



**RICHLAND COUNTY COUNCIL
REGULAR SESSION AGENDA**

**SEPTEMBER 15, 2009
6:00 PM**

CALL TO ORDER

HONORABLE PAUL LIVINGSTON, CHAIR

INVOCATION

HONORABLE L. GREGORY PEARCE, JR.

PLEDGE OF ALLEGIANCE

HONORABLE L. GREGORY PEARCE, JR.

Presentation Of Resolutions

1. Resolution Honoring L. Gregory Pearce, Jr. for his service to the SC Association of Counties

Presentations

2.
 - The Therapy Place - Dawn Darby, Director
 - Joint Land Use Study

Citizen's Input

3. For Items on the Agenda Not Requiring a Public Hearing

Approval Of Minutes

4. Regular Session: September 1, 2009 [PAGES 7-17]

Adoption Of The Agenda

Report Of The Attorney For Executive Session Items

5.
 - Ashford vs. Richland County
 - Richland County vs. Crossings Development
 - HBA vs. Richland County

Report Of The County Administrator

6.
 - Coroner's Report

- Detention Center Holding Report
- Sewer Extension Policy
- BRWWTP Update
- Benedict College Update
- Farmers' Market Update
- Columbia Renaissance Redevelopment Plan Update
- Township Property Purchase Update
- Transportation/CMRTA Update
- Tax Study Committee Update
- Carolina Clear Presentation
- Personnel Matter
- Recycling Pilot Program Update
- Voter Registration/Election Commission Sub Committee Report

Report Of The Clerk Of Council

7.
 - Flu Shots
 - Plug-In Carolina
 - Fall Meeting of Coalition

Report Of The Chairman

Approval Of Consent Items

8. A Budget Amendment to adjust the budgets for Richland County School District 1 and Richland County School District 2 to the amount which will be yielded by an assessment of the millage cap pursuant to Act 388 **[SECOND READING][PAGES 21-24]**
9. Request to approve the establishment of a list of qualified engineering and surveying firms with whom Richland County may negotiate and award contracts on an “as-needed” basis **[PAGES 25-27]**
10. A resolution authorizing Richland County’s consent to an amended agreement re-creating a Regional Transit Authority within the geographic area of Richland County and the municipalities therein to be known as the Central Midlands Regional Transit Authority **[PAGES 28-42]**

Report Of Economic Development Committee

11. Project South **[PAGES 43-57]**
12. Recreation Property MCIP **[PAGES 58-66]**
13. Village at Sandhill Improvement District Roll **[PAGES 67-83]**

Report Of Rules And Appointments Committee

1. Rule Changes

14. Motion for Presentations on 3rd Tuesdays of the Month

2. Discussion From Rules And Appointments Committee

15. Draft for Uniform Countywide Letterhead for all County Departments

Other Items

16. Council Motion (Jackson, Malinowski, & Kennedy): To remove from the D&S Committee and present to full Council the funding of Alternate Paving with \$2 million from the Road Maintenance Fee and \$1 million from the CTC bond to fund paving roads in three years max (starting in 2009)
17. FY 09-10 Annual Action Plan for Community Development
18. A Resolution to appoint and commission Curtis Edward Hopkins as a Code Enforcement Officer for the proper security, general welfare, and convenience of Richland County
19. Lobbyist Contract Award

Citizen's Input

20. Must Pertain to Items Not on the Agenda

Executive Session

Motion Period

Adjournment



Richland County Council Request of Action

Subject

Resolution Honoring L. Gregory Pearce, Jr. for his service to the SC Association of Counties

Richland County Council Request of Action

Subject

- The Therapy Place - Dawn Darby, Director
- Joint Land Use Study

Richland County Council Request of Action

Subject

For Items on the Agenda Not Requiring a Public Hearing

Richland County Council Request of Action

Subject

Regular Session: September 1, 2009 [PAGES 7-17]

MINUTES OF



RICHLAND COUNTY COUNCIL REGULAR SESSION TUESDAY, SEPTEMBER 1, 2009 6:00 p.m.

In accordance with the Freedom of Information Act, a copy of the agenda was sent to radio and TV stations, newspapers, persons requesting notification, and was posted on the bulletin board located in the lobby of the County Administration Building.

MEMBERS PRESENT:

Chair	Paul Livingston
Member	Gwendolyn Davis Kennedy
Member	Joyce Dickerson
Member	Valerie Hutchinson
Member	Norman Jackson
Member	Bill Malinowski
Member	Jim Manning
Member	L. Gregory Pearce, Jr.
Member	Kit Smith
Member	Kelvin Washington
Absent	Damon Jeter

OTHERS PRESENT – Michelle Cannon-Finch, Milton Pope, Tony McDonald, Sparty Hammett, Roxanne Ancheta, Stephany Snowden, Tamara King, Larry Smith, Carl Gosline, Joseph Kocy, Donny Phipps, David Hoops, Pam Davis, Dale Welch, Dan Cole, John Hixson, Anna Almeida, Michael Byrd, Brenda Carter, Daniel Driggers, Monique Walters, Michelle Onley

CALL TO ORDER

The meeting was called to order at approximately 6:02 p.m.

INVOCATION

The Invocation was given by the Honorable Norman Jackson

PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by the Honorable Norman Jackson

CITIZENS' INPUT

Mr. George McCutcheon, Mr. Tom Elliott and Mr. Jeremy Wilson spoke regarding the Farmers' Market.

ADOPTION OF AGENDA

Ms. Dickerson moved, seconded by Ms. Smith, to reconsider the 2nd Reading approval of "An Ordinance to amend the Richland County Code of Ordinances; Chapter 18, Offenses; Section 18-6, Smoking of tobacco products; in order to establish regulations and requirements relating to designated smoking areas". The vote for reconsideration was in favor.

The vote to give the reconsidered ordinance approval failed.

The meeting was recessed for approximately five minutes.

POINT OF PERSONAL PRIVILEGE – Mr. Pearce recognized Representative James Smith; Dr. Swinton, President of Benedict College; Dr. Lonnie Randolph and members of District II Board.

Mr. Washington recognized former County Councilmember Michael Montgomery.

Mr. Jackson recognized Mr. Dwayne Smiling.

Mr. Pope stated that the Legal Update listed under Executive Sessions Items was in regard to Benedict College.

Ms. Hutchinson moved, seconded by Mr. Pearce, to adopt the agenda as amended. The vote in favor was unanimous.

REPORT OF THE COUNTY ATTORNEY FOR EXECUTIVE SESSION MATTERS

The following items were potential Executive Session items:

- a. **Legal Update—Benedict College**
- b. **Farmers' Market Update**
- c. **Columbia, Renaissance Redevelopment Plan**
- d. **NE Recreation/Entertainment Complex**

REPORT OF THE COUNTY ADMINISTRATOR

Schedule Work Session re: Mitigation Bank and Comprehensive Land Use Plan –

Mr. Pope stated that he had forwarded documentation of the potential mitigation values to Council and that a work session would need to be scheduled.

Mr. Hammett gave an update on the Stormwater Ordinance and informed Council that four meetings dates have been scheduled for public input on the proposed amendments.

Mr. Kocy gave an update regarding the Comprehensive Land Use Plan and requested that Council forward any questions or concerns to him so that staff may address them.

Township Property Purchase Update – Mr. Pope stated that he had spoken with the property owner and he is currently performing due diligence and that a report will be brought back to Council when available.

Columbia Renaissance Redevelopment Plan – This item was taken up during Executive Session.

Stimulus Update – Ms. Ancheta stated that the County is presently awaiting a response from the Department of Energy regarding the EECBG application. The BTOP application was successfully submitted in partnership with the Benedict-Allen Community Development Corporation and the City of Columbia to install broadband infrastructure for public safety enhancements and to extend broadband services in the areas of Richland County that are not served or underserved. Staff will continue to look for new funding opportunities and keep Council informed of these opportunities.

Transportation/CMRTA Update – Ms. Ancheta stated that the studies required by the IGA had been advertised by the CMRTA. The studies are due by February 1, 2010. The issues that were raised at the August 31st CMRTA Board Meeting relating to these studies should be immediately addressed by the Joint City-County Ad Hoc Transportation Committee. The current CMRTA Board will hold their last meeting on September 28th and the restructured CMRTA will assume its positions in October.

Richland 101 – Mr. Pope stated that the Fall Session starts September 14th.

Palmetto Utilities Update – Mr. Pope stated that they are entertaining a private offer and will not be proceeding with a system assessment until they make their decision.

Tax Study Committee – The SC Taxation Realignment Commission was created by Act 81 of 2009. The eleven Commission members have been appointed and will hold their first meeting on September 9th at 10:00 a.m. in Room 105 of the Gressette Senate Office Building. They have been tasked with preparing a report assessing the current tax system structure and making recommendations by March 15, 2010. Act 388 will not be included in this study.

Legal Update—Benedict College – This item was taken up during Executive Session.

REPORT OF THE CLERK OF COUNCIL

No report was given.

REPORT OF THE CHAIRMAN

Follow –up from Legislative Delegation Meeting: Voter Registration/Election Commission—Schedule Committee Meeting – Mr. Livingston requested that all members of Council be forwarded the meeting summary. Mr. Livingston further stated that he had appointed Mr. Washington, Ms. Smith, Mr. Jeter, and Mr. Manning to serve on an ad hoc committee of Council in conjunction with the members of the Legislative Delegation that were appointed by Representative Rutherford.

PUBLIC HEARING ITEM

Mr. Livingston opened the floor to the following public hearing:

- **An Ordinance Amending the Richland County Code of Ordinances, Chapter 6, Building and Building Regulations; Article III, Building Codes, Section 6-82(A); so as to adopt the 2006 Edition of the International Residential Code** – No one signed up to speak.
- **An Ordinance Amending the Fiscal Year 2009-2010 General Fund Annual Budget to appropriate \$50,000 of General Fund Undesignated Fund Balance to the Master-in-Equity** – No one signed up to speak.
- **An Ordinance Amending the Richland County Code of Ordinances; Chapter 18, Offenses, so as to clarify requirements pertaining to the smoking of tobacco products in the unincorporated area of Richland County** – No one signed up to speak.

The public hearing was closed.

APPROVAL OF CONSENT ITEMS

- **An Ordinance Amending the Richland County Code of Ordinances, Chapter 6, Buildings and Building Regulations; Article III, Building Codes, Section 6-82(A); so as to adopt the 2006 Edition of the International Residential Code [THIRD READING]**
- **Request to authorize the Procurement Director to determine the vendor deemed most advantageous by a Procurement Evaluation Team for a professional services contract for governmental affairs/political representation services**
- **Request to consider a property donation and purchase (\$2 million) proposal from South Capital Group, Inc. for approximately 189 acres of**

- **property located on Ridge Road in the Lower Richland Community [Recommendation for Denial]**

Ms. Smith moved, seconded by Ms. Hutchinson, to approve the consent items. The vote in favor was unanimous.

THIRD READING ITEMS

An Ordinance Amending the Fiscal Year 2009-2010 General Fund Annual Budget to appropriate \$50,000 of General Fund Undesignated Fund Balance to the Master-in-Equity – Ms. Smith moved, seconded by Ms. Dickerson, to approve this item.

<u>For</u>	<u>Against</u>
Jackson	Pearce
Hutchinson	Malinowski
Livingston	Manning
Dickerson	
Kennedy	
Washington	
Smith	

The vote was in favor.

FIRST READING ITEM

A Budget Amendment to adjust the budgets for Richland County School District I and Richland County School District II to the amount which will be yielded by an assessment of the millage cap pursuant to Act 388 – Ms. Hutchinson moved, seconded by Ms. Dickerson, to approve this item by title only and to request that School District II, appropriate County staff and the Auditor, to meet to reconcile the budget figures. The vote in favor was unanimous.

REPORT OF DEVELOPMENT AND SERVICES COMMITTEE

A Resolution to endorse and support a “Complete Streets” policy to provide safe and convenient access for all users of arterial streets – A discussion took place.

Mr. Pearce moved, seconded by Ms. Hutchinson, to approve this item. The vote in favor was unanimous.

An Ordinance Amending the Richland County Code of Ordinances; Chapter 18, Offenses, so as to clarify requirements pertaining to the smoking of tobacco products in the unincorporated area of Richland County – Mr. Jackson moved, seconded Ms. Smith, to defer this item until after a work session is held. The vote in favor was unanimous.

REPORT OF ADMINISTRATION AND FINANCE COMMITTEE
Request to approve the establishment of a list of qualified engineering and surveying firms with whom Richland County may negotiate and award contracts on an “as-needed” basis – A discussion took place.

Mr. Washington moved, seconded by Ms. Kennedy, to defer this item.

<u>For</u>	<u>Against</u>
Malinowski	Pearce
Jackson	Hutchinson
Manning	Livingston
Kennedy	Dickerson
Washington	Smith

The motion to defer this item failed.

Ms. Smith moved, seconded by Mr. Washington, to defer this item until the September 15th meeting. The vote in favor was unanimous.

A Resolution authorizing Richland County’s consent to an amended agreement re-creating a Regional Transit Authority within the geographic area of Richland County and the municipalities therein to be known as the Central Midlands Regional Transit Authority – A discussion took place.

Mr. Malinowski moved, seconded by Mr. Jackson, to defer this item. The vote in favor was unanimous.

REPORT OF ECONOMIC DEVELOPMENT COMMITTEE

Minority Enterprise Development Week – Mr. Pearce stated that the committee recommended approval. The vote in favor was unanimous.

REPORT OF RULES AND APPOINTMENTS COMMITTEE

I. NOTIFICATION OF VACANCIES ON BOARDS, COMMISSIONS, AND COMMITTEES

- a. Central Midlands Regional Transit Authority—2** – Mr. Malinowski stated that the committee recommended advertising for these vacancies. The vote in favor was unanimous.
- b. Employee Grievance Committee—1** – Mr. Malinowski stated that the committee recommended advertising for this vacancy. The vote in favor was unanimous.

- c. **Internal Audit Committee—1** – Mr. Malinowski stated that the committee recommended advertising for this vacancy. The vote in favor was unanimous.
- d. **Midlands Development Workforce Board—1** – Mr. Malinowski stated that the committee recommended advertising for this vacancy. The vote in favor was unanimous.

II. NOTIFICATION OF APPOINTMENTS ON BOARDS, COMMISSIONS, AND COMMITTEES

- a. **Board of Assessment Appeals—1** – Mr. Malinowski stated that the committee recommended re-advertising for this vacancy. The vote in favor was unanimous.
- b. **Business Service Center Appeals Board—1** – Mr. Malinowski stated that the committee recommended re-advertising for this vacancy. The vote in favor was unanimous.
- c. **Community Relations Council—1** – Mr. Malinowski stated that the committee recommended re-advertising for this vacancy. The vote in favor was unanimous.
- d. **Internal Audit Committee—1** – Mr. Malinowski stated that the committee recommended re-advertising for this vacancy. The vote in favor was unanimous.

III. Central Midlands Regional Transit Authority—New Committee Agreement – Mr. Malinowski stated that the committee recommended appointing three Council members and two citizens to this committee.

Ms. Smith made a substitute motion, seconded by Ms. Dickerson, to appoint two Council members and three citizens. The motion failed.

The vote on the committee's recommendation was unanimous.

IV. Employee Grievance Committee Guidelines/Procedures – Mr. Malinowski stated that this item was held in committee.

OTHER ITEMS

Council Motion (Jackson, Malinowski, & Kennedy): To remove from the D&S Committee and present to full Council the funding of Alternate Paving with \$2 million from the Road Maintenance Fee and \$1 million from the CTC bond to fund paving roads in three years max (starting in 2009) – Mr. Malinowski moved, seconded by Mr. Jackson, to defer this item. The vote in favor was unanimous.

Purchase offer for property owned by Richland County [Recommendation for Denial] – Ms. Dickerson moved, seconded by Ms. Smith, to table this item. The vote in favor was unanimous.

Report of Recreation Ad Hoc Committee

- a. **NE Recreation/Entertainment Complex** – Ms. Dickerson moved, seconded by Ms. Hutchinson, to allow staff to use up to \$100,000 from the designated \$5,000,000 FY10 Hospitality Tax funds for the next step in the design development purchase of the Northeast Entertainment Complex, for staff to work with the consultant team to develop a 10-20 year timeline plan for this project, and to present this information to Council for approval. The ad hoc committee’s recommendation is to enable the consultants to move with items such as construction drawings, site prep, infrastructure development or other related items at the beginning of 2010.

A discussion took place.

Mr. Washington made a substitute motion, seconded by Ms. Kennedy, to amend the timeline to 10-15 years.

<u>For</u>	<u>Against</u>
Jackson	Pearce
Dickerson	Malinowski
Manning	Livingston
Kennedy	Hutchinson
Washington	
Smith	

The vote was in favor of the substitute motion.

Richland County/City of Columbia Animal Care Advisory Committee/Approval of June 16th Minutes – Ms. Smith moved, seconded by Ms. Dickerson, to appoint Ms. Louise C. Emmott and Ms. Peggy Wilson. The vote in favor was unanimous.

CITIZENS’ INPUT

Ms. Codell A. Tillman spoke regarding the Richland County Landfill.

EXECUTIVE SESSION ITEMS

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Council went into Executive Session at approximately 7:58 p.m. and came out at approximately 10:40.m.
=====

- a. **Legal Update—Benedict College** – Proceed as discussed in Executive Session.
- b. **Farmers’ Market Update** – No action was taken.
- c. **Columbia Renaissance Redevelopment Plan** – Proceed as discussed in Executive Session.
- d. **NE Recreation/Entertainment Complex** – Ms. Dickerson moved, seconded by Ms. Kennedy, to deny the purchase of the property adjacent to the recreation complex. The vote in favor was unanimous.

MOTION PERIOD

To draft a uniform Countywide letterhead to be utilized by all Richland County Departments – This item was referred to the Rules & Appointments Committee.

The Public Information staff has completed work on a proposed lobby display for the Hamilton-Owens Airport designed to honor the two individuals for which the airport is named. This motion requests that the Chair refer the proposed display to a committee of his choice for approval/disapproval of the design and discussion/recommendation of funding options – This item was referred to the A&F Committee.

Resolution recognizing L. Gregory Pearce, Jr. for his service to the SC Association of Counties – Ms. Smith moved, seconded by Mr. Jackson, to adopt a resolution honoring Councilman Pearce for his service to the SC Association of Counties. The vote in favor was unanimous.

To have Council support and host the Multi Modal Transportation Conference – This item was referred to the A&F Committee.

Administration & Finance Committee study the possibilities of the Council Chair to receive an annual financial supplement in line with the practice of other Counties in South Carolina – This item was referred to the A&F Committee.

A motion to include the Election Commission in any consideration of wages adjustments as the Voter Registration Office – This item was referred to the Ad Hoc Committee.

Motion for the purchase for the Phone Tree Messaging Software for a 30 day trial; this purchase will encumber \$1,600. The service could be beneficial for notifying persons in your district about community meetings and special events – This item was referred to the A&F Committee.

ADJOURNMENT

The meeting adjourned at approximately 10:53 p.m.

Paul Livingston, Chair

Damon Jeter, Vice-Chair

Gwendolyn Davis Kennedy

Joyce Dickerson

Valerie Hutchinson

Norman Jackson

Bill Malinowski

Jim Manning

L. Gregory Pearce, Jr.

Kit Smith

Kelvin E. Washington, Sr.

The minutes were transcribed by Michelle M. Onley

Richland County Council Request of Action

Subject

- Ashford vs. Richland County
- Richland County vs. Crossings Development
- HBA vs. Richland County

Richland County Council Request of Action

Subject

- Coroner's Report
- Detention Center Holding Report
- Sewer Extension Policy
- BRWWTP Update
- Benedict College Update
- Farmers' Market Update
- Columbia Renaissance Redevelopment Plan Update
- Township Property Purchase Update
- Transportation/CMRTA Update
- Tax Study Committee Update
- Carolina Clear Presentation
- Personnel Matter
- Recycling Pilot Program Update
- Voter Registration/Election Commission Sub Committee Report

Richland County Council Request of Action

Subject

- Flu Shots
- Plug-In Carolina
- Fall Meeting of Coalition

Richland County Council Request of Action

Subject

A Budget Amendment to adjust the budgets for Richland County School District 1 and Richland County School District 2 to the amount which will be yielded by an assessment of the millage cap pursuant to Act 388 [**SECOND READING**][**PAGES 21-24**]

STATE OF SOUTH CAROLINA
COUNTY COUNCIL FOR RICHLAND COUNTY
ORDINANCE NO. __ -10HR

A BUDGET AMENDMENT TO ADJUST THE BUDGETS FOR RICHLAND COUNTY SCHOOL DISTRICT 1 AND RICHLAND COUNTY SCHOOL DISTRICT 2 TO THE AMOUNT WHICH WILL BE YIELDED BY AN ASSESSMENT OF THE MILLAGE CAP PURSUANT TO ACT 388.

Pursuant to the authority granted by the Constitution and the General Assembly of the State of South Carolina, BE IT ENACTED BY THE COUNTY COUNCIL FOR RICHLAND COUNTY:

SECTION I.

That the amount of _____ be appropriated to the FY 2009-2010 budget for School District One and _____ be appropriated to the FY 2009-2010 budget for School District Two.

Therefore, the budget is hereby amended as follows:

SCHOOL DISTRICT ONE

REVENUE

Revenue appropriated July 1, 2009 as amended:	\$ 179,424,022
Appropriation of Revenue	_____
Total School District One Revenue as Amended:	\$

EXPENDITURES

Expenditures appropriated July 1, 2009 as amended:	\$ 179,424,022
Increase to School District One Budget:	_____
Total School District One Expenditures as Amended:	\$

SCHOOL DISTRICT TWO

REVENUE

Revenue appropriated July 1, 2009 as amended:	\$ 115,741,892
Appropriation of Revenue	_____
Total School District Two Revenue as Amended:	\$

EXPENDITURES

Expenditures appropriated July 1, 2009 as amended:	\$ 115,741,892
Increase to School District Two Budget:	_____
Total School District Two Expenditures as Amended:	\$

SECTION II. Severability. If any section, subsection, or clause of this ordinance shall be deemed to be unconstitutional or otherwise invalid, the validity of the remaining sections, subsections, and clauses shall not be affected thereby.

SECTION III. Conflicting Ordinances Repealed. All ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

SECTION IV. Effective Date. This ordinance shall be enforced from and after _____, 2009.

RICHLAND COUNTY COUNCIL

BY: _____
Paul Livingston, Chair

ATTEST THIS THE ____ DAY
OF _____, 2009

Michielle R. Cannon-Finch
Clerk of Council

RICHLAND COUNTY ATTORNEY'S OFFICE

Approved As To LEGAL Form Only.
No Opinion Rendered As To Content.

First Reading:
Second Reading:
Public Hearing:
Third Reading:

Richland County Council Request of Action

Subject

Request to approve the establishment of a list of qualified engineering and surveying firms with whom Richland County may negotiate and award contracts on an "as-needed" basis **[PAGES25-27]**

Richland County Council Request of Action

Subject: Qualified Engineering Firms

A. Purpose

The purpose of this report is to request County Council's consideration of establishing a qualified list of engineering and surveying firms with whom we may negotiate and award a contract- to provide services on an "as-needed" basis for County projects

B. Background / Discussion

An ongoing request for qualification for Engineering and Surveying Services was established under solicitation number RC-005-Q-0708. A total of twenty (20) engineering firms have been evaluated as qualified to date. Each qualification has been evaluated by a selection and evaluation team in determining the different areas in which each firm or company is qualified to assist the County in providing required engineering and surveying service and consulting. Many of the listed firms/companies have been providing services to and conducting business with the County for over ten years; each company is required to update their qualifications at least every three years. The firms/companies evaluated as qualified are listed as follows:

American Engineering Consultants, Inc.
Chao & Associates
Cox & Dinkins
Dyer, Riddle, Mills & Precourt Inc.
Engineering Resources Corporation
Fuss & Oneil
Hybrid Engineering Inc.
Joel E. Woods & Associates
McGill & Associates
Thomas & Hutton Engineering, Co.

BP Barber Engineering & Surveying
Civil Engineering Consulting Services
Dennis Corporation
Earthworks Planning & Design
Florence & Hutchinson, Inc
Genesis Group
Jordan, Jones & Goulding
MACTEC Engineering & Consulting
The LPA Group
Wilbur Smith Associates

C. Financial Impact

The services of the listed recommended firms/companies will be utilize to provide engineering and surveying services at a minimum for enterprise, grants, bond, and C funded projects and any projects directly funded by the County. All cost above the authorized approval threshold of the County Administrator will be brought to County Council prior to award at which time a funding source will be identified.

D. Alternatives

1. Approve establishing a list of qualified engineering and surveying firms from which we can negotiate and award contracts on an as needed basis.

Under this alternative each firm would have the opportunity to compete for projects as they arise.

2. Do not approve; under this alternative, each time there is a need for engineering and surveying services we will have to publish a formal solicitation, conduct an evaluation; and seek County Council approval when needed which could take a minimum of 3 month process.

E. Recommendation

It is recommended that Council approve the request to establish a qualified list of engineers and surveyors thus continuing the streamlining process that as allowed us to have pre-qualified professionals to provide service as needed.

Recommended by: Rodolfo Callwood **Department:** Procurement **Date:** 6/09/09

F. Reviews

Finance

Reviewed by: Daniel Driggers

Date:

Recommend Approval

Recommend Denial

No Recommendation

Comments:

Legal

Reviewed by: Larry Smith

Date:

Recommend Approval

Recommend Denial

No Recommendation

Comments:

Administration

Reviewed by: Tony McDonald

Date: 6/19/09

Recommend Approval

Recommend Denial

No Recommendation

Comments:

Richland County Council Request of Action

Subject

A resolution authorizing Richland County's consent to an amended agreement re-creating a Regional Transit Authority within the geographic area of Richland County and the municipalities therein to be known as the Central Midlands Regional Transit Authority **[PAGES 28-42]**

Richland County Council Request of Action

Subject: Amended CMRTA Agreement

A. Purpose

Council is requested to approve a resolution authorizing the county's consent to an amended agreement re-creating a regional transit authority within the geographic area of Richland County and its municipalities.

B. Background / Discussion

Under Section 5.06 of the Interim Financing Agreement between Richland County, the City of Columbia, and the Central Midlands Regional Transit Authority (CMRTA), the CMRTA agreed to secure amendments to the existing RTA Agreement and/or CMRTA Bylaws so as to limit voting membership on the CMRTA Board of Directors to jurisdictions that provide an appropriate level of funding based on the cost of providing service within those jurisdictions. Under the terms of the Interim Financing Agreement, an amended RTA agreement must be completed no later than September 30, 2009.

The CMRTA has appointed an ad hoc committee to review and propose changes to the existing RTA Agreement, as well as the CMRTA's bylaws. The members of the ad hoc committee include:

- Kelvin Washington (Richland County)
- J. Milton Pope (Richland County)
- Jenny Screen (Richland County)
- Pat Smith (Springdale)
- Bob Coble (Columbia)
- E.W. Cromartie, II (Columbia)
- Tommy Windsor (Columbia)

The ad hoc committee finalized its recommendations on June 29, 2009 and referred a draft version to the CMRTA Board for approval. The Board is scheduled to take action on the draft agreement during its monthly meeting on July 27, 2009.

A current DRAFT version of the revised agreement is attached. A resolution endorsing the revised agreement is also attached. Please note that the committee agenda packet will be distributed before the CMRTA Board takes action on the amended agreement. If the CMRTA Board makes any changes to the current version, these changes will be provided to council prior to the committee meeting.

This request is being submitted to the A&F Committee in July due to council's recess during the month of August. It is requested that the committee forward the resolution to the full council with a recommendation for approval. The full council may act on the resolution at any time prior to September 30, 2009.

C. Financial Impact

There is no financial impact associated with this request.

D. Alternatives

1. Approve the resolution in support of the amended agreement and allow the CMRTA to proceed with securing the changes as required in the Interim Funding Agreement.
2. Do not approve the resolution. Without Richland County’s consent, the CMRTA will be unable to meet the statutory threshold and the agreement will not be amended as required by the Interim Funding Agreement.

E. Recommendation

It is recommended that Council adopt the resolution in support of the amended agreement.

Recommended by: Joe Cronin **Department:** Administration **Date:** 7/8/09

F. Reviews

Finance

Reviewed by: Daniel Driggers

Date:

- Recommend Approval
- Recommend Denial
- No Recommendation

Comments:

Legal

Reviewed by: Larry Smith

Date:

- Recommend Approval
- Recommend Denial
- No Recommendation

Comments: Council discretion

Administration

Reviewed by: J. Milton Pope

Date: 7-10-09

- Recommend Approval
- Recommend Denial
- No Recommendation

Comments:

require approval from City Council, and reductions in the remaining areas of Richland County, including other municipalities within Richland County, shall require approval from County Council.

5.05 Union Cost Reductions. The CMRTA agrees to pursue union concessions through the system operator in an effort to reduce operating costs. The CMRTA shall present a progress report to City Council and County Council no later than February 1, 2010.

5.06 Amendments to Board Structure and By-Laws. The CMRTA agrees to pursue and secure amendments to the existing RTA Agreement and/or CMRTA Bylaws so as to limit voting membership on the CMRTA Board of Directors to jurisdictions that provide an appropriate level of funding based on the cost of providing service within those jurisdictions. Non-contributing jurisdictions may continue their membership in the CMRTA as non-voting members, and appointees from such jurisdictions may continue to serve on the CMRTA Board in an advisory capacity. Non-contributing jurisdictions may obtain voting membership by providing funding in an amount that is acceptable to the governing bodies of the other voting jurisdictions. The CMRTA agrees to secure said amendments no later than September 30, 2009. The provisions of this section shall not be applicable for any municipality in the County where at least seventy-five (75%) percent of the vehicles registered within the municipality are subject to the County's road maintenance fee, or to appointments made by representatives of the respective Legislative Delegations, as required under South Carolina Code Section 58-25-40.

5.07 Service in Non-Contributing Jurisdictions. The CMRTA agrees to eliminate service in non-contributing jurisdictions once the final payment from SCE&G has been exhausted, but no later than September 30, 2010. The CMRTA may continue such service beyond this date only if those jurisdictions agree to provide financial support to the CMRTA equal to the cost of continuing such service, or if both the City and County consent to the continuation of non-stop commuter service to points of interest to residents and visitors of the City and County (including, but not limited to, the Columbia Metropolitan Airport, Lexington Medical Center, and/or the Midlands Technical College Airport Campus.) The CMRTA may continue to provide DART service in non-contributing jurisdictions if required under federal law; however, no funds provided by the City or County may be used for the continuation of these

STATE OF SOUTH CAROLINA)
)
 COUNTY OF RICHLAND)

A RESOLUTION OF THE
 RICHLAND COUNTY COUNCIL

A RESOLUTION AUTHORIZING RICHLAND COUNTY’S CONSENT TO AN AMENDED AGREEMENT RE-CREATING A REGIONAL TRANSIT AUTHORITY WITHIN THE GEOGRAPHIC AREA OF RICHLAND COUNTY AND THE MUNICIPALITIES THEREIN TO BE KNOWN AS THE CENTRAL MIDLANDS REGIONAL TRANSIT AUTHORITY

WHEREAS, by February 2002, pursuant to Section 58-25-10 et seq. of the Code of Laws of South Carolina, 1976, as amended, the counties of Richland and Lexington and the municipalities located within these counties approved an Agreement establishing a regional transit authority, known as the Central Midlands Regional Transit Authority (CMRTA), to be operated within their respective jurisdictional areas; and

WHEREAS, absent a long-term local funding source for sustaining local transit service in the Central Midlands area, Richland County, the City of Columbia, and the CMRTA have entered into an Intergovernmental Agreement Relating to the Interim Financing for the Central Midlands Regional Transit Authority, pursuant to which the County and the City have agreed to provide funding for the Authority through June 30, 2011; and

WHEREAS, pursuant to the Intergovernmental Agreement, the CMRTA has agreed to amend the Original Agreement and its Bylaws to reflect changes in the service area, changes in membership of the Authority; and changes in its Board of Directors; and

WHEREAS, as required by state statute, the governing bodies of the municipalities and counties representing 90% of the population in the original service area of the Authority must consent to the amended Agreement; and

WHEREAS, the parties to this Amended Agreement desire to modify the service area, membership, and funding sources of the Authority;

NOW, THEREFORE, BE IT RESOLVED that the Richland County Council does hereby consent to the adoption of an amended agreement re-creating a regional transit authority within the geographic areas of Richland County and the municipalities therein to be known as the Central Midlands Regional Transit Authority; and

BE IT FURTHER RESOLVED that the Richland County Council does hereby authorize the Chairman and/or County Administrator to sign the amended agreement on behalf of Richland County.

ADOPTED THIS the ____ day of _____, 2009.

 Paul Livingston, Chair
 Richland County Council

ATTEST this ____ day of _____, 2009

Michielle R. Cannon-Finch
Clerk of Council

**AMENDED AGREEMENT RE-CREATING A REGIONAL TRANSIT
AUTHORITY ~~OF~~WITHIN THE GEOGRAPHIC AREA OF
~~LEXINGTON AND RICHLAND COUNTIES~~COUNTY
AND THE MUNICIPALITIES THEREIN
TO BE KNOWN AS THE
CENTRAL MIDLANDS REGIONAL TRANSIT AUTHORITY**

FOR DISCUSSION PURPOSES ONLY

WHEREAS, by February 2002, the counties of Richland and Lexington and the municipalities located within these counties pursuant the Agreement Creating a Regional Transit Authority of the Geographic Areas of Richland County (the “County”) and Lexington County and the Municipalities Therein to be known as the Central Midlands Regional Transit Authority (the “Original Agreement”) created a regional transit authority within the meaning of ~~the South Carolina Regional Transportation Authority Law, Sections~~ Section 58-25-10 et seq. ~~(, Code of Laws of South Carolina, 1976, as amended)~~ (hereinafter ~~sometimes~~ “sometime the “Enabling Act”) to be known as the Central Midlands Regional Transit Authority, hereinafter referred to as “Authority”; and;

~~WHEREAS, the undersigned parties have approved the establishment of a regional transit authority to be operated within their respective jurisdictional areas;~~

WHEREAS, the County, the City of Columbia (the “City”) and the Authority have entered into an Intergovernmental Agreement Relating to the Interim Financing for the Central Midlands Regional Transit Authority (the “IGA”) pursuant to which the County and the City have agreed to provide funding for the Authority through July 1, 2011; and

WHEREAS, pursuant to the IGA, the Authority has agreed to amend the Original Agreement and its Bylaws to reflect changes in the service area, changes in membership of the Authority; and changes in its Board of Director; and

WHEREAS, the governing bodies of the municipalities and counties representing 90% of the population in the original service area of the Authority have consented to this amendment; and

WHEREAS, the parties to this Amended Agreement desire to modify the service area, membership and funding sources of the Authority.

NOW, THEREFORE, the undersigned parties in consideration of the premises and the mutual promises expressed herein, hereby agree to ~~create a regional transit authority to be known as the Central Midlands Regional Transit Authority, hereinafter referred to as “Authority”~~ re-create the Authority, with the powers, duties, and responsibilities hereinafter set forth.

ARTICLE I

PURPOSES AND POWERS

Section I – Purposes: The primary purposes of the Authority shall be:

To provide for public transportation of passengers for hire by means, without limitation, of motor vehicle, motor bus, rail car, or other means of conveyance, operating as a common carrier, initially, only in the territorial area lying within the jurisdiction of the governmental entities which are ~~creating members of~~ the Authority; and with the right to expand its services to cover jurisdictional areas of other governmental entities, as such entities elect to become members of the Authority, as provided herein; but initially limited to the territorial area embraced by ~~the Central Midlands Council of Governments~~ Richland County (the “County”) with limited service being provided within the territorial jurisdiction of Lexington County;

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To provide a public transportation system, to include without limitation, a combination of real and personal property, structures, improvements, buildings, equipment, plants, vehicle parking lots or facilities, rights-of-way, and any other appropriate facility, or any combination thereof, necessary or useful for the purposes of public transit.

To implement the plan of service, prepared pursuant to Section 58-25-30(1) of the Enabling Act.

It is specifically recognized that a majority of the governing bodies of general purpose local governments representing the majority of the population within the service area have adopted the plan of service described in (c) above. It is further specifically recognized that this agreement does not provide for imposition of a new source of revenue and therefore the question of creating the Authority need not be submitted for ratification to the qualified electors as contemplated at Section 58-25-30(3) of the Enabling Act.

In pursuit of these purposes, the activities of the Authority shall include, but not be limited to: the operation, coordination, supervision and development of public transit within the ~~regional~~service area of the Authority.

Section 2 – Powers and Duties: The Authority is authorized to exercise those duties enumerated in Section 58-25-50 of the Enabling Act, when and as amended, including but not limited to the following:

To purchase, lease, own, or operate or provide for the operation of transit facilities;

To contract for public transit services;

To plan in concert with any appropriate local or regional planning operation for public transit services;

To work in concert with the metropolitan area Designated Recipient (local entity eligible to receive Federal Transit Administration funding (Central Midlands Council of Governments)) to secure any Federal and State funds available for mass transit use.

To exercise the power of eminent domain limited to right-of-way and contiguous facility acquisition;

To contract with other governmental agencies, private companies, and individuals;

To sue and be sued, implead and be impleaded, complain, and defend in all courts;

To adopt, use and alter at will a corporate seal;

To acquire, purchase, hold, lease as a lessee, and use any franchise of property, real, personal or mixed, tangible or intangible, or any interest therein, necessary or desirable for carrying out the purposes of the Authority, and sell, lease as lessor, transfer, and dispose of any property or interest therein acquired by it;

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To fix, alter, change and establish rates, fees, fares, and other charges for services or facilities of the Authority. The rates, fees, and fares set forth in the agreement approved by the electorate may not be increased more frequently than annually. No single increase may exceed fifty percent;

To establish public transit routes and approve the alteration or addition of routes based primarily on a detailed analysis or proposed use and comprehensive cost analysis;

To acquire and operate, or provide for the operation of, transit systems, public or private, within the area, the acquisition of a system to be by negotiation and agreement between the Authority and the operator of the system to be acquired;

To make contracts of every name and nature and execute all instruments necessary or convenient for the carrying on of its business;

To enter into management contracts with any person or organization for the management of a public transit system owned or controlled by the Authority for a period of time, and under compensation and other terms and conditions, as may be considered advisable by the Authority;

To contract for the services of attorneys, engineers, consultants, and agents for any purpose of the Authority;

To borrow money and make and issue negotiable bonds, notes or other evidences of indebtedness;

To accept gifts, grants or loans of money or other property, enter into contracts, leases, or other transactions with, and accept grant funds from federal, state, or local governments, public or semipublic agencies or private individuals or corporations and expend the funds and carry out cooperative undertakings and contracts;

To do all acts necessary for the provision of public transit services;

To provide transit services for residents of the service area to destinations outside the service area;

To promulgate regulations to carry out the provisions of the Enabling Act.

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ARTICLE II

MEMBERSHIP AND GOVERNING BODY

Section 1 – Initial Members: As provided at Section 58-25-35 of the Enabling Act, the following local governments:

Arcadia Lakes	Batesburg-Leesville	Blythewood
Cayce	Chapin	City of Columbia
Eastover	Forest Acres	Lexington County
Town of Lexington	Pine Ridge	Richland County
South Congaree	Springdale	West Columbia

shall be the members of the Authority upon local ratification of this agreement in the County and respective ~~counties and~~ municipalities.

Section 2 – Subsequent Members: As provided at Section 58-25-40(3) of the Enabling Act, after activation of the Authority, contiguous counties and municipalities not participating initially may become members of the Authority with the same benefits as the initial members in the procedure set forth in the Enabling Act; provided that such future members provide an appropriate amount of financial support to the Authority.

Section 3 – Governing Body: As provided at Section 58-25-40 of the Enabling Act, the governing body of the Authority shall be a Board of Directors. The Board of Directors shall consist of voting and non-voting members. Voting Board members shall be appointed by the County and municipalities which are members of the Authority. Except as provided in Section 4 of this Article II, the number of ~~directors~~voting Members of the Board shall be ~~thirtytwo~~ (3012) (Attachment A), distributed as follows:

Appointments to the Board of Directors shall be apportioned among the County and member ~~counties and~~ municipalities proportionate to population within the Authority’s service area: provided, however, as set forth at Section 58-25-40(1) “no member government, regardless of population, may have less than one member on the Board;” provided further, that the Authority shall review its compliance with this apportionment-by-population method immediately after receipt of the results of each official decennial census and each special census conducted by the U.S. Census Bureau and shall make such changes to the Board of Directors as are necessary to comply with such new census figures.

An Executive Committee shall be formed from the voting membership of the Board of Directors. The bylaws of the Regional Transit Authority shall direct the composition and size of the Executive Committee.

Section 4 – Other Appointments: As provided at Section 58-25-40(1) of the Enabling Act, in the event that the Authority receives a grant of state funds from the state general fund or the highway fund, then the legislative delegation(s) of the member ~~counties~~County, including resident

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Senators, shall by majority vote appoint three additional Board members. Such additionally appointed Board members shall consist of at least one resident from each of the largest county members. Provided, however, if there are no resident senators for a member county, then the provisions of Section 58-25-40(1), as amended, shall apply.

Section 5 – Terms: As provided at Section 58-25-40(1), upon the ~~activation~~effective date of ~~the Authority~~this Agreement, approximately one-third of the Board members shall be appointed by lot for a term of one year, approximately one-third of the Board members shall be appointed by lot for a term of two years, and approximately one-third of the Board members shall be appointed by lot for a term of three years. Thereafter, all appointments to the Board upon the expiration of the initial terms shall be for a term of three years.

Section 6 – Vacancies: If a vacancy in the Authority’s governing body occurs by reason of death, resignation, change of residence, removal, or any other cause, it shall be filled for the duration of the unexpired term in the same manner as was the original appointment.

ARTICLE III

AUTHORITY STRUCTURE

Section 1 – Organization: As provided at Section 58-25-40(4), the Authority’s governing board shall elect one of its members as Chairman, one as Vice-Chairman and other officers as may be necessary to serve for one year in that capacity or until their respective successors are elected.

Section 2 – Quorum: As provided at Section 58-25-40(4), a majority of the members of the Authority’s governing body shall constitute a quorum.

Section 3 – Membership: A vacancy in the membership of the Board of Directors shall not impair the right of the Authority to exercise all of its rights and perform all of its duties. Upon the effective date of a Board member’s appointment, or as soon thereafter as is practicable, each Board member shall enter upon their duties. As provided at Section 58-25-40(5) of the Enabling Act, a Board member of the Authority may be removed from office by the governing body which appointed him for misconduct, malfeasance, or neglect of duty in office. Any vacancy so created shall be filled as provided in Article II, Section 6.

Section 4 - Committees: The Board of Directors of the Authority, in addition to functioning as a whole entity, shall be sub-divided into such ~~other Sub-Committees~~ as the Board deems it appropriate to establish, ~~provided, however, that if an Executive Committee is established, it shall be a committee of the whole comprised of each member of the Board.~~ Other specifications for membership, meeting time, and procedures for the Board, Executive Committee and ~~Sub-Committees~~ shall be designated in the Authority’s By-Laws.

Section 5 – Staffing: As provided at Section 58-25-40(6) of the Enabling Act, the Authority may employ an Executive Director to serve at the pleasure of the Authority. The Executive Director may employ any employees as may be necessary for the proper administration of the duties and functions of the Authority and may determine the qualifications of such persons. The Authority shall adopt a compensation plan for employees. The Authority may contract for the services of

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attorneys, engineers, consultants and agents for any purpose of the Authority, including engineering, architectural design, management feasibility, transportation planning, and other studies concerning the design of the facilities and the acquisition, construction, extension, operation, maintenance, regulation, consolidation and financing of transportation systems in the area.

Section 6 – Member Compensation: As provided at Section 58-25-40(1), members of the Board of Directors of the Authority shall be entitled to receive their expenses incurred in connection with their service on the Authority, but they may not receive salaries, per diem or other compensation.

ARTICLE IV

FINANCES

Section 1 – Books, Accounts and Annual Reports: As required by Section 58-25-70 of the Enabling Act, the Authority shall keep books of account, which shall be independently audited at least once in each calendar year. A copy of the audit report must be provided to the Members. The Authority shall submit to the Members the annual operating and capital budget proposed for each fiscal year, at least sixty days prior to the beginning of the fiscal year. In the event a member disagrees with the proposed budget, it may set forth points of disagreement and transmit its statement to the Authority and other governing bodies of the member municipalities and ~~counties~~the County within thirty days of the receipt of the proposed budget. Budgets shall be adopted by a majority of the member governments. In the event a majority of the governing bodies of the member municipalities and ~~counties~~the County do not agree with the proposed budget, the Authority shall convene a meeting of chief elected and administrative officials of member governments to develop a budget which may be acceptable to a majority of the member governments; a majority, for the purposes of this section, includes the governing bodies of the member municipalities and ~~counties~~county representing more than one-half of the service area population. In the event a budget acceptable to a majority of the member governments is not developed prior to the beginning of its fiscal year, the Authority shall continue to operate at the budget levels of the previously adopted budget. In the event the requirements in Sections 58-25-30 and 58-25-60 of the Enabling Act permitting imposition of a vehicle registration fee have been satisfied and such fee is imposed, any budget changes requiring an increase in vehicle registration fees in excess of ten percent during the budget year must be approved as provided above for annual budgets.

Section 2 – Fiscal Support: Funds for the use of the Authority shall be provided by revenues from the Authority's transportation system, government grants, contracts for services, intergovernmental agreements, franchising contracts, contributions from SCANA Corporation and its subsidiary South Carolina Electric & Gas and any other source, and as may be appropriated by the governing bodies of the members of the Authority. As stated at Article I, Section I, paragraph (d), it is specifically recognized that this agreement does not provide for the imposition of a new source of revenue but utilizes existing sources of revenue to fund the Authority.

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Notwithstanding the foregoing, nothing herein shall be construed to preclude the use of other local, state or federal funds or sources of revenues which shall subsequently become available, except for state highway construction funds which, pursuant to Section 58-25-60 of the Enabling Act, may not be used. This agreement may be amended specifically to recognize new sources.

Section 3 – Adopting of Program and Budget: Before the first day of ~~July~~October, each year, the Authority shall adopt a program and a proposed budget for the next fiscal year.

Section 4 – Revenues and Funds: The Authority is authorized to expend the monies produced by its system and monies received from any other source:

For the employment of professional staff, contracting professional services, contracting nonprofessional assistants and other employees;

For obtaining office space and for procuring equipment, materials and supplies;

For the acquisition, construction, extension, operation, maintenance, regulation, consolidation and financing of the transportation system;

For such other purposes as the Authority shall determine to be necessary and proper in carrying out the functions of the Authority within the approved budget; and

As set forth in Article I of this agreement.

Section 5 – Termination of Fiscal Support: No member of the Authority which is providing financial support to the Authority shall terminate such ~~additional~~financial support in the fiscal year for which the support has been pledged, and any member intending to withdraw or decrease such ~~additional~~financial support in subsequent fiscal years must notify the Authority, in writing, by July 1 of the then current fiscal year of its intention to withdraw or decrease such additional support.

Section 6 – Definition of Fiscal Year: The fiscal year as used in this agreement shall be understood to mean the period beginning October 1 and ending September 30.

ARTICLE V

GENERAL PROVISIONS

Section 1 – Intent: The express intent of this agreement is to provide for the creation of a regional transit authority consistent with the provisions of the Enabling Act, as amended. As provided at Section 58-25-30(6), this agreement may be revised in whole or in part through the process set forth in the Enabling Act. It is specifically provided that should the Enabling Act be amended, to alter the number of Members of the Authority, Article II, Section 3 herein shall be reconsidered by the governing bodies of the parties hereto.

Section 2 – Ratification: It is not necessary that the question of creating the Authority be submitted for ratification to the qualified electors of the governmental members to this agreement inasmuch as this agreement does not provide for the imposition of a new source of revenue as contemplated at Section 58-25-30(3) of the Enabling Act. The consent of the parties to this

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agreement to create the Authority shall be evidenced by Resolution adopted by the governing bodies of such parties.

Section 3 – Entire Agreement: This agreement represents the entire understanding between and among the Authority members.

Section 4 – Dissolution: Dissolution of the Authority shall be in the same manner as of its creation as set forth in Section 58-25-30(5) of the Enabling Act, as the same may, from time to time, be amended.

ARTICLE VI

EFFECTIVE DATE

Because an election is not required, this agreement shall become operational upon the execution of this agreement by the governing bodies of the municipalities and ~~counties~~county which include at least 90% of the population of the proposed service area, and the Authority must be created not less than sixty days after this agreement is executed by the parties to it.

Richland County Council Request of Action

Subject

Project South **[PAGES 43-57]**

AN ORDINANCE

AUTHORIZING THE EXECUTION AND DELIVERY OF A SPECIAL SOURCE REVENUE CREDIT AGREEMENT BY AND AMONG RICHLAND COUNTY, SOUTH CAROLINA, AND SOUTH PILLS, LLC, AND SOUTH UNIVERSITY OF CAROLINA, INC., THEIR AFFILIATES AND ASSIGNS, TO PROVIDE FOR A SPECIAL SOURCE REVENUE CREDIT; TO PROVIDE FOR THE INCLUSION OF THE PROJECT IN A MULTI-COUNTY BUSINESS OR INDUSTRIAL PARK; AND OTHER MATTERS THERETO RELATED.

INFRASTRUCTURE CREDIT AGREEMENT

among

RICHLAND COUNTY, SOUTH CAROLINA

and

SOUTH PILLS, LLC

and

SOUTH UNIVERSITY OF CAROLINA, INC.

[], 2009

INFRASTRUCTURE CREDIT AGREEMENT

This INFRASTRUCTURE CREDIT AGREEMENT, effective as of _____, 2009 (as the same may be amended, modified or supplemented in accordance with the terms hereof, the “Agreement”), among RICHLAND COUNTY, SOUTH CAROLINA, a body politic and corporate, and a political subdivision of the State of South Carolina (“County”), SOUTH PILLS, LLC, a South Carolina limited liability company (“South Pills”) and SOUTH UNIVERSITY OF CAROLINA, INC., a South Carolina corporation (“South University”) (collectively, South Pills and South University, “Company,” except in certain contexts, as used in the Agreement, in which “Company” means South Pills and South University individually).

W I T N E S S E T H :

WHEREAS, the County, acting by and through its County Council (“County Council”) is authorized by Sections 4-1-175 and 4-29-68 of the Code of Laws of South Carolina 1976, as amended (“Act”), to provide special source revenue credits for the purpose of defraying the cost of designing, acquiring, constructing, improving, or expanding the infrastructure serving the County or the project and for improved and unimproved real estate used in the operation of a manufacturing facility or commercial enterprise in order to enhance the economic development of the County (“SSRC” or “Credit”); and

WHEREAS, South University proposes to lease a facility to be acquired, constructed or developed by South Pills on the campus of the South Carolina Research Authority for the purpose of establishing and operating a pharmacy school (“Facility”); and

WHEREAS, South Pills’ proposed investment will consist of investment in land and improvements to the land; and

WHEREAS, South University’s proposed investment will consist of investment in certain personal property consisting of, among other things, furniture, fixtures and equipment (“Personal Property”) (collectively, the investments by South Pills and South University are referred to as the “Project”); and

WHEREAS, the County and Fairfield County established a joint industrial and business park (“Park”) by entering into a Master Agreement Governing the I-77 Corridor Regional Industrial Park, dated April 15, 2003, pursuant to the provisions of Article VIII, Section 13 of the South Carolina Constitution (“Park Agreement”); and

WHEREAS, the Project will be located on land included in the Park, more specifically at a location being identified as Tax Map No. _____ (“Real Property”); and

WHEREAS, pursuant to the provisions of the Park Agreement, real and personal property having a *situs* in the Park is exempt from all *ad valorem* taxation, however, the owners or lessees of the real and personal property are obligated to make or cause to be made payments in lieu of taxes in the total amount equivalent to the *ad valorem* property taxes that would have been due and payable but for the location of the Project within the Park and the monies received from the payments in lieu of taxes are distributed pursuant to the Park Agreement to Fairfield County and to Richland County (each, a “Richland Fee Payment”); and

WHEREAS, the County has agreed to provide special source revenue credits against the Richland Fee Payments attributable to the Company's investment in real and personal property and the credit will equal 20% of each Richland Fee Payment for a period of 1 year, renewable annually as provided herein for up to a total of 5 years, beginning with property tax year ____, subject to the terms and conditions below; and

WHEREAS, the County Council has authorized the execution and delivery of this Agreement, and the inclusion of the Project within the Park, by Ordinance No. _____ enacted by the County Council on [], 2009 ("Ordinance"); and

WHEREAS, the Fairfield County Council has authorized the inclusion of the Project within the Park, by Resolution adopted by the Fairfield County Council on [], 2009.

NOW, THEREFORE, in consideration of the respective representations and agreements hereinafter contained, the County and the Company agree as follows:

ARTICLE I

ADDITIONAL DEFINITIONS

The defined terms in this Agreement shall for all purposes of this Agreement have the meanings specified, unless the context clearly otherwise requires. Except where the context otherwise requires, words importing the singular number shall include the plural number and *vice versa*.

"Cost" or "Cost of the Infrastructure" means the cost of acquiring, by construction and purchase, the Infrastructure and shall be deemed to include, whether incurred prior to or after the date of this Agreement: (a) obligations incurred for labor, materials, and other expenses to builders and materialmen in connection with the acquisition, construction, and installation of the Infrastructure; (b) the cost of construction bonds and of insurance of all kinds that may be required or necessary during the course of construction and installation of the Infrastructure, which is not paid by the contractor or contractors or otherwise provided for; (c) the expenses for test borings, surveys, test and pilot operations, estimates, plans and specifications and preliminary investigations therefore, and for supervising construction, as well as for the performance of all other duties required by or reasonably necessary in connection with the acquisition, construction, and installation of the Infrastructure; and (d) all other costs which shall be required under the terms of any contract for the acquisition, construction, and installation of the Infrastructure.

"Infrastructure" means the Company's infrastructure (whether located at or away from the Facility, but only so long as the Infrastructure is located on the Real Property), the Facility and all improvements thereon including the Real Property and Personal Property, all as defined and permitted under the Act.

"Person" means an individual, a corporation, a partnership, an association, a joint stock company, a trust, any unincorporated organization, or a government or political subdivision.

ARTICLE II
REPRESENTATIONS

SECTION 2.01. Representations by the County. The County makes the following representations:

- (a) The County is a body politic and corporate and a political subdivision of the State of South Carolina;
- (b) The County is authorized and empowered by the provisions of the Act to enter into, and carry out its obligations under, this Agreement;
- (c) The County has approved this Agreement by adoption of the Ordinance in accordance with the procedural requirements of the Act and any other applicable state law; and
- (d) The County enters into this Agreement for the purpose of promoting the economic development of the County.

SECTION 2.02. Representations by the Company. The Company makes the following representations:

- (a) South Pills is a limited liability company duly organized, validly existing, and in good standing, under the laws of the State of South Carolina, has power to enter into this Agreement, and by proper company action has authorized the officials signing this Agreement to execute and deliver it;
- (b) South University is a corporation duly organized, validly existing, and in good standing, under the laws of the State of South Carolina, has power to enter into this Agreement, and by proper company action has authorized the officials signing this Agreement to execute and deliver it; and
- (c) The Credits provided by the County in the manner set forth in this Agreement have been instrumental in inducing them to invest in the Facility and Project in the County.

ARTICLE III
SPECIAL SOURCE REVENUE CREDITS

SECTION 3.01. Payment of Costs of Infrastructure. The Company agrees to pay, or cause to be paid, all costs of the Infrastructure, as and when due.

SECTION 3.02. Certification of Infrastructure. The Company agrees that, as of any date during the term of this Agreement, the cumulative dollar amount expended by the Company on Infrastructure shall equal or exceed the cumulative dollar amount of all the Credits received by the Company. Prior to the first year's Credit to be credited against the Richland Fee Payment, the Company shall certify the cumulative total amount of Infrastructure as of December 31 of the year to which the fee in lieu of tax payment relates. For example, should the Company apply a Credit against the 2010 Richland Fee Payment (which would be due and payable no later than January 15, 2011, the Company would certify the

cumulative total amount of Infrastructure as of December 31, 2010. The certificate shall be in substantially the form of the certificate attached to this Agreement as Exhibit A. The Company must re-certify the cumulative amount of Infrastructure in any year in which the Company seeks aCredit.

SECTION 3.03. Special Source Revenue Credits.

(a) Commencing in the year of the Company's initial Richland Fee Payment, the County shall provide a credit equal to 20% of the Richland Fee Payment for such term as provided in Section 3.04. [The Credits shall be applied against the amount due from the Company to the County by deducting the amount from the property or fee in lieu of tax bill to the Company.] [to be discussed]

(b) If subsection 3.03(a) is found to be invalid by a court of competent jurisdiction, the County agrees to provide the Company with a credit in an amount and for a term that is valid pursuant to such court ruling, but in no event may the value of the valid benefit exceed the value of the invalid benefit offered to the Company under this Agreement.

(c) THIS AGREEMENT AND THE SPECIAL SOURCE REVENUE CREDITS BECOMING DUE HEREON ARE LIMITED OBLIGATIONS OF THE COUNTY PAYABLE BY THE COUNTY SOLELY FROM THE RICHLAND FEE PAYMENTS DERIVED BY THE COUNTY FROM THE COMPANY PURSUANT TO THE PARK AGREEMENT, AND DO NOT AND SHALL NOT CONSTITUTE A GENERAL OBLIGATION OF THE COUNTY OR ANY MUNICIPALITY WITHIN THE MEANING OF ANY CONSTITUTIONAL OR STATUTORY LIMITATION AND DO NOT AND SHALL NOT CONSTITUTE OR GIVE RISE TO A PECUNIARY LIABILITY OF THE COUNTY OR ANY MUNICIPALITY OR A CHARGE AGAINST THE GENERAL CREDIT OR TAXING POWER. THE FULL FAITH, CREDIT, AND TAXING POWER OF NEITHER THE COUNTY NOR ANY MUNICIPALITY ARE PLEDGED FOR THE SPECIAL SOURCE REVENUE CREDITS.

(d) No breach by the County of this Agreement shall result in the imposition of any pecuniary liability upon the County or any charge upon its general credit or against its taxing power. The liability of the County under this Agreement or for any breach or default by the County of any of the foregoing shall be limited solely and exclusively to the Richland Fee Payments received from the Company. The County shall not be required to provide the Credits except with respect to the Richland Fee Payments received from the Company.

SECTION 3.04. Minimum Investment and New Job Requirements.

(a) The Company anticipates an investment of at least \$5,200,000 in the first 2 years of the Project (in all cases to be calculated without regard to depreciation, "Investment Commitment"). South University anticipates the creation of at least 18 new, full-time jobs in the first 2 years of the Project ("Job Commitment").

(b) The County agrees that in the first property tax year following the year in which the Company has achieved its Investment Commitment and Job Commitment, the Company is entitled to claim a Credit against the Richland Fee Payment. If, during the next property tax year, the Company has maintained its Investment Commitment and Job Commitment, then the Company is entitled to the Credit for the corresponding property tax year. The County shall be entitled to claim a Credit in each succeeding

year for a total of five years (“Credit Period”) so long as it maintains its Investment Commitment and Job Commitment, each of which shall be certified as provided below. Thus, for example, if in 2010 the above referenced investment and job requirements are achieved, the Company would become entitled to Credit against the Richland Fee Payment for property tax year 2011.

(c) The parties agree that the Investment Commitment to be achieved by the Company under this Section shall be calculated to include taxable personal property that is leased and used by the Company in connection with the Project and located at the Facility. The parties further agree that the minimum number of jobs to be created by the Company under this Section shall include direct employees of the Company, contract and leased employees, employees of companies with which the Company contracts to perform certain duties or activities, so long as the jobs are located at the Facility.

(d) The Company shall to certify to the County Auditor, with a copy to the County Administrator, on or before June 1 of each year, commencing with the year identified in subsection (b) that the Company has met and maintained its Investment Commitment and Job Commitment. Using the example in subsection (b) above, the Company would be required to certify to the County Auditor on or before June 1, 2011 that the Company had met and maintained in 2010, the Investment Commitment and the Job Commitment. After the initial certification, the Company shall certify to the County Auditor in each year in which the Company intends to claim a Credit. If the Company fails to certify Investment Commitment and Job Commitment on or before June 1 of the applicable year, then the County is not required to grant the Credit for the applicable property tax year. If the Company fails to maintain the Investment Commitment and Job Commitment, the Credit Period shall immediately terminate.

ARTICLE IV

TITLE TO INFRASTRUCTURE

SECTION 4.01. Transfers of Project; Use as Pharmacy School.

(a) So long as neither any Event of Default has occurred and is continuing nor has the Facility ceased to be used as a pharmacy school, the County acknowledges and agrees that South Pills and South University each may from time to time and in accordance with applicable law, sell, transfer, lease, convey, or grant its respective interest in the Project to another entity and that the sale, transfer, lease, conveyance or grant does not relieve the County of the County’s obligation to provide Special Source Revenue Credits to South Pills and South University.

(b) If, during the term of this Agreement, the Company ceases, at any time, for any length of time, and for any reason, to use of the Facility for a pharmacy school, then this Agreement and the County’s grant of the Credits to the Company terminate automatically.

ARTICLE V

DEFAULTS AND REMEDIES

SECTION 5.01. Events of Default. If any party shall fail duly and punctually to perform any

material covenant, condition, agreement or provision contained in this Agreement on the part of such party to be performed, which, except as otherwise provided in this Agreement, failure shall continue for a period of thirty (30) days after written notice by the other party specifying the failure and requesting that it be remedied is given to the defaulting party by first-class mail, then such party shall be in default under this Agreement (an “Event of Default”).

SECTION 5.02. Legal Proceedings by Company and County. Upon the happening of any Event of Default by a party, then and in every such case the other party in its discretion may:

- (1) by mandamus, or other suit, action, or proceeding at law or in equity, enforce all of its rights and require the defaulting party to carry out any agreements with or for its benefit and to perform its or their duties under the Act and this Agreement;
- (2) bring suit upon this Agreement;
- (3) exercise any or all rights and remedies in effect in the State of South Carolina, or other applicable law, as well as all other rights and remedies possessed by the Company; or
- (4) by action or suit in equity enjoin any acts or things which may be unlawful or in violation of its rights.

SECTION 5.03. Remedies Not Exclusive. No remedy in this Agreement conferred upon or reserved either to the Company or County is intended to be exclusive of any other remedy or remedies, and each and every such remedy shall be cumulative and shall be in addition to every other remedy given under this Agreement or now or hereafter existing at law or in equity or by statute.

SECTION 5.04. Nonwaiver. No delay or omission of the Company or County to exercise any right or power accruing upon any default or Event of Default shall impair any such right or power or shall be construed to be a waiver of any such default or Event of Default, or an acquiescence therein; and every power and remedy given by this Article V to the Company or County may be exercised from time to time and as often as may be deemed expedient.

ARTICLE VI

MISCELLANEOUS

SECTION 6.01. Examination of Records; Confidentiality.

(a) The Company agrees that the County and its authorized agents shall have the right at all reasonable times and upon prior reasonable notice to enter upon and examine and inspect the Project and to have access to and examine and inspect all the Company’s books and records pertaining to the Project. The aforesaid right of examination and inspection shall be exercised only upon such reasonable and necessary terms and conditions as the Company shall prescribe, which conditions shall be deemed to include, but not be limited to, those necessary to protect the Company’s confidentiality and proprietary rights.

(b) The County, and County Council, acknowledges and understands that the Company may have and maintain at the Facility certain confidential and proprietary information, including but not limited to financial, sales or other information concerning the Company's operations ("Confidential Information") and that any disclosure of the Confidential Information would result in substantial harm to the Company and could thereby have a significant detrimental impact on the Company's employees and also upon the County. Therefore, except as required by law, the County, and County Council, agrees to keep confidential, and to cause employees, agents and representatives of the County to keep confidential, the Confidential Information which may be obtained from the Company, its agents or representatives. The County, and County Council, shall not disclose and shall cause all employees, agents and representatives of the County not to disclose the Confidential Information to any person other than in accordance with the terms of this Agreement.

SECTION 6.02. Successors and Assigns. All covenants, stipulations, promises, and agreements contained in this Agreement, by or on behalf of, or for the benefit of, the County, shall bind or inure to the benefit of the successors of the County from time to time and any officer, board, commission, agency, or instrumentality to whom or to which any power or duty of the County, shall be transferred.

SECTION 6.03. Provisions of Agreement for Sole Benefit of County and Company. Except as in this Agreement otherwise specifically provided, nothing in this Agreement expressed or implied is intended or shall be construed to confer upon any person other than the County and the Company any right, remedy, or claim under or by reason of this Agreement, this Agreement being intended to be for the sole and exclusive benefit of the County and the Company.

SECTION 6.04. Severability. In case any one or more of the provisions of this Agreement shall, for any reason, be held to be illegal or invalid, the illegality or invalidity shall not affect any other provision of this Agreement, and this Agreement and the Credits shall be construed and enforced as if the illegal or invalid provisions had not been contained herein or therein.

SECTION 6.05. No Liability for Personnel of County or Company. No covenant or agreement contained in this Agreement is deemed to be a covenant or agreement of any member, agent, or employee of the County or its governing body or the Company or any of its officers, employees, or agents in an individual capacity, and neither the members of the governing body of the County nor any official executing this Agreement is liable personally on the Credits or the Agreement or subject to any personal liability or accountability by reason of the issuance thereof.

SECTION 6.06. Indemnification Covenant.

(a) The Company shall and agrees to hold the County and its County Council members, officers, agents and employees harmless from all pecuniary liability in connection with those reasons set forth in subsection (b). Such indemnification obligation shall survive any termination of this Agreement.

(b) Notwithstanding the fact that it is the intention of the parties that neither the County nor any of its members, officers, agents and employees shall incur any pecuniary liability to any third-party by reason of any claim or loss or damage to property or any injury or death of any person occurring in connection with the planning, design, acquisition, construction and carrying out of the Project or the operation of the Facility if the County or any of its members, officers, agents or employees should incur any such claim, loss or damage, then, in that event the Company shall indemnify and hold harmless the

(a) The Company shall reimburse the County for reasonable expenses, including, reasonable attorneys' fees, related to (i) review and negotiation of this Agreement, (ii) review and negotiation of any other documents related to the Project or the Facility, or (iii) the Project itself or Facility itself (collectively, the "Transaction"), in an amount not to exceed \$7,500.

(b) Further, to the extent that the Company takes future actions in connection with this Agreement that require work by the County legal counsel, the Company shall reimburse the County for its attorneys' fees within 45 days after the County's request therefore. Such request must contain a statement of all expenses incurred with a general description of the nature of the expenses. In no event shall the Company be required to reimburse the County for any attorneys' fees (1) incurred by the County in the ordinary course of its operation, including with respect to tax- and fee-payers or (2) incurred by the County in defending suits brought by the Company based on a default by the County under this Agreement.

SECTION 6.09. Merger. This Agreement constitutes the entire agreement among the parties to it with respect to the matters contemplated in it, and it is understood and agreed that all undertakings, negotiations, representations, promises, inducements and agreements heretofore had among these parties are merged herein.

SECTION 6.10 Agreement to Sign Other Documents. The County agrees that it will from time to time and at the expense of the Company execute and deliver such further instruments and take such further action as may be reasonable and as may be required to carry out the purpose of this Agreement; provided, however, that such instruments or actions shall never create or constitute an indebtedness of the County within the meaning of any state constitutional provision (other than the provisions of Article X, Section 14(10) of the South Carolina Constitution) or statutory limitation and shall never constitute or give rise to a pecuniary liability of the County or a charge against its general credit or taxing power or pledge the credit or taxing power of the State, or any other political subdivision of the State.

SECTION 6.11. Construction of Agreement. The parties agree that each party and its counsel have reviewed and revised this Agreement and that any rule of construction to the effect that ambiguities are to be resolved against the drafting party does not apply in the interpretation of this Agreement or any amendments or exhibits to this Agreement.

SECTION 6.12. Applicable Law. The laws of the State of South Carolina govern the construction of this Agreement.

SECTION 6.13. Counterparts. This Agreement may be executed in any number of counterparts, each of which, when so executed and delivered, shall be an original; but such counterparts shall together constitute but one and the same instrument.

SECTION 6.14. Amendments. This Agreement may be amended only by written agreement of the parties hereto.

SECTION 6.15. Waiver. Either party may waive compliance by the other party with any term or condition of this Agreement but the waiver is valid only if it is in a writing signed by the waiving party.

SECTION 6.16. Termination. This Agreement ends after the earlier of the: (i) the Company's claiming the fifth and final Credit and (ii) the end of the seventh property tax year following the year in which this Agreement is executed.

SIGNATURES FOLLOW ON NEXT PAGE.

THE REMAINDER OF THIS PAGE IS INTENTIONALLY LEFT BLANK.

IN WITNESS WHEREOF, Richland County, South Carolina, has caused this Agreement to be executed by the appropriate officials of the County and its corporate seal to be hereunto affixed and attested and South Pills, LLC and South University of Carolina, Inc. have caused this Agreement to be executed by its respective authorized officer, effective the day and year first above written.

RICHLAND COUNTY, SOUTH CAROLINA

By: _____
Name: J. Milton Pope
Its: Administrator
Date: _____

(SEAL)
ATTEST:

Michielle Cannon-Finch, Clerk to County Council
Richland County, South Carolina

SOUTH PILLS, LLC,
a South Carolina limited liability company

By: _____
Name: _____
Its: _____
Date: _____

SOUTH UNIVERSITY OF CAROLINA, INC.,
a South Carolina corporation

By: _____
Name: _____
Its: _____
Date: _____

THE REMAINDER OF THIS PAGE IS INTENTIONALLY LEFT BLANK.

Richland County Council Request of Action

Subject

Recreation Property MCIP [PAGES 58-66]

STATE OF SOUTH CAROLINA
COUNTY COUNCIL FOR RICHLAND COUNTY
ORDINANCE NO. _____

AUTHORIZING AN AMENDMENT TO THE MASTER AGREEMENT GOVERNING THE I-77 CORRIDOR REGIONAL INDUSTRIAL PARK BY AND BETWEEN RICHLAND COUNTY, SOUTH CAROLINA, AND FAIRFIELD COUNTY, SOUTH CAROLINA, TO EXPAND THE BOUNDARIES OF THE PARK TO INCLUDE CERTAIN REAL PROPERTY LOCATED IN RICHLAND COUNTY, AND OTHER RELATED MATTERS.

WHEREAS, Richland County, South Carolina (“Richland”), and Fairfield County, South Carolina (“Fairfield”) (collectively, “Counties”), as authorized under Article VIII, Section 13(D) of the South Carolina Constitution and Section 4-1-170 of the Code of Laws of South Carolina, 1976, as amended (“Act”), have jointly developed the I-77 Corridor Regional Industrial Park (“Park”); and

WHEREAS, the Counties have entered into separate agreements to reflect each new phase of expansion of the Park (“Phase Agreements”); and

WHEREAS, on April 15, 2003, the Counties entered into an agreement entitled “Master Agreement Governing the I-77 Corridor Regional Industrial Park” (“Master Agreement”), the provisions of which replaced all existing Phase Agreements and now govern the operation of the Park; and

WHEREAS, Richland now desires to expand the boundaries of the Park to include property located in Richland and described on the attached **Exhibit A** (collectively, “Property”); and

NOW, THEREFORE, BE IT ORDAINED BY THE RICHLAND COUNTY COUNCIL:

Section 1. Expansion of Park Boundaries. There is hereby authorized an expansion of the Park boundaries to include the Property. The County Council Chair, or the Vice Chair in the event the Chair is absent, the County Administrator and the Clerk to the County Council are hereby authorized to execute such documents and take such further actions as may be necessary to complete the expansion of the Park boundaries. Pursuant to the terms of the Master Agreement, the expansion shall be complete upon the adoption of this Ordinance by the Richland County Council and a companion ordinance by the Fairfield County Council.

Section 2. Savings Clause. If any portion of this Ordinance shall be deemed unlawful, unconstitutional or otherwise invalid, the validity and binding effect of the remaining portions shall not be affected thereby.

Section 3. General Repealer. Any prior Ordinance, the terms of which are in conflict herewith, is, only to the extent of such conflict, hereby repealed.

Section 4. Effectiveness. This Ordinance shall be effective after third and final reading.

RICHLAND COUNTY COUNCIL

By: _____
Paul Livingston, Chair

(SEAL)

Attest this _____ day of

_____, 2009

Michielle R. Cannon-Finch
Clerk of Council

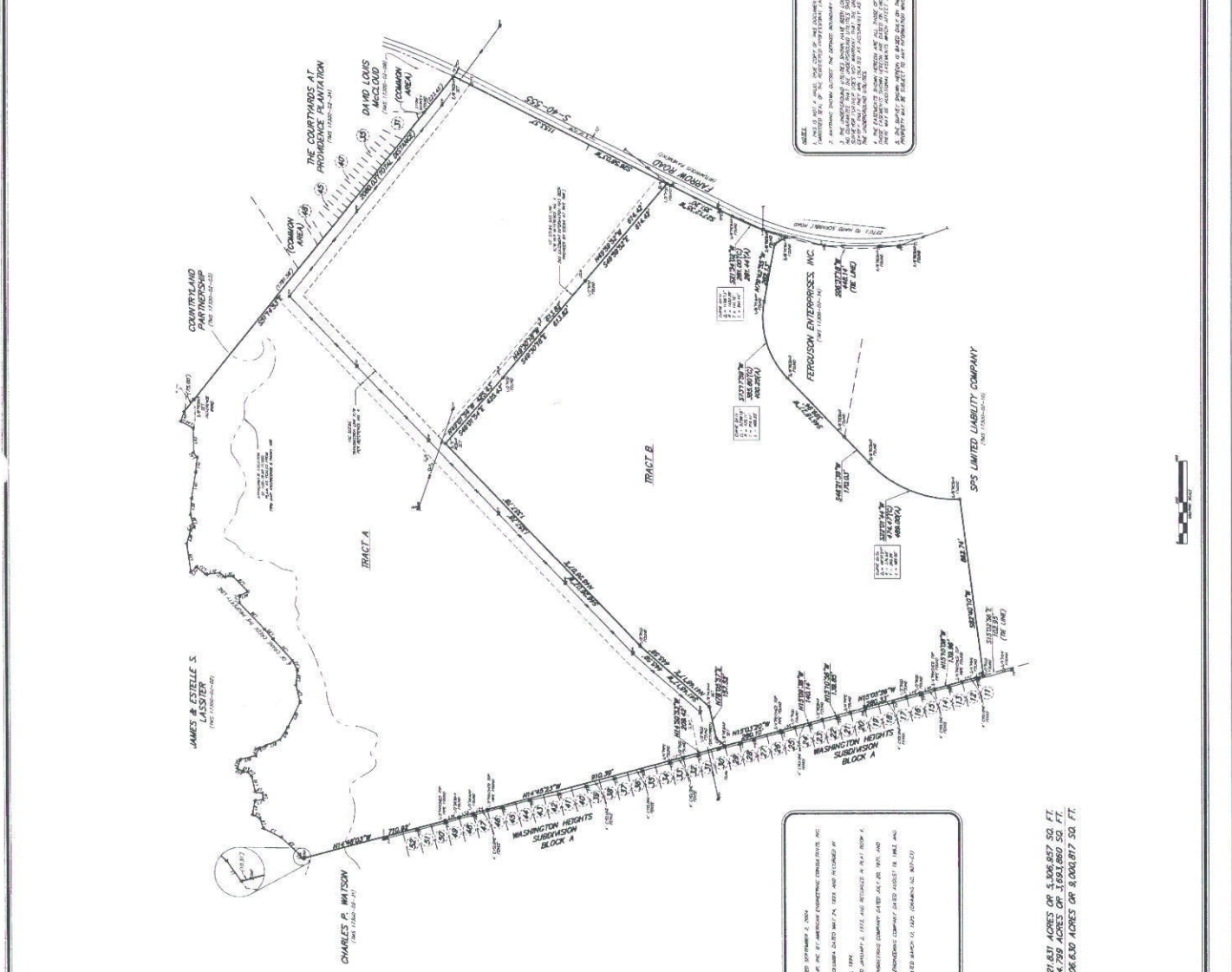
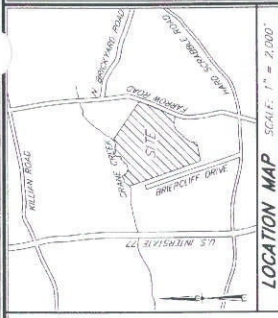
RICHLAND COUNTY ATTORNEY'S OFFICE

Approved As To LEGAL Form Only
No Opinion Rendered As To Content

First Reading:
Second Reading:
Third Reading:

EXHIBIT A
LEGAL DESCRIPTION OF PROPERTY

All those certain pieces, parcels or lots of land, with any improvements, situate in Richland County, South Carolina, consisting of TMS No. 17300-02-10, TMS No. 17300-02-33 and 17330-02-02 (portion), as shown more particularly on the attached Boundary Survey, prepared by B.P. Barber & Associates, Inc. for South Capital Group, LLC, dated April 13, 2005.



TRACT A AREA = 121.821 ACRES OR 4,306,857 SQ. FT.
 TRACT B AREA = 84.799 ACRES OR 3,061,850 SQ. FT.
 TOTAL AREA = 206.620 ACRES OR 7,368,707 SQ. FT.

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 TOTAL AREA = 206.620 ACRES OR 7,368,707 SQ. FT.

REVISIONS
 NO. DATE BY
 1 04/24/09 B.P.B.
 2 05/15/09 B.P.B.
 3 06/10/09 B.P.B.
 4 07/02/09 B.P.B.
 5 08/10/09 B.P.B.
 6 09/10/09 B.P.B.
 7 10/10/09 B.P.B.
 8 11/10/09 B.P.B.
 9 12/10/09 B.P.B.
 10 01/10/10 B.P.B.
 11 02/10/10 B.P.B.
 12 03/10/10 B.P.B.
 13 04/10/10 B.P.B.
 14 05/10/10 B.P.B.
 15 06/10/10 B.P.B.
 16 07/10/10 B.P.B.
 17 08/10/10 B.P.B.
 18 09/10/10 B.P.B.
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 21 12/10/10 B.P.B.
 22 01/10/11 B.P.B.
 23 02/10/11 B.P.B.
 24 03/10/11 B.P.B.
 25 04/10/11 B.P.B.
 26 05/10/11 B.P.B.
 27 06/10/11 B.P.B.
 28 07/10/11 B.P.B.
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 34 01/10/12 B.P.B.
 35 02/10/12 B.P.B.
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 58 01/10/14 B.P.B.
 59 02/10/14 B.P.B.
 60 03/10/14 B.P.B.
 61 04/10/14 B.P.B.
 62 05/10/14 B.P.B.
 63 06/10/14 B.P.B.
 64 07/10/14 B.P.B.
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 69 12/10/14 B.P.B.
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 71 02/10/15 B.P.B.
 72 03/10/15 B.P.B.
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 95 02/10/17 B.P.B.
 96 03/10/17 B.P.B.
 97 04/10/17 B.P.B.
 98 05/10/17 B.P.B.
 99 06/10/17 B.P.B.
 100 07/10/17 B.P.B.

Richland County Council Request of Action

Subject

Village at Sandhill Improvement District Roll [**PAGES 67-83**]

M E M O R A N D U M

TO: Roxanne Ancheta
FROM: Sidney Evering, II
DATE: September 10, 2009
RE: Village at Sandhill Improvement District

The Village at Sandhill Improvement District (“District”) was created pursuant to an Assessment Ordinance that was adopted by Richland County Council (“County”) on March 2, 2004. The District was formed to provide a revenue source to pay for certain infrastructure improvements within the District. Additionally, in March 2004, the County issued \$25,000,000 of its revenue bonds to be repaid from assessments imposed on properties within the District.

On an annual basis, it is necessary for the County to update the assessment roll, which lists the properties within the District and to impose the appropriate amount of assessment on each property as required to make the principal and interest payments due on the bonds and pay the administration expenses of the District.

The County hired a consultant, Municap, Inc. (“Municap”), to annually prepare an updated assessment roll and inform the County as to the amount of assessment to be imposed on each property. The assessment roll is to be amended each year to reflect:

- the current parcels in the district
- the names of the owners of the parcels
- the assessment for each parcel (including any adjustments to the assessments)
- the annual payment to be collected from each parcel for the current year
- any changes in the annual assessments
- prepayments of the assessments
- any other changes to the assessment roll

The County Auditor and the County Assessor are responsible for reviewing Municap’s annual report and confirming the properties reflected on the assessment roll and the amount of assessment. Once confirmed, County Council must adopt a resolution amending the assessment roll accordingly and imposing the assessment for the year in question. The County Treasurer will then list the assessment on the property tax bills that are generated for the District. A copy of a draft resolution and Municap’s annual report for this year are attached.

STATE OF SOUTH CAROLINA)
)
COUNTY OF RICHLAND)

RESOLUTION

A RESOLUTION APPROVING THE 2009 ASSESSMENT ROLL FOR THE VILLAGE AT SANDHILL IMPROVEMENT DISTRICT, RICHLAND COUNTY, SOUTH CAROLINA.

WHEREAS, the County Council (“County Council”) of Richland County, South Carolina (“County”) by Ordinance No. 002-04HR enacted on March 2, 2004, authorized the creation of the Village at Sandhill Improvement District (“District”); and

WHEREAS, the County Council by Ordinance No. 003-04HR enacted on March 2, 2004, authorized and provided for the issuance and sale of not exceeding \$25,000,000 principal amount Village at Sandhill Improvement District Assessment Revenue Bonds, Series 2004, and approved the Assessment Report and the Rate and Method of Apportionment of Assessments (“Rate and Method of Apportionment”) including the Assessment Roll for the District; and

WHEREAS, the Rate and Method of Apportionment provides in Section F:

The County Council shall amend the Assessment Roll each year to reflect (i) the current Parcels in the District, (ii) the names of the owners of the Parcels, (iii) the Assessment for each Parcel, including any adjustments to the Assessments as provided for in Section C, (iv) the Annual Payment to be collected from each Parcel for the current year, (v) any changes in the Annual Assessments, (vi) prepayments of the Assessments as provided for in Section I and J, and (vii) any other changes to the Assessment Roll; and

WHEREAS, MuniCap, Inc. has prepared an Annual Assessment Report and Amendment of the Assessment Roll for Imposition of Assessments in 2009 and Collection in 2010 dated September 3, 2009 (“2009 Assessment Roll”).

NOW, THEREFORE, BE IT RESOLVED BY THE COUNTY COUNCIL AS FOLLOWS:

1. The County hereby approves, confirms, and adopts the 2009 Assessment Roll as attached hereto.

THIS RESOLUTION SHALL BE EFFECTIVE IMMEDIATELY UPON ADOPTION.

ADOPTED IN A MEETING DULY ASSEMBLED THIS ____ DAY OF _____.

RICHLAND COUNTY COUNCIL

BY: _____
Paul Livingston, Chair

(Seal)

ATTEST this the ____ day of _____.

Michielle R. Cannon-Finch
Clerk of Council

**VILLAGE AT SANDHILL IMPROVEMENT DISTRICT
RICHLAND COUNTY, SOUTH CAROLINA**

**ANNUAL ASSESSMENT REPORT AND
AMENDMENT OF THE ASSESSMENT ROLL FOR
IMPOSITION OF ASSESSMENTS IN 2009 AND COLLECTION IN 2010**

Prepared By:

MUNICAP, INC.

September 3, 2009

Item# 13

Attachment number 3
Page 1 of 17

**Village at Sandhill Improvement District
Richland County, South Carolina**

**Annual Assessment Report and
Amendment of the Assessment Roll for
Imposition of Assessments in 2009 and Collection in 2010**

INTRODUCTION

The Village at Sandhill Improvement District was created pursuant to an Assessment Ordinance that was adopted by the Richland County Council on March 2, 2004, wherein the district was created and the Annual Assessments were authorized to be imposed and collected. The Village at Sandhill Improvement District Assessment Revenue Bonds, Series 2004 in the amount of \$25,000,000 were issued pursuant to the Bond Ordinance, which was enacted by the Richland County Council on March 2, 2004, and the Richland County Public Works Improvement Act, codified as Chapter 35 of Title 4, Code of Laws of South Carolina 1976, as amended. The bonds are to be repaid from Assessments levied on each parcel of assessed property in the district.

The Assessments have been imposed on the assessed property within the Village at Sandhill Improvement District pursuant to the Assessment Ordinance. The Assessments are equal to the interest and principal on the bonds and estimated administrative expenses related to the bonds. The Assessments are due and payable each year as the Annual Assessment. The Annual Assessments for each year are shown in the Assessment Roll, attached hereto as Appendices A-1 and A-2. An Annual Credit may be applied to the Annual Assessment each year. The resulting amount is equal to the Annual Payment, which is to be collected from the assessed property in the district.

The Assessment Roll is to be amended each year to reflect “(i) the current parcels in the district, (ii) the names of the owners of the parcels, (iii) the Assessment for each parcel (including any adjustments to the Assessments), (iv) the Annual Payment to be collected from each parcel for the current year, (v) any changes in the Annual Assessments, (vi) prepayments of the Assessments, and (vii) any other changes to the Assessment Roll.” This report has been prepared to show the calculation of the Annual Payment and the amendment of the Annual Assessment Roll for the imposition of assessments in 2009 and collected in 2010.

ANNUAL ASSESSMENT

The Annual Assessment is the assessment due and payable each year on the assessed property. The Annual Assessment imposed in 2009 for collection in 2010 is equal to \$1,841,720.

ANNUAL PAYMENT

The Annual Payment each year is equal to the Annual Assessment less the Annual Credit. The Annual Payment is the amount due and payable from the assessed property each year. The Annual Credit is described in the next section.

ANNUAL CREDIT

The Annual Credit for each year is equal to the Annual Assessment less the Annual Revenue Requirement.

Annual Revenue Requirement

The Annual Revenue Requirement is defined as follows:

For any given year, the sum of the following, (1) regularly scheduled debt service on the bonds to be paid from the Annual Payments; (2) periodic costs associated with such bonds, including but not limited to rebate payments and credit enhancements on the bonds; and (3) administrative expenses; less (a) any credits applied under the bond indenture, such as interest earnings on any account balances, and (b) any other funds available to the district that may be applied to the Annual Revenue Requirement.

Table A provides a summary of the Annual Revenue Requirement for fiscal year 2010. Each of these numbers is explained in the following sections.

Table A
Annual Revenue Requirement

	Total
Interest payment on May 1, 2010	\$699,360
Interest payment on November 1, 2010	\$699,360
Principal payment on November 1, 2010	\$343,000
Subtotal Annual Payments	\$1,741,720
Administrative Expenses	\$40,000
Contingency	\$9,712
<i>Subtotal Expenses</i>	\$1,791,432
Reserve Fund Investment Income	(\$87)
Surplus from Prior Year	(\$1,345)
<i>Subtotal Funds Available</i>	(\$1,432)
Annual Revenue Requirement	\$1,790,000

Debt Service

Debt service includes the semi-annual interest payments due on May 1, 2010 and November 1, 2010. The outstanding Series 2004 Bonds were reduced by \$1,510,000.00 November 1, 2005, as a result of the prepayment on the parcel sold to Home Depot. The outstanding Series 2004 Bonds were reduced by an additional \$15,000.00 on May 1, 2006 as a result of the interest earned on the remaining principal portion of the prepayment on the parcel sold to Home Depot that was held in the Redemption Fund Prepayment Account. The outstanding Series 2004 Bonds were reduced by an additional \$591,000.00 as a result of regularly scheduled principal payments through November 1,

2008. The outstanding Series 2004 Bonds will be reduced by an additional \$324,000.00 as a result of a regularly scheduled principal payment on November 1, 2009. Accordingly, each semi-annual interest payment on the bonds is \$699,360.00 and represents interest at an annual coupon of 6.20 percent on the outstanding bonds of \$22,560,000.00. There is a principal payment of \$343,000.00 on the bonds on November 1, 2010. As a result, total debt service is \$1,741,720.00.

Administrative Expenses

Administrative expenses generally include the fees of the trustee, the administrator, and the charges of the county and miscellaneous legal expenses. The annual fee of the trustee is estimated to be \$2,900.00. The cost of the administrator for 2010 is estimated to be \$17,000.00. The charges of the county are estimated to be \$12,100.00. Miscellaneous legal fees to be paid in 2010 are estimated to be \$8,000.00. As a result, total administrative expenses for 2010 are estimated to be \$40,000.00.

Contingency

A contingency equal to approximately one percent of annual debt service, and an additional amount to round the annual revenue requirement to the nearest ten thousand, has been added in the event of special assessment delinquencies, unanticipated expenses or if investment income is less than estimated.

Revenue Fund

As of July 31, 2009, the balance in the Revenue Fund was \$1,054,072.45. A portion of these funds equal to \$1,033,404.00 will be used to pay debt service on November 1, 2009 and \$22,268.75 will be used to pay the balance of the administrative expenses for 2009.

Reserve Fund Investment Income

As of July 31, 2009, the balance in the Reserve Fund was \$875,033.18, which is equal to the reserve requirement of \$872,200.00 and investment income posted to the fund in the amount of \$2,833.18. Bond proceeds in the Reserve Fund are invested in a Pioneer Treasury Money Market Fund earning 0.01 percent per annum. The yield on the bond proceeds invested in the Reserve Fund will result in estimated investment income of \$21.81 by November 1, 2009 and estimated annual investment income of \$87.22 by November 1, 2010.

Surplus from Prior Year

The estimated surplus from the prior year that may be applied to pay debt service and administrative expenses for fiscal year 2010 is shown in the table below. Special taxes in the amount of \$1,750,000 were to be collected in 2009. According to the account statements provided by Regions Bank, Richland County had collected and transferred \$877,108.83 and \$872,891.23 in special taxes to the trustee in March and April of 2009, respectively. Accordingly, the county has collected and transferred special taxes in the aggregate amount of \$1,750,000.06, representing 100 percent of the amount to be collected in 2009. As of July 31, 2009, the balance in the Series 2004 Interest Account was \$46.53. As of the same date, the balance in the Series 2004 Redemption Fund Prepayment Account was \$44.04. As of July 31, 2009, the balance in the Revenue Fund was \$1,054,072.45. As shown above, the July 31, 2009 balance in the Reserve Fund includes \$2,833.18 in investment income previously posted to the fund and an additional \$21.81 in investment income will be earned on the Reserve Fund by November 1, 2009. As a result, as of July 31, 2009 the total funds available to pay debt service on November 1, 2009 and the balance of the administrative expenses for fiscal year 2009 are estimated to be \$1,057,018.01.

Table B
Surplus from Prior Year

Series 2004 Interest Account Balance at July 31, 2009	(\$47)
Available Series 2004 Redemption Fund Prepayment Account at July 31, 2009	(\$44)
Revenue Fund Balance at July 31, 2009	(\$1,054,072)
Available Reserve Fund Investment Income at July 31, 2009	(\$2,833)
Estimated Reserve Fund Investment Income at October 31, 2009	(\$22)
<i>Available Funds</i>	(\$1,057,018)
Interest payment on November 1, 2009	\$709,404
Principal payment on November 1, 2009	\$324,000
<i>Subtotal Debt Service</i>	\$1,033,404
Balance of Administrative Expenses for 2009	\$22,269
<i>Total Expenses</i>	\$1,055,673
Surplus from Prior Year	(\$1,345)

The November 1, 2009 debt service payment includes the semi-annual interest payment of \$709,404.00, representing interest at an annual coupon of 6.20 percent on the outstanding bonds of \$22,884,000.00, and a principal payment of \$324,000.00. As a result, total debt service is equal to \$1,033,404.00. The budget for administrative expenses for 2009 was \$30,000.00. The actual administrative expenses for 2009 are expected to exceed the budgeted amount. As of July 31, 2009, administrative expenses totaling \$25,131.25 have been paid by the trustee. There is an estimated \$22,268.75 in unpaid administrative expenses to be funded with special assessments collected in 2009. Accordingly, total expenses are equal to \$1,055,672.75. As a result, the surplus from the prior year that may be applied to pay debt service and administrative expenses in fiscal year 2010 is estimated to be \$1,345.26 ($\$1,057,018.01 - \$1,055,672.75 = \$1,345.26$).

Summary Annual Credit

The Annual Credit for each year is equal to the Annual Assessment less the Annual Revenue Requirement. A summary of the Annual Credit is shown below:

Table C
Summary Annual Credit

	Annual Assessment
Annual Assessment	\$1,841,720
Annual Revenue Requirement	\$1,790,000
Annual Credit	\$51,720

Summary Annual Payment

The Annual Payment each year is equal to the Annual Assessment less the Annual Credit. A summary of the Annual Payment is shown below:

Table D
Summary Annual Payment

	Annual Assessment
Annual Assessment	\$1,841,720
Annual Credit	(\$51,720)
Annual Payment	\$1,790,000

AMENDMENT OF THE ASSESSMENT ROLL

The County Council shall amend the Assessment Roll each year to reflect (i) the current parcels in the district, (ii) the names of the owners of the parcels, (iii) the Assessment for each parcel (including any adjustments to the Assessments), (iv) the Annual Payment to be collected from each parcel for the current year, (v) any changes in the Annual Assessments, (vi) prepayments of the Assessments, and (vii) any other changes to the Assessment Roll.”

According to the Rate and Method of Apportionment (RMA), “upon the subdivision of any parcel, the Assessment for the parcel prior to the subdivision shall be allocated to each new parcel in proportion to the Equivalent Acres of each parcel and the Assessment for the undivided parcel prior to the subdivision.” The allocation of the Assessment shall be made pursuant to the following formula:

$$A = B \times (C / D)$$

Where the terms have the following meanings:

- A = the Assessment of the new parcel
- B = the Assessment of the subdivided parcel prior to the subdivision
- C = the Equivalent Acres of the new parcel
- D = the sum of the Equivalent Acres for all of the new parcels that result from the subdivision

According to Richland County, there were no additional parcel subdivisions within the Sandhill Improvement District for the prior year. As a result, there are 199 parcels within the district. Of these, three parcels are tax exempt. As per the lease agreement, assessments are not to be levied on building parcel 22900-02-21B, which is owned by the J.C. Penny Corporation. As a result, the net developable acreage for this parcel is zero and assessments have not been allocated to this parcel. Parcel numbers 22900-02-07 and 22900-02-26 are owned by Richland County and have been designated to be developed as stormwater detention pond areas. As a result, the estimated net developable acreage of these parcels is zero and assessments have not been allocated to these parcels. Parcel number 22900-02-10 is the Home Depot parcel, which was prepaid in 2006. As a result, the assessments on this parcel are equal to zero. (Please note, the special assessments shown in Table E have not been reduced as a result of bonds redeemed from principal payments through November 1, 2009.)

According to the Rate and Method of Apportionment, “the County Council may reapportion the Assessments on some or all of the Parcels upon the unanimous request of the owners of the Parcels for which the Assessments are to be reapportioned if there has been a change

in the estimate of the Equivalent Acres applicable to one of the Parcels.” The actual amount of land used for right-of-ways within the district was less than the anticipated amount of land at the time the Series 2004 Bonds were issued. The net acreage for parcel 22900-02-15 increased from .57 acres in 2009 to 3.83 acres in 2010. The net acreage for parcel 22900-02-16 increased from 2.62 acres in 2009 to 6.12 acres in 2010. The net acreage for parcel 22900-02-19 increased from 2.03 acres in 2009 to 4.10 acres in 2010. The net acreage for parcel 22900-02-23 increased from zero acres in 2009 to 4.70 acres in 2010.

Parcel 22900-02-08 has been sold to Regal Cinemas, Inc. In 2008, the net acreage of this parcel was erroneously reduced from 6.61 acres to 3.24 acres. According to Section C(1) of the Rate and Method of Apportionment, the Administrator is allowed to decrease the net acreage of a parcel as an administrative procedure but to increase the net acreage on a parcel requires a signed Certificate from the property owner. Accordingly, in order to correct the error, Regal Cinemas, as owner of parcel 22900-02-08, must formally consent to an increase in the net acreage from 3.24 acres to 6.61 acres. At this late date, the administrator was unable to obtain consent of the owner. As a result, the net acreage of parcel 22900-02-08 will remain at 3.24 acres. It is anticipated that the net acreage error will be corrected in the report for the next fiscal year when consent from Regal Cinemas is received.

The net acreage for the Class One portion of the Remainder Parcel 22900-02-09 decreased from 16.24 in 2009 to 11.78 in 2010. The developer has decreased the amount of Class Two property in parcel 22900-02-09 from 60.00 acres in 2009 to 40.00 acres in 2010. The developer has increased the amount of Class Three property in parcel 22900-02-09 from 40.00 acres in 2009 to 60.00 acres in 2010.

As shown in Appendix A-2, the assessments on these parcels have been reallocated based on the new net acreage provided by the developer. Due to the inclusion of rights-of-way acreage previously omitted from the assessment roll, the aggregate net acreage of the district has increased from 208.35 acres in fiscal year 2009 to 217.42 acres in fiscal year 2010, representing an increase of 9.07 net acres.

Table E
Reallocation of Class One Property
Fiscal Year 2010

Tax Parcel Number	Property Class	Estimated Net Acreage FY09	Assessment Prior to Acreage Change	Estimated Net Acreage FY10	Assessment After Acreage Change
R22900-02-05	One	14.31	\$159,676.55	14.31	\$151,886.78
R22900-02-27	One	1.72	\$19,192.43	1.72	\$18,256.13
R22900-02-28	One	1.38	\$15,398.58	1.38	\$14,647.36
R22900-02-15	One	0.57	\$6,360.28	3.83	\$40,651.74
R22900-02-16	One	2.62	\$29,234.98	6.12	\$64,957.87
R22900-02-17	One	2.05	\$22,874.70	2.05	\$21,758.76
R22900-02-18	One	2.28	\$25,441.13	2.28	\$24,199.99
R22900-02-19	One	2.03	\$22,651.53	4.10	\$43,517.53
R22900-02-20	One	0.77	\$8,591.96	0.77	\$8,172.80
R22900-02-21A	One	7.96	\$88,820.78	7.96	\$84,487.68
R22900-02-21B	One	0.00	\$0.00	0.00	\$0.00
R22900-02-22	One	0.80	\$8,926.71	0.80	\$8,491.22
R22900-02-13	One	10.81	\$120,622.19	10.81	\$114,737.67
R22900-02-14	One	4.85	\$54,118.19	4.85	\$51,478.05

R22900-02-11	One	1.95	\$21,758.86	1.95	\$20,697.36
R22900-02-12	One	1.87	\$20,866.19	1.87	\$19,848.24
R23000-05-03	One	1.24	\$13,836.40	1.24	\$13,161.40
R23000-05-05	One	2.30	\$25,664.30	2.30	\$24,412.27
R23000-05-04	One	0.37	\$4,128.60	0.37	\$3,927.19
R23000-05-06	One	1.24	\$13,836.40	1.24	\$13,161.40
R23000-05-02	One	12.18	\$135,909.18	12.18	\$129,278.89
R22900-02-10	One	Prepaid	Prepaid	Prepaid	Prepaid
R22900-02-06	One	6.43	\$71,748.44	6.43	\$68,248.22
R22900-02-07	One	0.00	\$0.00	0.00	\$0.00
R22900-02-08	One	3.24	\$36,153.18	3.24	\$34,389.46
R22900-02-23	One	0.00	\$0.00	4.70	\$49,885.94
R22900-02-24	One	5.17	\$57,688.87	5.17	\$54,874.54
R22900-02-26	One	0.00	\$0.00	0.00	\$0.00
R22900-02-09	One	16.24	\$181,212.24	11.78	\$125,033.28
R23000-05-01	One	1.65	\$18,411.34	1.65	\$17,513.15
R22982-01-01	One	0.23	\$1,205.52	0.23	\$1,146.71
R22982-01-02	One	0.24	\$1,247.57	0.24	\$1,186.71
R22982-02-01	One	0.03	\$133.79	0.03	\$127.26
R22982-02-02	One	0.03	\$133.79	0.03	\$127.26
R22982-02-03	One	0.02	\$111.37	0.02	\$105.93
R22982-02-04	One	0.02	\$122.52	0.02	\$116.54
R22982-02-05	One	0.02	\$122.52	0.02	\$116.54
R22982-02-06	One	0.02	\$110.03	0.02	\$104.67
R22982-02-07	One	0.03	\$133.66	0.03	\$127.14
R22982-02-08	One	0.03	\$137.42	0.03	\$130.72
R22982-02-09	One	0.03	\$179.83	0.03	\$171.06
R22982-02-10	One	0.03	\$133.66	0.03	\$127.14
R22982-02-11	One	0.02	\$110.03	0.02	\$104.67
R22982-02-12	One	0.02	\$122.52	0.02	\$116.54
R22982-02-13	One	0.02	\$122.52	0.02	\$116.54
R22982-02-14	One	0.02	\$111.25	0.02	\$105.82
R22982-02-15	One	0.03	\$133.79	0.03	\$127.26
R22982-02-16	One	0.02	\$90.64	0.02	\$86.22
R22982-03-01	One	0.03	\$133.79	0.03	\$127.26
R22982-03-02	One	0.03	\$133.79	0.03	\$127.26
R22982-03-03	One	0.02	\$111.37	0.02	\$105.93
R22982-03-04	One	0.02	\$122.52	0.02	\$116.54
R22982-03-05	One	0.02	\$122.52	0.02	\$116.54
R22982-03-06	One	0.02	\$110.03	0.02	\$104.67
R22982-03-07	One	0.03	\$133.66	0.03	\$127.14
R22982-03-08	One	0.03	\$137.42	0.03	\$130.72
R22982-03-09	One	0.03	\$179.83	0.03	\$171.06
R22982-03-10	One	0.03	\$133.66	0.03	\$127.14
R22982-03-11	One	0.02	\$110.03	0.02	\$104.67
R22982-03-12	One	0.02	\$122.52	0.02	\$116.54
R22982-03-13	One	0.02	\$122.52	0.02	\$116.54
R22982-03-14	One	0.02	\$111.37	0.02	\$105.93
R22982-03-15	One	0.03	\$133.79	0.03	\$127.26
R22982-03-16	One	0.02	\$90.64	0.02	\$86.22
R22982-04-01	One	0.23	\$1,255.60	0.23	\$1,194.35
R22982-04-02	One	0.21	\$1,106.83	0.21	\$1,052.83

R22982-05-01	One	0.03	\$136.76	0.03	\$130.09
R22982-05-02	One	0.03	\$136.76	0.03	\$130.09
R22982-05-03	One	0.02	\$113.84	0.02	\$108.29
R22982-05-04	One	0.02	\$125.24	0.02	\$119.13
R22982-05-05	One	0.02	\$125.24	0.02	\$119.13
R22982-05-06	One	0.02	\$112.48	0.02	\$106.99
R22982-05-07	One	0.03	\$136.63	0.03	\$129.97
R22982-05-08	One	0.03	\$140.47	0.03	\$133.62
R22982-05-09	One	0.03	\$185.07	0.03	\$176.04
R22982-05-10	One	0.03	\$136.63	0.03	\$129.97
R22982-05-11	One	0.02	\$112.48	0.02	\$106.99
R22982-05-12	One	0.02	\$125.24	0.02	\$119.13
R22982-05-13	One	0.02	\$125.24	0.02	\$119.13
R22982-05-14	One	0.02	\$113.84	0.02	\$108.29
R22982-05-15	One	0.03	\$136.76	0.03	\$130.09
R22982-05-16	One	0.02	\$92.66	0.02	\$88.14
R22982-06-01	One	0.03	\$136.76	0.03	\$130.09
R22982-06-02	One	0.03	\$136.76	0.03	\$130.09
R22982-06-03	One	0.02	\$113.84	0.02	\$108.29
R22982-06-04	One	0.02	\$125.24	0.02	\$119.13
R22982-06-05	One	0.02	\$125.24	0.02	\$119.13
R22982-06-06	One	0.02	\$112.48	0.02	\$106.99
R22982-06-07	One	0.03	\$136.63	0.03	\$129.97
R22982-06-08	One	0.03	\$140.47	0.03	\$133.62
R22982-06-09	One	0.03	\$183.83	0.03	\$174.86
R22982-06-10	One	0.03	\$136.63	0.03	\$129.97
R22982-06-11	One	0.02	\$112.48	0.02	\$106.99
R22982-06-12	One	0.02	\$125.24	0.02	\$119.13
R22982-06-13	One	0.02	\$125.24	0.02	\$119.13
R22982-06-14	One	0.02	\$113.84	0.02	\$108.29
R22982-06-15	One	0.03	\$136.76	0.03	\$130.09
R22982-06-16	One	0.02	\$92.66	0.02	\$88.14
R22982-11-01	One	0.21	\$775.90	0.21	\$738.04
R22982-11-02	One	0.21	\$765.39	0.21	\$728.05
R22982-12-01	One	0.03	\$102.79	0.03	\$97.77
R22982-12-02	One	0.03	\$103.38	0.03	\$98.34
R22982-12-03	One	0.02	\$87.58	0.02	\$83.31
R22982-12-04	One	0.03	\$95.44	0.03	\$90.78
R22982-12-05	One	0.03	\$95.44	0.03	\$90.78
R22982-12-06	One	0.02	\$86.47	0.02	\$82.25
R22982-12-07	One	0.03	\$102.79	0.03	\$97.77
R22982-12-08	One	0.03	\$105.61	0.03	\$100.45
R22982-12-09	One	0.04	\$137.73	0.04	\$131.01
R22982-12-10	One	0.03	\$102.79	0.03	\$97.77
R22982-12-11	One	0.02	\$86.47	0.02	\$82.25
R22982-12-12	One	0.03	\$95.44	0.03	\$90.78
R22982-12-13	One	0.03	\$95.44	0.03	\$90.78
R22982-12-14	One	0.02	\$87.58	0.02	\$83.31
R22982-12-15	One	0.03	\$102.79	0.03	\$97.77
R22982-12-16	One	0.02	\$72.88	0.02	\$69.33
R22982-13-01	One	0.03	\$102.79	0.03	\$97.77
R22982-13-02	One	0.03	\$103.38	0.03	\$98.34

R22982-13-03	One	0.02	\$87.58	0.02	\$83.31
R22982-13-04	One	0.03	\$95.44	0.03	\$90.78
R22982-13-05	One	0.03	\$95.44	0.03	\$90.78
R22982-13-06	One	0.02	\$86.47	0.02	\$82.25
R22982-13-07	One	0.03	\$102.79	0.03	\$97.77
R22982-13-08	One	0.03	\$105.61	0.03	\$100.45
R22982-13-09	One	0.04	\$137.73	0.04	\$131.01
R22982-13-10	One	0.03	\$102.79	0.03	\$97.77
R22982-13-11	One	0.02	\$86.47	0.02	\$82.25
R22982-13-12	One	0.03	\$95.44	0.03	\$90.78
R22982-13-13	One	0.03	\$95.44	0.03	\$90.78
R22982-13-14	One	0.02	\$87.58	0.02	\$83.31
R22982-13-15	One	0.03	\$102.79	0.03	\$97.77
R22982-13-16	One	0.02	\$72.88	0.02	\$69.33
R22982-14-01	One	0.03	\$102.70	0.03	\$97.69
R22982-14-02	One	0.03	\$102.79	0.03	\$97.77
R22982-14-03	One	0.02	\$87.58	0.02	\$83.31
R22982-14-04	One	0.04	\$133.46	0.04	\$126.95
R22982-14-05	One	0.04	\$133.46	0.04	\$126.95
R22982-14-06	One	0.02	\$86.47	0.02	\$82.25
R22982-14-07	One	0.03	\$102.79	0.03	\$97.77
R22982-14-08	One	0.04	\$151.06	0.04	\$143.69
R22982-14-09	One	0.05	\$190.71	0.05	\$181.40
R22982-14-10	One	0.03	\$102.70	0.03	\$97.69
R22982-14-11	One	0.02	\$86.47	0.02	\$82.25
R22982-14-12	One	0.04	\$133.03	0.04	\$126.54
R22982-14-13	One	0.04	\$133.03	0.04	\$126.54
R22982-14-14	One	0.02	\$87.58	0.02	\$83.31
R22982-14-15	One	0.03	\$102.79	0.03	\$97.77
R22982-14-16	One	0.02	\$72.80	0.02	\$69.24
R22982-07-01	One	0.22	\$814.29	0.22	\$774.56
R22982-07-02	One	0.21	\$760.23	0.21	\$723.14
R22982-08-01	One	0.03	\$102.09	0.03	\$97.11
R22982-08-02	One	0.03	\$102.69	0.03	\$97.68
R22982-08-03	One	0.02	\$86.99	0.02	\$82.74
R22982-08-04	One	0.03	\$94.80	0.03	\$90.17
R22982-08-05	One	0.03	\$94.80	0.03	\$90.17
R22982-08-06	One	0.02	\$85.88	0.02	\$81.69
R22982-08-07	One	0.03	\$102.09	0.03	\$97.11
R22982-08-08	One	0.03	\$104.89	0.03	\$99.78
R22982-08-09	One	0.04	\$136.80	0.04	\$130.13
R22982-08-10	One	0.03	\$102.09	0.03	\$97.11
R22982-08-11	One	0.02	\$85.88	0.02	\$81.69
R22982-08-12	One	0.03	\$94.80	0.03	\$90.17
R22982-08-13	One	0.03	\$94.80	0.03	\$90.17
R22982-08-14	One	0.02	\$86.99	0.02	\$82.74
R22982-08-15	One	0.03	\$102.09	0.03	\$97.11
R22982-08-16	One	0.02	\$72.39	0.02	\$68.86
R22982-09-01	One	0.03	\$102.09	0.03	\$97.11
R22982-09-02	One	0.03	\$102.69	0.03	\$97.68
R22982-09-03	One	0.02	\$86.99	0.02	\$82.74
R22982-09-04	One	0.03	\$94.80	0.03	\$90.17

R22982-09-05	One	0.03	\$94.80	0.03	\$90.17
R22982-09-06	One	0.02	\$85.88	0.02	\$81.69
R22982-09-07	One	0.03	\$102.09	0.03	\$97.11
R22982-09-08	One	0.03	\$104.89	0.03	\$99.78
R22982-09-09	One	0.04	\$136.80	0.04	\$130.13
R22982-09-10	One	0.03	\$102.09	0.03	\$97.11
R22982-09-11	One	0.02	\$85.88	0.02	\$81.69
R22982-09-12	One	0.03	\$94.80	0.03	\$90.17
R22982-09-13	One	0.03	\$94.80	0.03	\$90.17
R22982-09-14	One	0.02	\$86.99	0.02	\$82.74
R22982-09-15	One	0.03	\$102.09	0.03	\$97.11
R22982-09-16	One	0.02	\$72.39	0.02	\$68.86
R22982-10-01	One	0.03	\$102.01	0.03	\$97.03
R22982-10-02	One	0.03	\$102.09	0.03	\$97.11
R22982-10-03	One	0.02	\$86.99	0.02	\$82.74
R22982-10-04	One	0.04	\$132.56	0.04	\$126.09
R22982-10-05	One	0.04	\$132.56	0.04	\$126.09
R22982-10-06	One	0.02	\$85.88	0.02	\$81.69
R22982-10-07	One	0.03	\$102.09	0.03	\$97.11
R22982-10-08	One	0.04	\$150.04	0.04	\$142.72
R22982-10-09	One	0.05	\$189.42	0.05	\$180.18
R22982-10-10	One	0.03	\$102.01	0.03	\$97.03
R22982-10-11	One	0.02	\$85.88	0.02	\$81.69
R22982-10-12	One	0.04	\$132.14	0.04	\$125.69
R22982-10-13	One	0.04	\$132.14	0.04	\$125.69
R22982-10-14	One	0.02	\$86.99	0.02	\$82.74
R22982-10-15	One	0.03	\$102.09	0.03	\$97.11
R22982-10-16	One	0.02	\$72.31	0.02	\$68.78
<i>Subtotal Class One:</i>		108.35	\$1,209,011.49	117.42	\$1,246,299.48
R22900-02-09	Two	60.00	\$388,311.95	40.00	\$246,245.51
R22900-02-09	Three	40.00	\$245,484.57	60.00	\$350,263.01
<i>Subtotal Class Two and Three:</i>		100.00	\$633,796.51	100.00	\$596,508.52
Total:		208.35	\$1,842,808.00	217.42	\$1,842,808.00

Summary

The current parcels in the district, the names of the owners of those parcels, the Assessment for each parcel (including the adjustments to the Assessments), the Annual Payment to be collected from each parcel in 2010, the changes in the Annual Assessments, the prepayments of the Assessments and the resulting reduction in principal and interest, are shown in the Annual Assessment Roll, as amended, in Appendices A-1 and A-2 attached hereto. As previously mentioned, assessments are not to be levied on building parcel 22900-02-21B, which is owned by the J.C. Penny Corporation. As a result, the net developable acreage for this parcel is zero and assessments have not been reallocated to this parcel. Parcel numbers 22900-02-07 and 22900-02-26 are owned by Richland County and have been designated to be developed as stormwater detention pond areas. As a result, the estimated net developable acreage of these parcels is zero and assessments have not been reallocated to these parcels. Parcel number 22900-02-10 is the Home Depot parcel, which was prepaid in 2006. As a result, the assessments on this parcel are equal to zero.

Appendix A-1

**Village at Sandhill Improvement District
Richland County, South Carolina**

**Assessment Roll
Annual Assessments**

Year	Principal	Interest & Administrative Expenses	Annual Assessment	Annual Credit	Annual Payment
2004	\$0	\$1,008,472	\$1,008,472	\$1,008,472	\$0
2005	\$0	\$1,650,000	\$1,650,000	\$1,595,000	\$55,000
2006	\$0	\$1,555,450	\$1,555,450	\$96,380	\$1,460,000
2007	\$286,000	\$1,555,450	\$1,841,450	\$141,450	\$1,700,000
2008	\$305,000	\$1,537,718	\$1,842,718	\$142,718	\$1,700,000
2009	\$324,000	\$1,518,808	\$1,842,808	\$92,808	\$1,750,000
2010	\$343,000	\$1,498,720	\$1,841,720	\$51,720	\$1,790,000
2011	\$366,000	\$1,477,454	\$1,843,454		
2012	\$385,000	\$1,454,762	\$1,839,762		
2013	\$413,000	\$1,430,892	\$1,843,892		
2014	\$437,000	\$1,405,286	\$1,842,286		
2015	\$465,000	\$1,378,192	\$1,843,192		
2016	\$493,000	\$1,349,362	\$1,842,362		
2017	\$521,000	\$1,318,796	\$1,839,796		
2018	\$554,000	\$1,286,494	\$1,840,494		
2019	\$592,000	\$1,252,146	\$1,844,146		
2020	\$624,000	\$1,215,442	\$1,839,442		
2021	\$667,000	\$1,176,754	\$1,843,754		
2022	\$709,000	\$1,135,400	\$1,844,400		
2023	\$751,000	\$1,091,442	\$1,842,442		
2024	\$798,000	\$1,044,880	\$1,842,880		
2025	\$845,000	\$995,404	\$1,840,404		
2026	\$897,000	\$943,014	\$1,840,014		
2027	\$953,000	\$887,400	\$1,840,400		
2028	\$1,014,000	\$828,314	\$1,842,314		
2029	\$1,075,000	\$765,446	\$1,840,446		
2030	\$1,141,000	\$698,796	\$1,839,796		
2031	\$1,216,000	\$628,054	\$1,844,054		
2032	\$1,291,000	\$552,662	\$1,843,662		
2033	\$1,371,000	\$472,620	\$1,843,620		
2034	\$1,455,000	\$387,618	\$1,842,618		
2035	\$1,545,000	\$297,408	\$1,842,408		
2036	\$1,639,000	\$201,618	\$1,840,618		
Total	\$23,475,000	\$36,000,274	\$59,475,274	\$3,128,548	\$8,455,000

Appendix A-2

**Village at Sandhill Improvement District
Richland County, South Carolina**

**Assessment Roll
Total Assessments**

(The per parcel Assessments are subject to revision prior to billing)

Tax Parcel Number	Owner	Total Assessments	Principal Portion of Assessment	Annual Assessment	Annual Payment
R22900-02-05	Village at Sandhill, LLC	\$4,099,175.90	\$1,859,426.33	\$151,797.10	\$147,534.27
R22900-02-27	Vas Outparcels, LLC	\$492,703.18	\$223,494.99	\$18,245.35	\$17,732.98
R22900-02-28	Vas Outparcels, LLC	\$395,308.37	\$179,315.75	\$14,638.71	\$14,227.62
R22900-02-15	Vas Town Center, LLC	\$1,097,123.95	\$497,666.17	\$40,627.74	\$39,486.81
R22900-02-16	Vas Town Center, LLC	\$1,753,106.68	\$795,226.36	\$64,919.52	\$63,096.42
R22900-02-17	Vas Town Center, LLC	\$587,233.45	\$266,374.84	\$21,745.92	\$21,135.24
R22900-02-18	Vas Town Center, LLC	\$653,118.17	\$296,260.80	\$24,185.70	\$23,506.51
R22900-02-19	Vas Town Center, LLC	\$1,174,466.89	\$532,749.68	\$43,491.83	\$42,270.48
R22900-02-20	Vas Town Center, LLC	\$220,570.61	\$100,052.99	\$8,167.98	\$7,938.60
R22900-02-21A	Village at Sandhill, LLC	\$2,280,184.50	\$1,034,314.02	\$84,437.80	\$82,066.58
R22900-02-21B	JC Penney Corporation	\$0.00	\$0.00	\$0.00	\$0.00
R22900-02-22	Village at Sandhill, LLC	\$229,164.27	\$103,951.16	\$8,486.21	\$8,247.90
R22900-02-13	Vas Forum, LLC	\$3,096,582.22	\$1,404,640.02	\$114,669.93	\$111,449.72
R22900-02-14	Vas Forum, LLC	\$1,389,308.40	\$630,203.89	\$51,447.66	\$50,002.88
R22900-02-11	Vas Outparcels, LLC	\$558,587.91	\$253,380.95	\$20,685.14	\$20,104.25
R22900-02-12	Vas Outparcels, LLC	\$535,671.48	\$242,985.83	\$19,836.52	\$19,279.46
R23000-05-03	Village at Sandhill, LLC	\$355,204.62	\$161,124.29	\$13,153.63	\$12,784.24
R23000-05-05	Vas Outparcels, LLC	\$658,847.28	\$298,859.58	\$24,397.86	\$23,712.71
R23000-05-04	Village at Sandhill, LLC	\$105,988.48	\$48,077.41	\$3,924.87	\$3,814.65
R23000-05-06	Vas Outparcels, LLC	\$355,204.62	\$161,124.29	\$13,153.63	\$12,784.24
R23000-05-02	Vas Marketplace, LLC	\$3,489,026.03	\$1,582,656.38	\$129,202.57	\$125,574.24
R22900-02-10	HD Development of Maryland, Inc.	Prepaid	Prepaid	Prepaid	Prepaid
R22900-02-06	Plex Indoor Sports, LLC	\$1,841,907.83	\$835,507.43	\$68,207.92	\$66,292.48
R22900-02-07	Village at Sandhill, LLC	\$0.00	\$0.00	\$0.00	\$0.00
R22900-02-08	Regal Cinemas, Inc.	\$928,115.30	\$421,002.19	\$34,369.16	\$33,403.99
R22900-02-23	Vas Forum II, LLC	\$1,346,340.09	\$610,713.05	\$49,856.49	\$48,456.40
R22900-02-24	Vas Forum II, LLC	\$1,480,974.10	\$671,784.36	\$54,842.14	\$53,302.04
R22900-02-26	Richland County	\$0.00	\$0.00	\$0.00	\$0.00
R23000-05-01	First Citizens Bank & Trust	\$472,651.31	\$214,399.26	\$17,502.81	\$17,011.29
R22982-01-01	Vas Retail Condominium, LLC	\$30,947.86	\$14,038.25	\$1,146.03	\$1,113.85
R22982-01-02	Vas Retail Condominium, LLC	\$32,027.37	\$14,527.93	\$1,186.01	\$1,152.70
R22982-02-01	Wooten, Walter & Virginia	\$3,434.50	\$1,557.92	\$127.18	\$123.61
R22982-02-02	Vas Condominium, LLC	\$3,434.50	\$1,557.92	\$127.18	\$123.61
R22982-02-03	Vas Condominium, LLC	\$2,858.98	\$1,296.86	\$105.87	\$102.90

R22982-02-04	Vas Condominium, LLC	\$3,145.18	\$1,426.69	\$116.47	\$113.20
R22982-02-05	Vas Condominium, LLC	\$3,145.18	\$1,426.69	\$116.47	\$113.20
R22982-02-06	Vas Condominium, LLC	\$2,824.75	\$1,281.34	\$104.60	\$101.67
R22982-02-07	Vas Condominium, LLC	\$3,431.39	\$1,556.51	\$127.07	\$123.50
R22982-02-08	Vas Condominium, LLC	\$3,527.83	\$1,600.26	\$130.64	\$126.97
R22982-02-09	Vas Condominium, LLC	\$4,616.67	\$2,094.17	\$170.96	\$166.16
R22982-02-10	Vas Condominium, LLC	\$3,431.39	\$1,556.51	\$127.07	\$123.50
R22982-02-11	Vas Condominium, LLC	\$2,824.75	\$1,281.34	\$104.60	\$101.67
R22982-02-12	Patterson, Vance M	\$3,145.18	\$1,426.69	\$116.47	\$113.20
R22982-02-13	Vas Condominium, LLC	\$3,145.18	\$1,426.69	\$116.47	\$113.20
R22982-02-14	Barrett, Raymond A	\$2,855.86	\$1,295.45	\$105.76	\$102.79
R22982-02-15	Vas Condominium, LLC	\$3,434.50	\$1,557.92	\$127.18	\$123.61
R22982-02-16	Vas Condominium, LLC	\$2,327.00	\$1,055.55	\$86.17	\$83.75
R22982-03-01	Vas Condominium, LLC	\$3,434.50	\$1,557.92	\$127.18	\$123.61
R22982-03-02	Vas Condominium, LLC	\$3,434.50	\$1,557.92	\$127.18	\$123.61
R22982-03-03	Vas Condominium, LLC	\$2,858.98	\$1,296.86	\$105.87	\$102.90
R22982-03-04	Vas Condominium, LLC	\$3,145.18	\$1,426.69	\$116.47	\$113.20
R22982-03-05	Vas Condominium, LLC	\$3,145.18	\$1,426.69	\$116.47	\$113.20
R22982-03-06	Vas Condominium, LLC	\$2,824.75	\$1,281.34	\$104.60	\$101.67
R22982-03-07	Vas Condominium, LLC	\$3,431.39	\$1,556.51	\$127.07	\$123.50
R22982-03-08	Johnson, Jeremy N & Diane N	\$3,527.83	\$1,600.26	\$130.64	\$126.97
R22982-03-09	Vas Condominium, LLC	\$4,616.67	\$2,094.17	\$170.96	\$166.16
R22982-03-10	Vas Condominium, LLC	\$3,431.39	\$1,556.51	\$127.07	\$123.50
R22982-03-11	Sanford, Richard F	\$2,824.75	\$1,281.34	\$104.60	\$101.67
R22982-03-12	Vas Condominium, LLC	\$3,145.18	\$1,426.69	\$116.47	\$113.20
R22982-03-13	Vas Condominium, LLC	\$3,145.18	\$1,426.69	\$116.47	\$113.20
R22982-03-14	Vas Condominium, LLC	\$2,858.98	\$1,296.86	\$105.87	\$102.90
R22982-03-15	Vas Condominium, LLC	\$3,434.50	\$1,557.92	\$127.18	\$123.61
R22982-03-16	Baker, Dennis O	\$2,327.00	\$1,055.55	\$86.17	\$83.75
R22982-04-01	Vas Retail Condominium, LLC	\$32,233.45	\$14,621.41	\$1,193.64	\$1,160.12
R22982-04-02	Vas Retail Condominium, LLC	\$28,414.15	\$12,888.94	\$1,052.21	\$1,022.66
R22982-05-01	Vas Condominium, LLC	\$3,510.83	\$1,592.54	\$130.01	\$126.36
R22982-05-02	Vas Condominium, LLC	\$3,510.83	\$1,592.54	\$130.01	\$126.36
R22982-05-03	Vas Condominium, LLC	\$2,922.51	\$1,325.68	\$108.22	\$105.18
R22982-05-04	Vas Condominium, LLC	\$3,215.08	\$1,458.39	\$119.06	\$115.71
R22982-05-05	Vas Condominium, LLC	\$3,215.08	\$1,458.39	\$119.06	\$115.71
R22982-05-06	Vas Condominium, LLC	\$2,887.53	\$1,309.81	\$106.93	\$103.93
R22982-05-07	Vas Condominium, LLC	\$3,507.65	\$1,591.10	\$129.89	\$126.24
R22982-05-08	Vas Condominium, LLC	\$3,606.23	\$1,635.82	\$133.54	\$129.79
R22982-05-09	Vas Condominium, LLC	\$4,751.06	\$2,155.13	\$175.94	\$171.00
R22982-05-10	Vas Condominium, LLC	\$3,507.65	\$1,591.10	\$129.89	\$126.24
R22982-05-11	Vas Condominium, LLC	\$2,887.53	\$1,309.81	\$106.93	\$103.93
R22982-05-12	Vas Condominium, LLC	\$3,215.08	\$1,458.39	\$119.06	\$115.71
R22982-05-13	Vas Condominium, LLC	\$3,215.08	\$1,458.39	\$119.06	\$115.71
R22982-05-14	Vas Condominium, LLC	\$2,922.51	\$1,325.68	\$108.22	\$105.18
R22982-05-15	Vas Condominium, LLC	\$3,510.83	\$1,592.54	\$130.01	\$126.36

R22982-05-16	Vas Condominium, LLC	\$2,378.71	\$1,079.01	\$88.09	\$85.61
R22982-06-01	Vas Condominium, LLC	\$3,510.83	\$1,592.54	\$130.01	\$126.36
R22982-06-02	Vas Condominium, LLC	\$3,510.83	\$1,592.54	\$130.01	\$126.36
R22982-06-03	Vas Condominium, LLC	\$2,922.51	\$1,325.68	\$108.22	\$105.18
R22982-06-04	Vas Condominium, LLC	\$3,215.08	\$1,458.39	\$119.06	\$115.71
R22982-06-05	Vas Condominium, LLC	\$3,215.08	\$1,458.39	\$119.06	\$115.71
R22982-06-06	Vas Condominium, LLC	\$2,887.53	\$1,309.81	\$106.93	\$103.93
R22982-06-07	Vas Condominium, LLC	\$3,507.65	\$1,591.10	\$129.89	\$126.24
R22982-06-08	Vas Condominium, LLC	\$3,606.23	\$1,635.82	\$133.54	\$129.79
R22982-06-09	Vas Condominium, LLC	\$4,719.26	\$2,140.70	\$174.76	\$169.85
R22982-06-10	Vas Condominium, LLC	\$3,507.65	\$1,591.10	\$129.89	\$126.24
R22982-06-11	Vas Condominium, LLC	\$2,887.53	\$1,309.81	\$106.93	\$103.93
R22982-06-12	Vas Condominium, LLC	\$3,215.08	\$1,458.39	\$119.06	\$115.71
R22982-06-13	Vas Condominium, LLC	\$3,215.08	\$1,458.39	\$119.06	\$115.71
R22982-06-14	Vas Condominium, LLC	\$2,922.51	\$1,325.68	\$108.22	\$105.18
R22982-06-15	Vas Condominium, LLC	\$3,510.83	\$1,592.54	\$130.01	\$126.36
R22982-06-16	Vas Condominium, LLC	\$2,378.71	\$1,079.01	\$88.09	\$85.61
R22982-11-01	Vas Retail Condominium, LLC	\$19,918.60	\$9,035.27	\$737.61	\$716.89
R22982-11-02	Vas Retail Condominium, LLC	\$19,648.81	\$8,912.89	\$727.62	\$707.18
R22982-12-01	Vas Condominium, LLC	\$2,638.70	\$1,196.94	\$97.71	\$94.97
R22982-12-02	Vas Condominium, LLC	\$2,654.06	\$1,203.91	\$98.28	\$95.52
R22982-12-03	Vas Condominium, LLC	\$2,248.27	\$1,019.84	\$83.26	\$80.92
R22982-12-04	Vas Condominium, LLC	\$2,450.07	\$1,111.38	\$90.73	\$88.18
R22982-12-05	Vas Condominium, LLC	\$2,450.07	\$1,111.38	\$90.73	\$88.18
R22982-12-06	Vas Condominium, LLC	\$2,219.76	\$1,006.90	\$82.20	\$79.89
R22982-12-07	Vas Condominium, LLC	\$2,638.70	\$1,196.94	\$97.71	\$94.97
R22982-12-08	Vas Condominium, LLC	\$2,711.09	\$1,229.78	\$100.39	\$97.58
R22982-12-09	Vas Condominium, LLC	\$3,535.82	\$1,603.88	\$130.94	\$127.26
R22982-12-10	Vas Condominium, LLC	\$2,638.70	\$1,196.94	\$97.71	\$94.97
R22982-12-11	Vas Condominium, LLC	\$2,219.76	\$1,006.90	\$82.20	\$79.89
R22982-12-12	Vas Condominium, LLC	\$2,450.07	\$1,111.38	\$90.73	\$88.18
R22982-12-13	Vas Condominium, LLC	\$2,450.07	\$1,111.38	\$90.73	\$88.18
R22982-12-14	Vas Condominium, LLC	\$2,248.27	\$1,019.84	\$83.26	\$80.92
R22982-12-15	Vas Condominium, LLC	\$2,638.70	\$1,196.94	\$97.71	\$94.97
R22982-12-16	Vas Condominium, LLC	\$1,871.00	\$848.70	\$69.29	\$67.34
R22982-13-01	Vas Condominium, LLC	\$2,638.70	\$1,196.94	\$97.71	\$94.97
R22982-13-02	Vas Condominium, LLC	\$2,654.06	\$1,203.91	\$98.28	\$95.52
R22982-13-03	Vas Condominium, LLC	\$2,248.27	\$1,019.84	\$83.26	\$80.92
R22982-13-04	Vas Condominium, LLC	\$2,450.07	\$1,111.38	\$90.73	\$88.18
R22982-13-05	Vas Condominium, LLC	\$2,450.07	\$1,111.38	\$90.73	\$88.18
R22982-13-06	Vas Condominium, LLC	\$2,219.76	\$1,006.90	\$82.20	\$79.89
R22982-13-07	Vas Condominium, LLC	\$2,638.70	\$1,196.94	\$97.71	\$94.97
R22982-13-08	Vas Condominium, LLC	\$2,711.09	\$1,229.78	\$100.39	\$97.58
R22982-13-09	Vas Condominium, LLC	\$3,535.82	\$1,603.88	\$130.94	\$127.26
R22982-13-10	Vas Condominium, LLC	\$2,638.70	\$1,196.94	\$97.71	\$94.97
R22982-13-11	Vas Condominium, LLC	\$2,219.76	\$1,006.90	\$82.20	\$79.89

R22982-13-12	Vas Condominium, LLC	\$2,450.07	\$1,111.38	\$90.73	\$88.18
R22982-13-13	Vas Condominium, LLC	\$2,450.07	\$1,111.38	\$90.73	\$88.18
R22982-13-14	Vas Condominium, LLC	\$2,248.27	\$1,019.84	\$83.26	\$80.92
R22982-13-15	Vas Condominium, LLC	\$2,638.70	\$1,196.94	\$97.71	\$94.97
R22982-13-16	Vas Condominium, LLC	\$1,871.00	\$848.70	\$69.29	\$67.34
R22982-14-01	Vas Condominium, LLC	\$2,636.51	\$1,195.95	\$97.63	\$94.89
R22982-14-02	Vas Condominium, LLC	\$2,638.70	\$1,196.94	\$97.71	\$94.97
R22982-14-03	Vas Condominium, LLC	\$2,248.27	\$1,019.84	\$83.26	\$80.92
R22982-14-04	Vas Condominium, LLC	\$3,426.15	\$1,554.13	\$126.87	\$123.31
R22982-14-05	Vas Condominium, LLC	\$3,426.15	\$1,554.13	\$126.87	\$123.31
R22982-14-06	Vas Condominium, LLC	\$2,219.76	\$1,006.90	\$82.20	\$79.89
R22982-14-07	Vas Condominium, LLC	\$2,638.70	\$1,196.94	\$97.71	\$94.97
R22982-14-08	Vas Condominium, LLC	\$3,878.00	\$1,759.10	\$143.61	\$139.57
R22982-14-09	Vas Condominium, LLC	\$4,895.75	\$2,220.76	\$181.30	\$176.20
R22982-14-10	Vas Condominium, LLC	\$2,636.51	\$1,195.95	\$97.63	\$94.89
R22982-14-11	Vas Condominium, LLC	\$2,219.76	\$1,006.90	\$82.20	\$79.89
R22982-14-12	Vas Condominium, LLC	\$3,415.18	\$1,549.16	\$126.47	\$122.92
R22982-14-13	Vas Condominium, LLC	\$3,415.18	\$1,549.16	\$126.47	\$122.92
R22982-14-14	Vas Condominium, LLC	\$2,248.27	\$1,019.84	\$83.26	\$80.92
R22982-14-15	Vas Condominium, LLC	\$2,638.70	\$1,196.94	\$97.71	\$94.97
R22982-14-16	Vas Condominium, LLC	\$1,868.81	\$847.71	\$69.20	\$67.26
R22982-07-01	Vas Retail Condominium, LLC	\$20,904.18	\$9,482.34	\$774.11	\$752.37
R22982-07-02	Vas Retail Condominium, LLC	\$19,516.38	\$8,852.82	\$722.71	\$702.42
R22982-08-01	Vas Condominium, LLC	\$2,620.92	\$1,188.87	\$97.06	\$94.33
R22982-08-02	Vas Condominium, LLC	\$2,636.17	\$1,195.79	\$97.62	\$94.88
R22982-08-03	Vas Condominium, LLC	\$2,233.12	\$1,012.96	\$82.69	\$80.37
R22982-08-04	Vas Condominium, LLC	\$2,433.56	\$1,103.88	\$90.12	\$87.59
R22982-08-05	Vas Condominium, LLC	\$2,433.56	\$1,103.88	\$90.12	\$87.59
R22982-08-06	Vas Condominium, LLC	\$2,204.80	\$1,000.12	\$81.65	\$79.35
R22982-08-07	Vas Condominium, LLC	\$2,620.92	\$1,188.87	\$97.06	\$94.33
R22982-08-08	Vas Condominium, LLC	\$2,692.82	\$1,221.49	\$99.72	\$96.92
R22982-08-09	Vas Condominium, LLC	\$3,511.99	\$1,593.07	\$130.05	\$126.40
R22982-08-10	Vas Condominium, LLC	\$2,620.92	\$1,188.87	\$97.06	\$94.33
R22982-08-11	Vas Condominium, LLC	\$2,204.80	\$1,000.12	\$81.65	\$79.35
R22982-08-12	Vas Condominium, LLC	\$2,433.56	\$1,103.88	\$90.12	\$87.59
R22982-08-13	Vas Condominium, LLC	\$2,433.56	\$1,103.88	\$90.12	\$87.59
R22982-08-14	Vas Condominium, LLC	\$2,233.12	\$1,012.96	\$82.69	\$80.37
R22982-08-15	Vas Condominium, LLC	\$2,620.92	\$1,188.87	\$97.06	\$94.33
R22982-08-16	Vas Condominium, LLC	\$1,858.39	\$842.98	\$68.82	\$66.89
R22982-09-01	Vas Condominium, LLC	\$2,620.92	\$1,188.87	\$97.06	\$94.33
R22982-09-02	Vas Condominium, LLC	\$2,636.17	\$1,195.79	\$97.62	\$94.88
R22982-09-03	Vas Condominium, LLC	\$2,233.12	\$1,012.96	\$82.69	\$80.37
R22982-09-04	Vas Condominium, LLC	\$2,433.56	\$1,103.88	\$90.12	\$87.59
R22982-09-05	Vas Condominium, LLC	\$2,433.56	\$1,103.88	\$90.12	\$87.59
R22982-09-06	Vas Condominium, LLC	\$2,204.80	\$1,000.12	\$81.65	\$79.35
R22982-09-07	Vas Condominium, LLC	\$2,620.92	\$1,188.87	\$97.06	\$94.33

R22982-09-08	Vas Condominium, LLC	\$2,692.82	\$1,221.49	\$99.72	\$96.92
R22982-09-09	Vas Condominium, LLC	\$3,511.99	\$1,593.07	\$130.05	\$126.40
R22982-09-10	Vas Condominium, LLC	\$2,620.92	\$1,188.87	\$97.06	\$94.33
R22982-09-11	Vas Condominium, LLC	\$2,204.80	\$1,000.12	\$81.65	\$79.35
R22982-09-12	Vas Condominium, LLC	\$2,433.56	\$1,103.88	\$90.12	\$87.59
R22982-09-13	Vas Condominium, LLC	\$2,433.56	\$1,103.88	\$90.12	\$87.59
R22982-09-14	Vas Condominium, LLC	\$2,233.12	\$1,012.96	\$82.69	\$80.37
R22982-09-15	Vas Condominium, LLC	\$2,620.92	\$1,188.87	\$97.06	\$94.33
R22982-09-16	Vas Condominium, LLC	\$1,858.39	\$842.98	\$68.82	\$66.89
R22982-10-01	Vas Condominium, LLC	\$2,618.74	\$1,187.89	\$96.97	\$94.25
R22982-10-02	Vas Condominium, LLC	\$2,620.92	\$1,188.87	\$97.06	\$94.33
R22982-10-03	Vas Condominium, LLC	\$2,233.12	\$1,012.96	\$82.69	\$80.37
R22982-10-04	Vas Condominium, LLC	\$3,403.06	\$1,543.66	\$126.02	\$122.48
R22982-10-05	Vas Condominium, LLC	\$3,403.06	\$1,543.66	\$126.02	\$122.48
R22982-10-06	Vas Condominium, LLC	\$2,204.80	\$1,000.12	\$81.65	\$79.35
R22982-10-07	Vas Condominium, LLC	\$2,620.92	\$1,188.87	\$97.06	\$94.33
R22982-10-08	Vas Condominium, LLC	\$3,851.86	\$1,747.24	\$142.64	\$138.63
R22982-10-09	Vas Condominium, LLC	\$4,862.75	\$2,205.79	\$180.07	\$175.02
R22982-10-10	Vas Condominium, LLC	\$2,618.74	\$1,187.89	\$96.97	\$94.25
R22982-10-11	Vas Condominium, LLC	\$2,204.80	\$1,000.12	\$81.65	\$79.35
R22982-10-12	Vas Condominium, LLC	\$3,392.16	\$1,538.72	\$125.62	\$122.09
R22982-10-13	Vas Condominium, LLC	\$3,392.16	\$1,538.72	\$125.62	\$122.09
R22982-10-14	Vas Condominium, LLC	\$2,233.12	\$1,012.96	\$82.69	\$80.37
R22982-10-15	Vas Condominium, LLC	\$2,620.92	\$1,188.87	\$97.06	\$94.33
R22982-10-16	Vas Condominium, LLC	\$1,856.21	\$842.00	\$68.74	\$66.81
R22900-02-09	Village at Sandhill, LLC	\$3,374,443.90	\$1,530,680.80	\$124,959.46	\$121,450.29
R22900-02-09	Village at Sandhill, LLC	\$6,645,763.86	\$3,014,583.57	\$246,100.13	\$239,189.03
R22900-02-09	Village at Sandhill, LLC	\$9,453,026.21	\$4,287,985.26	\$350,056.22	\$340,225.78
Total R22900-02-09		\$19,473,233.97	\$8,833,249.63	\$721,115.80	\$700,865.11
Total		\$49,734,376.00	\$22,560,000.00	\$1,841,720.00	\$1,790,000.00

Richland County Council Request of Action

Subject

Motion for Presentations on 3rd Tuesdays of the Month

Richland County Council Request of Action

Subject

Council Motion (Jackson, Malinowski, & Kennedy): To remove from the D&S Committee and present to full Council the funding of Alternate Paving with \$2 million from the Road Maintenance Fee and \$1 million from the CTC bond to fund paving roads in three years max (starting in 2009)

Notes

Council 7/07/09: Council deferred this item until the July 21st meeting.

Richland County Council Request of Action

Subject

FY 09-10 Annual Action Plan for Community Development



INTEROFFICE MEMORANDUM

TO: J. Milton Pope, County Administrator
CC: Sparty Hammett, Assistant County Administrator
Roxanne Matthews Ancheta, Assistant to the County Administrator
FROM: Valeria Jackson, Director of Community Development
RE: (Request for Approval) FY 09-10 Annual Action Plan for Community
Development
DATE: 9/4/09

Please include on the September 15th Council agenda the FY 2009-2010 Richland County Annual Action Plan. The Plan lists the needs for Richland County in the areas of housing, economic, public and social services jobs and other non-housing needs. The plan was submitted to the US Department of Housing & Urban Development (HUD) on August 14th. The Community Development Department also received stimulus funds to be used along with CDBG and HOME to benefit Richland County citizens, providing a total \$5.2 million federal budget. All stimulus fund grants were Council approved earlier this calendar year and the FY 09-10 CDBG and HOME budgets were approved at a July 2009 Council meeting. Staff conducted a required public hearing on August 3rd. This request is for Council to approve this Action Plan in its entirety. For additional information, please contact me at 576-2063.

2009 Annual Action Plan

Program Year 2009
October 1, 2009 – September 30, 2010

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.

In 2000, the County emerged as the second most populated county in the State (348,226 persons in 2006), behind only Greenville County. In 2008, US Census listed the County's population at 364,001. As of 2007, there were a total of 153,762 housing units found in Richland County. The median income is \$62,100 with 76% of the housing units maintaining a mortgage (Sources HUD User and US Census - 2009).

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 9.4% from 2000 to 2010, with an estimated 6.1% growth from 2005 to 2010. (Source: Office of Research and Statistics (SCORS)).

Since 2002, Richland County has benefited from its status as an Entitlement Community and a Participating Jurisdiction 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 and subsequent Annual Action Plan that describes the County's housing and community development needs. 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. Low and moderate income data provided by HUD at the Census tract and block group levels enables communities to determine the location of areas with at least 51% of households having low or moderate incomes (LMI). The FY 09-10 Annual Action Plan provides a one year

overview of the budgeted project descriptions, annual objectives, and performance measures in how Richland County will qualify these benchmarks. In addition, federal stimulus or American Recovery and Reinvestment Act of 2009 (ARRA) were awarded to Richland County and will be used within the FY 09-10 funding year.

Significant demographic trends and issues in Richland County include:

- More than 87% of the County's population is now urban.
- From 1990 to 2000, population in the 45-to-64 age group increased by nearly 44% and the number of residents aged 85 and over increased by nearly 52%.
- The County has one of the youngest populations statewide, ranking 2nd with a median age of 32.6 years and 5th in the number of persons under age 18.
- The County has a diverse racial composition that includes more than 50% Caucasian, 45% African-American, and almost 2% Asian. Nearly 3% of the population is Hispanic or Latino.
- The African-American population grew by more than 21% and the Asian population by more than 51% from 1990 to 2000.
- The number of Hispanic residents nearly doubled in the last decade, rising from 1.6% of the population to 2.7%.
- 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).
- More than half (59%) of Richland County families living in poverty are headed by a single female with children under the age of 18. Almost 1 of every 5 of the County's children lives in poverty.
- Richland County ranks 1st statewide in the number of families receiving Temporary Assistance for Needy Families (TANF) and Food Stamps.
- The County has 175,227 residents in the civilian work force, ranking 2nd statewide in labor force size.
- The County's unemployment rate rose steadily from a low of 5.1% in April of 2007 to 12.3% as of June of 2009. South Carolina ranks the 4th highest in the U.S., with the highest being Michigan at 15.4%.
- An estimated 7.8% of the County's workforce (13,600 workers) is underemployed – persons who desire better jobs and possess the skills, education and experience to qualify them for better jobs.
- Detached, single-family homes comprise 62% of all housing units in the County, followed by multi-family housing units at 24.2% and mobile homes at 6.6%.
- Recent 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.
- Two-thirds (61.4%) of occupied housing units are owner-occupied, while 38.6% are occupied by renters.
- 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.

- An extremely low income Richland County householder earning \$18,650 (30% or less of the area median income of \$62,100) can afford a monthly rent of no more than \$466, while the Fair Market Rent (FMR) for a two-bedroom housing unit in Richland County is \$710.

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 a public hearing at the Richland County Administration Building, Council Chambers, on **Monday August 3, 2009 at 5:30 p.m.** Public notice was advertised in The STATE newspaper. 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 will be accepted through **Monday August 24, 2009**. Any public comments which are received will be put in writing and forwarded to our HUD Regional office. Please see minutes and sign in sheet for August 3rd public hearing attached.

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 notes it in the Needs Assessment.

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 few good 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).

II. Funding Sources

A. Federal Funds

Projects identified in the Action Plan will be implemented through the County's 2009 Community Development Block Grant (CDBG), HOME Investment Partnerships, and Stimulus fund allocations. Richland County anticipates receiving approximately \$1,389,848 in CDBG funding and \$641,092 in HOME funding.

Richland County also anticipates receiving Stimulus funding for the following programs in the following amounts: \$2,221,859 for the Neighborhood Stabilization Program (NSP) funding, \$568,201 in Homeless Prevention and Rapid Re-Housing (HPRP) funding, and \$371,569 in Community Development Block Grant Recovery (CDBG- R) funding.

Additional funding will be provided through anticipated program income (\$159,533) generated by the County's HOME program investments. Income from the HOME Program is estimated to be earned through the repayment of two loans that are being serviced by First Citizens Bank (\$6,333), through loans made to Community Housing Development Corporations (\$150,000), and through application fees in the RCHAP program (\$3,200). Additional monies may be generated utilizing the recapture provisions as outlined in the policies and procedures of the housing programs and the CDHO contracts. These provisions ensure compliance with Federal regulations.

Richland County provides administration for the Midlands Area Consortium for the Homeless (MACH) Region's Homeless Management Information System (HMIS) grant funded through HUD's Supportive Housing Program (HUD-SHP). Funding in the amount of \$80,545 from the HUD Supportive Housing Program (HUD-SHP) is included in the listing of funding sources (Table 10-1) for Program Year 2009 and will be allocated solely for the administration of the MACH HMIS Homeless program. HUD requires a local match of 25% for this grant, which Richland County intends to overmatch through CDBG funding in the amount of \$20,000.

B. County Funds

Richland County will provide a local match as required for the HOME program in Program Year 2009. 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 2009 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 recent 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, and the Salkehatchie Summer Service for activities undertaken in the County's housing rehabilitation and emergency repair programs. During the 2007 program year the County partnered with The City of Sumter/Columbia Empowerment Zone and also was awarded funds for Brownfields Assessment from the Environmental Protection Agency. 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 2009.

Table 10-1. Program Year 2009 Funding Sources and Income

Program	Funding
Federal Funding	
CDBG	\$ 1,389,848
HOME	\$641,092
HUD-SHP (HMIS)	\$80,545
HUD-NSP	\$2,221,859
HUD-HPRP	\$568,201
HUD-CDBG-R	\$371,569
Local Funding	
HOME Program Income	\$159,533
Local Funding HOME Match – Richland County	\$144,246
Total Funding	\$ 5,576,893

III. Program Year 2009 Budget

Richland County's CDBG and HOME programs provide funding for projects in unincorporated areas of the County. During the 2009 Program Year, the County will focus its CDBG efforts and funding on public infrastructure, neighborhood revitalization, emergency housing repair, energy efficiency/weatherization, job 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 funding through HOME funding on housing development in conjunction with the Neighborhood Revitalization Program, countywide Housing Rehabilitation Program, operating funds for CHDOs, and the Richland County Homeownership Assistance Program (RCHAP).

A. CDBG Budget

Richland County projects allocations of \$1,389,848 to implement CDBG activities for the 2009 Program Year. The projects proposed for CDBG funding are listed in Table 10-2, including funding allocated per project for Program Year 2009.

Table 10-2. CDBG Proposed Budget, Program Year 2009

CDBG Projects for Program Year 2009	Total 2009 Funds Allocated
Public Facilities/Infrastructure Program	
<i>East Bluff Sewer Project (new project - 1st yr)</i>	\$200,000
<i>Construction/Project Management for the following</i>	\$205,000
Public Improvement Project(s) to include: Hollywood Hills S/W (ongoing); Sarah Matthews Road Paving (carryover); State Park S/W (carryover); Booker Heights S/W(ongoing) and East Bluff Sewer (new- Yr 1)	
Neighborhood Revitalization Program	
<i>Ridgewood Neighborhood – Summer Beautification</i>	\$25,000
<i>Ridgewood Neighborhood – Monticello Rd. Streetscape Plan</i>	\$250,000
Energy Efficiency Audits & Energy Efficiency/Weatherization Grants	\$35,000
Emergency Repair Program	\$150,000
HMIS Grant Administration Match Program	\$20,000
Job Training for Homeless or At-risk or recently unemployed in Richland County	\$40,000
Contingency (for unforeseen eligible cost less than 10% of grant amount)	\$131,879
Marketing/Outreach/Education (Educational workshops, Foreclosure Prevention, Fair Housing to include AI, Advertising, etc)	\$55,000
Administration	\$277,969
TOTAL CDBG BUDGET	\$1,389,848

B. HOME Budget

Richland County expects to receive \$641,092 to implement HOME activities for the 2009 Program Year. In addition, we anticipate approximately \$159,533 in program income along with \$144,246 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 2009.

Table 10-3. HOME Proposed Budget, Program Year 2009

HOME Projects for Program Year 2009	Total 2009 Funds Allocated
Housing Rehabilitation Program (HR)	\$275,000
Down payment Assistance Program (RCHAP)	\$160,983
CHDO Set Aside (exceeds 15% minimum)	\$141,000
Richland County HOME Match – 25% *Not included in total budget amount at this time	*\$144,246
Administration (not to exceed 10%)	\$64,109
TOTAL HOME BUDGET	\$641,092

IV. Specific Annual Objectives

Program Year 2009 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: Collaborate with RC Planning and Development and provide support programs and services to Master Planned project areas.
- Priority Need 6: Provide planning activities to determine needs, establish priorities and develop implementation strategies to meet the needs of LMI areas and residents.
- Priority Need 7: Strengthen partnerships with community based organizations, neighborhood associations and neighboring local governments to further the County’s capacity to serve as well as collaborate and 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 2009 Program Year and lists performance indicators for each proposed project.

Table 10-4. 2009 Projects, Priority Needs, Objectives and Performance Indicators (HUD Table 3A)

2009 Annual Action Plan Projects	Consolidated Plan (CP) Priority Need	CP Objectives	Performance Indicator
CDBG Projects			
1. Emergency Repair Program (ER)	#1. Improve the quality & availability of decent, safe & affordable housing.	1.1.1	16 homes repaired
2. Energy Efficient Audits & Energy Efficiency/Weatherization Grants	#1. Improve the quality & availability of decent, safe & affordable housing.	1.1.1	20 homes meet Energy Star
3. East Bluff Sewer Project (new – yr 1)	#2. Provide for adequate & safe public facilities & infrastructure.	2.1.1 2.2.1	Sewer provided to 67 homes.
4. Construction/Project Management for Public Improvement Project(s)	#2. Provide for adequate & safe public facilities & infrastructure.	2.0	Provide for adequate and safe public facilities & infrastructure.
5. Neighborhood Revitalization (Summer Beautification)	#7 Work with community partners, neighborhood associations and neighboring local governments to collaborate and coordinate community development activities.	7.1 7.2 7.3	Twelve youth will maintain all of the community gardens in Ridgewood and keep the community clear of litter.
6. Neighborhood Revitalization (Monticello Road Streetscape Plan)	#3 Revitalize LMI neighborhoods.	3.0	Revitalize LMI neighborhoods
7. Marketing/Outreach/Education (Educational workshops, Foreclosure Prevention, Fair Housing to include AI, Advertising, etc)	#6 Provide planning activities and studies to determine needs, establish priorities and develop implementation strategies to meet the needs of LMI areas. #7 Work with community partners, neighborhood associations and neighboring local governments to collaborate and coordinate community development activities	6.1.3 7.3.1 7.3.2	Continue to provide and support the provision of fair housing awareness to the public. Support the provision of housing and services to special needs population. Support job training and education programs.

8. Job Training for Homeless or At-risk or recently unemployed in Richland County	#4. Provide for & support programs & services for the homeless. #7 Work with community partners, neighborhood associations and neighboring local governments to collaborate and coordinate community development activities	4.0 7.3.1 7.3.2	Provide for & support programs & services for the homeless. Support the provision of housing and services to special needs population. Support job training and education programs.
9. HMIS Match	#4. Provide for & support programs & services for the homeless.	4.2.1	2,650 homeless individuals & 2,500 families provided services.
10. Contingency (for unforeseen eligible costs-less than 10% of grant amount)	n/a	n/a	n/a
11. Administration – not to exceed 20% (salaries, computers, supplies, travel, training, hybrid car, office space/furniture) * <i>will be supplemented with stimulus administration funds</i>	#6. Provide planning activities & studies to determine needs, establish priorities & develop implementation strategies to meet the needs of LMI areas & residents.	6.2	n/a
HOME Projects			
12. Housing Rehabilitation Program (HR)	#1. Improve the quality & availability of decent, safe & affordable housing.	1.1.2	10 homes rehabilitated
13. Down payment Assistance Program (RCHAP)	#1. Improve the quality and availability of decent, safe and affordable housing.	1.2.1	16-32 New Home Owners (depending on individual assistance amount)
14. CHDO Set Aside (exceeds 15% minimum)	#3. Revitalize LMI neighborhoods.	3.1.1 3.1.4	Rehabilitate homes. Seek partnerships for development of vacant infill properties.
15. Administration (not to exceed 10%)	#6. Provide planning activities and studies to determine needs, establish priorities and develop implementation strategies to meet the needs of LMI areas and residents.	6.2	n/a

V. Performance Measurement

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 have 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 2009 to comply with the requirements of the performance measurement standards (Table 10-5).

Table 10-5. 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 15 major projects, including planning and administration of the CDBG and HOME programs, during Program Year 2009. Tables 10-6 through 10-20 (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.

**Table 10-6. Project 1 – Emergency Repair Program (ER)
Consolidated Plan Listing of Projects (HUD Table 3C)**

Jurisdiction’s Name Richland County Community Development Department

Priority Need Owner-Occupied Housing
CP 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 16 eligible homeowners in the 2009 Program Year.

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.

Specific Objective Number DH-3	Project ID 2009-01
HUD Matrix Code 14A	CDBG Citation 570.202
Type of Recipient Local Government	CDBG National Objective LMI Housing (LMH)
Start Date 10/01/2009	Completion Date 9/30/2010
Performance Indicator Homes repaired	Annual Units 16 homes
Local ID n/a	Units Upon Completion 16 homes

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 10-7. Project 2 – Energy Efficient Audits & Energy Efficiency/Weatherization
Consolidated Plan Listing of Projects (HUD Table 3C)**

Jurisdiction’s Name Richland County Community Development Department

Priority Need

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

Project Title

Energy Efficient Audits and Energy Efficiency/Weatherization Grants

Description

With energy efficiency becoming a main focus of HUD, as well as, the general public, we have determined a need for community development funds to help with the realization of reduced energy consumption for the benefit of our citizens. These funds will be used for energy audits to define energy use reduction, as well as formulate a plan to reduce energy and water consumption. Funds are also to implement certain strategies from these energy audits, which may include, but are not limited to, weatherization, new ductwork systems, and new HVAC systems.

Objective category: Suitable Living Environment Decent Housing Economic Opportunity

Outcome category: Availability/Accessibility Affordability Sustainability

Location/Target Area:

Unincorporated areas of Richland County.

Specific Objective Number DH2	Project ID 2009-02
HUD Matrix Code 14F	CDBG Citation 570.202
Type of Recipient Local Government	CDBG National Objective LMI Housing (LMH)
Start Date 10/01/2009	Completion Date 9/30/2010
Performance Indicator Homes assisted	Annual Units 20 homes
Local ID n/a	Units Upon Completion 20 homes

Funding Sources:

CDBG	..... \$35,000
ESG	.....
HOME	.....
HOPWA	.....
Total Formula	.....
Prior Year Funds	.....
Assisted Housing	.....
PHA	.....
Other Funding	.....
Total	..... \$35,000

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

**Table 10-8. Project 3 – East Bluff Sewer Project
Consolidated Plan Listing of Projects (HUD Table 3C)**

Jurisdiction's Name Richland County Community Development Department

Priority Need

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

Project Title

East Bluff Sewer Project (new – yr 1)

Description

The project will provide sewer service to this East Bluff neighborhood – a low and moderate neighborhood which currently does not have sewer service. There are approximately 67 homes in the neighborhood. The neighborhood located in County Council District 10, between Atlas Rd. and Pineview Dr. south of I-77 is in census tract 117.02, block group 2, a block group within which more than 51% of the residents are low and moderate income.

Objective category: Suitable Living Environment Decent Housing Economic Opportunity

Outcome category: Availability/Accessibility Affordability Sustainability

Location/Target Area:

An East Bluff neighborhood that is located between Atlas Rd. and Pineview Dr., south of I-77. It contains the following streets: Richard, Blain, Romona, Winfield, Dunstan, Basil, and Whitlock.

Specific Objective Number SL-1	Project ID 2009-03
HUD Matrix Code 03J	CDBG Citation 570.201(c)
Type of Recipient Local Government	CDBG National Objective LMI Area (LMA)
Start Date 10/01/2009	Completion Date 9/30/2010
Performance Indicator Sewer for 67 homes	Annual Units n/a
Local ID n/a	Units Upon Completion 67 homes connected

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 10-9. Project 4 – Construction/Project Management for Public Improvement Project(s)
Consolidated Plan Listing of Projects (HUD Table 3C)**

Jurisdiction's Name Richland County Community Development Department

Priority Need

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

Project Title

Construction/Project Management for Public Improvement Projects(s)

Description

Construction/Project Management for the following Public Improvement Project(s) to include: Hollywood Hills S/W (ongoing); Sarah Matthews Road Paving (carryover); State Park S/W (carryover); Booker Heights S/W(ongoing) and East Bluff Sewer (new- Yr 1).

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

Specific Objective Number SL-1	Project ID 2009-04
HUD Matrix Code 03	CDBG Citation 570.201(c)
Type of Recipient Local Government	CDBG National Objective LMI Area (LMA)
Start Date 10/01/2009	Completion Date 9/30/2010
Performance Indicator: Completed Public Improvement Projects	Annual Units n/a
Local ID n/a	Units Upon Completion n/a

Funding Sources:

CDBG	\$205,000
ESG	
HOME	
HOPWA	
Total Formula	
Prior Year Funds	
Assisted Housing	
PHA	
Other Funding	
Total	\$205,000

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

**Table 10-10. Project 5 – Neighborhood Revitalization (Summer Beautification)
Consolidated Plan Listing of Projects (HUD Table 3C)**

Jurisdiction's Name Richland County Community Development Department

Priority Need

CP Priority Need 7: Strengthen partnerships with community based organizations, neighborhood associations and neighboring local governments to further the County's capacity to serve as well as collaborate and coordinate community development activities

Project Title

Ridgewood Summer Beautification Program

Description

The Ridgewood Neighborhood is in census tract 106 block group 4 – a block within which 68% of the residents are LMI. The summer beautification program will engage area youth age 13 – 18 in a comprehensive gardening program that includes classroom instruction, personal development, and hands on gardening experience. The work will address six neighborhood gardens created as a result of the revitalization project. Leadership development of the neighborhood association members and job skills are being taught to youth.

Objective category: Suitable Living Environment Decent Housing Economic Opportunity

Outcome category: Availability/Accessibility Affordability Sustainability

Location/Target Area:

The Ridgewood neighborhood is located in the northwest Richland County, off of Monticello Road between Summit Street and Ridgedale Street; zip code 29203

Specific Objective Number SL-3/EO-3	Project ID 2009-05
HUD Matrix Code 05	CDBG Citation 570.201(e)
Type of Recipient Local Government	CDBG National Objective LMI Area (LMA)
Start Date 10/01/2009	Completion Date 9/30/2010
Performance Indicator Maintained gardens	Annual Units 7 gardens
Local ID n/a	Units Upon Completion 7 maintained gardens

Funding Sources:

CDBG	..... \$25,000
ESG	.....
HOME	.....
HOPWA	.....
Total Formula	.....
Prior Year Funds	.....
Assisted Housing	.....
PHA	.....
Other Funding	.....
Total	..... \$25,000

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

**Table 10-11. Project 6 – Ridgewood Neighborhood Revitalization
Consolidated Plan Listing of Projects (HUD Table 3C)**

Jurisdiction's Name Richland County Community Development Department

Priority Need Neighborhood Revitalization
CP Priority Need 3: Revitalize LMI neighborhoods

Project Title
Neighborhood Revitalization Program –Monticello Road Streetscape Plan

Description
The Ridgewood neighborhood is in its 5th year of revitalization. This predominately African-American 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 which runs through the center of the neighborhood. CDBG funding from 2009/2010 will be used for streetscape construction. The project is estimated to cost \$500,000 and will require funding for two (2) consecutive years to complete the project. The project plan consists of additional retainage walls to allow for safe passage along existing sidewalks, traffic calming, installing a pocket park with bus stop shelters, clean-up, and landscaping.

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.

Specific Objective Number SL-3	Project ID 2009-06
HUD Matrix Code 03K	CDBG Citation 570.201(c)
Type of Recipient Local Government	CDBG National Objective LMI Area (LMA)
Start Date 10/01/2009	Completion Date 9/30/2011
Performance Indicator New commercial corridor	Annual Units n/a
Local ID n/a	Units Upon Completion n/a

Funding Sources:

CDBG	..... \$250,000
ESG	.....
HOME	.....
HOPWA	.....
Total Formula	.....
Prior Year Funds	.....
Assisted Housing	.....
PHA	.....
Other Funding	.....
Total	..... \$250,000

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

**Table 10-12. Project 7 – Marketing/Outreach/Education
Consolidated Plan Listing of Projects (HUD Table 3C)**

Jurisdiction's Name Richland County Community Development Department

Priority Need

CP Priority Needs 6: Provide planning activities and studies to determine needs, establish priorities and develop implementation strategies to meet the needs of LMI areas and residents.

CP Priority Needs 7: Strengthen partnerships with community based organizations, neighborhood associations and neighboring local governments to further the County's capacity to serve as well as collaborate and coordinate community development activities.

Project Title

Marketing/Outreach/Education

Description

Educational and outreach workshops, foreclosure prevention, fair housing to include new analysis of impediments (AI), advertising, etc. These methods will assist citizens with homeownership assistance (foreclosure prevention), create an updated AI (fair housing), career seminar/fair, and other homeowner (pre & post) workshop.

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.

Objective Number DH-1/DH-2	Project ID 2009-07
HUD Matrix Code 05J, 05R, 05	CDBG Citation 570.201(e), 570.204, 570.201(e)
Type of Recipient Local Government	CDBG National Objective LMA/LMC
Start Date 10/01/2009	Completion Date 9/30/2010
Performance Indicator 3 workshops/1 plan	Annual Units 3 workshops/1 plan
Local ID n/a	Units Upon Completion n/a

Funding Sources:

CDBG	\$55,000
ESG	.....
HOME	.....
HOPWA	.....
Total Formula	.....
Prior Year Funds	.....
Assisted Housing	.....
PHA	.....
Other Funding	.....
Total	\$55,000

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

Table 10-13. Project 8 – Job Training for Homeless or At-risk or Recently Unemployed in Richland County
Consolidated Plan Listing of Projects (HUD Table 3C)

Jurisdiction's Name Richland County Community Development Department

Priority Need

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

CP Priority Needs 7: Strengthen partnerships with community based organizations, neighborhood associations and neighboring local governments to further the County's capacity to serve as well as collaborate and coordinate community development activities.

Project Title

Job Training for Homeless or At-risk or Recently Unemployed in Richland County.

Description

Job Training for Homeless or At-risk or Recently Unemployed in Richland County. Richland County and the State have double-digit unemployment that are meeting or exceeding the national average. To assist underemployed and unemployed persons of low income to strengthen job skills in the technological arenas for future sustainability.

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

Specific Objective Number DH-3	Project ID 2009-08
HUD Matrix Code 05H	CDBG Citation 570.201(e)
Type of Recipient Local Government	CDBG National Objective LMI Jobs (LMJ)
Start Date 10/01/2009	Completion Date 9/30/2010
Performance Indicator Persons Trained	Annual Units n/a
Local ID n/a	Units Upon Completion n/a

Funding Sources:

CDBG	\$40,000
ESG	.....
HOME	.....
HOPWA	.....
Total Formula	.....
Prior Year Funds	.....
Assisted Housing	.....
PHA	.....
Other Funding	.....
Total	\$40,000

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

**Table 10-14. Project 9 – HMIS Match
Consolidated Plan Listing of Projects (HUD Table 3C)**

Jurisdiction's Name Richland County Community Development Department

Priority Need

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

Project Title

HMIS Match

Description

In Program Year 2007, Richland County became the grantee for three (3) regional Homeless Management Information System (HMIS) grants, through funding provided by the HUD Supportive Housing Program (SHP). HUD requires a local match of 25% for SHP grants, which Richland County intends to provide through CDBG funding in the amount of \$20,000. An estimated 2,650 homeless individuals and 2,500 homeless families are provided services annually through the HMIS for the MACH Region.

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

Specific Objective Number DH-1	Project ID 2009-09
HUD Matrix Code 05	CDBG Citation 570.201(e)
Type of Recipient Local Government	CDBG National Objective LMI Area (LMA)
Start Date 10/01/2009	Completion Date 9/30/2010
Performance Indicator Homeless persons assisted	Annual Units 2650 persons
Local ID n/a	Units Upon Completion 2650 persons

Funding Sources:

CDBG	\$20,000
ESG	.....
HOME	.....
HOPWA	.....
Total Formula	.....
Prior Year Funds	.....
Assisted Housing	.....
PHA	.....
Other Funding	.....
Total	\$20,000

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

**Table 10-15. Project 10 – Contingency (for unforeseen eligible costs,
less than 10% of grant amount)
Consolidated Plan Listing of Projects (HUD Table 3C)**

Jurisdiction’s Name Richland County Community Development Department

Priority Need

CP Priority Need: Will be used for unforeseen eligible costs that meet any priority need as outlined in the 2007-2011 Consolidated Plan and subsequent Annual Action Plans.

Project Title

Contingency

Description

Contingency (for unforeseen eligible costs, less than 10% of grant amount).

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

Specific Objective Number SL-3	Project ID 2009-10
HUD Matrix Code 22	CDBG Citation n.a.
Type of Recipient Local Government	CDBG National Objective n/a
Start Date 10/01/2009	Completion Date 9/30/2010
Performance Indicator n/a	Annual Units n/a
Local ID n/a	Units Upon Completion n/a

Funding Sources:

CDBG	\$131,879
ESG	.....
HOME	.....
HOPWA	.....
Total Formula	.....
Prior Year Funds	.....
Assisted Housing	.....
PHA	.....
Other Funding	.....
Total	\$131,879

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

**Table 10-16. Project 11 – Administration – not to exceed 20%
Consolidated Plan Listing of Projects (HUD Table 3C)**

Jurisdiction's Name Richland County Community Development Department

Priority Need

CP Priority Need 6: Provide planning activities and studies to determine needs, establish priorities and develop implementation strategies to meet the needs of LMI areas and residents

CP Priority Need 7: Work with community partners, neighborhood associations and neighboring local governments to collaborate and 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

Specific Objective Number n/a	Project ID 2009-11
HUD Matrix Code 21A	CDBG Citation 570.206
Type of Recipient Local Government	CDBG National Objective n/a
Start Date 10/01/2009	Completion Date 9/30/2010
Performance Indicator n/a	Annual Units n/a
Local ID n/a	Units Upon Completion n/a

Funding Sources:

CDBG	..... \$277,969
ESG	.....
HOME	.....
HOPWA	.....
Total Formula	.....
Prior Year Funds	.....
Assisted Housing	.....
PHA	.....
Other Funding	.....
Total	..... \$277,969

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

**Table 10-17. Project 12 – HOME Housing Rehabilitation Program (HR)
Consolidated Plan Listing of Projects (HUD Table 3C)**

Jurisdiction's Name Richland County Community Development Department

Priority Need Owner-Occupied Housing

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

Project Title

Housing Rehabilitation Program (HR)

Description

Richland County continues to process requests for housing rehabilitation assistance for low-income homeowners living in the unincorporated areas of the County. In addition to the HOME funds that will be provided through the County's *Neighborhood Revitalization Program* for home rehabilitation/reconstruction, HOME funds will also be used to fund the Housing Rehabilitation Program for owner-occupied housing units. The Housing Rehabilitation program proposes to assist 12 homes in Program Year 2009. The County also continues to seek ways to leverage housing rehabilitation funds through partnerships with organizations including nonprofits and the SC State Housing Trust Fund to provide assistance to persons in need.

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

Specific Objective Number DH-3	Project ID 2009-12	Funding Sources: CDBG ESG HOME \$275,000 HOPWA Total Formula Prior Year Funds Assisted Housing PHA Other Funding Total \$275,000
HUD Matrix Code 14A	CDBG Citation 570.202	
Type of Recipient Local Government	CDBG National Objective LMI Housing (LMH)	
Start Date 10/01/2009	Completion Date 9/30/2010	
Performance Indicator Houses Rehabilitated	Annual Units 12 houses	
Local ID n/a	Units Upon Completion 12 houses	

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

**Table 10-18. Project 13 – HOME Homeownership Assistance Program
Consolidated Plan Listing of Projects (HUD Table 3C)**

Jurisdiction’s Name Richland County Community Development Department

Priority Need

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

Project Title

Richland County Homeownership Assistance Program (RCHAP)

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. In the 2009 Program Year, the County will use \$160,983 from HOME funds to fund RCHAP. The program will enable a projected up to 30 LMI families to benefit from DPA this year.

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

Specific Objective Number DH-2	Project ID 2009-13
HUD Matrix Code 13	CDBG Citation 570.201(n)
Type of Recipient Local Government	CDBG National Objective LMI Housing (LMH)
Start Date 10/01/2009	Completion Date 9/30/2010
Performance Indicator DPA/new owner occupants	Annual Units Up to 30
Local ID n/a	Units Upon Completion Up to 30

Funding Sources:

CDBG
 ESG
 HOME \$160,983
 HOPWA
 Total Formula
 Prior Year Funds
 Assisted Housing
 PHA
 Other Funding
 Total \$160,983

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

**Table 10-19. Project 14 – CHDO Set Aside (exceeds 15% minimum)
Consolidated Plan Listing of Projects (HUD Table 3C)**

Jurisdiction's Name Richland County Community Development Department

Priority Need

CP Priority Need 3: Revitalize LMI neighborhoods

Project Title

CHDO Set Aside (exceeds 15% minimum)

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. Richland County will seek additional partnerships with CHDOs during the 2009-10 program year to develop affordable housing opportunities in unincorporated Richland County.

Objective category: Suitable Living Environment Decent Housing Economic Opportunity

Outcome category: Availability/Accessibility Affordability Sustainability

Location/Target Area:

The unincorporated areas of Richland County

Specific Objective Number DH-1/DH-2	Project ID 2009-14
HUD Matrix Code 12/14A	CDBG Citation 570.201(m)/570.202
Type of Recipient Local Government	CDBG National Objective LMI Housing (LMH)
Start Date 10/01/2009	Completion Date 9/30/2010
Performance Indicator Houses rehabilitated Vacant lots developed	Annual Units Up to 3 homes
Local ID n/a	Units Upon Completion Up to 3 homes

Funding Sources:

CDBG	.....
ESG	.....
HOME	\$141,000
HOPWA	.....
Total Formula	.....
Prior Year Funds	.....
Assisted Housing	.....
PHA	.....
Other Funding	.....
Total	\$141,000

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

**Table 10-21 Project 15 – Administration (not to exceed 10%)
Consolidated Plan Listing of Projects (HUD Table 3C)**

Jurisdiction's Name Richland County Community Development Department

Priority Need

CP Priority Need 6: Provide planning activities and studies to determine needs, establish priorities, and develop implementation strategies 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 2009. 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

Specific Objective Number DH-1/DH-2	Project ID 2009-15
HUD Matrix Code 21H	CDBG Citation n/a
Type of Recipient Local Government	CDBG National Objective n/a
Start Date 10/01/2009	Completion Date 9/30/2010
Performance Indicator n/a	Annual Units n/a
Local ID n/a	Units Upon Completion n/a

Funding Sources:

CDBG	.....
ESG	.....
HOME	\$64,109
HOPWA	.....
Total Formula	.....
Prior Year Funds	.....
Assisted Housing	.....
Other	.....
Other	.....
Total	\$64,109

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

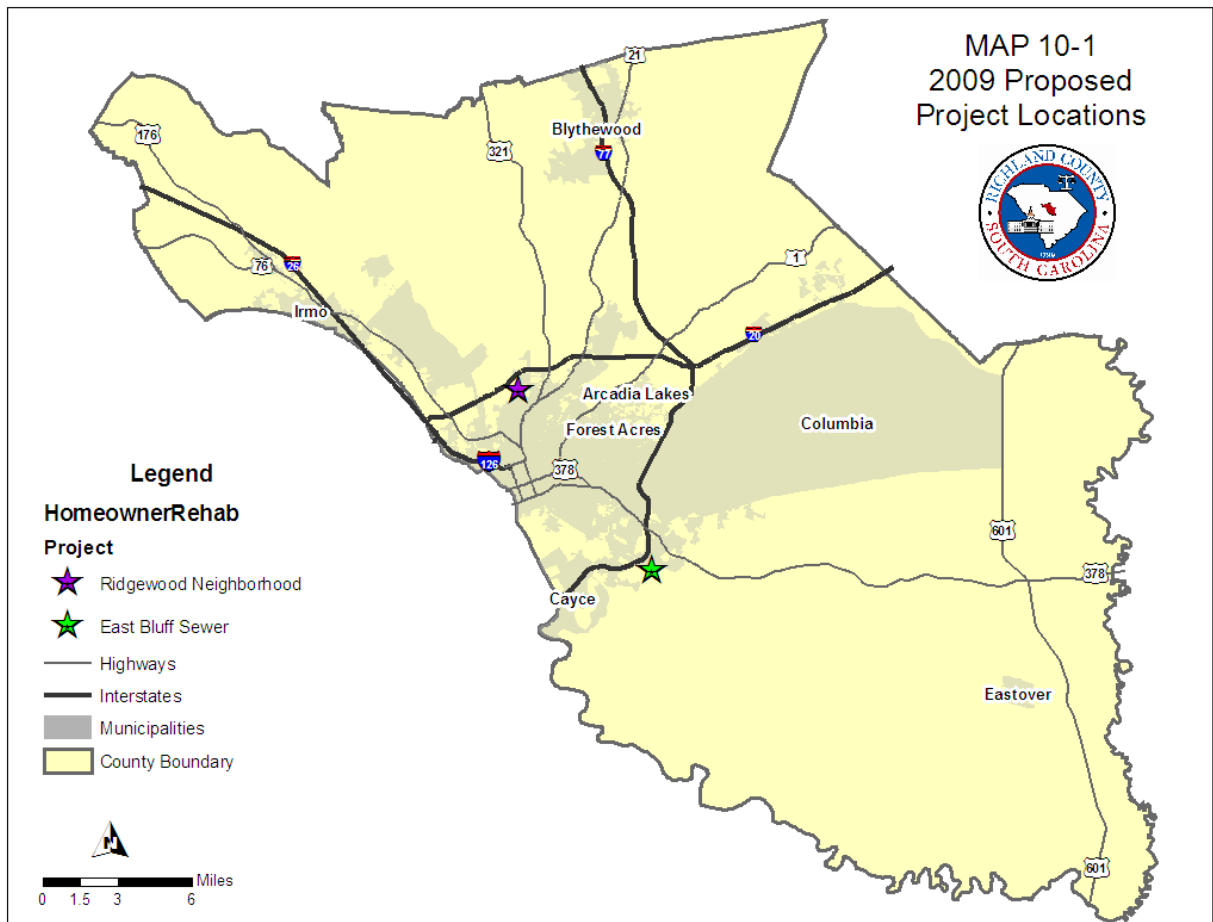
VII. Geographic Distribution

While the FY 09-10 CDBG and HOME funds will benefit virtually 100% low to moderate income persons, the Ridgewood Revitalization will have approximately 14% of the funds dedicated to this target area. 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. One of these CDBG projects, the East Bluff water and sewer project is a proposed 2009 public infrastructure project that is located in the southwest part of the County. 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.

Map 10-1 illustrates the location of the Ridgewood Neighborhood and the location of the East Bluff sewer project proposed for the 2009 Program Year.

Map 10-1. 2009 Proposed CDBG Project Locations

Source: Richland County Department of Planning & Development Services, July 2009.



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 is 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 continues to administer the MACH Region's HMIS grants, funded through HUD's Supportive Housing Program (SHP). 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 intends to provide through CDBG funding.

Richland County continues to work with the United Way of the Midlands to form a Columbia Metro Housing Trust Fund Program for the homeless and low and moderate income populations. 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.

IX. Other Actions

A. Obstacles to Meeting Underserved Needs

The following sections of the *2007-2011 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 2009 Annual Action Plan. In addition, the Community Development Director is a member of the South Carolina Housing Trust Fund Advisory committee, which addresses affordable housing trends and needs.

C. Remove Barriers to Fair and Affordable Housing

In considering the barriers to affordable housing, it is clear that 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. Through ongoing analysis and review of these factors and other related issues described in the Plan, Richland County will seek to remove any barriers to promote increased housing opportunities for low and moderate-income persons and households.

Richland County is committed to affirmatively furthering fair housing choice. The *2004 Richland County Analysis of Impediments to Fair Housing* serves as a guide to plan a course of action to remedy conditions that impede fair housing choice. As detailed in the Consolidated Plan, the Analysis identified multiple, often interrelated, conditions that should be addressed and are believed to impact Fair Housing choice. Actions that are taken and activities implemented aimed at addressing impediments to Fair Housing include: the distribution of Fair Housing educational materials and literature at all County sponsored events and from all County buildings with public access; annual Proclamation during Fair Housing Month and adoption of a Fair Housing theme; a designated Community Development staff member responsible for keeping Richland County in compliance with Federal regulations pertaining to Title VIII of the Civil Rights Act of 1968 to include but not limited to participating in training opportunities, representing the County at community meetings when necessary and sharing information with other program managers on staff. The weekly broadcasts of *Richland Revealed* is occasionally a format used to inform residents on Fair Housing issues; participation in the Community Relations Council's housing clinics; support of CMRTA; continued economic recruitment; and tax relief efforts are also avenues taken.

During 2009/2010 we will reexamine the 2004 Analysis of Impediments to Fair Housing and the 11 barriers it identified. The County's progress will be evaluated to determine if our efforts have positively impacted or eradicated impediments identified in 2004. The County has taken steps to address six (6) of the eleven (11) barriers such as the availability of public transportation by funding the CMRTA transportation study and designating an administrative staff member to assure completion of the study. Of equal

value is the annual Homeownership Week Housing Fair and workshop where Fair Housing is highlighted by participants. In addition, we will also revive the Fair Housing Committee formed in 2007 to pursue Federal funding for Education and Outreach in the Midlands. We will continue our efforts to address 6 impediments in the areas of real estate, education, public policy, neighborhood conditions and financial literacy.

#1 Lack of accessible housing to meet the need of the growing number of disabled persons in Richland County

#2 Lack of fair housing policy

#4 Lack of advertisement and education for landlord/tenant resources

#5 Education on the Fair housing Law and the rights granted

#6 Need for more public transportation routes and times in the County

#10 Financial literacy education is needed

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. 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 works closely with Lexington County, 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. In addition, Richland County and the City 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. The Director sits on the SC State Housing Trust Fund Advisory Committee and currently is in the second year as President of the SC Community Development Association.

X. 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 1,800 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, 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 Housing Counseling Program to ensure that families receiving our RCHAP funds

are fully aware of the responsibilities of home ownership. This program includes 3 classes which include budget and credit, home buying, 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.

XI. Monitoring and Compliance

Richland County ensures that all housing projects meet the Housing Quality Standards (HQS) and other local housing codes by staff and paid consultant inspections. Richland County recognizes the importance of maintaining appropriate performance measurements of its CDBG and HOME projects and programs. Community Development staff provide management for the CDBG and HOME programs and continuously monitor activities and projects. The staff has developed guidelines and processes that include performance measurements to ensure that Richland County meets all federal requirements and remains in compliance. Using the HUD monitoring checklist as a guide, Richland County will periodically evaluate staff performance and program performance against the current Consolidated Plan.

Richland County has financial and programmatic processes in place to ensure that contractors and sub-recipients are in compliance, and that activities and procedures can be tracked accordingly. This includes contract provisions that ensure affirmatively marking for fair housing, and procurement procedures to ensure minority participation. The County will monitor HOME assisted projects completed by a sub-recipient or contractor on an annual basis and will prepare a report that will be filed for future reference. The County will also ensure compliance with program requirements, including the timely expenditure of federal funds. A higher emphasis will be made to produce a healthy mix of smaller, quicker expenditures with larger more impactful projects.

XII. 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 or 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.

XIII. 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.

Richland County Council Request of Action

Subject

A Resolution to appoint and commission Curtis Edward Hopkins as a Code Enforcement Officer for the proper security, general welfare, and convenience of Richland County

STATE OF SOUTH CAROLINA)
)
COUNTY OF RICHLAND)

**A RESOLUTION OF THE
RICHLAND COUNTY COUNCIL**

A RESOLUTION TO APPOINT AND COMMISSION CURTIS EDWARD HOPKINS AS A CODE ENFORCEMENT OFFICER FOR THE PROPER SECURITY, GENERAL WELFARE, AND CONVENIENCE OF RICHLAND COUNTY.

WHEREAS, the Richland County Council, in the exercise of its general police power, is empowered to protect the health and safety of the residents of Richland County; and

WHEREAS, the Richland County Council is further authorized by Section 4-9-145 of the Code of Laws of South Carolina 1976, as amended, to appoint and commission as many code enforcement officers as may be necessary for the proper security, general welfare, and convenience of the County;

NOW, THEREFORE, BE IT RESOLVED THAT Curtis Edward Hopkins is hereby appointed and commissioned a Code Enforcement Officer of Richland County for the purpose of providing for the proper security, general welfare, and convenience of the County, replete with all the powers and duties conferred by law upon constables, in addition to such duties as may be imposed upon him by the governing body of this County, including the enforcement of the County’s animal care regulations, and the use of an ordinance summons, and with all the powers and duties conferred pursuant to the provisions of Section 4-9-145 of the Code of Laws of South Carolina 1976, as amended. Provided, however, Curtis Edward Hopkins shall not perform any custodial arrests in the exercise of his duties as a code enforcement officer. This appointment shall remain in effect only until such time as Curtis Edward Hopkins is no longer employed by Richland County to enforce the County’s animal care regulations.

ADOPTED THIS THE 15th DAY OF SEPTEMBER, 2009.

Paul Livingston, Chair
Richland County Council

Attest: _____
Michielle R. Cannon-Finch
Clerk of Council

Richland County Council Request of Action

Subject

Lobbyist Contract Award

Richland County Council Request of Action

Subject

Must Pertain to Items Not on the Agenda