

Consolidated Annual Performance Report

Richland County FY2020

Richland County Government
Community Planning & Development Department
Community Development Division
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2020

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Richland County Community Planning & Development

COMMUNITY DEVELOPMENT

CR-05 - Goals and Outcomes

Progress the jurisdiction has made in carrying out its strategic plan and its action plan. 91.520(a)

This could be an overview that includes major initiatives and highlights that were proposed and executed throughout the program year.

Richland County Community Planning & Development made progress within the operating year despite ongoing impacts of the COVID-19 pandemic and lengthy gaps in staffing. In particular, the CDBG assessment addressed priorities and objectives identified in the FY2020 Action Plan and gives special attention to the highest prioritized activities. The effects of the pandemic caused delays in construction activities primarily related to delays in acquiring the necessary construction materials, such as lumber, and contributed to severe shortages in staff positions. As of the end of FY2020, Richland County is on track to be fully staffed by January 2022. The County continued making progress with its Commercial Facade Program, RCHAP (down payment assistance), and Operation One Touch programs funded in previous years.

New projects funded this year were:

Serve & Connect – At Risk Youth

Central SC Habitat for Humanity – Blight; Low-Income Homeowners

Catholic Charities’ Clean of Heart – Homeless

Girl Scouts of South Carolina Mountains to Midlands – Youth

Epworth Children’s Home – At Risk Youth

The Cooperative Ministry – Low Income Families

United Way of the Midlands’ WellPartners – Homeless; Low to Moderate Income Individuals

SBP (Saint Bernard Project)—Housing Rehabilitation and Rebuilds

Fair Housing Goals and Outcomes

Richland County partnered with City of Columbia and Lexington County during the National Fair Housing month of April to provide awareness and education to fair housing using digital billboards strategically placed in the county. The digital boards were placed in 3 different locations in the unincorporated area of Richland County. The locations are: 4630 Devine St., 203 S. Assembly St. and 5317 Forest Drive.

The voice over presentation provided information on housing discrimination based on race, color, religion, national origin, sex, disability or family status. Richland County released a series of seven videos highlighting each of the protected characteristics. Through the Office of Public Information the presentation was displayed on RCTVs throughout the County Administration offices for public display, as well as, on two local television stations Spectrum channel 1302 or AT&T U-verse channel 99 which were ran consecutively for 2 weeks.

Comparison of the proposed versus actual outcomes for each outcome measure submitted with the consolidated plan and explain, if applicable, why progress was not made toward meeting goals and objectives. 91.520(g)

Categories, priority levels, funding sources and amounts, outcomes/objectives, goal outcome indicators, units of measure, targets, actual outcomes/outputs, and percentage completed for each of the grantee’s program year goals.

Goal	Category	Source / Amount	Indicator	Unit of Measure	Expected – Strategic Plan	Actual – Strategic Plan	Percent Complete	Expected – Program Year	Actual – Program Year	Percent Complete
Affordable rental housing	Affordable Housing	CDBG: \$ / HOME: \$ / Entitlement: \$0 / HOME Match: \$0	Rental units constructed	Household Housing Unit	6	0	0.00%	2	0	0.00%

Affordable rental housing	Affordable Housing	CDBG: \$ / HOME: \$ / Entitlement: \$0 / HOME Match: \$0	Rental units rehabilitated	Household Housing Unit	6	0	0.00%	2	0	0.00%
AFH Goal: Educate individuals about fair housing	Fair Housing	Entitlement: \$1	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	4	0	0.00%			
AFH Goal: Educate individuals about fair housing	Fair Housing	Entitlement: \$1	Other	Other	20	0	0.00%	500	500	100.00%
AFH Goal: Create affordability in diverse areas	Affordable Housing Fair Housing	Entitlement: \$1	Rental units constructed	Household Housing Unit	20	0	0.00%			
AFH Goal: Create affordability in diverse areas	Affordable Housing Fair Housing	Entitlement: \$1	Rental units rehabilitated	Household Housing Unit	0	0		4	0	0.00%
AFH Goal: Create affordability in diverse areas	Affordable Housing Fair Housing	Entitlement: \$1	Other	Other	500	0	0.00%			

AFH Goal: Create partnerships for development	Affordable Housing Public Housing Homeless Non-Housing Community Development Fair Housing	Entitlement: \$350000	Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit	Households Assisted	24	0	0.00%	1	0	0.00%
AFH Goal: Create partnerships for development	Affordable Housing Public Housing Homeless Non-Housing Community Development Fair Housing	Entitlement: \$350000	Rental units constructed	Household Housing Unit	1000	0	0.00%			
AFH Goal: Create partnerships for development	Affordable Housing Public Housing Homeless Non-Housing Community Development Fair Housing	Entitlement: \$350000	Other	Other	0	0		1	0	0.00%
AFH Goal: Expand fair housing outreach/enforcement	Fair Housing	Entitlement: \$5000	Other	Other	1	0	0.00%	2	0	0.00%

AFH Goal: Increase discrimination complaint rate	Fair Housing		Other	Other	50	0	0.00%			
AFH Goal: Promote equitable access to credit	Fair Housing		Other	Other	100	0	0.00%			
AFH Goal: Provide financial literacy education	Homeless Fair Housing	Entitlement: \$1	Homelessness Prevention	Persons Assisted	2500	0	0.00%			
AFH Goal: Provide financial literacy education	Homeless Fair Housing	Entitlement: \$1	Other	Other	2500	0	0.00%	500	0	0.00%
AFH Goal: Review/revise local land use policies	Fair Housing		Other	Other	1	0	0.00%			
Disaster Recovery	Disaster Recovery	CDBG-DR: \$	Other	Other	1	0	0.00%			
Economic Development	CDBG-CV	CDBG-CV: \$	Jobs created/retained	Jobs	0	0		100	0	0.00%
Economic Development	CDBG-CV	CDBG-CV: \$	Businesses assisted	Businesses Assisted	0	0		85	0	0.00%
Homebuyer program	Affordable Housing	CDBG: \$ / HOME: \$ / Entitlement: \$0 / HOME Match: \$188555	Homeowner Housing Added	Household Housing Unit	0	4		0	22	

Homebuyer program	Affordable Housing	CDBG: \$ / HOME: \$ / Entitlement: \$0 / HOME Match: \$188555	Direct Financial Assistance to Homebuyers	Households Assisted	100	96	96.00%	20	22	110.00%
Owner-occupied housing rehabilitation	Affordable Housing	CDBG: \$ / HOME: \$	Homeowner Housing Rehabilitated	Household Housing Unit	9	1	11.11%	27	5	18.52%
Provide assistance to homeless/other special needs	Homeless Non-Homeless Special Needs	CDBG: \$	Homeless Person Overnight Shelter	Persons Assisted	0	0		100	0	0.00%
Provide assistance to homeless/other special needs	Homeless Non-Homeless Special Needs	CDBG: \$	Overnight/Emergency Shelter/Transitional Housing Beds added	Beds	20	0	0.00%			
Public facilities and infrastructure		CDBG: \$	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit	Persons Assisted	24	0	0.00%			

Public facilities and infrastructure		CDBG: \$	Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit	Households Assisted	0	0		1300	2719	209.15%
Public facilities and infrastructure		CDBG: \$	Other	Other	2	0	0.00%			
Public services	Public Service	CDBG: \$ / CDBG-CV: \$	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	200	0	0.00%	2500	3979	159.16%
Public services	Public Service	CDBG: \$ / CDBG-CV: \$	Public service activities for Low/Moderate Income Housing Benefit	Households Assisted	0	0		100	49	49.00%
Public services	Public Service	CDBG: \$ / CDBG-CV: \$	Homeowner Housing Rehabilitated	Household Housing Unit	0	0		13	0	0.00%
Public services	Public Service	CDBG: \$ / CDBG-CV: \$	Other	Other	45	0	0.00%	221	0	0.00%
Revivification and neighborhood master planning	Affordable Housing Non-Housing Community Development	CDBG: \$	Facade treatment/business building rehabilitation	Business	25	0	0.00%			

Revivification and neighborhood master planning	Affordable Housing Non-Housing Community Development	CDBG: \$	Buildings Demolished	Buildings	10	0	0.00%			
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Table 1 - Accomplishments – Program Year & Strategic Plan to Date

Assess how the jurisdiction’s use of funds, particularly CDBG, addresses the priorities and specific objectives identified in the plan, giving special attention to the highest priority activities identified.

This is the fourth year of implementation of the 2017-2021 Consolidated Plan. The number one priority for Richland County is to improve the quality and availability of decent, safe and affordable housing within livable neighborhoods. This year the County focused on its broad goals that extend across the County. However, the funding priority for this year was to provide safe and decent living environments. HUD CDBG funds was used toward revitalization activities in master planned areas where needed. CDBG funds were also used to purchase a fire truck in order to improve Richland County’s ability to respond to fire calls in the Lower Richland area. Public service projects scattered throughout the County included case management, employment opportunities, and dental and eye care to homeless individuals as well as rental and utility assistance for LMI households, and counseling and housing for abused children, women, and families Under the County Revivification Programs, the County assisted 14 local businesses to improve the exterior appearance of their buildings, storefronts, and signage.

A total of \$1,078,492.81 CDBG was drawn this reporting year. Funding priorities for this year addressed the quality of life for the underserved.

CDBG accomplished initiatives include:

*Serve & Connect operated and managed the Youth Empowerment Initiative in the Denstsville neighborhood. Their total award was \$30,000. None of their award has been drawn down.

*Central SC Habitat for Humanity is currently accepting applications from low-income families. Their program promotes home ownership opportunities to low-to-moderate income families, and preserves housing by assisting senior owners with deferred repairs and maintenance to their homes. Their total award was \$30,000. None of their award has been drawn down.

*Catholic Charities’ Clean of Heart met its goal to rehabilitate their new location where services to homeless individuals include laundering clothing, showering, case management, employment training, and employment opportunities. 1,414 homeless individuals were served. Their total award was \$35,000, and they are in the process of submitting for reimbursement for all of their funds by December 13, 2021. None of their award has been drawn down.

*Girl Scouts of South Carolina Mountains to Midlands – Girl Scouts of South Carolina Mountains to Midlands met its goal in implementing the “Girls Shine” program for 4th and 5th grade girls. 1,007 girls were served. Their total award was awarded \$35,000, have submitted

reimbursement for the majority of their funds, and will expend their remaining funds by December 31, 2021. \$14,864.95 of their award has been drawn down with \$20,135.04 remaining to be drawn down.

*Epworth's Children's Home met its goal of providing counseling and housing for abused children, women, and families. Twenty-eight individuals were served from ten different families. Their total award was \$54,433 OR \$39,275. \$39,275.00 has been drawn down.

*The Cooperative Ministry met its goal of administering their Financial Empowerment Program to meet housing and utility payments as well as offer financial literacy support and budget training to families in short-term economic crisis. 21 low-income individuals were enrolled. Their total award was \$30,000, and they have expended all funds. \$24,999.70 has been drawn down.

*United Way of the Midlands' WellPartners met their goal of implementing and serving homeless and low to moderate income individuals that are uninsured or underinsured with dental and eye care services and treatment. 1,558 individuals were served. Their total award was \$50,000. They have expended all of their funds and the County is currently processing their final reimbursement request. \$39,491.25 has been drawn down with \$10,508.75 remaining to be drawn down.

CR-10 - Racial and Ethnic composition of families assisted

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

91.520(a)

	CDBG	HOME
White	254	0
Black or African American	420	22
Asian	5	0
American Indian or American Native	0	0
Native Hawaiian or Other Pacific Islander	0	0
Total	679	22
Hispanic	22	0
Not Hispanic	653	22

Table 2 – Table of assistance to racial and ethnic populations by source of funds

Narrative

The above table notes the CDBG and HOME numbers to reflect the number of households.

CDBG funds were utilized for housing and non-housing services during FY2020. However, Richland County serves more races than allowed. The Not Hispanic are persons of other or multi-racial.

With HOME funds, approximately 100% receiving benefit of the HOME program identified as African American.

The Fair Housing initiatives targeted the protected classes.

CR-15 - Resources and Investments 91.520(a)

Identify the resources made available

Source of Funds	Source	Resources Made Available	Amount Expended During Program Year
CDBG	public - federal	1,628,252	1,134,056
HOME	public - federal	779,056	631,976
Other	public - federal	2,386,463	9,800
Other	public - local	2,386,463	9,800

Table 3 - Resources Made Available

Narrative

The above table outlines the 2020 Fiscal Year allocations, expenditures, programs/activities, progress, and accomplishments for Richland County's Community Development Block Grant and the HOME programs. This table details the overall program outcomes. The Fiscal Year covers the period of October 1, 2020, through September 30, 2021.

CDBG Funds Expended:

The following FY 20 Public Service Subrecipients did not expend any of their funding before 9/30/21: Serve & Connect was awarded \$30,000, and their FY 20 contract was extended until December 31, 2021. Central SC Habitat for Humanity was awarded \$30,000, and their FY 20 contract ends February 29, 2022. Clean of Heart (Catholic Charities) was awarded \$35,000 and did not expend any funds before 9/30/21. Clean of Heart has completed the approved public service activities and is in the process of submitting for reimbursement for all of their funds by December 13, 2021. Girl Scouts of South Carolina Mountains to Midlands was awarded \$35,000 and did not expend any funds before 9/30/21. Girl Scouts of South Carolina Mountains to Midlands have completed the approved public service activity and have submitted reimbursement for the majority of their funds. Girl Scouts of South Carolina Mountains to Midlands FY 20 contract was extended until December 31, 2021. Epworth Children's Home was awarded \$39,275, expended their funds by September 30, 2021, and has completed their approved public service activity. The Cooperative Ministry was awarded \$25,000, completed their public service activity by September 30, 2021, but was not reimbursed for all of their expended funds by September 2021, and has now been reimbursed for their expended funds for their entire award. United Way of the Midlands WellPartners was awarded \$50,000, completed their public service activity by September 30, 2021, but was not reimbursed for all of their expended funds by September 30, 2021, but now have been reimbursed for \$39,491 of their award, and has submitted for reimbursement for the remaining award which is currently being processed by Richland County.

Home Funds Expended:

Richland Rebuilds (St. Bernard Place SBP) was allocated \$360,000 of HOME funds for the reconstruction of owner-occupied single-family homes that are beyond repair. Richland County has executed a contract with St. Bernard Place SBP and we expect these program operations to begin the first quarter of 2022.

Identify the geographic distribution and location of investments

Target Area	Planned Percentage of Allocation	Actual Percentage of Allocation	Narrative Description
Broad River Corridor			Broad River Facade Project
Broadriver Heights Neighborhood	0		
Candlewood	0		
County-wide	53	75	OOT/RCHAP
CRANE CREEK	0		
Decker Boulevard / Woodfield Park	0		
Lower Richland	45	25	Custom Fire Engine Truck
Olympia	0		
Southeast Richland Neighborhoods	0		
Spring Hill	0		
Trenholm Acres/New Castle	2	0	

Table 4 – Identify the geographic distribution and location of investments

Narrative

75% of funding was used to benefit the unincorporated area of Richland County. 25% of funding was used to Lower Richland County.

Leveraging

Explain how federal funds leveraged additional resources (private, state and local funds), including a description of how matching requirements were satisfied, as well as how any publicly owned land or property located within the jurisdiction that were used to address the needs identified in the plan.

All CDBG Public Service applicants were required to demonstrate a match of at least 25% in order to be considered for CDBG-Public Services funding. As part of the underwriting criteria, Richland County Community Development evaluates project feasibility and recommends funding considering the amount of funds leveraged using other public and or private funds. For the fiscal year 2020, Richland County expended a total of \$130,637 of CDBG Public Service funds and leveraged approximately **\$1,043,751.75** dollars from various partners, in private, local, and state funding towards the implementation of the FY 2020 Annual Action Plan.

A listing of the Public Service projects leveraged with other funding sources is as follows:

Catholic Charities Clean of Heart leveraged \$25,000 of local funding from the City of Columbia.

Epworth's Family Care Center leveraged \$9818.75 in private funds.

The Cooperative Ministry leveraged \$25,000 in private funds from Wells Fargo.

Girl Scouts leveraged \$42,000 in private funds.

WellPartners leveraged \$904,505 in private funds and \$37,428 in State funding.

Fiscal Year Summary – HOME Match	
1. Excess match from prior Federal fiscal year	90,240
2. Match contributed during current Federal fiscal year	188,555
3. Total match available for current Federal fiscal year (Line 1 plus Line 2)	278,795
4. Match liability for current Federal fiscal year	66,225
5. Excess match carried over to next Federal fiscal year (Line 3 minus Line 4)	212,570

Table 5 – Fiscal Year Summary - HOME Match Report

Match Contribution for the Federal Fiscal Year								
Project No. or Other ID	Date of Contribution	Cash (non-Federal sources)	Foregone Taxes, Fees, Charges	Appraised Land/Real Property	Required Infrastructure	Site Preparation, Construction Materials, Donated labor	Bond Financing	Total Match
7 Richland County Homeownership Assistance Program (RCHAP)		0	0	0	0	9,800	0	9,800

Table 6 – Match Contribution for the Federal Fiscal Year

HOME MBE/WBE report

Program Income – Enter the program amounts for the reporting period				
Balance on hand at beginning of reporting period \$	Amount received during reporting period \$	Total amount expended during reporting period \$	Amount expended for TBRA \$	Balance on hand at end of reporting period \$
0	21,037	0	0	21,037

Table 7 – Program Income

Minority Business Enterprises and Women Business Enterprises – Indicate the number and dollar value of contracts for HOME projects completed during the reporting period						
	Total	Minority Business Enterprises				White Non-Hispanic
		Alaskan Native or American Indian	Asian or Pacific Islander	Black Non-Hispanic	Hispanic	
Contracts						
Dollar Amount	0	0	0	0	0	0
Number	0	0	0	0	0	0
Sub-Contracts						
Number	0	0	0	0	0	0
Dollar Amount	0	0	0	0	0	0
	Total	Women Business Enterprises	Male			
Contracts						
Dollar Amount	0	0	0			
Number	0	0	0			
Sub-Contracts						
Number	0	0	0			
Dollar Amount	0	0	0			

Table 8 - Minority Business and Women Business Enterprises

Minority Owners of Rental Property – Indicate the number of HOME assisted rental property owners and the total amount of HOME funds in these rental properties assisted						
	Total	Minority Property Owners				White Non-Hispanic
		Alaskan Native or American Indian	Asian or Pacific Islander	Black Non-Hispanic	Hispanic	
Number	0	0	0	0	0	0
Dollar Amount	0	0	0	0	0	0

Table 9 – Minority Owners of Rental Property

Relocation and Real Property Acquisition – Indicate the number of persons displaced, the cost of relocation payments, the number of parcels acquired, and the cost of acquisition

Parcels Acquired		0	0			
Businesses Displaced		0	0			
Nonprofit Organizations Displaced		0	0			
Households Temporarily Relocated, not Displaced		0	0			
Households Displaced	Total	Minority Property Enterprises				White Non-Hispanic
		Alaskan Native or American Indian	Asian or Pacific Islander	Black Non-Hispanic	Hispanic	
Number	0	0	0	0	0	0
Cost	0	0	0	0	0	0

Table 10 – Relocation and Real Property Acquisition

CR-20 - Affordable Housing 91.520(b)

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

	One-Year Goal	Actual
Number of Homeless households to be provided affordable housing units	3	10
Number of Non-Homeless households to be provided affordable housing units	70	48
Number of Special-Needs households to be provided affordable housing units	0	0
Total	73	58

Table 11 – Number of Households

	One-Year Goal	Actual
Number of households supported through Rental Assistance	0	21
Number of households supported through The Production of New Units	18	0
Number of households supported through Rehab of Existing Units	55	15
Number of households supported through Acquisition of Existing Units	0	22
Total	73	58

Table 12 – Number of Households Supported

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

The County accomplished 79% of its annual housing goal by completing 58 of 73 units projected.

The affordable housing units provided residents with 22 first-time homebuyers with permanent housing units via down payment assistance, 5 seniors/disabled persons through minor home repairs, 21 renters via rental assistance, and 10 families with transitional shelter repair all beneficiaries have an annual income of 80 percent and below of the AMI.

The 15 unit shortfall was reflected in the performance of the County’s OOT Home Repair Program; RCCD’s Subrecipients in housing repair, Central SC Habitat for Humanity had a shortage in personnel needed to complete the goal of units to be repaired in one year. We are working with the subrecipient to extend the contract and complete the goal for home repairs.

Richland County executed a contract with SBP (Saint Bernard Project) to execute (15) housing rehabilitation and (2) rebuilds through the St. Bernard Project to assist us with meeting our housing goal.

RCCD did not meet its affordable housing goals for FY 2020. Currently, 8 homes are awaiting lead inspection. The OOT program was delayed to meet the requirements of lead inspection. RCCD has a Request for Proposal seeking qualified Lead-Based Paint inspectors/agencies for the purpose of conducting lead-based paint risk assessments, soil dust, paint inspections, dust wipe sampling, and clearance examinations for federally funded U.S Department of Housing and Urban Development (HUD) minor repair projects.

As RCCD increases staff capacity, we will resume our partnership with CHDOs to implement new affordable housing projects.

Discuss how these outcomes will impact future annual action plans.

RCCD's affordable housing projects that experienced delays in progress will be reflected in future annual action plans. Future annual action plans will also reflect more partnerships and programming to address housing repair needs of low-income homeowners, seniors, and persons living with disabilities. There could be other potential changes considered for development and increased marketing for the owner-occupied repair program. Future annual action plans may reflect more programming for homelessness and special needs program opportunities.

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

Number of Households Served	CDBG Actual	HOME Actual
Extremely Low-income	4	1
Low-income	20	4
Moderate-income	1	17
Total	25	22

Table 13 – Number of Households Served

Narrative Information

Cooperative Ministry's Financial Empowerment Program, a component of which was assisting beneficiaries with rent and utility payments, served 21 families. The average disbursement per beneficiary was \$680, allowing beneficiaries to stay in their homes during a time of crisis. The County supported homeless residents through transitional housing administered by Epworth Children's Home Family Care Center, a residential and counseling program for abused children and their mothers. Epworth Children's Home's Family Life Center works to prevent homelessness and unemployment amongst disenfranchised older youth. Epworth was able to serve 10 families through its family center, preventing orphans from being homeless.

During the program year, Richland County completed 5 minor home repairs two of these households assisted had occupants age 75 and older.

Approximately 51% percent of Households served, or 24 units, served low-income families earning 50% or below AMI.

Approximately 10% percent of Households served, or 5 units, served low-income families earning 30% or below AMI.

Approximately 38% percent of Households served, or 18 units, served low-income families earning 80% or below AMI.

CR-25 - Homeless and Other Special Needs 91.220(d, e); 91.320(d, e); 91.520(c)

Evaluate the jurisdiction's progress in meeting its specific objectives for reducing and ending homelessness through:

Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs

As of January 2020, South Carolina had an estimated 4,268 experiencing homelessness on any given day, as reported by Continuums of Care to the U.S. Department of Housing and Urban Development (HUD). "Of that total, sixty percent (2,564) were residing in emergency or transitional housing; the remaining 40% (1,704) were residing in places not suitable for human habitation. These unsheltered settings include residing on the streets, in their vehicle, parks, or in abandoned buildings. Nearly two-in-three persons counted were men (63%, 2,695). Exactly half of the persons counted identified as Black/African American, with 44% identifying as White. One-in-five persons counted were experiencing chronic homelessness – meaning they have endured an extended experience of homelessness (minimum of 12+ months) alongside reporting a long-term disability. Four-in-five persons counted were in households without children (single adults or adult-only households). This means the vast majority of persons were not experiencing homelessness alongside children under the age of 18. However, 20% (840) persons were experiencing homelessness in a household that included at least one child under 18. Households with children were more frequently experiencing homelessness in sheltered situations (593) than unsheltered settings (247). Even within these two categories, a higher proportion of sheltered persons were in households with children (23%) than the persons in unsheltered settings who were in households with children (14%)." *Information taken from the SC Interagency Council on Homelessness 2020 Report.

Annually, Richland County expends a portion of its HOME and CDBG funds to address the housing needs of its most vulnerable citizens, including those that are at risk and facing homelessness. In FY 2020, Richland County provided one grant totaling \$39,275 to Epworth Children's Home a homeless service provider. The County also invested \$ 184,455.75 for Phase II, building 3 development of Shakespeare Crossing affordable rental units aimed at serving households that were 60% and below AMI. This ongoing effort through CHDO housing developers.

In 2011, the city of Columbia, United Way, and Catholic Charities of SC met and it was determined there was a gap in services to the homeless who were not residing in a shelter. These homeless had no place to shower or wash their clothes. FY 20 Subrecipient Catholic Charities of SC's Clean of Heart's program at Good Shepherd Church in Columbia provided showers, restrooms, clothing through closet, and hygiene supplies through a hygiene supply pantry to homeless populations in Richland County based on these identified needs Catholic Charities of SC's Clean of Heart's program was able to serve 1,414 homeless individuals at their rehabilitated location through their FY 20 CDBG funding.

Addressing the emergency shelter and transitional housing needs of homeless persons

During this reporting year, Richland County provided CDBG funding to one housing program that serves transitional and emergency shelter needs. Considering 2020 PIT data, Richland County Community Development provided financial support to Epworth Children's Home to assist with housing up to 30 unaccompanied youth who were at risk of homelessness due to aging out of the foster care system. This is the fifth year of funding to this agency where its intended use was the restoration of cottages that now serve as independent living shelters for 18-24-year-olds. These unaccompanied youth are pursuing educational and employment opportunities among other unmet needs. Case management and life skills classes are provided to lead clientele to independence.

MACH, the Midlands Area Consortium on Homelessness, operates as the area's COC which the County connects with on issues related to Homelessness. MACH did a Coordinated Entry Evaluation Report 2019-2020 which helps to give a snapshot for the region: "Of the 49 individuals or families responding to the survey, over 83% were staying at a shelter, 6% were staying outside, 8% were housed, and 2% were in some type of temporary placement. Over 90% of respondents have been experiencing their current (i.e., reported) housing status for 6 months or less, while 4% have been experiencing their current housing status for 1 year or more.

Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: likely to become homeless after being discharged from publicly funded institutions and systems of care (such as health care facilities, mental health facilities, foster care and other youth facilities, and corrections programs and institutions); and, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs

The County supported the Cooperative Ministry's Financial Empowerment Program, a component of which was assisting beneficiaries with rent and utility payments. The average disbursement per beneficiary was \$680, allowing beneficiaries to stay in their home during a time of crisis.

The County supported the United Way of the Midland's WellPartners Dental and Eye Clinic which provides dental and vision services to low to moderate-income as well as homeless individuals. Part of WellPartners mission is to prevent beneficiaries from losing their jobs on account of dental and vision pain and handicaps.

Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again

The County supported homeless residents through transitional housing administered by Epworth Children's Home Family Care Center, a residential and counseling program for abused children and their mothers. Epworth Children's Home's Family Life Center works to prevent homelessness and unemployment amongst disenfranchised older youth. The program at Epworth is successful in providing secure living conditions as well as facilitating educational opportunities, life skills training, and job training for older youth. Epworth is the only program of this sort in the state, supplying the "toolbox" of pertinent life skills and providing focused educational opportunities to help these older youths meet the needs of independent adult life.

CR-30 - Public Housing 91.220(h); 91.320(j)

Actions taken to address the needs of public housing

There is one PHA located within Richland County. Columbia Housing Authority (CHA). CHA technically falls within the City of Columbia's municipality limits, however, there is a resolution filed outlining the extension of territorial jurisdiction to include the remaining unincorporated areas of Richland County. Columbia Housing Authority (CHA) receives direct funding from HUD and other resources. Both Richland County and CHA experienced turnover in staff, and have met to resume our working relationship in FY2021 and forward.

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

Richland County Homeowner Assistance Program (RCHAP) applicants are required to complete homebuyer education, credit counseling and home maintenance courses to qualify for up to \$10,000.00 in down payment and closing cost. RCHAP applicants are approved by the County to participate in the Public Housing Agency (PHA), 12 hour training program or in an online course that requires a test.

Actions taken to provide assistance to troubled PHAs

N/A

CR-35 - Other Actions 91.220(j)-(k); 91.320(i)-(j)

Actions taken to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment. 91.220 (j); 91.320 (i)

In 2018, Community Development became a division under Community Planning and Development Department and by doing so the goals and objectives of the Consolidated Plan have become more prominent and receive greater attention and oversight. The County has a robust 2015 Comprehensive Plan with the County's Future Land Use Map called Plan Together, which works in concordance with the City of Columbia's Planning Department. County Council will vote to adopt a new Land Development Code in November of 2021, and if approve, we will have a new LDC with an anticipated effective date of May 2, 2022. The effective date may be subject to change based upon the remapping process. At the end of FY2020, the current code is still in effect.

During Fy2021, we will start making changes to applications, reports, etc. and doing some review sessions on the new code, applying it to previous submittals and scenarios for the new LDC.

The zoning ordinances and land development regulations are the primary means of implementing a community's vision for where and how the County grows. The purpose of the rewrites and upcoming review is to develop 21st Century regulations that:

Reflect the county's Comprehensive Plan;

Are user-friendly;

Align with contemporary zoning best practices;

Protect and enhance the character of existing neighborhoods;

Protect natural areas and the environment; and

Support transit, biking, and pedestrian travel modes.

The Planning Development Services Division review all applications for land development including site plans, subdivision and planned development approvals for compliance with County Land Development.

Actions taken to address obstacles to meeting underserved needs. 91.220(k); 91.320(j)

The following sections of 2017-2021 Consolidated Plan and subsequent FY2020 Annual Action Plan provide a basis for identifying underserved needs and the obstacles to meeting these needs in Richland County:

Allocation priorities for the FY2020 annual action plan were:

Rehabilitation of existing affordable owner-occupied housing units

Public improvements and infrastructure

Homeless/Continuum of Care (CoC) services that benefit unaccompanied youth and other special needs homeless populations

Council-approved eligible master planned area improvements

Production of affordable housing units

Homeownership assistance

Collaboration with community partners to coordinate development activities

Public services

These priorities were selected on the basis of the assessment of housing needs and housing market analysis responses obtained through the public engagement process conducted for the 2017-2021 Consolidated Plan. Key findings include:

Insufficient affordable housing available for low- and very-low income residents.

Insufficient services for homeless and other special needs populations

Unsafe and blighted housing and commercial areas throughout the county.

Inadequate roads and other infrastructure

Public service projects were selected on the basis of a competitive application process. Other funding priorities include support for ongoing revitalization efforts in neighborhood master planning areas and a county-wide revivification strategy adopted last year. HOME funds are distributed among programs for housing rehabilitation, homeowner assistance and CHDO new construction/rehabilitation of affordable housing. These strategies for expanding the affordable housing stock are consistent with the priorities of county residents reached through public participation process for the 2017-2021 Consolidated Plan.

The primary obstacle to addressing underserved needs is budgetary. Future action plans will allocate federal funds strategically to leverage local and state funds for the greatest impact but housing and public service needs far exceed available funds.

Actions taken to reduce lead-based paint hazards. 91.220(k); 91.320(j)

Due to procurement guidelines, we were unable to use our previously selected EPA certified Lead Risk Assessor. An RFP is being drafted to submit for proposals in early FY2021 so that we may resume Operation One Touch lead inspections. If lead-based paints hazards are identified, we will control them using acceptable HUD/EPA protocol for paint stabilization, interim controls, or abatement methods. Richland County staff has incorporated full compliance of all applicable lead-based paint regulations into the housing policies and procedure manuals. All units assisted with CDBG or HOME funds must comply with the regulation implementing Title X of the 1992 Housing and Community Development Act.

Actions taken to reduce the number of poverty-level families. 91.220(k); 91.320(j)

Actions taken to develop institutional structure. 91.220(k); 91.320(j)

Richland County worked closely with many community partners, federal and state agencies, non-profit organizations, for-profit organizations and neighboring jurisdictions in the formulation and implementation of its Consolidated Plan. These partnerships strengthened the planning process and ensured successful implementation of the Plan. Each partner in the process played a critical role in the success of the program and brought expertise in a variety of issues and a unique perspective to the table. Communication and collaboration are key aspects of a successful institutional structure and in the successful implementation of the County's housing and community development strategies. Richland County coordinated with Lexington County, the City of Columbia, the State Housing Authority, the Columbia Housing Authority, United Way of the Midlands, local municipalities and neighboring jurisdictions on matters related to housing and community development needs. As the County partners with our community social service agencies such as Girl Scouts of America and Epworth Children's Home, we are strengthening our fiscal and altruistic connection. Because Community Development is hiring a brand new staff, we will be working diligently to maintain or recreate these working relationships with other local government bodies and non-profit partners.

Actions taken to enhance coordination between public and private housing and social service agencies. 91.220(k); 91.320(j)

The mission of Community Development embodies fair and equal access to decent, safe and affordable housing and the County integrates this mission in the day to day business of the Community Development Division.

The Columbia Housing Authority and the SC Human Affairs Commission were key assets to the County in addressing impediments to fair housing identified in the 2011 Analysis of Impediments to Fair Housing. This trans-agency partnership and commitment continued as the County continues to implement the HUD approved 2017-2021 Assessment of Fair Housing (AFH). This document serves as a guide and planning tool along with the 5 YR Consolidated Plan (2017-2021). The AFH document is a joint document

between Richland County and CHA where the collaboration extended over a five month period and the outcomes and shared goals were adopted by both agencies. While there are several planned goals, the over-arching outcome is to create up to 1,000 units of affordable housing by 2021.

Identify actions taken to overcome the effects of any impediments identified in the jurisdictions analysis of impediments to fair housing choice. 91.520(a)

The Columbia Housing Authority joined the County as a partner and worked side by side to complete the HUD approved 2019-2021 Assessment of Fair Housing (AFH). This document replaced the Impediments to Fair Housing document and Columbia Housing Authority became a key asset to the County in addressing impediments to fair housing choices. The AFH continues to serve as a guide and planning tool along with the Five Year Consolidated Plan. With shared goals adopted by both Richland County and the Columbia Housing Authority under the AFH, intensified the efforts and resulted in greater impact on addressing the persistence of impediment of housing choices. The issues identified and are the premise for the goals outlined within the AFH and the goals that we focused on during FY2020 CAPER reporting period.

CR-40 - Monitoring 91.220 and 91.230

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

CDBG Public Services Subrecipients are monitored throughout the year. To monitor activities carried out in furtherance of the plan, community development staff is to monitor our Public Services beneficiaries who are private non-profits. Subrecipients are aware that desk monitoring will take place for each organization and on-site monitoring take place during the funded year.

Subrecipients are to attend and participate in a Subgrantee Workshop at the beginning of their award in order to better understand expectations, processes, and procedures. Subrecipients are to turn in progress reports quarterly. Progress reports include information on project schedule and milestones, project accomplishments, if the project costs are on-target, and if there are any hurdles or obstacles to meeting the goals and expectations described in the Subrecipient's contract with the County.

Desk monitoring includes examining progress reports, compliance reports, and financial information to adequately assess performance and look for indicators of performance or compliance problems. On-site monitoring includes the verification that Subrecipients maintain the following in-house data: application for funding, written agreement, progress reports, draw-down requests, integrated disbursement and information system (IDIS) reports, correspondence with beneficiaries, and County program staff, previous monitoring reviews, and copies of audits. Beneficiaries and County staff schedule the monitoring visit together, convene for an exit conference at the end of the monitoring to review preliminary results and provide an opportunity for the Subrecipient to correct any misconceptions or misunderstandings, and then the County staff will follow up with a monitoring letter outlining concerns, findings, deadlines for responses, outlining any corrective actions, and thanking the beneficiary for their work. The letter serves as a written record of what was found during the monitoring visit.

Community Development staff is working to create a plan for a robust and publicized comprehensive planning process to begin in 2022 for Richland County's next comprehensive plan.

Citizen Participation Plan 91.105(d); 91.115(d)

Describe the efforts to provide citizens with reasonable notice and an opportunity to comment on performance reports.

Notice of the virtual public hearing, which took place on December 29, 2021, for this performance report was provided online at richlandcountysc.gov under the "News" section on December 15, 2021, and in local news media beginning December 15, 2021. The public comment period opened on December 15, 2021, and closed on December 29, 2021. The notice provided an opportunity for citizens to request an invitation to submit comments, participate in the public hearing. Residents were encouraged to provide public comments by mail or e-mail. Citizens who requested an invitation were provided a copy of the performance report and the report can be viewed online by visiting www.richlandcountysc.gov, navigating to Community Development, and then to the Housing & Urban Development webpage. The public hearing was recorded.

X individuals, including three members of the public and four staff, participated in the public hearing. The comments included

CR-45 - CDBG 91.520(c)

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

Richland County does not have an existing section 108 loan.

Does this Jurisdiction have any open Brownfields Economic Development Initiative (BEDI) grants?

No

[BEDI grantees] Describe accomplishments and program outcomes during the last year.

CR-50 - HOME 91.520(d)

Include the results of on-site inspections of affordable rental housing assisted under the program to determine compliance with housing codes and other applicable regulations

Please list those projects that should have been inspected on-site this program year based upon the schedule in §92.504(d). Indicate which of these were inspected and a summary of issues that were detected during the inspection. For those that were not inspected, please indicate the reason and how you will remedy the situation.

In accordance with HOME Program regulations, all HOME funded rental projects are subject to an annual on-site monitoring. In FY2020, due to Covid-19 precautions and severe gaps in staffing, on-site monitoring was not performed. Richland County continues to require annual inspections by the CHDO owner for all rental units acquired with HOME subsidy. HOME funded rental units were inspected during the FY202 CAPER reporting period. The County has requested a copy of the inspections performed by the owners of the units. Rental inspections include the completion of a checklist of features that are inspected to ensure functionality and condition. During the inspection review period Richland County also requires an occupancy report that details the occupant is long-term and verifies occupants household size, race and income. The reports collectively assure that units remain maintained, suitable for occupancy and remain in compliance with Housing Quality Standards and income occupancy standards. Additionally, Richland County staff performs random inspections of the exterior of each unit. When concerns related to condition of the exterior, the issues are conveyed to the CHDO/owner via an e-mail or phone call. The random inspections are purposed to determine the quality of maintenance pertaining to landscape, environmental conditions and safety. The attached table lists HOME rental units owned by CHDOs that require annual inspections. This list also includes findings and actions taken if needed. In this practice of review of annual inspection reports and performing random inspections, Richland County is protecting the HOME investment to assure that the HOME assisted units do not fall into disrepair and program income received by the CHDO is used to provide regular upkeep and maintenance. On-site inspections performed by the County will resume in FY2021

Provide an assessment of the jurisdiction's affirmative marketing actions for HOME units.

92.351(b)

HOME awards are made to CHDO non-profit affordable housing developers and CHDO owners of rental units are subject to HUD regulations including fair rental policies and procedures and practices. Each CHDO is required to submit an affirmative marketing plan with all Request for Funding that is compatible with HOME regulatory requirements. These Affirmative Marketing Standards are outlined in the Richland County operating and procedures manual. The plans must include marketing strategies and practices that include broad outreach measures and visible accessible and consistent application practices. It is the County's practice to monitor CHDOs annually through the period of affordability. Richland County Community Development assesses CHDO's capacity and performance. In addition, Richland County provides technical assistance for owners and property management representatives.

This will ensure that HOME regulations and the affordability period requirements are acknowledged in future projects.

Refer to IDIS reports to describe the amount and use of program income for projects, including the number of projects and owner and tenant characteristics

As of the end of FY2020 Richland County has received \$21,037.47 in program income during this fiscal year. These funds are generated from RCHAP and from loan payments received from CHDO affordable housing developers. The intended use of PI is to reinvest in the development of affordable rental or homeownership units. Richland County standard procedure is to require first occupants of units developed with HOME CHDO-Reserve funds be households that are 60% and below AMI. Program Income was not committed in FY2020 but there are plans to invest a portion or all to the development of affordable housing units in future Action Plans.

Describe other actions taken to foster and maintain affordable housing. 91.220(k) (STATES ONLY: Including the coordination of LIHTC with the development of affordable housing). 91.320(j)

N/A