. Each year LRADAC provides services to more than 5,000 clients in Lexington and Richland Counties. Three basic types of services are available through the local service-delivery system – prevention, intervention and treatment. All are necessary to successfully address abuse problems both individually and community-wide. Its mission is to provide effective, personalized services to prevent or reduce the harm of substance use and addictions, as well as evidence-based, best practice prevention, intervention and treatment services. To meet this mission, LRADAC provides treatment options that include both inpatient and outpatient services. Outpatient services include therapy for individuals and family members, intervention counseling, educational groups, occupational and recreational therapy, co-dependency and special needs groups, and/or psychotherapy. Education and prevention services are also provided to community groups, individuals and schools.

Inpatient services provided by LRADAC include residential programs – often referred to as halfway houses, community residences or community housing. While clients are waiting to get into residential programs they receive interim services including counseling and case management. The ***Women’s Community Residence*** (WCR) offers low-intensity treatment in a safe, secure environment conducive to continued recovery. The WCR includes a 24-bed inpatient facility that operates 24 hours per day, 7 days per week. Planned activities are directed toward applying recovery skills, preventing relapse, promoting personal responsibility, and reintegrating clients back into the community. The ***Medical Detoxification Unit*** (Detox) is designed as a medically monitored, 16-bed, intensive inpatient treatment program offering organized services. The Unit is staffed with registered and/or licensed practical nurses, physician/physician assistant/nurse practitioner, clinical, and support personnel. Around-the

clock medical withdrawal observation, monitoring, education groups, and encouragement to engage in further treatment services are offered. One of the primary functions of Detox is to provide the first step into recovery and linkages into long-term treatment.

4. Assistance for Persons with HIV/AIDS

Palmetto AIDS Life Support Services (PALSS) was formed in 1985 to provide assistance and hope to those living with HIV and AIDS. PALSS services include help with everyday needs such as food, housing and medical attention. PALSS provides education and support to health care providers and professionals who work with human service agencies on issues related to HIV/AIDS, and disseminates information on how the disease is transmitted, prevention, and services available to individuals and families affected by the disease. PALSS provides clients expanded access to housing and is instrumental in developing linkages to housing providers and housing support resources. PALSS can either assist clients in obtaining housing through the Housing Opportunities for Persons with AIDS (HOPWA) program or the Columbia Cares Housing Assistance Program (CCHAP).

Housing Opportunities for Persons with AIDS (HOPWA) is a federally-funded program designed to provide housing assistance and supportive services for low income people with HIV/AIDS and their families. The City of Columbia administers HOPWA funds for a six-county region that includes Lexington, Richland, Saluda, Fairfield, Kershaw and Calhoun Counties. As a designated Eligible Metropolitan Statistical Area, the region is allocated HOPWA funding on an annual basis. Funding allocations are made to sub-recipients for the provision of services. Funding has also been allocated to the development of permanent housing to serve Lexington and Richland Counties. Assistance is provided to eligible low-income residents of Richland County with HIV and AIDS through the following local HOPWA funded programs:

- *Columbia Cares Housing Assistance Program (CCHAP)* is administered by the Cooperative Ministry as a tenant-based rental assistance program that provides permanent housing vouchers to low-income, HIV/AIDS persons and their families, with the tenant paying a portion of the rent. During the program year, approximately 66 vouchers were issued to residents of Richland County, of which 32 were issued to residents of the City of Columbia.
- *Supportive Service include* non-medical case management for eligible persons with HIV and AIDS and are required for all clients assisted with HOPWA funds. During the program year, approximately 688 cases were documented from Richland County, with 638 documented from the City of Columbia.
- *Emergency Housing* funds, known as STRMU, are used to provide short-term Emergency rent, mortgage, and utility assistance for low-income, eligible persons with HIV and AIDS. During the program year, approximately 159 households in Richland County (145 households in the City of Columbia) received funds from the STRMU program.

A number of area organizations provide additional services to persons living with HIV/AIDS and their families including:

- I C.A.R.E of South Carolina
- Midlands HIV Care Consortium
- South Carolina African-American HIV/ Consortium
- South Carolina African-American HIV/AIDS Council
- South Carolina HIV/AIDS Council

5. Victims of Domestic Violence

The Killingsworth Home in Columbia is a transitional home for adult women recovering from a crisis situation such as domestic violence, substance abuse, sexual assault, mental illness or homelessness. Killingsworth is a ministry of the United Methodist Church that initiated its outreach to women in crisis in 1972. The 8-bedroom (19 beds) residence is staffed 24-hours a day by trained personnel and provides daily meals and lodging for a nominal fee per week. The Home provides shelter and assistance to approximately 40 women per year, with the average stay for each resident ranging from 4 to 10 months. Financial assistance is often available to residents through other agencies in the community. Residents are expected to live within the structure of the house rules, pay rent on time and work towards their personal goals. Each resident is required to either be employed or enrolled in training or education programs leading to employment during their stay.

Sistercare is a private, nonprofit agency providing services to domestic violence victims in a five-county region that includes Richland County. Sistercare is the only organization in the Midlands that provides shelter, services, and advocacy to battered women and their children. The agency operates 3 shelters – one in Richland County with a 24-bed capacity; a 20-bed second shelter in Lexington County; and a third shelter that can house up to 15 persons and is designed to accommodate battered women who have more than two children, as well as domestic violence survivors who may require an extended shelter stay. Nearly half (48%) of the domestic violence victims housed at the shelter were residents of Richland County. The demand for shelter has been consistent and unfortunately, Sistercare has had to turn away women and their children. Sistercare officials report that the greatest need for victims of domestic violence in the Midlands is for transitional housing that is scattered throughout the multi-county service area to help the agency conceal the location of the victims from their abusers.

APPENDIX H

COLUMBIA HOUSING AUTHORITY FIVE-YEAR PLAN

The Housing Authority of the City of Columbia, SC



**Comprehensive Agency Plan
2012-2013**

**5-Year Plan
2010-2015**



THE HOUSING AUTHORITY

of the City of Columbia, South Carolina
1917 HARDEN STREET • COLUMBIA, S.C. 29204-1015
TELEPHONE (803) 254-3886
TDD (803) 256-7762

January 31, 2012

Dear Citizens of the Midlands:

Thank you for the opportunity to present to you the Columbia Housing authority's Annual Plan for 2012-2013. The Quality Housing and Work Responsibility Act of 1998 (QHWRA) requires each Authority to complete a comprehensive annual plan in a prescribed format and the Columbia Housing Authority's plan satisfies all statutory requirements. Throughout its 78 years of existence, community input for all our programs has been crucial to this agency's continued success, Residents, Section 8 Participants, Landlords, Community representatives, employees, and Board members have worked together to provide quality affordable housing and supportive service programs.

Although the provision of quality housing is our main purpose, we must always look to the future and there are exciting things planned for the CHA. There are four development projects planned for the next year. We plan to complete all development activity at the Village at River's Edge (60 public housing units and 36 homeownership units). We plan to build more single-family homes at Rosewood Hills. We have created a plan for redevelopment of Gonzales Gardens and will look for ways to build the plan. And finally, we are looking at all options for the revitalization of Allen-Benedict Court. There will be lots to do in 2012 and 2013.

As we begin this fiscal year, there appears to be more challenges on the horizon for the CHA. Federal and State dollars are decreasing and the solutions for keeping existing programs on all levels will remain a difficult task for everyone. When times get hard economically, the need for housing always increases; our waiting list becomes longer, the turnover in the public housing becomes less, and private rents increase, which impacts the expenditures of our Section 8 Voucher Program. But I am confident this agency will survive the months ahead as we have done in the past. Our employees remain dedicated to upholding our mission and to continue to be one of the leading housing authorities in the country. Please take a look at our plan, review our progress, and embrace this community's vision for the agency's future.

We invite the public to send us any comments and questions concerning the Plan; please send them to my attention at the above address. You are also invited to attend the Public Hearing on March 15, 2012 at 5:30 p.m. at the Cecil Tillis Family Life Center, 211 Simpkins Lane. Please contact us ahead of time if you need reasonable accommodation to attend the Hearing. We have planned another exciting year of continuing growth and we look forward to hearing from you.

Sincerely,

Gilbert Walker
Executive Director

EXECUTIVE SUMMARY

The CHA Comprehensive Annual Plan complies with all HUD requirements for public housing authorities to report the activities of the agency in the past year and what can be anticipated in the upcoming year. The Plan is divided into twenty (20) sections. This is a summary of the 2012-2013 Annual Plan.

The CHA created a Five Year Plan in 2010. We are halfway through that reporting period and are on target to accomplish the majority of the goals presented in that Five Year Plan. A review of the progress made in the Five Year Plan is included in Section 18.

The need for affordable housing in the Midlands continues to be a major concern for the community at large. Although the CHA does an excellent job of maintaining its existing housing and acquiring and constructing new affordable housing, the numbers of persons and families on the waiting list continues to climb. There are currently 5,138 families on the public housing list and 2,657 households on the Section 8 waiting list. Those on the Section 8 waiting list have been waiting over 4 years for housing (the list was closed in January, 2008).

The CHA has made changes to its two major policies – the Admissions and Continued Occupancy Policy and the Section 8 Administrative Plan. The CHA has changed the way it now accepts application; the primary way to apply is by the CHA's website and all applications are entered into the system based on the date and time of application (whether it is by internet, at the CHA Central Office kiosks, mail, FAX, etc.). The CHA has also developed 3 new policies that pertain to confidentiality of information, EIV Security, and maintenance and repair charges. All of the new policies are included in Section 20.

The CHA continues to have a \$50 minimum rent for both the public housing and Section 8 Housing Choice Voucher Program. The CHA complies with all aspects of the SC Tenant Landlord Act. In 2012, the CHA will eliminate the Late Notice letter by implementing a new lease (outlining the change).

The CHA continues to have a strong track record in partnering with other agencies to provide supportive services and training for all public housing residents and Section 8 participants. A major initiative of connecting residents to jobs is going to be made in 2012.

The CHA is in good financial shape. The 2011 audit has just been completed. The CHA was awarded several new grants in the last two years. The CHA is now designated as a High Performing Section 8 Authority and is a standard Public Housing Authority. The CHA has a plan in place to return to its status as a Public Housing Authority High-Performer.

The biggest area of activity in 2012-2013 will be in the area of development or revitalization. Because of the needs identified in Section 1, the CHA will continue to look for

ways to increase its inventory of housing. The CHA will also be looking at improving the existing housing. Here is a summary of those activities:

1. Allen-Benedict Court: The CHA may demolish all or part of the existing housing (request to do this has been approved by HUD). The CHA will consider all options in selling all or part of the property and may rehab all or part of the property. The CHA has identified one building (all occupants have been relocated) and will use that structure as a demonstration project to determine if rehabilitation is feasible in the next year.

2. Gonzales Gardens: The CHA has developed a Revitalization Plan for the entire property and is looking for funding opportunities to construct the community. The CHA may demolish all or part of the existing housing (request to do this may be made in 2012). The CHA will consider all options in selling all or part of the property.

3. Rosewood Hills: In the original revitalization plans for Rosewood Hills, the CHA was going to create a small economic development piece. With the economy, this is no longer a viable option. The CHA has had many requests to build one story single family homes in this part of the property. The CHA is working on this option and will dispose of the property in accordance with HUD guidelines.

4. Village at River's Edge: The construction of the 60 single family homes is almost completed and will be 100% occupied by the September, 2012 deadline. An additional 36 single family homes will also be constructed and will be offered for sale.

5. If funding should become available, the CHA may also purchase land surrounding any of its communities in AMPS 1-5. The CHA will look at all funding opportunities from HUD (HOPE VI (if available), CNI, etc.)

6. The CHA has funding to buy 10 units utilizing Housing Replacement Funds and will try to do so in the next fiscal year.

7. The CHA has completed its Energy Audit and Amerisco has made its recommendations. The performance contract has been approved by HUD and the CHA may borrow the funds to implement the recommendations. The savings from the recommendations will be used to repay the loan.

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2012-2013



**The Housing Authority
of the
City of Columbia, SC**



Columbia Housing Authority

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Annual Plan

2012-2013



**The Housing Authority
of the
City of Columbia, SC**

Housing Needs

2012-2013



**The Housing Authority
of the
City of Columbia, SC**

HOUSING NEEDS ASSESSMENT

Every Housing Authority Annual Plan is required to provide a detailed analysis of the composition of the waiting list at the Authority and to explain the community needs; all of this information is then gathered to help indicate the direction the CHA should take in creating housing to serve the community's need for affordable housing.

The Columbia Housing Authority (CHA) has included in the Annual Plan the information regarding our waiting list based on the numbers as of January 31, 2012. The CHA has just changed to a new computer system in November, 2011. As we have developed the information to create the Annual Report for 2012-2013, we have identified errors in the new computer system. This is particularly evident in the reporting of our Waiting List figures. It has been difficult to compare 2011 statistics to the 2012 statistics included in this Annual Plan. A copy of the reports generated by our new computer system is included in this section of the plan. We are pleased that the new report by HAB, Inc. will be providing us much more information on our waiting list; but in looking at the report, the conversion of data is not accurate. For example, the average age for a Head of Household in Public Housing, on the report, is 34.24. The average age, on the report for Head of Household in Section 8 is 2.42 years of age; obviously, this is not correct, but in the short window we have had to complete our Annual Plan, we must include the data as the new system generates.

Additionally, the CHA conducted its annual purge of our waiting list in July, 2011. Applicants were given 30 days to return the card to stay on the list. In actuality, the CHA did not make the purge until 90 days after mailing the cards. 3,206 applications were purged from the system in October, 2011. If a person did not submit their cards on time, their file was deleted from the system; if they apply again or request that their file be reinstated, the time and date of the application will be the time and date they make that request. The old date and time is no longer recognized.

The CHA implemented a new Automated Application Status Verification System in 2011. Applicants can now call the published number (provided at time of application as well) and verify that their application is still current. This has significantly helped the CHA reduce the number of incoming calls regarding applications.

This is the information we have regarding Community Need at this time:

- The Public Housing and Section 8 Waiting Lists are now separated in the new computer system. The Public Housing Waiting List has 5,138 applications. The Section 8 Waiting List has 2,657 applications. The total number of applications is 7,795 (the CHA acknowledges that there may be duplications between these two numbers).

- The Public Housing Waiting List remains open, and in fact, has never been closed in the agency's history. Applications are taken in accordance with the CHA Admissions and Continued Occupancy Policy (ACOP).
- The CHA last accepted Section 8 applications January 14, 2008. The CHA provided a thirty-day public notice that the list would close at that time. As included in bullet one, there are 2,657 applicants (single and family) waiting for vouchers. This means that the wait time for Section 8 is now OVER FOUR YEARS. Based on these numbers and the significant wait time. There is a significant need for additional housing choice vouchers. Based on phone calls, email correspondence, and applications received, the program of choice is the voucher program.
- The CHA over-leased its Section 8 Vouchers in 2010. So in 2011, the CHA did not move any persons off the Section 8 waiting list to adjust for the HUD directed over-leasing. This indirectly lengthened the waiting time for Section 8 assistance.
- The CHA eliminated the category of "Receiving" in 2011. If a person applied for housing and was living in subsidized housing already, their application, per policy, was put in a "Receiving" Category. This really complicated the CHA waiting list because applications were passed over when selecting the next eligible families. Although doing this increased the actual number of applications on file, we now have a more accurate number of those families wishing to obtain housing through our agency.
- Our Senior Housing (age 50 and over) waiting list has remained about the same. On our new report, it indicates that 239 Elderly applications are on file; this number only reflects those persons over 62 years of age. In December 31, 2010, the number was 434. (The CHA has requested that HAB, Inc. review the programming of these numbers.) There are now 2,177 single applications on file for efficiencies (those over 50 requesting the high-rises and those persons age 18-59. With the new computer system, we cannot report the exact number of single persons on our waiting list that are under age 50 at this time. Many of these applicants have disabilities and the CHA continues to work with other non-profits to identify housing resources for this population.
- Homeless shelters are experiencing an increase in the number of clients and many clients are turned away from the CHA for their emergency housing needs. The Winter Shelter capacity is 240 beds and there have been numerous days this winter that an overflow shelter has had to be opened. A new shelter, Transitions, has been opened by the Midlands Housing Alliance and 225 persons are in emergency shelter there. The MHA is looking to the CHA to create affordable housing for shelter persons to transition into.
- The greatest need for housing continues to be at the one and two bedroom level, with a secondary need for three bedroom units. The average family waiting list size for public housing is 2.09 families (2.54 for Section 8).

- A large number of applicants seek other housing assistance because of our two-to-three year waiting period from the time of application. By increasing affordable housing options, we will be better able to reach these families in need by decreasing the waiting time for an available unit.
- The CHA wait time for elderly applications three years ago was 9-12 months. The wait time as of January 1, 2012 is now 2 years. This is a significant increase in the number of months to wait for affordable housing and poses a significant problem for elderly during that 2 year period.
- The State of South Carolina, and in particular Richland County, has a high number of persons with AIDS. (Richland County is number 1 in the State of South Carolina for persons with AIDS.) Working with the City of Columbia using HOPWA (Housing Opportunities for Persons with AIDS) funds, the CHA has created 90 additional vouchers for this population. (The original allocation was for 105 vouchers, but with the increased number of families and increased rents, the number of persons served has decreased.) The program began in January 2001. The CHA has evaluated this program during the past year, and has determined that it is a greatly needed program. The wait time in 2009 was 3 months for housing; now the wait time is 2 years. Because of this increased waiting period, the CHA has applied in November, 2011 for more vouchers for AIDS housing (10 more units).
- The CHA was awarded in 2010 3 grants (2 from HUD and 1 from the City of Columbia) that will provide housing for disabled homeless persons. Fifty (50) persons are currently being served through these programs. The CHA has been very successful in moving some of these clients into permanent housing.
- Many Section 8 applicants have had to apply for Public Housing due to the long waiting period for Section 8 assistance, assuming they made an application prior to 2008; this has placed an extra burden on the Public Housing waiting list.
- In previous years, the CHA has always indicated to applicants that the wait time for housing would be 1-2 years. The time has increased to 3 years. This is only an estimate and varies according to bedroom size. The CHA wait time has never been this long.
- The decline of the US economy and resulting loss of State employment has brought about an urgent housing need for those who are losing their homes and other non-subsidized dwellings. Richland County has the highest foreclosure rate in South Carolina (2010 report).
- CHA public housing resident families continue living in assisted units for longer periods causing vacancies to be fewer in number. (Only 156 vacancies in 2011.)

- The CHA anticipates it will be reopening the Section 8 Voucher waiting list in the 2013 or 2014. This will be done on a Lottery System. The CHA is prepared to accept a large number of applicants when the list is reopened.
- The new Waiting List report indicates there are 4 Hispanic families requesting public housing. This does not reflect the Hispanic population in Richland County (only a small percentage.)
- The CHA was going to demolish Allen-Benedict Court in 2011 and did not fill vacancies in that company based on the plan. When the CHA decided in January that funding was not available, the CHA started moving families back into ABC. Because the Section 8 program was over-leased, the priority for filling the units was current Section 8 participants. This had a secondary effect that no applicant families were moving off the public housing waiting list. This has now corrected itself and in January, 2012, the CHA started pulling applications for Section 8 Housing.
- The CHA has a VASH Program and was recognized in 2011 as one of the Top 10 VASH programs in the country. Our leasing rate for the first 105 vouchers was 100%. The CHA received another 50 vouchers in May 2011 and we are actively filling those vouchers. Unfortunately, some Veterans do not meet the definition of Chronically Homeless (per VASH/HUD) so they apply for public housing, again increasing the number on the waiting list.
- The CHA has almost completed the public housing project at The Village at River's Edge. This will provide 60 additional public housing units and will help to reduce the public housing waiting list.
- The CHA finished renovations at the Dorrah-Randall public housing complex. This also helped reduce the number of persons on the public housing waiting list when the CHA moved in 12 new families in fall, 2011.
- The CHA finished renovations at the Reserves public housing complex. This resulted in 50 families moving into public housing in 2011.
- The CHA added six new units of public housing through acquisition/rehabilitation under the Housing Replacement Program. These units are being added to the inventory at this time.
- The private market vacancy rate is 5%. This is higher than in the past but does indicate that families cannot afford the private market rate. We are hearing of more families that are doubling up because they can't afford to pay private market rates.
- The CHA has received several allocations of Tenant Based Rental Assistance (TBRA) in the past 3 years. In 2011, the State of South Carolina Housing Authority decided to eliminate the TBRA Program; again, this has resulted in the CHA not being able to offer short term solutions for persons that are waiting for housing or homeless.

Applicant Statistical Reporting

App Stats - Standard Detail

(#1) Public Housing!

Ten Income Table: Columbia SC

Name	Current Address	Appl ID	Original Date	Status Date	User Status	B Head # in Fam	Family Income	Median Income	E M S D E L T E E I L A H M X S D N	Day or Home Phone
HOH:	5138					2.09	1,317.66			34.24
Income:	6770113					Average:				

* Counts/Percentages based on criteria chosen *
* HOH/members can have multiple race codes *

Statistical Summary I

	Count	PCT	Avg Age	Income	# of Bedrooms	PCT
Male:	1075	20.9225%	42.03	H-Head of house:	5138	100.0000%
Female:	4062	79.0580%	32.18	S-Spouse:	0	0.0000%
(no gender):	0	0.0000%	0.00	K-Co head:	0	0.0000%
Elderly:	239	4.6516%	67.11	F-Foster child:	0	0.0000%
Non-Elderly:	4899	95.3484%	32.63	Y-Youth:	0	0.0000%
Near-Elderly:	154	2.9973%	56.82	E-FT Student:	0	0.0000%
Disabled:	274	5.3328%	48.14	L-Live in aide:	0	0.0000%
Non-Disabled:	4864	94.6672%	33.45	A-Other Adult:	0	0.0000%
Non-Disabled/Non-Elderly:	4669	90.8719%	32.06	U-Unborn child:	0	0.0000%
				(no member type):	0	0.0000%
Race-White:	252	4.9046%		Income	280,522	4.1435%
Race-Black/African American:	4839	94.1806%		1 -	1,745,883	25.7881%
Race-Amer Ind/Alaska Native:	16	0.3114%		2 -	2,367,785	34.9741%
Race-Asian:	26	0.5060%		3 -	1,892,263	27.9502%
Race-Nat. Hawaiian/Pacific Is.:	1	0.0195%		4 -	451,896	6.6749%
Race-Other:	0	0.0000%		5 -	31,764	0.4692%
Race-Declined:	0	0.0000%		6 -	2	0.0000%
Ethnic:	4	0.0779%	37.50	7 -	1	0.0000%
Non-Ethnic:	5134	99.9221%	34.23	8 -	0	0.0000%
Families with Federal Preference:	2			over 8 -	0	0.0000%
Families with Local Preference:	663			Ten Median Income: Columbia SC	4988	97.0806%
PHA Employee:	1			30% of Median(Ext. Low):	103	2.0047%
Families with Elderly:	260		274	50% of Median(Very Low):	38	0.7396%
Families with Disabilities:	281		284	80% of Median(Low):	9	0.1752%
Families with Children:	2533		4741	Not Low:		
			10716	Tax Median Income:		
				Tier - 1:		0.0000%
				Tier - 2:		0.0000%
				Tier - 3:		0.0000%
				Tier - 4:		0.0000%
				Tier - 5:		0.0000%
				Not Low:		0.0000%

Applicant Statistical Reporting
App Stats - Standard Detail

(#2) Section 8'

Ten Income Table: Columbia SC

Name	Current Address	Appl ID	Original Date	Status Date	User Status	B Head # in Fam	Family Income	Median Income	E M S D E L T E E I L A H M X S D N	Day or Home Phone
HOH: 2657	530046					2.56	199,49			2.42
Income: 530046						Average:				

* Counts/Percentages based on criteria chosen *
* HOH/members can have multiple race codes *

Statistical Summary I

	Count	PCT	Avg Age	Income	Count	PCT
Male:	249	9.3715%	5.66	H-Head of house:	2657	100.0000%
Female:	2406	90.5533%	2.08	S-Spouse:	0	0.0000%
(no gender):	0	0.0000%	0.00	K-Co head:	0	0.0000%
Elderly:	6	0.2258%	63.50	F-Foster child:	0	0.0000%
Non-Elderly:	2651	99.7742%	2.28	Y-Y outh:	0	0.0000%
Near-Elderly:	15	0.5645%	19.87	E-FT Student:	0	0.0000%
Disabled:	14	0.5269%	41.79	L-Live in aide:	0	0.0000%
Non-Disabled:	2643	99.4731%	2.21	A-Other Adult:	0	0.0000%
Non-Disabled/Non-Elderly:	2637	99.2473%	2.07	U-Unborn child:	0	0.0000%
				(no member type):	0	0.0000%
				# of Bedrooms	Income	PCT
				0 -	31	0.0000%
				1 -	600	278,639
				2 -	1096	121,089
				3 -	771	123,046
				4 -	137	0
				5 -	20	7,272
				6 -	2	0.0000%
				7 -	0	0.0000%
				8 -	0	0.0000%
				over 8 -	0	0.0000%
				Ten Median Income: Columbia SC		
				30% of Median(Ext. Low):	2644	99.5107%
				50% of Median(Very Low):	12	0.4516%
				80% of Median(Low):		0.0000%
				Not Low:	1	0.0376%
				Tax Median Income:		
				Tier - 1:		0.0000%
				Tier - 2:		0.0000%
				Tier - 3:		0.0000%
				Tier - 4:		0.0000%
				Tier - 5:		0.0000%
				Not Low:		0.0000%
				# of Elderly:	7	
				# of Disabilities:	14	
				# of Children:	294	
				# in Family:	6811	
				PHA Employee:	0	
				Families with Elderly:		
				Families with Disabilities:		
				Families with Children:		
				Families with Federal Preference:		
				Families with Local Preference:		

Financial Resources

2012-2013



**The Housing Authority
of the
City of Columbia, SC**

FINANCIAL RESOURCES

Financial Resources: Planned Sources and Uses		
Sources	Planned \$	Planned Uses
1. Federal Grants (FY 2011 grants)		
a) Public Housing Operating Fund	7,762,302	Public Housing
b) Public Housing Capital Fund	8,857,728	Public Housing
c) HOPE VI Revitalization	0	Public Housing
d) HOPE VI Demolition	0	
e) Annual Contributions for Section 8 Tenant-Based Assistance	19,204,419	Section 8
f) Public Housing Drug Elimination Program (including any Technical Assistance funds)	0	
g) Resident Opportunity and Self- Sufficiency Grants	60,747 40,796	Public Housing Section 8
h) Community Development Block Grant		
i) HOME		
Other federal Grants (list below)		
Ross/RSDM		
ROSS/Elderly		
2. Prior Year Federal Grants (unobligated funds only) (list below)		
Continuum of Care Funding		
Permanent Supportive Housing- Housing First	69,500	Homeless Programs
Permanent Supportive Housing- Disabled	144,825	Homeless Programs
Permanent Supportive Housing- Chronically Homeless	68,996	Homeless Programs
3. Public Housing Dwelling Rental Income	3,464,970	Public Housing
4. Other Income (list below)		
Investment	73,902	Public Housing
Vending, Etc.	35,000	Public Housing
5. Non-federal sources (list below)		
Tax Exempt Bond Proceeds		
Total Resources	39,783,185	As indicated