



RICHLAND COUNTY, SOUTH CAROLINA

2020 Hampton Street
Columbia, SC 29201

FY 2022 - 2026 Five Year Consolidated Plan and FY 2022 Annual Action Plan

*For Submission to HUD for the
Community Development Block Grant Program
And HOME Investment Partnership Program*

August 2022

Honorable Overture Walker
Chair, County of Richland Council



Executive Summary

ES-05 Executive Summary - 24 CFR 91.200(c), 91.220(b)

1. Introduction

Established in 1785, Richland County is the county seat of Richland County, South Carolina and is home to over 400,000 residents. Originally centered around agriculture (Richland County is named after the rich farming land used to support large indigo and cotton crops), Richland County is now the second-most populous county in South Carolina and is home to the military community at Fort Jackson, well-regarded educational institutions, and state-of-the-art hospital systems.

Richland County is a vibrant community with great amounts of racial, economic, and cultural diversity. According to the 2016-2020 American Community Survey, 44.0% of the County population is White and 47.4% of the population is Black or African American. The County also has a notable and growing Hispanic or Latino community which makes up 5.3% of the population. 16.5% of the County population is in poverty while the median income of \$54,441 is similar to the Statewide median income of \$54,864. Over half of all County residents live in unincorporated areas.

Richland County, South Carolina is an entitlement community under the U.S. Department of Housing & Urban Development's (HUD) for the following Federal Programs:

- Community Development Block Grant (CDBG)
- HOME Investment Partnership (HOME)

In compliance with the HUD regulations, Richland County has prepared this FY 2022-2026 Five-Year Consolidated Plan for the period of October 1, 2022, through September 30, 2026. This Five-Year Consolidated Plan is a strategic plan for the implementation of the County's Federal Programs for housing, community and economic development, and the homeless population within Richland County.

The County has established the following FY 2022-2026 Five-Year Consolidated Plan Strategies for the next five (5) year period:

- Housing Strategy
- Homeless Strategy
- Other Special Needs Strategy
- Community Development Strategy
- Economic Development Strategy

Demo

- Administration, Planning and Management Strategy

The Five-Year Consolidated Plan outlines the specific initiatives the County will undertake to address its needs and objectives by promoting:

- the improvements of County infrastructure;
- the rehabilitation and construction of decent, safe, and sanitary housing;
- affordable housing;
- homeownership programs;
- a suitable living environment;
- the improvement of public service programs;
- the expansion of economic opportunities;
- the removal of slums and blighting conditions;
- fair housing; and
- principally benefitting low- and moderate-income persons.

The Five-Year Consolidated Plan is a collaborative effort of Richland County, the community at large, social service agencies/organizations, housing providers, community development agencies/organizations, and economic development agencies/organizations. The planning process was accomplished through a series of public meetings, stakeholder interviews, resident surveys, statistical data, and review of the County's Comprehensive Plan and other community plans.

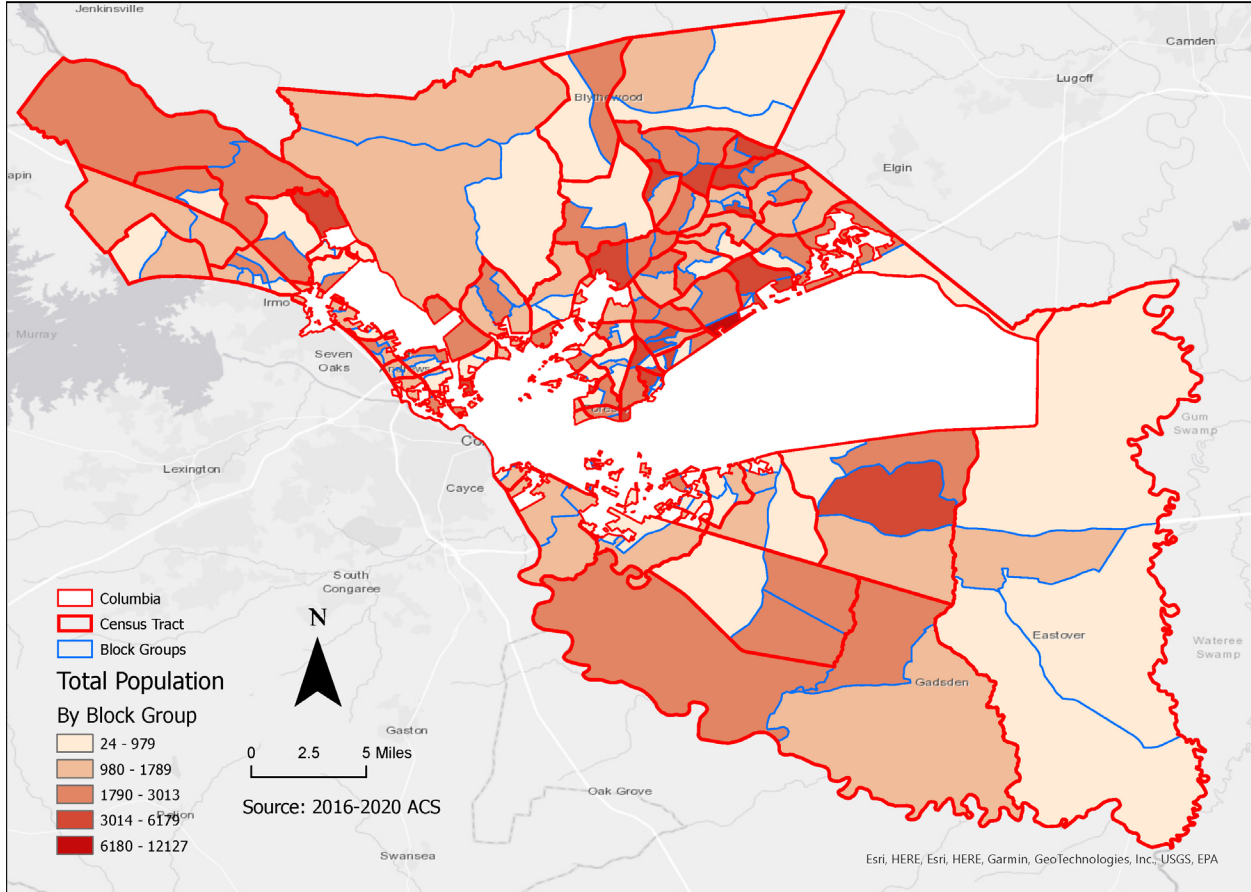
The Columbia Housing Authority is the designated Housing Authority for Richland County.

Maps:

The following maps illustrate the demographic characteristics of Richland County:

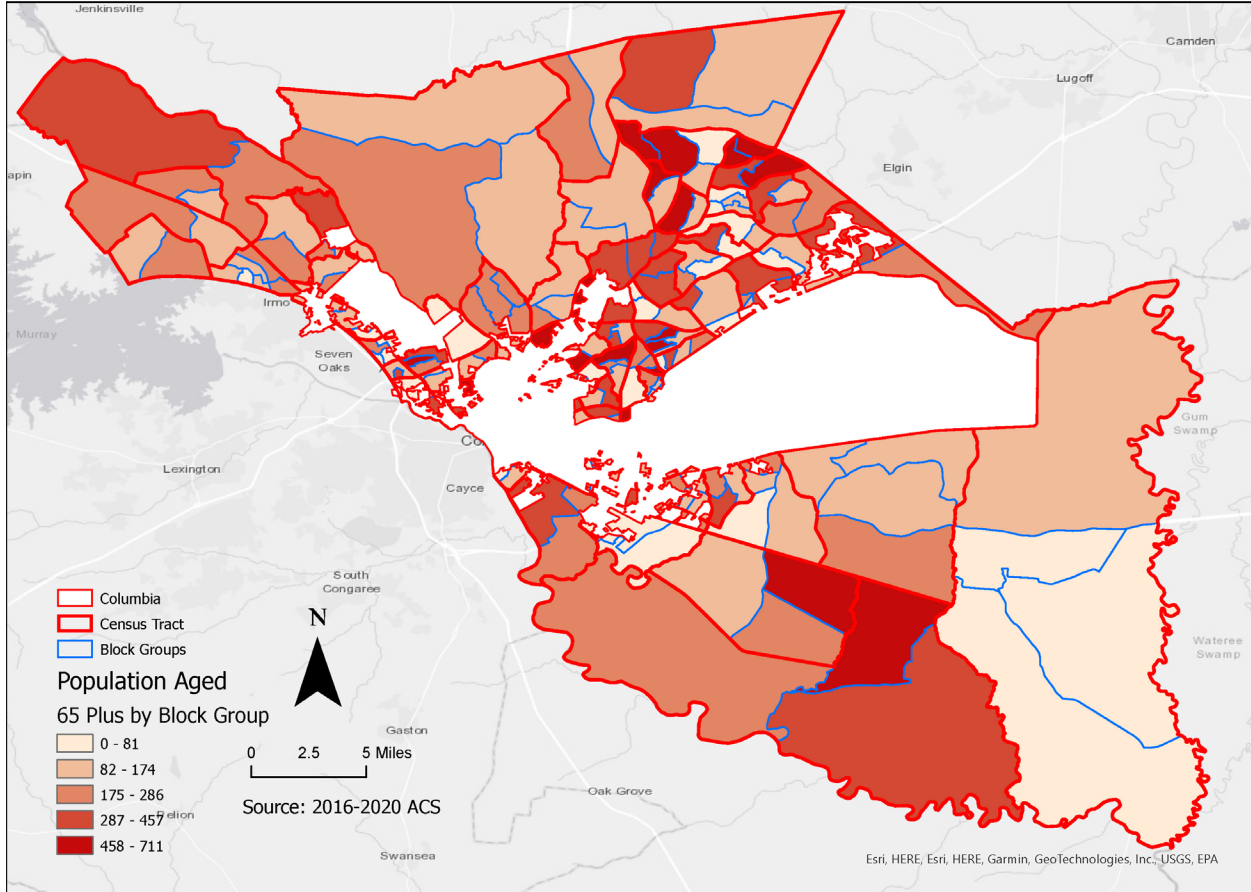
- Total Population by Block Group
- Total Population Age 65+ by Block Group
- Percent Population Age 65+ by Block Group
- Percent White Population by Block Group
- Percent Minority Population by Block Group
- Number of Housing Units by Block Group
- Percent Owner-Occupied Housing Units by Block Group
- Percent Renter-Occupied Housing Units by Block Group
- Percent Vacant Housing Units by Block Group
- Low/Moderate Income Percentage by Block Group

Population By Block Group, Richland County, SC



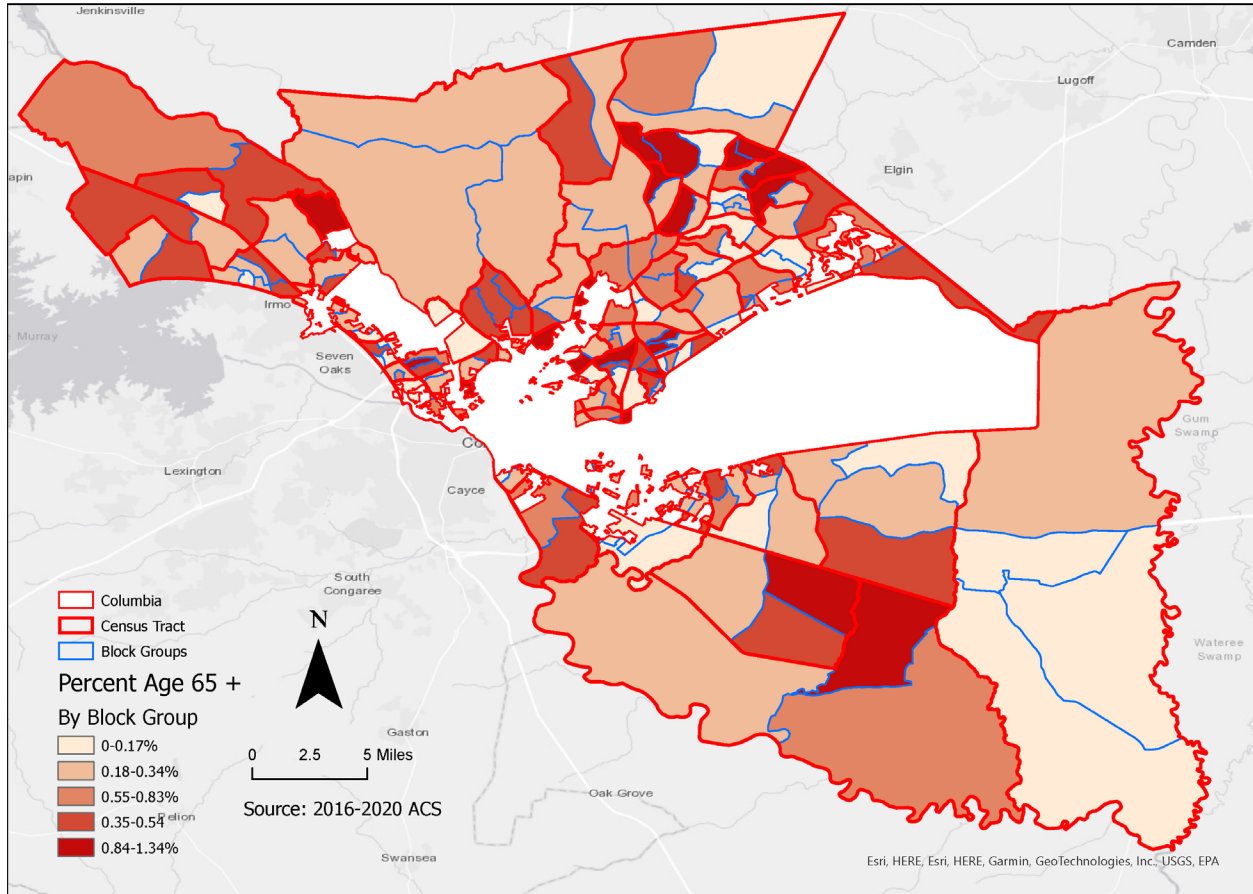
Total Population by Block Group

Population Aged 65 + By Block Group, Richland County, SC



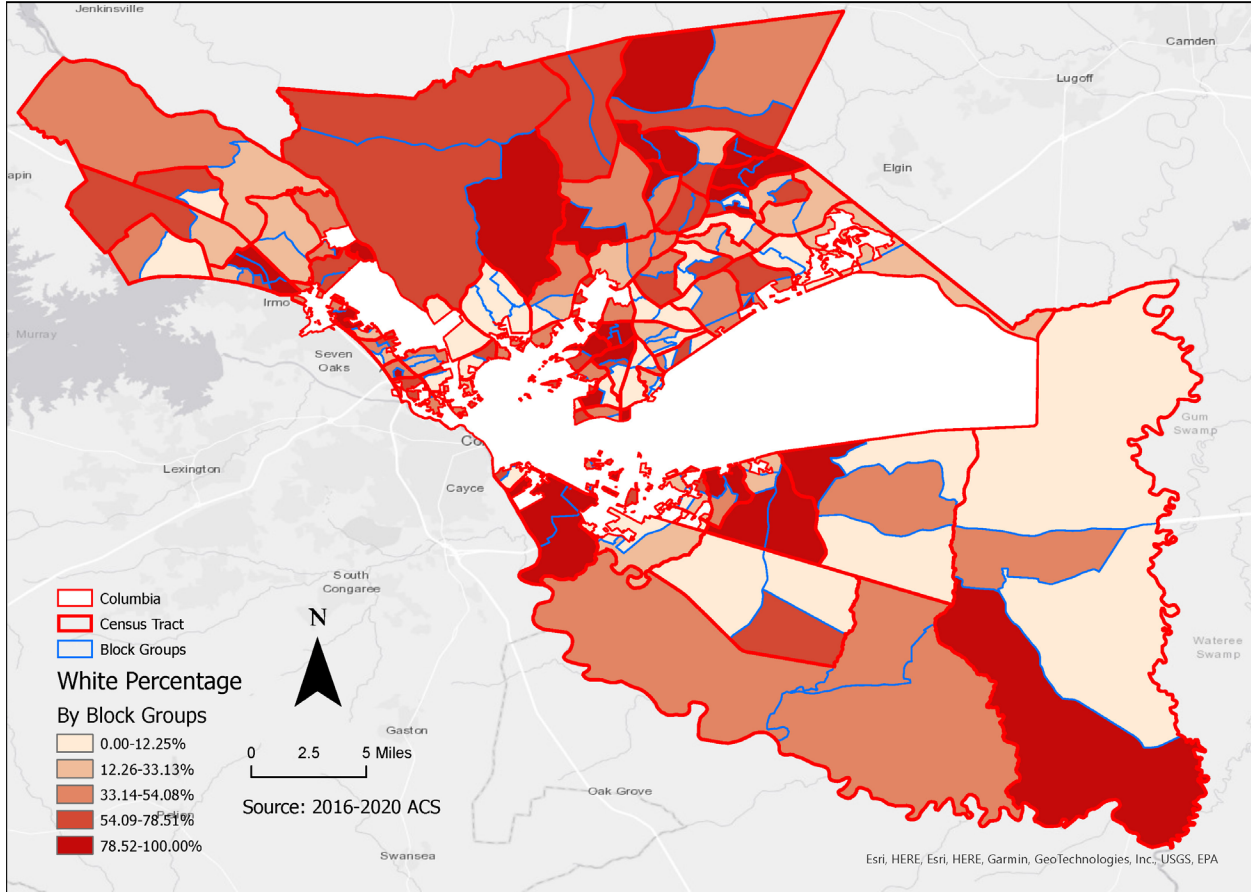
Total Population Age 65+ by Block Group

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



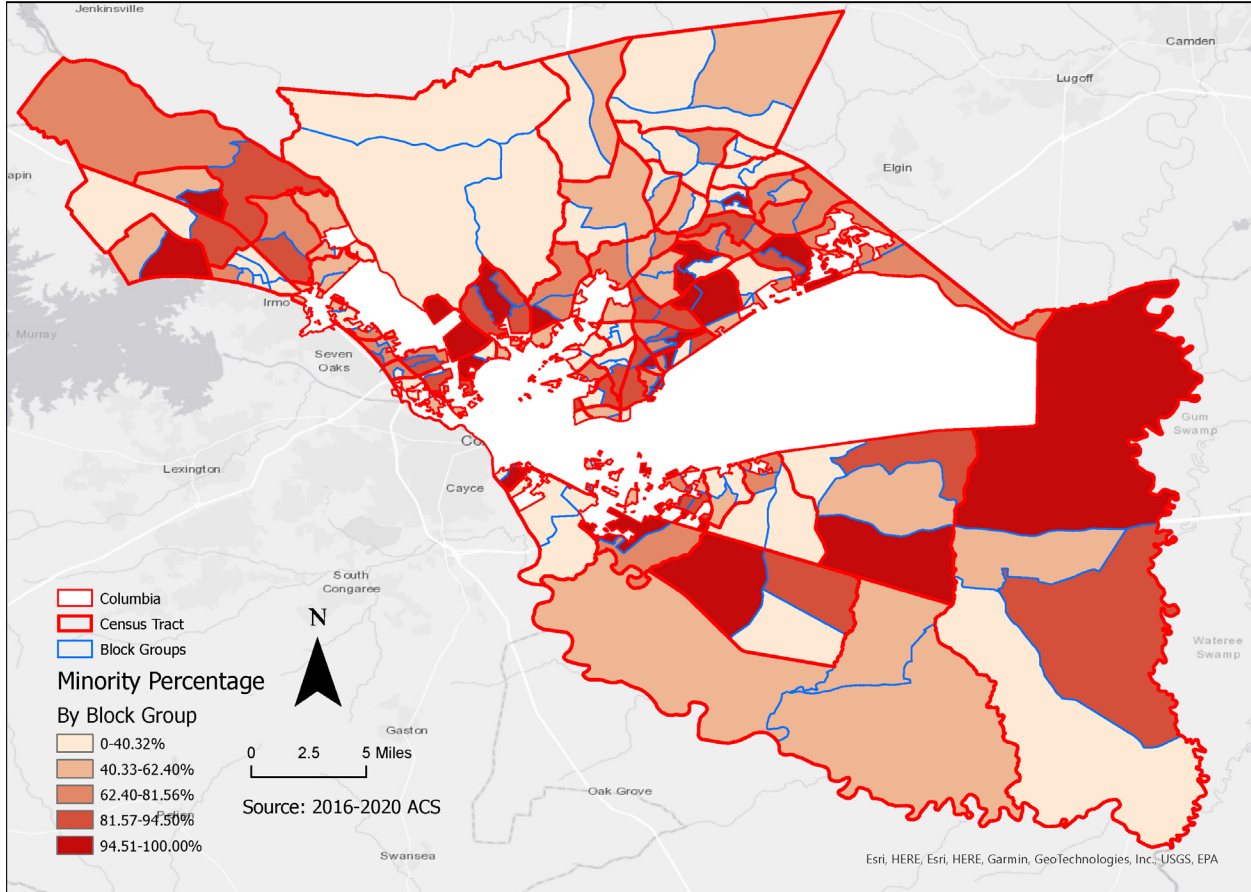
Percent Population Age 65+ by Block Group

White Population By Block Group, Richland County, SC



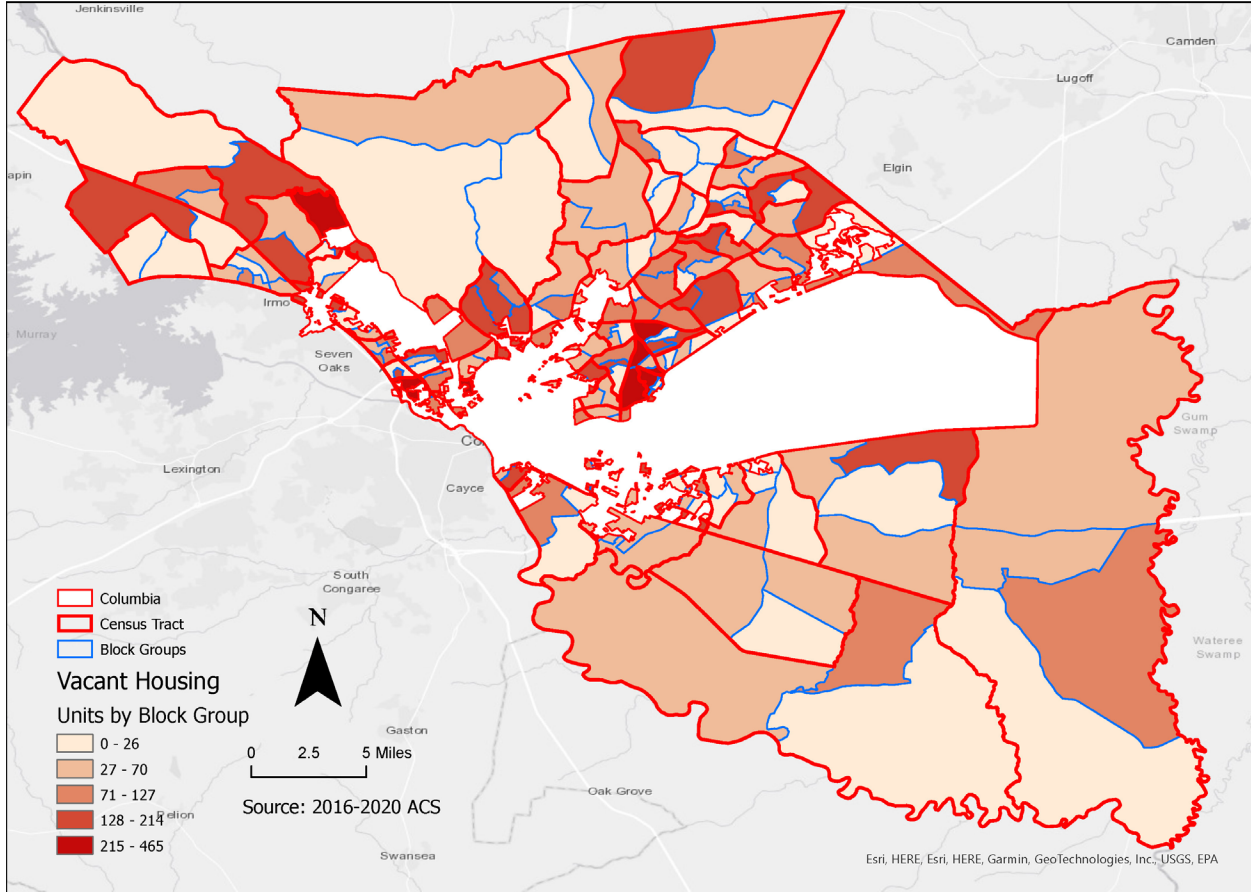
Percent White Population by Block Group

Minority Population By Block Group, Richland County, SC



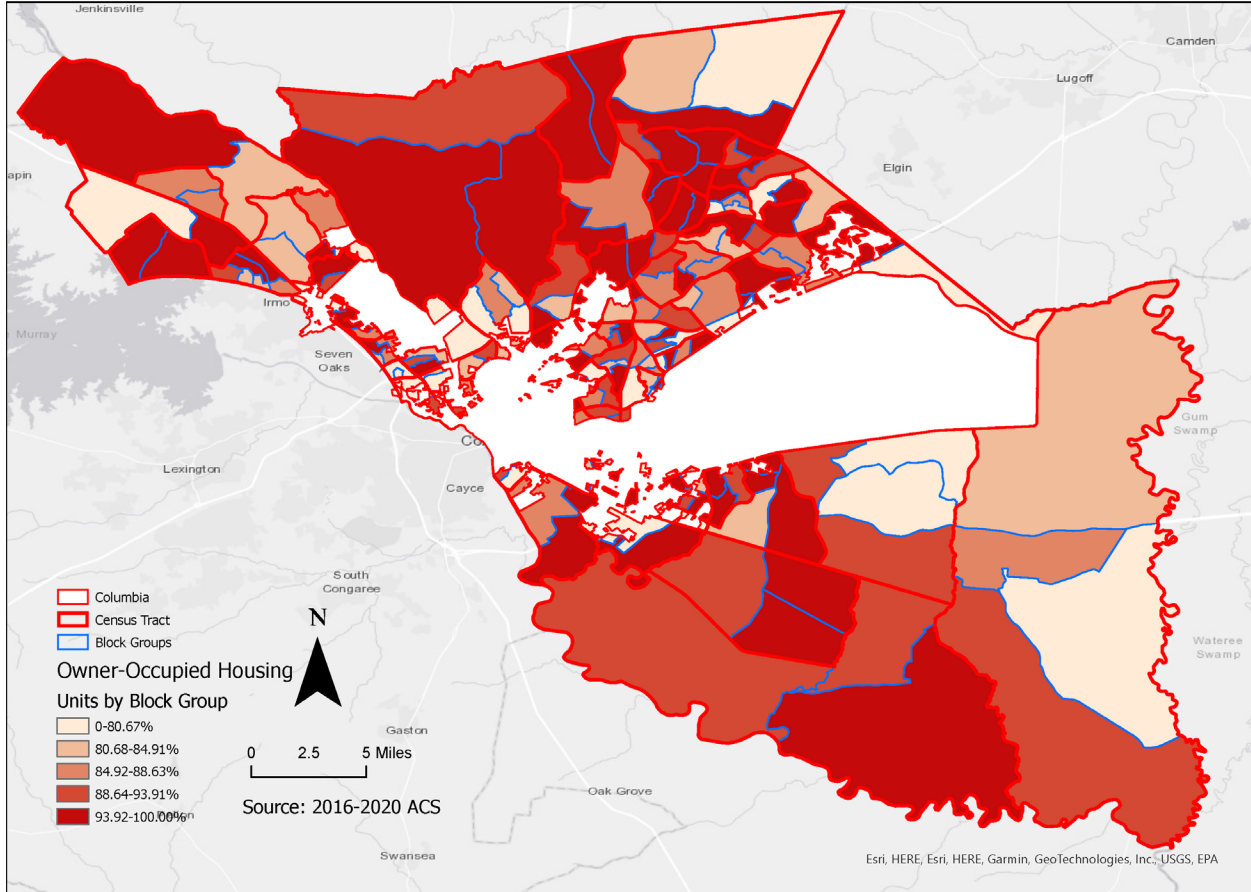
Percent Minority Population by Block Group

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



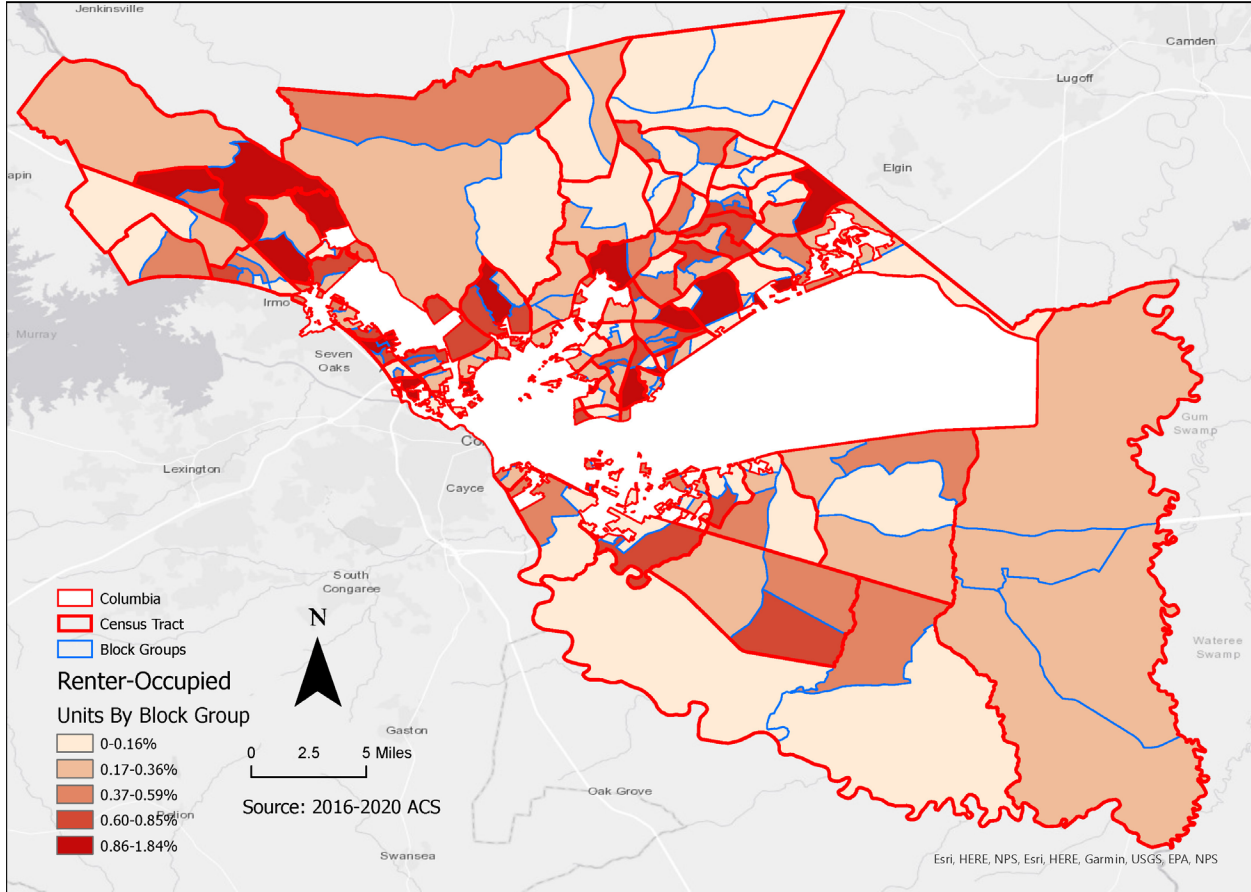
Number of Housing Units by Block Group

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



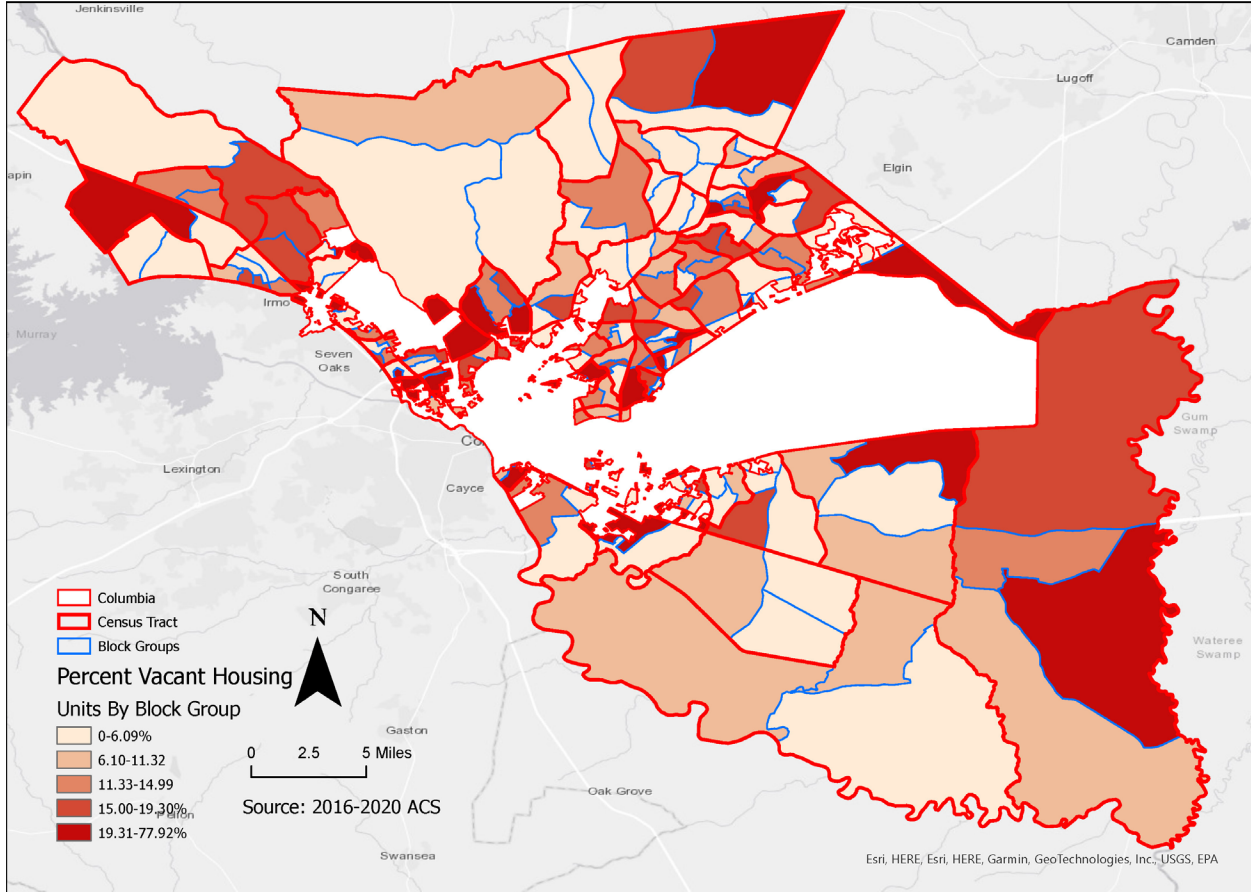
Percent Owner-Occupied Housing Units by Block Group

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



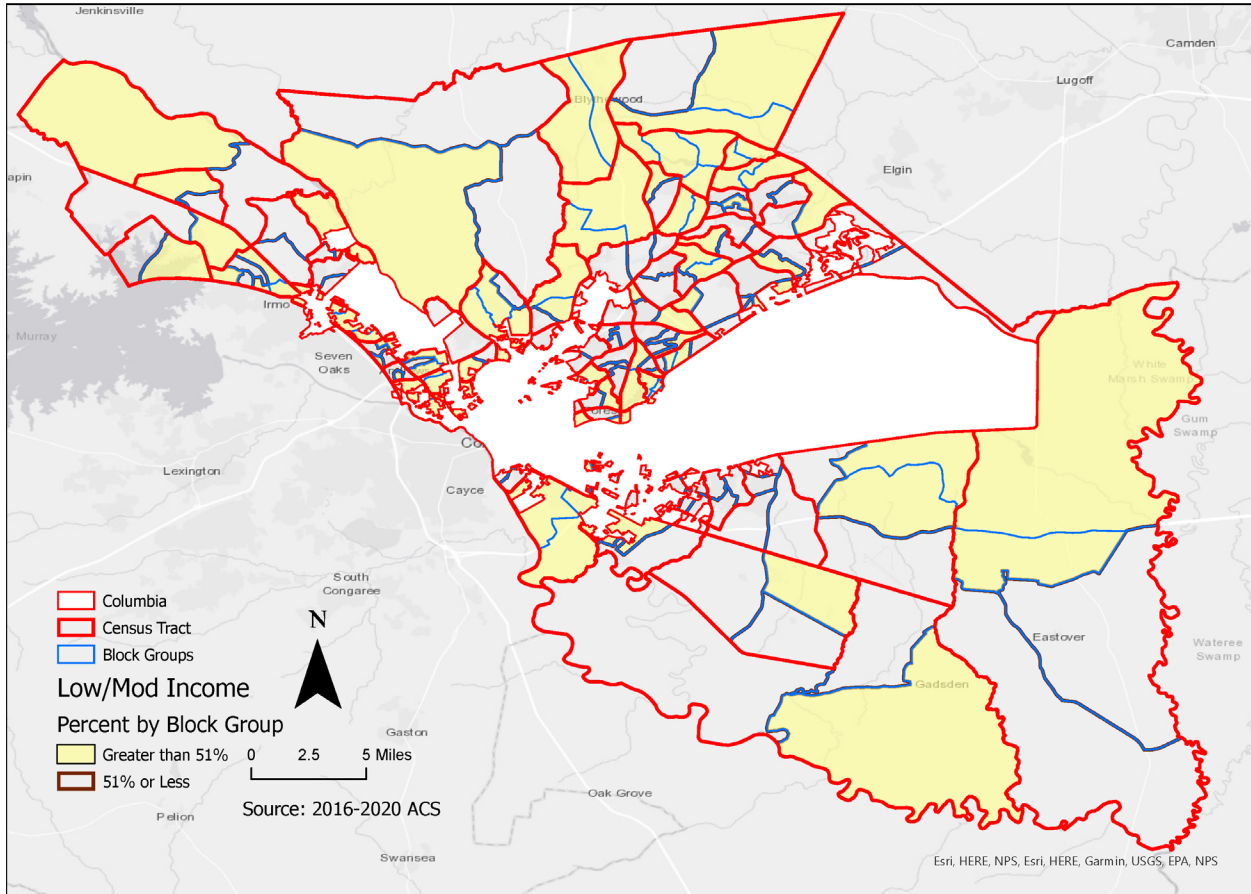
Percent Renter-Occupied Housing Units by Block Group

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



Percent Vacant Housing Units by Block Group

Low/Moderate Income By Block Group, Richland County, SC



Low/Moderate Income Percentage by Block Group

2. Summary of the objectives and outcomes identified in the Plan Needs Assessment Overview

The purpose of Richland County’s FY 2022-2026 Five-Year Consolidated Plan is to serve as a consolidated planning document, an application, and a strategic plan for the County’s use of CDBG and HOME funds. The following are strategies, priority needs, objectives, and goals that have been identified for the five-year period of FY 2022 through FY 2026:

Housing Strategy - (High Priority)

Priority Need: There is a need to increase the supply of affordable, housing for homeowners and renters, that is decent, safe and sanitary.

Objective: Improve, preserve, and expand the supply of affordable housing for low- and moderate-income persons and families.

Goals:

Demo

- **HSG-1 Homeownership** - Continue to assist low- and moderate-income potential homebuyers to purchase homes through down payment assistance, closing cost assistance, housing rehabilitation assistance and required housing counseling training.
- **HSG-2 Owner-occupied Housing Rehabilitation** - Conserve and rehabilitate existing affordable housing units occupied by low- and moderate-income homeowners in the community by providing financial assistance to addressing code violations, emergency repairs, energy efficiency improvements, and accessibility for persons with disabilities.
- **HSG-3 Housing Construction/Rehabilitation** - Increase the supply of decent, safe and sanitary, and accessible housing that is affordable to both owners and renters in the County by assisting with acquisition, site improvements, development fees, new construction and rehabilitation of vacant buildings.
- **HSG-4 Renter-occupied Rehabilitation** - Provide financial assistance to landlords to rehabilitate affordable housing units for that are rented to low- and moderate-income tenants.
- **HSG-5 Fair Housing** - Promote fair housing choice through education, training and outreach to affirmatively furthering fair housing throughout the County.

Homeless Strategy - (High Priority)

Priority Need: There is a continuing need for services and housing opportunities for homeless persons and persons/families at-risk of becoming homeless.

Objective: Work with community partners to improve the living conditions and support services available for homeless persons, families, and those who are at risk of becoming homeless.

Goals:

- **HMS-1 Operation/Support** – Financially assist providers to operate housing and support services for the homeless and persons at-risk of becoming homeless.
- **HMS-2 Prevention and Housing** - Continue to support the prevention of homelessness through anti-eviction activities and programs for rapid re-housing.
- **HMS-3 Housing** - Support the rehabilitation of, including accessibility improvements, for emergency shelters, transitional housing, and permanent housing for the homeless.
- **HMS-4 Continuum of Care** - Support the local Continuum of Care's (CoC) efforts to provide emergency shelter and permanent supportive housing to persons and families who are homeless or who are at risk of becoming homeless.
- **HMS-5 Permanent Housing** - Promote the development of permanent supportive housing for homeless individuals and families.

Other Special Needs Strategy - (High Priority)

Priority Need: There is a need to increase housing opportunities, services, and facilities for persons with special needs.

Demo

Objective: Improve the living conditions and services for those residents with special needs, including the disabled population.

Goals:

- **SNS-1 Housing** - Increase the supply of affordable housing that is accessible, decent, safe, and sanitary for the elderly, persons with disabilities, persons with developmental disabilities, persons with HIV/AIDS, victims of domestic violence, persons recovering from alcohol/drug dependency, and persons with other special needs, through rehabilitation of existing buildings and new construction of housing.
- **SNS-2 Social Services** - Support social service programs and facilities for the elderly, persons with disabilities, persons with developmental disabilities, persons with HIV/AIDS, victims of domestic violence, victims of sexual assault, victims of human trafficking, persons recovering from alcohol/drug dependency, persons recently leaving incarceration, and persons with other special needs.
- **SNS-3 Accessibility** - Improve the accessibility of owner-occupied housing through rehabilitation and support/improve renter occupied housing by making reasonable accommodations for the physically disabled by removing architectural barriers.

Community Development Strategy - (High Priority)

Priority Need: There is a continuing need to upgrade and improve community facilities, infrastructure, public services and revitalize socially and economically distressed neighborhoods in the County.

Objective: Improve the community facilities, infrastructure, public services, public safety, and transportation, along with the elimination of blighting influences in the County.

Goals:

- **CDS-1 Community Facilities** - Improve parks, recreational facilities, neighborhood facilities, trails and libraries including accessibility improvements to public buildings and all community facilities in the County.
- **CDS-2 Infrastructure** - Improve the public infrastructure through rehabilitation, reconstruction, and new construction of streets; sidewalks; bridges; curbs; share the road and segmented multiuse pathways; storm water management; water system improvements; sanitary sewer system; lighting enhancements; broadband infrastructure; handicap accessibility improvements and removal of architectural barriers.
- **CDS-3 Accessibility Improvements** - Improve the physical and visual accessibility of community facilities, infrastructure, and public buildings.
- **CDS-4 Food Programs** - Provide assistance for food and nutritional programs to address the needs of unemployed, underemployed, and homeless.

Demo

- **CDS-5 Public Services** - Improve and enhance public services, programs for youth, the elderly, and persons with disabilities, along with general social/welfare public service programs for low- and moderate-income persons and households.
- **CDS-6 Public Safety** - Improve public safety facilities for fire protection, purchase of new fire equipment, crime prevention, and ability to respond to emergency health and safety situations.
- **CDS-7 Clearance/Demolition** – Remove and eliminate slum and blighting conditions through the demolition of vacant, abandoned and dilapidated structures on a spot basis and/or area-wide basis.
- **CDS-8 Revitalization** - Promote neighborhood revitalization in strategic areas of the County through acquisition, demolition, rehabilitation, code enforcement, infrastructure improvements, new housing construction, public and community facilities improvements, etc.

Economic Development Strategy - (High Priority)

Priority Need: There is a need to increase opportunities for economic advancement and self-sufficiency, as well as educational (social/life skills) training and empowerment for all residents of the County.

Objective: Improve and expand employment opportunities in the County for low- and moderate-income persons and families.

Goals:

- **EDS-1 Employment** - Support and encourage new job creation, job retention, workforce development, employment, and job training services for the unemployed and underemployed persons, as well as entrepreneurship and small business development.
- **EDS-2 Financial Incentives/Assistance** - Support and encourage new economic development through local, state, and Federal tax incentives and programs such as Tax Incremental Financing (TIF), real property tax rebate program, Community Development Block Grant and HOME Partnership Program Funds, Section 108 Loan Guarantees, Economic Development Initiative (EDI) funds, Opportunity Zones, New Market Tax Credits, including technical assistance programs and low interest loans, etc.
- **EDS-3 Redevelopment Programs** - Plan and promote the development, redevelopment, and revitalization of economically distressed areas of the County, including vacant and underutilized commercial and industrial sites including underutilized brownfield sites.

Administration, Planning, and Management Strategy - (High Priority)

Priority Need: There is a need for planning, administration, management, and oversight of Federal, State, and local funded programs to address the housing and community and economic development needs.

Objective: Provide sound and professional planning, administration, oversight and management of Federal, State, and local funded programs and activities.

Goals:

- **AMS-1 Overall Coordination** - Provide program management and oversight for the successful administration of Federal, State, and locally funded programs, including planning services for special studies, annual action plans, five-year consolidated plans, substantial amendments, consolidated annual performance and evaluation reports (CAPER), environmental reviews (ERR) and Section 106 clearances (SHPO), fair housing, and compliance with all Federal, State, and local laws and regulations.
- **AMS-2 Special Studies/Management** - Promote new development by providing funds to assist with the preparation of special studies, plans, and management activities related to these activities.
- **AMS-3 Fair Housing** - Provide funds for training, education, outreach, and monitoring to affirmatively further fair housing in the County.

3. Evaluation of past performance

Richland County has a good performance record with HUD. The County regularly meets the performance standards established by HUD. Each year the County prepares its Consolidated Annual Performance Evaluation Report (CAPER). This report is submitted within ninety (90) days after the start of the new program year. Copies of the CAPER are available for review at the Richland County Office of Community Development website:

(<https://www.richlandcountysc.gov/Government/Departments/Community-Development>).

The FY 2020 CAPER, which was the fourth CAPER for the FY 2017-2021 Five-Year Consolidated Plan, was submitted in IDIS and approved by HUD. In the FY 2020 CAPER, Richland County expended 98.96% of its CDBG funds to benefit low- and moderate-income persons. The County expended 11.01% of its funds during the FY 2020 CAPER period on public service, which is below the statutory maximum of 15%. The County expended 19.42% of its funds during this CAPER period on Planning and Administration, which is below the statutory maximum of 20%. The County has met the required 1.5 maximum drawdown ratio with a drawdown ratio of 1.03.

The HOME program is also being administered in a timely manner and in accordance with applicable activity limitations and match requirements. Richland County met its HOME Match requirements for the FY 2020 Program. Richland County has an excess of matching funds in the amount of \$212,570 for the HOME Program.

4. Summary of citizen participation process and consultation process

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Richland County has followed its Citizen Participation Plan in the planning and preparation of the Five-Year Consolidated Plan and FY 2022 Annual Action Plan. The County held two (2) community meetings (Needs Public Hearings) in the Southeast and Northeast sections of the County. The following community meetings were held:

- **Monday, May 9, 2022 – Southeast at 6:00 PM** – Richland Library Southeast - 9421 Garners Ferry Road, Columbia, SC 29209
- **Wednesday, May 11, 2022 – Northeast at 6:00 PM** – Richland Library Northeast - 7490 Parklane Road, Columbia, 29223

The two (2) community meetings (Needs Public Hearings) provided the residents, agencies, and organizations with the opportunity to discuss the County's CDBG and HOME Programs and to provide suggestions for future CDBG and HOME Programs priorities and activities. Richland County advertised in one (1) local newspaper, flyers, and on social media. The ad appeared in "The State" on Monday, February 28, 2022.

Additionally, the County developed and disseminated an online citizen's survey at the following address: <https://www.surveymonkey.com/r/RichlandCountyCDBG>.

The County developed the plans based on resident input, the information obtained from agencies, organizations, and meetings with other County staff and departments.

The "Draft" Plan was on display for a 30-day period beginning Friday, July 8, 2022. The availability for review of the "draft plan" was advertised in the local newspaper and on social media and the plan was placed on display at Richland County's website: <https://www.richlandcountysc.gov/> and hard copies of the plan were available for review at 2020 Hampton Street, Suite 3058, Columbia, South Carolina.

5. Summary of public comments

The County held two (2) community meetings (Needs Public Hearings) in the Southeast and Northeast sections of the County. The following community meetings were held:

- **Monday, May 9, 2022 – Southeast at 6:00 PM** – Richland Library Southeast - 9421 Garners Ferry Road, Columbia, SC 29209
- **Wednesday, May 11, 2022 – Northeast at 6:00 PM** – Richland Library Northeast - 7490 Parklane Road, Columbia, 29223

The Richland County Resident Survey was live from May 2022 until June 10, 2022. The results of the resident surveys are in the attachment section.

The minutes of the roundtable discussions and public meetings are in the attachment section.

The Five-Year Consolidated Plan and FY 2022 Annual Action Plan was placed on public display and a Public Hearing was held on Thursday, July 28, 2022. Comments that were received at the Public Hearings are included in the attachment section.

6. Summary of comments or views not accepted and the reasons for not accepting them

All comments and suggestions received to date, have been accepted and incorporated into the planning documents.

7. Summary

The main goals of the Five-Year Consolidated Plan are to improve the living conditions of all residents in Richland County, create a suitable and sustainable living environment, and to address the housing and community development needs of the residents.

The Five-Year Consolidated Planning process requires the County to state in a single document its strategy to pursue goals for all housing, community development, and planning programs. The County will use the Five-Year Consolidated Plan's goals and objectives to allocate the next five (5) years of CDBG and HOME funds and to provide direction to other partners addressing the housing and community development needs of the low- and moderate-income population of Richland County. HUD will evaluate the County's performance under the Five-Year Consolidated Plan against these goals.

8. Budget

During the FY 2022 Program Year, Richland County, SC will receive the following Federal funds:

- CDBG: \$1,693,966.00
- HOME: \$868,030.00
- **Total: \$2,561,996.00**

Richland County proposes to undertake the following activities with the FY 2022 CDBG Grant, CDBG Program Income, HOME Grant and HOME Program Income:

FY 2022 CDBG Budget:

- **CDBG General Administration** \$ 338,793.00
- **Public Service Activities** 254,094.00
- **Infrastructure Projects** 801,079.00
- **Economic Development** 100,000.00
- **Housing Rehabilitation** 200,000.00
- **Total CDBG** **\$1,693,966.00**

FY 2022 HOME Budget:

• HOME General Administration	\$	86,803.00
• CHDO Set-Aside		130,205.00
• Development of Affordable Housing		501,022.00
• <u>Down Payment Assistance</u>		<u>150,000.00</u>
• Total HOME	\$	868,030.00

The Process

PR-05 Lead & Responsible Agencies 24 CFR 91.200(b)

1. Describe agency/entity responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source

The following are the agencies/entities responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source.

Agency Role	Name	Department/Agency
CDBG Administrator	RICHLAND COUNTY	Community Planning and Development
HOME Administrator	RICHLAND COUNTY	Community Planning and Development

Table 1 – Responsible Agencies

Narrative

The administering lead agency and administrator is the County’s Department of Community Planning and Development for the CDBG and HOME programs. The Department is responsible for preparing the Five-Year Consolidated Plan, Annual Action Plans, Environmental Review Records (ERR’s), the Consolidated Annual Performance Evaluation Reports (CAPER), project monitoring, pay requests, contracting, and oversight of the programs on a day-to-day basis. In addition, Richland County has a private planning consulting firm available to assist the County when needed.

Consolidated Plan Public Contact Information

Ms. Sara Scheirer, Community Development Division Manager

Community Planning & Development Department

Community Development Division

Richland County Government

2020 Hampton St.

Suite 3058

Columbia, SC 29202

Demo

scheirer.sara@richlandcountysc.gov

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

1. Introduction

Richland County held a series of meetings and interviews with non-profits, the Columbia Housing Authority, local housing providers, social service agencies, community and economic development organizations, the local Continuum of Care members, local leaders of faith-based organizations, local business representatives, and County department representatives. An online survey was created for stakeholders and residents to complete which identified needs, gaps in the system, and programmatic goals for the next five years. Input from the meetings and surveys were used in the development of specific strategies and priorities for the Five-Year Plan.

The CDBG application process includes inviting local agencies/organizations to submit proposals for eligible activities and participate in the consultation process by attending public hearings, roundtable discussions or responding directly to surveys.

Provide a concise summary of the jurisdiction’s activities to enhance coordination between public and assisted housing providers and private and governmental health, mental health and service agencies (91.215(I)).

Richland County works with the following agencies to enhance coordination:

- **Columbia Housing Authority** - Section 8 Housing Choice Vouchers and improvements to public housing communities
- **Midlands Area Consortium for the Homeless (MACH)** - Continuum of Care to coordinate services for the homeless
- **Social Services Agencies** - funds to improve services to low- and moderate-income persons.
- **Housing Providers** - funds to rehabilitate and develop affordable housing and provide housing options for low- and moderate-income households.

The County, through its Citizen Participation Process, asked local agencies and organizations to submit proposals for CDBG and HOME eligible activities. These groups participated in the planning process by attending the public hearings, roundtable discussions, and completing surveys.

Describe coordination with the Continuum of Care and efforts to address the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans, and unaccompanied youth) and persons at risk of homelessness

The Midlands Area Consortium for the Homeless (MACH) was awarded \$19,690,185.00 for its Tier 1 FY 2019 Continuum of Care Application.

Demo

Richland County is a partner in the Midlands Area Consortium for the Homeless and provides a number of programs and services meant to serve and house the homeless and at-risk population in the County using CDBG and HOME funding.

Through MACH, Richland County coordinates with over fifty local public, private, non-profit and faith-based partner organizations to address the varied needs of the County's homeless and at-risk population, including youth, families, veterans, and those with mental health issues.

Describe consultation with the Continuum(s) of Care that serves the jurisdiction's area in determining how to allocate ESG funds, develop performance standards and evaluate outcomes, and develop funding, policies and procedures for the administration of HMIS

Richland County does not receive Emergency Solutions Grant (ESG) funds. Organizations receiving CDBG funds through Richland County are evaluated through a monitoring process described in the 2017 Annual Action Plan and are expected to meet performance standards defined in their grant contracts. Since August 1, 2012, Richland County has transferred the administrative role of HMIS grants to the United Way of the Midlands. The county worked with the United Way of the Midlands to form a Midlands Housing Trust Fund (MHTF) program to assist with maintaining the affordability of housing for low- to moderate-income citizens by use of general County discretionary funds. Through these efforts, Richland County assists the MHTF to close the gap on affordable housing and other needs to end chronic homelessness in the Midlands. These efforts also provide gap financing and incentives to nonprofits and developers to create affordable housing for low- and moderate-income populations.

2. Describe Agencies, groups, organizations and others who participated in the process and describe the jurisdictions consultations with housing, social service agencies and other entities

Table 2 – Agencies, groups, organizations who participated

1	Agency/Group/Organization	Midlands Area Consortium for the Homeless
	Agency/Group/Organization Type	Publicly Funded Institution/System of Care Correctional Facilities
	What section of the Plan was addressed by Consultation?	Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Anti-poverty Strategy Community Development Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Was consulted for their input on the needs and goals for Richland County.
2	Agency/Group/Organization	Richland County Council
	Agency/Group/Organization Type	Other government - County Civic Leaders
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Market Analysis Anti-poverty Strategy Community Development Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	One member of the County Council was consulted for their input on the needs and goals for Richland County.
3	Agency/Group/Organization	Columbia Housing Authority
	Agency/Group/Organization Type	Housing PHA Services - Housing Other government - Local Regional organization

Demo

	What section of the Plan was addressed by Consultation?	Housing Need Assessment Market Analysis Anti-poverty Strategy Community Development Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Was consulted for their input on the needs and goals for Richland County.
4	Agency/Group/Organization	IRMO
	Agency/Group/Organization Type	Other government - Local Civic Leaders
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Market Analysis Anti-poverty Strategy Community Development Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Was consulted for their input on the needs and goals for Richland County.
5	Agency/Group/Organization	Town of Blythewood
	Agency/Group/Organization Type	Other government - Local Civic Leaders
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Market Analysis Anti-poverty Strategy Community Development Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Was consulted for their input on the needs and goals for Richland County.
6	Agency/Group/Organization	Richland County CASA
	Agency/Group/Organization Type	Services-Children Services - Victims Other government - County
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy Non-Homeless Special Needs Market Analysis Anti-poverty Strategy Community Development Strategy

Demo

	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Was consulted for their input on the needs and goals for the Richland County.
7	Agency/Group/Organization	Richland County Sheriff's Department
	Agency/Group/Organization Type	Other government - County Civic Leaders
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy Non-Homeless Special Needs Market Analysis Anti-poverty Strategy Community Development Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Was consulted for their input on the needs and goals for Richland County.
8	Agency/Group/Organization	Richland County Emergency Services Department
	Agency/Group/Organization Type	Agency - Emergency Management Other government - County Regional organization Planning organization
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy Non-Homeless Special Needs Market Analysis Anti-poverty Strategy Community Development Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Was consulted for their input on the needs and goals for Richland County.
9	Agency/Group/Organization	Richland County Utilities Department
	Agency/Group/Organization Type	Agency - Management of Public Land or Water Resources Other government - County
	What section of the Plan was addressed by Consultation?	Community Development Strategy

Demo

	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Was consulted for their input on the needs and goals for Richland County.
10	Agency/Group/Organization	The Real Church
	Agency/Group/Organization Type	Faith-Based Organization
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy Non-Homeless Special Needs Market Analysis Anti-poverty Strategy Community Development Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Was consulted for their input on the needs and goals for Richland County.
11	Agency/Group/Organization	Mental Illness Recovery Center, Inc. (MIRCI)
	Agency/Group/Organization Type	Services - Housing Services-Children Services-Persons with Disabilities Services-homeless
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs Market Analysis Anti-poverty Strategy Community Development Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Was consulted for their input on the needs and goals for Richland County.

Demo

12	Agency/Group/Organization	Catholic Charities
	Agency/Group/Organization Type	Housing Services - Housing Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Persons with HIV/AIDS Services-Victims of Domestic Violence Services-homeless Services-Health Services-Employment Services - Victims Regional organization Planning organization
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs Anti-poverty Strategy Community Development Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Was consulted for their input on the needs and goals for Richland County.
13	Agency/Group/Organization	Homeless No More, Inc.
	Agency/Group/Organization Type	Housing Services-homeless

	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs Anti-poverty Strategy Community Development Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Was consulted for their input on the needs and goals for Richland County.
14	Agency/Group/Organization	Live Oak Place
	Agency/Group/Organization Type	Housing Services-homeless
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs Anti-poverty Strategy Community Development Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Was consulted for their input on the needs and goals for Richland County.
15	Agency/Group/Organization	Alston Wilkes Society
	Agency/Group/Organization Type	Housing Services-Persons with Disabilities Services-homeless Services-Health

	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs Anti-poverty Strategy Community Development Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Was consulted for their input on the needs and goals for Richland County.
16	Agency/Group/Organization	Family Promise of the Midlands
	Agency/Group/Organization Type	Housing Services-Children Services-homeless Services-Education
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs Anti-poverty Strategy Community Development Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Was consulted for their input on the needs and goals for Richland County.

17	Agency/Group/Organization	Oliver Gospel
	Agency/Group/Organization Type	Housing Services-Persons with Disabilities Services-homeless Services-Health
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs Anti-poverty Strategy Community Development Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Was consulted for their input on the needs and goals for Richland County.
18	Agency/Group/Organization	Shepherds Transformation
	Agency/Group/Organization Type	Housing Services-Persons with Disabilities Services-homeless Services-Health
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Non-Homeless Special Needs Anti-poverty Strategy Community Development Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Was consulted for their input on the needs and goals for Richland County.
19	Agency/Group/Organization	SANTEE-LYNCHES AFFORDABLE HOUSING & CDC
	Agency/Group/Organization Type	Housing Services - Housing

Demo

	What section of the Plan was addressed by Consultation?	Housing Need Assessment Market Analysis Anti-poverty Strategy Community Development Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Was consulted for their input on the needs and goals for Richland County.
20	Agency/Group/Organization	Midlands Fatherhood Program
	Agency/Group/Organization Type	Services-Children Services-homeless Services-Education
	What section of the Plan was addressed by Consultation?	Anti-poverty Strategy Community Development Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Was consulted for their input on the needs and goals for Richland County.
21	Agency/Group/Organization	Richland County Public Library System
	Agency/Group/Organization Type	Services - Housing Services-Persons with Disabilities Services-Education Services - Narrowing the Digital Divide Literacy
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homeless Needs - Chronically homeless Anti-poverty Strategy Community Development Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Was consulted for their input on the needs and goals for Richland County.

Demo

22	Agency/Group/Organization	Sisters of Charity Foundation
	Agency/Group/Organization Type	Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Persons with HIV/AIDS Services-Victims of Domestic Violence Services-homeless Services-Health Services-Education Services - Victims Regional organization
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs Anti-poverty Strategy Community Development Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Was consulted for their input on the needs and goals for Richland County.
23	Agency/Group/Organization	The Cooperative Ministries
	Agency/Group/Organization Type	Services-Health Services-Education Services-Employment
	What section of the Plan was addressed by Consultation?	Anti-poverty Strategy Community Development Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Was consulted for their input on the needs and goals for Richland County.

24	Agency/Group/Organization	Harvest Hope Food Bank
	Agency/Group/Organization Type	Services-Children Services-Elderly Persons Services-Health Services-Education Regional organization
	What section of the Plan was addressed by Consultation?	Homeless Needs - Families with children Non-Homeless Special Needs Anti-poverty Strategy Community Development Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Was consulted for their input on the needs and goals for Richland County.
25	Agency/Group/Organization	Richland One School District
	Agency/Group/Organization Type	Services-Children Services-Health Services-Education Child Welfare Agency Other government - Local
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy Homeless Needs - Families with children Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs Anti-poverty Strategy Community Development Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Was consulted for their input on the needs and goals for Richland County.
26	Agency/Group/Organization	FoodShare SC
	Agency/Group/Organization Type	Services-Children Services-Elderly Persons Services-Health Services-Education Regional organization

Demo

	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs Anti-poverty Strategy Community Development Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Was consulted for their input on the needs and goals for Richland County.
27	Agency/Group/Organization	SOUTH CAROLINA UPLIFT COMMUNITY OUTREACH
	Agency/Group/Organization Type	Housing Services - Housing Services-Education
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Market Analysis Anti-poverty Strategy Community Development Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Was consulted for their input on the needs and goals for Richland County.
28	Agency/Group/Organization	Home Works of America
	Agency/Group/Organization Type	Housing Services - Housing Services-Elderly Persons Services-Persons with Disabilities
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Economic Development Market Analysis Community Development Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Was consulted for their input on the needs and goals for Richland County.
29	Agency/Group/Organization	CENTRAL SOUTH CAROLINA HABITAT FOR HUMANITY
	Agency/Group/Organization Type	Housing Services - Housing Services-Education Regional organization

Demo

	What section of the Plan was addressed by Consultation?	Housing Need Assessment Economic Development Market Analysis Community Development Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Was consulted for their input on the needs and goals for Richland County.
30	Agency/Group/Organization	Silverton Mortgage
	Agency/Group/Organization Type	Housing Services - Housing Business Leaders
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Economic Development Market Analysis
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Was consulted for their input on the needs and goals for Richland County.
31	Agency/Group/Organization	Caro Federal Credit Union
	Agency/Group/Organization Type	Housing Business Leaders Community Development Financial Institution
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Economic Development Market Analysis
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Was consulted for their input on the needs and goals for Richland County.

32	Agency/Group/Organization	Prisma Health
	Agency/Group/Organization Type	Housing Services - Housing Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Persons with HIV/AIDS Services-homeless Services-Health Health Agency Regional organization Major Employer
	What section of the Plan was addressed by Consultation?	Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs Anti-poverty Strategy Community Development Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Was consulted for their input on the needs and goals for Richland County.
33	Agency/Group/Organization	Reconciliation Ministries
	Agency/Group/Organization Type	Services - Housing Services-Health Religious Organization
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs Anti-poverty Strategy Community Development Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Was consulted for their input on the needs and goals for Richland County.

Demo

34	Agency/Group/Organization	SC Legal Services
	Agency/Group/Organization Type	Services - Victims Regional organization Services - Legal
	What section of the Plan was addressed by Consultation?	Homelessness Strategy Homeless Needs - Families with children Non-Homeless Special Needs Anti-poverty Strategy Community Development Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Was consulted for their input on the needs and goals for Richland County.
35	Agency/Group/Organization	Pathways to Healing
	Agency/Group/Organization Type	Services-Victims of Domestic Violence Services-Education Services - Victims Health Agency Regional organization Services- Legal
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs Anti-poverty Strategy Community Development Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Was consulted for their input on the needs and goals for Richland County.
36	Agency/Group/Organization	Brookland-Lakeview Empowerment Center
	Agency/Group/Organization Type	Services-Children Services-Persons with Disabilities Services-Health Services-Education Child Welfare Agency

	What section of the Plan was addressed by Consultation?	Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Non-Homeless Special Needs Economic Development Anti-poverty Strategy Community Development Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Was consulted for their input on the needs and goals for Richland County.
37	Agency/Group/Organization	Christ Central Ministries
	Agency/Group/Organization Type	Services-Persons with Disabilities Services-homeless Services-Education Regional organization
	What section of the Plan was addressed by Consultation?	Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Non-Homeless Special Needs Economic Development Anti-poverty Strategy Community Development Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Was consulted for their input on the needs and goals for the Richland County.
38	Agency/Group/Organization	Healthy Learners Midlands
	Agency/Group/Organization Type	Services-Children Services-Health Services-Education Regional organization

	What section of the Plan was addressed by Consultation?	Homeless Needs - Families with children Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs Anti-poverty Strategy Community Development Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Was consulted for their input on the needs and goals for Richland County
39	Agency/Group/Organization	NAACP South Carolina Branch
	Agency/Group/Organization Type	Service-Fair Housing Regional organization Business and Civic Leaders
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Non-Homeless Special Needs Economic Development Market Analysis Anti-poverty Strategy Community Development Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Was consulted for their input on the needs and goals for Richland County.
40	Agency/Group/Organization	NAACP Columbia Branch
	Agency/Group/Organization Type	Regional organization Business and Civic Leaders
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Non-Homeless Special Needs Economic Development Market Analysis Anti-poverty Strategy Community Development Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Was consulted for their input on the needs and goals for Richland County.

41	Agency/Group/Organization	NAACP Lower Richland Branch
	Agency/Group/Organization Type	Regional organization Planning organization
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Non-Homeless Special Needs Economic Development Market Analysis Anti-poverty Strategy Community Development Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Was consulted for their input on the needs and goals for Richland County.
42	Agency/Group/Organization	Central Midlands Council of Governments
	Agency/Group/Organization Type	Agency - Managing Flood Prone Areas Agency - Management of Public Land or Water Resources Regional organization Planning organization Civic Leaders
	What section of the Plan was addressed by Consultation?	Market Analysis Community Development Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Was consulted for their input on the needs and goals for Richland County.
43	Agency/Group/Organization	AT&T
	Agency/Group/Organization Type	Services - Broadband Internet Service Providers Business Leaders
	What section of the Plan was addressed by Consultation?	Market Analysis
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Was consulted for their input on the needs and goals for Richland County.

44	Agency/Group/Organization	RICHLAND COUNTY
	Agency/Group/Organization Type	Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Persons with HIV/AIDS Services-Victims of Domestic Violence Services-homeless Services-Health Services-Education Services-Employment Service-Fair Housing Services - Victims Services - Narrowing the Digital Divide Agency - Managing Flood Prone Areas Agency - Management of Public Land or Water Resources Agency - Emergency Management Other government - County Planning organization Civic Leaders Grantee Department
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Lead-based Paint Strategy Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs HOPWA Strategy Economic Development Market Analysis Anti-poverty Strategy Community Development Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Various departments were consulted for their input on the needs and goals for Richland County.

Identify any Agency Types not consulted and provide rationale for not consulting

All agency types were consulted and contacted during the planning process. See Exhibit Section for meeting notes. The County through its consolidated planning process including citizen participation met with numerous organizations and agencies. The County could not identify any agency types it may have overlooked to obtain information. The consultation included agencies which may be regional in nature but serve the County and oftentimes have offices in the County.

Other local/regional/state/federal planning efforts considered when preparing the Plan

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care	Midlands Area Consortium for the Homeless	They are incorporated in the FY 2022-2026 Five Year Consolidated Plan and the Annual Action Plans.
Vision 2030	Columbia Housing Authority	They are incorporated in the FY 2022-2026 Five Year Consolidated Plan and the Annual Action Plans.
2021 Hazard Mitigation Plan	Central Midlands Council of Governments	They are incorporated in the FY 2022-2026 Five Year Consolidated Plan and the Annual Action Plans.

Table 3 – Other local / regional / federal planning efforts

Describe cooperation and coordination with other public entities, including the State and any adjacent units of general local government, in the implementation of the Consolidated Plan (91.215(I))

The County’s Community Development Division coordinates with the County Council and other County departments.

Narrative (optional):

Richland County in developing the FY 2022-2026 Five-Year Consolidated Plan consulted and coordinated with various local, county and state agencies, organizations and departments.

As the administering agency for the CDBG and Home programs, the County maintains coordination with other County departments to address infrastructure, code enforcement, and public safety needs.

PR-15 Citizen Participation – 91.105, 91.115, 91.200(c) and 91.300(c)

**1. Summary of citizen participation process/Efforts made to broaden citizen participation
Summarize citizen participation process and how it impacted goal-setting**

The FY 2022-2026 Five Year Consolidated Plan and FY 2022 Annual Action Plan has components to reach out and encourage citizen participation. These components are the following: request for funding from agencies/organizations; interviews and roundtable discussions were held with various stakeholders; a needs hearing; and a hearing to gather public comments on the draft plan while it was on public display. The County posted a resident survey to the County’s website. The County received 74 completed surveys. A copy of comments received are included as attachments in the Appendix section of the plan. Through the citizen participation process, the County used input from residents to develop a plan to serve the low- and moderate-income population of Richland County.

The County has followed its approved Citizens Participation Plan to develop its Five-Year Consolidated Plan.

Citizen Participation Outreach

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
1	Newspaper Ad	Minorities Persons with disabilities Non-targeted/broad community Residents of Public and Assisted Housing Agencies and Organizations	Not Applicable.	Not Applicable.	Not Applicable.	Not Applicable.

Demo

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
2	Public Meeting	Minorities Persons with disabilities Non-targeted/broad community Residents of Public and Assisted Housing Agencies and Organizations	May 9, 2022 the Richland County Department of Community Planning and Development held a Public Hearing in the County concerning the development of the FY 2022-2026 Five-Year Consolidated Plan.	Comments from participants are in the attachments section of the Five-Year Consolidated Plan.	None.	Not Applicable.

Demo

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
3	Public Meeting	Minorities Persons with disabilities Non-targeted/broad community Residents of Public and Assisted Housing Agencies and Organizations	May 11, 2022 the Richland County Department of Community Planning and Development held a Public Hearing in the County concerning the development of the FY 2022-2026 Five-Year Consolidated Plan.	Comments from participants are in the attachments section of the Five-Year Consolidated Plan.	None.	Not Applicable.
4	Funding Application	Agencies and Organizations	The County did not solicit applications for funding and will fund projects in 7 categories not including administration.	Addressed the needs of the Five-Year Consolidated Plan.	Addressed the needs of the Five-Year Consolidated Plan.	Not Applicable.

Demo

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
5	Internet Outreach	Minorities Persons with disabilities Non-targeted/broad community Residents of Public and Assisted Housing Agencies and Organizations	The County received 74 Resident Surveys.	Attached in the Exhibits section of the Five-Year Consolidated Plan.	None.	https://www.surveymonkey.com/r/RichlandCountyCDBG

Demo

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
6	Newspaper Ad	Minorities Persons with disabilities Non-targeted/broad community Residents of Public and Assisted Housing Agencies and Organizations	Not Applicable.	Not Applicable.	Not Applicable.	Not Applicable.

Table 4 – Citizen Participation Outreach

Needs Assessment

NA-05 Overview

Needs Assessment Overview

The HUD Comprehensive Housing Affordability Strategy (CHAS) data was used as the basis for the statistical data to prepare estimates and projects based on housing need. The tables in this section were repopulated with HUD data sets based on the American Community Survey (ACS) five-year estimates for 2011-2015, and for 2016-2020 where available. This data is the most current information available to assess:

- Housing needs
- Homeless needs
- Special needs
- Social service needs
- Economic development needs, etc.

The CHAS data also provides a summary of the number of households in each income category by tenure and household type along with the percentage of such households that have a housing problem. The needs of various households, by household type within each income category, are described in this section. The extent to which the households within each group are cost burdened, severely cost burdened, and/or living in substandard housing, is examined. Lastly, the extent to which such problems impact minority households is described.

Additional needs for the County were obtained from input, interviews and roundtable discussions with various social service agencies, homeless providers, housing providers, county staff, and resident survey comments.

NA-10 Housing Needs Assessment - 24 CFR 91.205 (a,b,c)

Summary of Housing Needs

The following figures are based on the most up to date information from the data available through the American Community Survey and CHAS data.

Based on a comparison between the 2009 base year and 2017 most recent year Richland County’s population, had 213,581 persons in 2009 and 249,875 persons in 2017 which was a 17% increase in population. The total population increase was 36,294 persons. 2021 Census estimates placed the County population at 280,766 an increase of 30,891 persons, which was a 12% increase. During the same time period, there were 82,467 households in 2009 and 93,995 households in 2017 an increase of 11,528 households which is an 14% increase in the number of households. 2020 Census estimates placed the number of households at 108,172 an increase of 14,177 households, which was a 14% increase. Furthermore, the median Household income was \$47,969 in 2009 as compared to \$52,082 in 2017. The median income for the County (based on 2020 dollars per Census Data) is \$54,441, for the State of South Carolina is \$54,864 and \$64,994 for the United States. Per capita income was 13% higher than the national average and household income was 17% lower than the national average.

The public housing waiting list remains closed with 2,221 people on the list for approximately 1,641 public housing units. The Section 8 Housing Choice Vouchers waiting list had approximately 2,458 people on the waiting list as of June 2020 for approximately 4,034 vouchers. The Section 8 Housing Choice Voucher waiting list is closed as of July 2022. The waiting lists for assisted housing in the form of public housing and Housing Choice Vouchers is almost double the number of available units/vouchers.

Demographics	Base Year: 2009	Most Recent Year: 2017	% Change
Population	213,581	249,875	17%
Households	82,467	93,995	14%
Median Income	\$47,969.00	\$52,082.00	9%

Table 5 - Housing Needs Assessment Demographics

Data Source: 2000 Census (Base Year), 2013-2017 ACS (Most Recent Year)

Number of Households Table

	0-30% HAMFI	>30-50% HAMFI	>50-80% HAMFI	>80-100% HAMFI	>100% HAMFI
Total Households	11,235	9,935	16,085	9,165	47,580
Small Family Households	3,705	3,960	5,705	3,880	24,615
Large Family Households	850	765	1,120	774	4,340
Household contains at least one person 62-74 years of age	2,025	1,845	3,230	1,555	10,785

Demo

	0-30% HAMFI	>30-50% HAMFI	>50-80% HAMFI	>80-100% HAMFI	>100% HAMFI
Household contains at least one person age 75 or older	748	1,075	1,525	869	3,175
Households with one or more children 6 years old or younger	2,390	2,119	2,585	1,702	6,049

Table 6 - Total Households Table

Data 2013-2017 CHAS
Source:

Housing Needs Summary Tables

1. Housing Problems (Households with one of the listed needs)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Substandard Housing - Lacking complete plumbing or kitchen facilities	100	20	20	55	195	15	70	74	35	194
Severely Overcrowded - With >1.51 people per room (and complete kitchen and plumbing)	75	45	100	0	220	0	10	20	0	30
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	175	140	154	100	569	20	85	85	20	210
Housing cost burden greater than 50% of income (and none of the above problems)	4,750	1,955	540	15	7,260	2,670	1,720	1,070	95	5,555

Demo

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
Housing cost burden greater than 30% of income (and none of the above problems)	440	2,420	3,695	840	7,395	549	1,190	2,535	1,325	5,599
Zero/negative Income (and none of the above problems)	770	0	0	0	770	820	0	0	0	820

Table 7 – Housing Problems Table

Data 2013-2017 CHAS
Source:

2. Housing Problems 2 (Households with one or more Severe Housing Problems: Lacks kitchen or complete plumbing, severe overcrowding, severe cost burden)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Having 1 or more of four housing problems	5,095	2,160	805	170	8,230	2,700	1,885	1,255	150	5,990
Having none of four housing problems	895	3,250	6,975	3,485	14,605	950	2,630	7,040	5,355	15,975
Household has negative income, but none of the other housing problems	770	0	0	0	770	820	0	0	0	820

Table 8 – Housing Problems 2

Data 2013-2017 CHAS
Source:

Demo

3. Cost Burden > 30%

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
NUMBER OF HOUSEHOLDS								
Small Related	2,319	2,175	1,405	5,899	733	949	1,625	3,307
Large Related	535	225	249	1,009	204	295	118	617
Elderly	463	515	400	1,378	1,534	1,094	1,153	3,781
Other	2,175	1,645	2,255	6,075	754	605	725	2,084
Total need by income	5,492	4,560	4,309	14,361	3,225	2,943	3,621	9,789

Table 9 – Cost Burden > 30%

Data 2013-2017 CHAS
Source:

4. Cost Burden > 50%

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
NUMBER OF HOUSEHOLDS								
Small Related	2,045	820	95	2,960	594	530	405	1,529
Large Related	490	80	0	570	204	130	19	353
Elderly	448	315	15	778	1,205	725	408	2,338
Other	2,000	800	430	3,230	670	365	230	1,265
Total need by income	4,983	2,015	540	7,538	2,673	1,750	1,062	5,485

Table 10 – Cost Burden > 50%

Data 2013-2017 CHAS
Source:

5. Crowding (More than one person per room)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Single family households	170	144	149	45	508	0	89	65	20	174
Multiple, unrelated family households	60	25	100	55	240	20	10	55	0	85

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
Other, non-family households	20	15	10	0	45	0	0	10	0	10
Total need by income	250	184	259	100	793	20	99	130	20	269

Table 11 – Crowding Information – 1/2

Data Source: 2013-2017 CHAS

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
Households with Children Present	0	0	0	0	0	0	0	0

Table 12 – Crowding Information – 2/2

Data Source
Comments:

Describe the number and type of single person households in need of housing assistance.

The According to the 2016-2020 American Community Survey (ACS), there were 108,172 households in 2020 in Richland County. This is the most up to date information based on the available data. Based on this number of households, 70,195 (64.9%) of all households were family households. Given comments from the various meetings, surveys, etc., seniors living alone, it is presumed that as they age in place, additional accommodations and supportive services will be necessary for this portion of the County’s population. The County will need to assist in obtaining funding and collaborating with housing service and elderly support agencies to provide programs, activities and accommodations for its elderly population.

Estimate the number and type of families in need of housing assistance who are disabled or victims of domestic violence, dating violence, sexual assault and stalking.

Disabled Population – Based on the 2016-2020 ACS Data, there are 70,575 persons with a disability in the County. Some individuals may have more than one disability. A breakdown of the types of disability as a percent of the entire population of the County is as follows: population as a whole 28.2%; hearing difficulty = 3.4%; vision difficulty = 4.6%; cognitive difficulty = 5.3%; ambulatory difficulty = 7.5%; self-care difficulty = 2.6%; and independent living difficulty = 4.5%.

Victims of Domestic Violence, Dating Violence, sexual assault, and stalking – It is estimated that approximately 35 single family households and family households that are victims of domestic violence,

dating violence, sexual assault, and stalking, are in need of housing assistance. Based on discussion with local providers, domestic violence and its allied issues are a problem. Actual numbers of the occurrence of domestic violence, dating violence, sexual assault, and stalking are difficult to determine as many instances go unreported.

What are the most common housing problems?

In the County, the greatest number of housing problems are associated with affordability. There are 37,467 occupied rental units in the County. For renters, 13.3% of households experienced a housing cost burden greater than 50% income in the 0-30% AMI range and 5.3% of households experienced a housing cost burden greater than 50% income in the 30-50% AMI range. Disproportionately affected in the 30% income range housing cost burden group are 0-30% AMI renters (14.7%) and in the 30% income range housing cost burden group are 30-50% AMI renters (12.1%). There are 70,705 owner occupied units in the County. For homeowners, 3.7% of households experienced a housing cost burden greater than 50% income range at 0-30% AMI and in the 30% income range housing cost burden group are 30-50% AMI Homeowners (4.6%).

In consultations, interviews and surveys, the lack of affordable accessible, decent, and safe housing for the elderly and disabled is an unmet housing need and a problem in the County. Older housing structures are multi-level in height and not easily accommodated for the needs of the disabled.

In addition, there is a need for permanent supportive housing for the homeless. This becomes an affordability and social service issue.

Are any populations/household types more affected than others by these problems?

Elderly and disabled populations generally are most affected by the high cost of housing. Many elderly and disabled persons are on fixed or limited incomes (social security or social security disability). Their income coupled with the lack of affordable housing that is decent, safe, and sound, often forces them into housing that is below code standards. Particularly vulnerable are those the elderly persons who wish to age in place and cannot afford the high cost of home repairs. This forces them to live in substandard housing.

Another group adversely affected by the lack of affordable housing are the homeless and persons at-risk of becoming homeless as well as victims of domestic violence.

Describe the characteristics and needs of Low-income individuals and families with children (especially extremely low-income) who are currently housed but are at imminent risk of either residing in shelters or becoming unsheltered 91.205(c)/91.305(c)). Also discuss the needs of formerly homeless families and individuals who are receiving rapid re-housing assistance and are nearing the termination of that assistance

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Very low-income households facing cost burdens struggle to meet their housing needs. Richland County is not an Emergency Solutions Grant recipient of entitlement grant funds for various homeless programs. The State of South Carolina is the entitlement and distributes funds through an application process. Approximately seven agencies are currently recipients of funding, either for the Richland County community or Richland and other communities in the region for the shelter and homeless program activities. United Way of the Midlands is the designated HMIS administrator. The various providers work to meet the specific needs of the extremely low-income who are housed but are at imminent risk of becoming unsheltered or living in shelters are: food, clothing, transportation and job training. The local social service agencies provide food and clothing through food pantries, food kitchens and thrift stores. Transportation and job training opportunities are limited, and funds are needed to address those needs.

The local providers maintain records through HMIS to monitor and track assisted households. The HMIS system reports indicate what percentage of assisted clients return to homelessness after twelve (12) months of service as a tool to determine strengths and weaknesses of assistance.

The CoC and partner organizations use these types of strategies to prevent homelessness for individuals and families with children who are at imminent risk of becoming homeless:

- Work with community organizations that provide basic needs for individuals facing unforeseen hardships.
- Utilize prevention dollars to decrease evictions and provide more opportunity for evicted for foreclosed family housing.
- Utilize rapid re-housing to prevent homelessness.
- Provide home repair programs for individuals that cannot afford to make them.
- Include teaching clients how to conservatively maintain their homes (heat, lights, air conditioning) and how to keep them clean and in good repair through a Supportive Services component.

If a jurisdiction provides estimates of the at-risk population(s), it should also include a description of the operational definition of the at-risk group and the methodology used to generate the estimates:

People that are about to lose their housing in 21 days is the HUD definition of at-risk of homelessness, the criteria does not qualify persons for most homeless housing assistance. Those that are considered at-risk of homelessness are only eligible for Homeless Prevention assistance, and not Rapid Re-Housing, Emergency Shelter, or Street Outreach projects. Also, in order to qualify for Homeless Prevention, an individual or family must also have an annual income of below 30% AMI.

There are four broad categories of homelessness:

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- People who are living in a place not meant for human habitation, in emergency shelter, in transitional housing, or are exiting an institution where they temporarily resided if they were in shelter, or a place not meant for human habitation before entering the institution. The only significant change from existing practice is that people will be considered homeless if they are exiting an institution where they resided for up to 90 days (it was previously 30 days) and were homeless immediately prior to entering that institution.
- People who are losing their primary nighttime residence, which may include a motel or hotel or a doubled-up situation, within 14 days and lack resources or support networks to remain in housing. HUD had previously allowed people who were being displaced within 7 days to be considered homeless. The regulation also describes specific documentation requirements for this category.
- Families with children or unaccompanied youth who are unstably housed and likely to continue in that state. This is a new category of homelessness, and it applies to families with children or unaccompanied youth (up to age 24) who have not had a lease or ownership interest in a housing unit in the last 60 or more days, have had two or more moves in the last 60 days, and who are likely to continue to be unstably housed because of disability or multiple barriers to employment.
- People who are fleeing or attempting to flee domestic violence, dating violence, sexual assault, stalking, or other dangerous or life-threatening situations related to violence; have no other residence; and lack the resources or support networks to obtain other permanent housing. This category is similar to the current practice regarding people who are fleeing domestic violence.

The Chronically Homeless are defined as an individual or family that is homeless and lives or resides in a place not meant for human habitation, a safe haven or in an emergency shelter; has been homeless and living there continually for at least one year or on at least four separate occasions in the last three years; and has an adult head of household (or a minor head of household if no adult is present in the household) with a diagnosable substance use disorder, serious mental illness, developmental disability (as defined in Section 102 of the Developmental Disabilities Assistance and Bill of Rights Act of 2000 (42 U.S.C 15002)), post-traumatic stress disorder, cognitive impairments resulting from brain injury, or chronic physical illness or disability, including the co-occurrence of two or more to those conditions.

Specify particular housing characteristics that have been linked with instability and an increased risk of homelessness

Reasons homelessness occurs may fall within the following categories and or risk factors:

- Eviction within two weeks from a private dwelling
- Sudden loss of income
- Extremely low income (30% below income limits)
- Overcrowding (doubling up)
- Experienced three or more moves in the past year

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- Have children under the age of two
- Single parent
- Young head of household (under 25)
- Have an eviction notice from public or assisted housing
- Experienced domestic violence within the past 12 months
- Have an eviction notice from public or assisted housing
- Experienced domestic violence the past 12 months
- History of non-compliance (missed appointments with case workers, etc.)
- Released from jail, or prison within the past 18 months
- Mental health and or substance abuse issues
- Involvement with child welfare, including foster care
- Severe housing burden (greater than 50% of income for housing costs)

The availability and associated cost of purchase or rehabilitation of decent, safe, and sanitary housing in the County creates instability of housing for the lower income families in the area. Many families are living from paycheck to paycheck and are cost-overburden, paying over 30% of their income for housing.

Other characteristics linked to instability and an increased risk of homelessness include individuals being discharged from foster care, health care facilities, mental health treatment facilities, correctional facilities, and substance abuse treatment. It is difficult for these populations to achieve self-sufficiency because it can often take time to secure steady employment and stable housing. Individuals and families that are leaving situations where they were victims of domestic violence are also at risk. Finally, individuals and families with special needs, including the elderly, frail elderly, those with a disability, and those who are in treatment for substance abuse or HIV/AIDS are also at risk. Medical bills can be a burden and finding accessible housing can be a challenge. For people on fixed incomes, it can be difficult to make ends meet, and for those in the workforce, it can be difficult to find employment. Many people that are at risk of homelessness have limited financial literacy skills.

Discussion

Richland County's population as well as incomes have increased over the past ten years as has the number of households. This translates to fewer housing unit being available for households that are low- and moderate-income. The number of households that have one or more housing problems is growing, as well as the number of households at risk of becoming homeless. Affordability continues to be the driving factor in provision of decent, safe and sanitary housing for the elderly, disabled and lower income residents of the County.

NA-15 Disproportionately Greater Need: Housing Problems – 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

Introduction

During the preparation of the County’s Five-Year Consolidated Plan, an evaluation and comparison was made to determine the housing problems of any racial/ethnic groups in comparison to the overall need in the County. Data detailing information by racial group and Hispanic origin has been compiled from the 2013-2017 CHAS Data. This information is based on the most recent data available. Disproportionate need is defined as a group having at least 10 percentage points higher than the percentage of persons as a whole. The following tables highlight disproportionate needs in the County. According to the 2016-2020 ACS Data the total County population was 280,603 persons; its White Population was 112,062 persons; its Black/African American Population was 143,320 persons; its Asian Population was 8,023 persons; its American Indian/Alaskan Native Population was 712 persons; its Native Hawaiian/Other Pacific Islander Population was 205 persons; some other race was 7,481; and two or more was 8,800. The Hispanic Population was 14,211 persons.

A household is considered to have a disproportionately greater need if the household is cost burdened by more than 30% of income, is experiencing overcrowding (considered more than one person per room) or has incomplete kitchen or plumbing facilities.

0%-30% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	8,789	848	1,590
White	1,674	324	419
Black / African American	6,230	414	784
Asian	235	14	30
American Indian, Alaska Native	15	20	15
Pacific Islander	0	0	0
Hispanic	460	70	320

Table 13 - Disproportionally Greater Need 0 - 30% AMI

Data 2013-2017 CHAS
Source:

*The four housing problems are:

1. Lacks complete kitchen facilities,
2. Lacks complete plumbing facilities,
3. More than one person per room,
4. Cost Burden greater than 30%

30%-50% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	7,655	2,265	0
White	1,820	910	0
Black / African American	5,210	1,085	0
Asian	150	120	0
American Indian, Alaska Native	25	0	0
Pacific Islander	0	0	0
Hispanic	334	155	0

Table 14 - Disproportionally Greater Need 30 - 50% AMI

Data 2013-2017 CHAS
Source:

*The four housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%

50%-80% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	8,290	7,790	0
White	2,885	3,035	0
Black / African American	4,705	4,015	0
Asian	154	235	0
American Indian, Alaska Native	15	4	0
Pacific Islander	20	0	0
Hispanic	379	399	0

Table 15 - Disproportionally Greater Need 50 - 80% AMI

Data 2013-2017 CHAS
Source:

*The four housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%

80%-100% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	2,485	6,675	0
White	1,199	2,380	0
Black / African American	995	3,825	0
Asian	40	89	0
American Indian, Alaska Native	0	15	0
Pacific Islander	0	0	0
Hispanic	190	254	0

Table 16 - Disproportionally Greater Need 80 - 100% AMI

Data 2013-2017 CHAS
Source:

*The four housing problems are:

1. Lacks complete kitchen facilities,
2. Lacks complete plumbing facilities,
3. More than one person per room,
4. Cost Burden greater than 30%

Discussion

The racial composition of the Richland County, according to the 2016-2020 ACS Data, was 39.9% White; 51.1% Black/African American; 2.9% Asian; 0.3% American Indian/Alaskan Native; 0.1% Native Hawaiian/Other Pacific Islander; 2.7% Other Races; and 3.1% Two or More Races. The Hispanic or Latino population was 5.1%. There were no disproportionately impacted groups in terms of experiencing one of the four housing problems. All of the racial/ethnic groups had a share of housing problems within 10% of their respective proportions of the population.

NA-20 Disproportionately Greater Need: Severe Housing Problems – 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

Introduction

While developing its 2022-2026 Consolidated Plan, Richland County examined the extent to which any racial/ethnic group had a greater need related to severe housing problem in comparison to overall need. Data detailing information by racial group and Hispanic origin has been compiled from the 2013-2017 CHAS Data, the 2010 Census and 2016-2020 ACS Data. This information is the most recent data available. Disproportionate need is defined as a group having at least 10 percentage points higher than the percentage of persons as a whole. The following tables highlight disproportionate needs in Richland County. According to the 2016-2020 ACS Data the total County population was 280,603 persons; its White Population was 112,062 persons; its Black/African American Population was 143,320 persons; its Asian Population was 8,023 persons; its American Indian/Alaskan Native Population was 712 persons; its Native Hawaiian/Other Pacific Islander Population was 205 persons; some other race was 7,481; and two or more was 8,800. The Hispanic Population was 14,211 persons.

A household is considered to have a housing problem if it is cost burdened by more than 30% of their income, is experiencing overcrowding (considered more than one person per room) or has incomplete kitchen or plumbing facilities.

0%-30% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	7,795	1,845	1,590
White	1,380	619	419
Black / African American	5,570	1,058	784
Asian	220	28	30
American Indian, Alaska Native	15	20	15
Pacific Islander	0	0	0
Hispanic	435	95	320

Table 17 – Severe Housing Problems 0 - 30% AMI

Data 2013-2017 CHAS
Source:

*The four severe housing problems are:

1. Lacks complete kitchen facilities,
2. Lacks complete plumbing facilities,
3. More than 1.5 persons per room,
4. Cost Burden over 50%

30%-50% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	4,045	5,880	0
White	1,135	1,610	0
Black / African American	2,635	3,640	0
Asian	90	180	0
American Indian, Alaska Native	0	25	0
Pacific Islander	0	0	0
Hispanic	117	355	0

Table 18 – Severe Housing Problems 30 - 50% AMI

Data 2013-2017 CHAS
Source:

*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

50%-80% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	2,060	14,015	0
White	880	5,025	0
Black / African American	915	7,815	0
Asian	124	265	0
American Indian, Alaska Native	15	4	0
Pacific Islander	10	10	0
Hispanic	74	704	0

Table 19 – Severe Housing Problems 50 - 80% AMI

Data 2013-2017 CHAS
Source:

*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

80%-100% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	320	8,840	0
White	120	3,465	0
Black / African American	145	4,680	0
Asian	0	129	0
American Indian, Alaska Native	0	15	0
Pacific Islander	0	0	0
Hispanic	30	414	0

Table 20 – Severe Housing Problems 80 - 100% AMI

Data 2013-2017 CHAS
Source:

*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

Discussion

According to the 2016-2020 ACS Data the total County population was 280,603 persons; its White Population was 112,062 persons (39.9%); its Black/African American Population was 143,320 persons (51.1%); its Asian Population was 8,023 persons (2.9%); its American Indian/Alaskan Native Population was 712 persons (0.3%); its Native Hawaiian/Other Pacific Islander Population was 205 persons (0.1%); some other race was 7,481 persons (2.1%); and two or more was 8,800 (3.1%). The Hispanic Population was 14,211 persons (5.1%). This information is the most recent data available.

There were no disproportionately impacted groups in terms of experiencing one of the four housing problems. All of the racial/ethnic groups had a share of housing problems within 10% of their respective proportions of the population.

It is a generally seen Black/African Americans are more cost burdened or has other housing problems than other groups and there are several groups which can be disproportionately impacted in terms of housing cost burdens. They can be:

- Black/African American Households
- American Indian/Alaska Native Households

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- Asian Households
- Hispanic Households

However, in Richland County no population group is disproportionately affected with cost burden and housing problem though the Black/African American population has a higher percentage rate than other population groups.

NA-25 Disproportionately Greater Need: Housing Cost Burdens – 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

Introduction:

During the planning process for the preparation of the Richland County’s Five-Year Consolidated Plan, an evaluation and comparison was made to determine if any racial or ethnic group is disproportionately affected by housing problems in the County. Disproportionately greater need is defined as a group having at least 10 percentage points higher than the percentage of persons as a whole.

The greatest housing problem facing the Richland County is the lack of affordable housing and the fact that many of the County’s lower income households are paying more than 30% of their total household income on housing related costs. The following information was noted: 4,845 White households were cost burdened by 30% to 50%, and 13,345 White households were severely cost over burdened by greater than 50%; 9,035 Black/African American households were cost burdened by 30% to 50%, and 8,729 Black/African American households were severely cost burdened by greater than 50%; and lastly, 719 Hispanic households were cost burdened by 30% to 50%, and 574 Hispanic households were severely cost burdened by greater than 50%. This information is the most recent data available from CHAS and HUD.

Housing Cost Burden

Housing Cost Burden	<=30%	30-50%	>50%	No / negative income (not computed)
Jurisdiction as a whole	63,985	15,039	13,345	1,620
White	31,050	4,845	3,310	419
Black / African American	27,880	9,035	8,735	794
Asian	1,525	210	379	30
American Indian, Alaska Native	115	25	15	15
Pacific Islander	20	10	0	0
Hispanic	2,345	719	574	330

Table 21 – Greater Need: Housing Cost Burdens AMI

Data 2013-2017 CHAS
Source:

Discussion:

No households were disproportionately affected by a housing cost burden in Richland County.

NA-30 Disproportionately Greater Need: Discussion – 91.205(b)(2)

Are there any income categories in which a racial or ethnic group has disproportionately greater need than the needs of that income category as a whole?

The 2016-2020 American Community Survey shows the racial composition of households in Richland County was White Population was 112,062 persons (39.9%); its Black/African American Population was 143,320 persons (51.1%); its Asian Population was 8,023 persons (2.9%); its American Indian/Alaskan Native Population was 712 persons (0.3%); its Native Hawaiian/Other Pacific Islander Population was 205 persons (0.1%); some other race was 7,481 persons (2.1%); and two or more was 8,800 (3.1%). The Hispanic Population was 14,211 persons (5.1%). There are no disproportionately impacted group in terms of having a housing problem or severe housing problem. There were no disproportionately impacted racial/ethnic groups in terms of having a housing cost burden. This information is the most recent data available.

When examining the percentage of each racial or ethnic group that has a housing problem, a severe housing problem, or facing a cost burden, compared to that racial or ethnic group overall, a different picture presents itself. According to the 2012-2016 CHAS data, the following percentages of households are cost burdened by 30-50% and have severe housing problems:

- 7.5% of all White
- 14.1% of Black/African American
- 0.03% of American Indian and Alaska Native
- 0.3% of Asian
- 0.01% of Pacific Islander
- 1.1% of Hispanic

The following percentages of households are cost burdened by over 50%

- 5.6% of all White
- 13.7% of Black/African American
- 0.02% of American Indian and Alaska Native
- 0.6% of Asian
- 0.0% of Pacific Islander
- 0.9% of Hispanic

The following percentages of households with severe housing problems at 0-30%:

- 17.7% of all White
- 71.5% of Black/African American
- 0.2% of American Indian and Alaska Native
- 02.8% of Asian

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- 0.0% of Pacific Islander
- 5.5% of Hispanic

The following percentages of households with severe housing problems at 30-50%:

- 28.1% of all White
- 65.1% of Black/African American
- 0.0% of American Indian and Alaska Native
- 2.2% of Asian
- 0.0% of Pacific Islander
- 2.9% of Hispanic

The following percentages of households with severe housing problems at 50-80%:

- 42.7% of all White
- 44.4% of Black/African American
- 0.7% of American Indian and Alaska Native
- 6.0% of Asian
- 0.5% of Pacific Islander
- 3.6% of Hispanic

Overall, these numbers show that African American/Black households in Richland County are much more likely to experience a housing problem than to be cost burdened, and that minority households in general are more likely to be cost-burdened and have a housing problem than White households.

When comparing the housing problem numbers to the cost-burdened numbers, it seems that cost burdens affect all minorities, but African American/Black families are most likely to be cost burdened or severely cost burdened. According to the CHAS data, Black/African Americans experience higher housing problems.

Consultations with social service agencies and housing providers supports this fact, as these organizations have described the worst housing conditions are largely in Black/African American neighborhoods. Furthermore, renting is more common for the residents in the Black/African American neighborhoods. Rents in those areas have increased significantly while incomes have not. Thus, there is a need to provide assistance for the Black/African American neighborhoods in the Richland County.

If they have needs not identified above, what are those needs?

Continued from above:

Consultations with social service agencies and housing providers supports this fact, as these organizations have described the worst housing conditions are largely in Black/African American

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neighborhoods. Furthermore, renting is more common for the residents in the Black/African American neighborhoods. Rents in those areas have increased significantly while incomes have not. Thus, there is a need to provide assistance for the Black/African American neighborhoods in the Richland County.

The largest need not identified above relates to housing affordability across all populations. There is a lack of decent, safe, sanitary affordable housing units in both the owner-occupied and rental markets.

Are any of those racial or ethnic groups located in specific areas or neighborhoods in your community?

The most recent data available showing the concentration of racial or ethnic groups is the 2013-2017 ACS Five-Year Estimates. According to this Census Data, the County has a total minority population of 65.1% of its total population. The County uses the definition of an Area of Minority Concentration as a Census Tract or Block Group where at least 50% of the population who reside in that area are identified as being a minority person. There are 88 total Census tracts in the County. Based on this definition there are 84 Census Tracts or partial Census Tracts, in the County with a percentage of minority persons over 50%.

Attached to this Plan are maps which illustrate the County's demographics.

NA-35 Public Housing – 91.205(b)

Introduction

The Columbia Housing Authority (CHA) manages public housing in Richland County. Columbia is the site of one of the first public housing developments in the Country. The Authority began operation in 1934 and is currently located at 1917 Harden Street in the City of Columbia. The housing authority manages 29 public housing developments throughout the county that range from a single unit to 449 units in size. There are 1,641 total public housing units in the jurisdiction.

The occupancy rate for Housing Authority communities is 89.8%. 1,472 units are designated for family occupancy while 169 units are exclusively for elderly occupancy. There are also 3,764 Housing Choice Vouchers in use.

Demand for public housing is high in Richland County, and the Public Housing and Housing Choice Vouchers waiting lists have been closed for many years. Both waiting lists are expected to open again in 2023. There are currently 2,221 people on the Public Housing waiting list, which is greater than the total number of housing units operated by the Housing Authority. For Housing Choice Vouchers, there are currently 2,458 people on the waiting list.

Totals in Use

	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers			Special Purpose Voucher		
				Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of units vouchers in use	0	103	2,040	3,153	0	3,024	20	0	67

Table 22 - Public Housing by Program Type

*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition

Data Source: PIC (PIH Information Center)

Characteristics of Residents

	Program Type							
	Certificate	Mod-Rehab	Public Housing	Vouchers			Special Purpose Voucher	
				Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program
Average Annual Income	0	6,365	11,914	10,762	0	10,627	9,505	0
Average length of stay	0	5	6	6	0	6	1	0
Average Household size	0	1	2	2	0	2	1	0
# Homeless at admission	0	0	0	0	0	0	0	0
# of Elderly Program Participants (>62)	0	9	353	269	0	251	2	0
# of Disabled Families	0	13	330	544	0	475	9	0
# of Families requesting accessibility features	0	103	2,040	3,153	0	3,024	20	0
# of HIV/AIDS program participants	0	0	0	0	0	0	0	0
# of DV victims	0	0	0	0	0	0	0	0

Table 23 – Characteristics of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

Race of Residents

Race	Certificate	Mod-Rehab	Public Housing	Program Type					
				Vouchers			Special Purpose Voucher		
				Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
White	0	2	42	114	0	104	2	0	5
Black/African American	0	101	1,992	3,036	0	2,917	18	0	62
Asian	0	0	3	2	0	2	0	0	0
American Indian/Alaska Native	0	0	3	1	0	1	0	0	0
Pacific Islander	0	0	0	0	0	0	0	0	0
Other	0	0	0	0	0	0	0	0	0

***includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition**

Table 24 – Race of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

Ethnicity of Residents

Ethnicity	Certificate	Mod-Rehab	Public Housing	Program Type					
				Vouchers			Special Purpose Voucher		
				Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
Hispanic	0	0	15	25	0	23	0	0	0
Not Hispanic	0	103	2,025	3,128	0	3,001	20	0	67

***includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition**

Table 25 – Ethnicity of Public Housing Residents by Program Type

Demo

Data Source: PIC (PIH Information Center)

Section 504 Needs Assessment: Describe the needs of public housing tenants and applicants on the waiting list for accessible units:

The tables above indicate that disabled families represent 27.7% of all public housing occupants and 17.3% of all voucher recipients. Elderly program participants, or residents over 62, represent 17.3% of all public housing occupants and 8.5% of all voucher recipients. These groups are not mutually exclusive, and it is likely that a number of elderly residents also have disabilities. Table 23 shows that, according to pre-populated data from the Public and Indian Housing Information Center (PIC), all families in publicly assisted housing request accessibility features.

According to the 2020 American Community Survey, 40,209 individuals with disabilities (individuals who have difficulty with hearing, vision, cognition, walking, self-care, or independent living) live in Richland County, representing approximately 14.5% of the population. This rate is slightly lower among Black/African American residents, of whom approximately 14.4% have a disability. Comparing these numbers to the information above shows that public housing units in unincorporated areas of Richland County, in which 27.7% of households have a disability, have a slightly higher proportion of disabled residents than the county as a whole.

Most immediate needs of residents of Public Housing and Housing Choice voucher holders

According to a representative from the CHA, the most immediate needs of residents of public housing or the housing choice voucher program are affordability, neighborhood safety, and accessibility to bus lines. Most units are located in the City of Columbia, in the east-central area of Richland County.

According to the 2020 American Community Survey, the median household income in the City of Columbia (\$47,416) is lower than the median household income for Richland County as a whole (\$54,864). The City of Columbia also has a higher proportion of households earning less than \$35,000 (39.2%) than the county (32.5%). This shows that low- and moderate-income households are more concentrated in the city than in the rest of Richland County. However, the limited availability of publicly supported housing outside of the City of Columbia, where there are only 3 developments and 157 units, suggests that public housing units are needed throughout the county.

Inspection scores from the HUD Real Estate Assessment Center (REAC), a federal entity that assesses the condition of all housing units in HUD's portfolio, are unavailable due to the CHA not performing housing inspections due to the Covid-19 pandemic. New inspections have been completed in 2022 but the HUD scores were not available in time for the creation of this plan.

How do these needs compare to the housing needs of the population at large

During the community participation process for this report, residents and stakeholders in Richland County indicated that their greatest housing needs are affordable housing, rehabilitation, and rental assistance.

Demo

When asked to compare the population in publicly supported housing to the population in Richland County at large, a representative from CHA said the needs for the population in publicly supported housing are similar, but with a greater emphasis on the need for public transportation. According to residents, the existing public transportation system does not reach some parts of the county such as the 29223 and 29229 zip codes and other, more industrial areas, which can make it difficult to access job opportunities.

Discussion

Over 2,000 residents benefit from public housing in Richland County, either living in units managed by CHA or receiving assistance through the Housing Choice Voucher program. Almost all public housing residents (97.6%) are Black/African American, and many (17.3%) are elderly or over age 62.

Residents with disabilities, or residents who have difficulty with hearing, vision, cognition, walking, self-care, or independent living, make up 16.2% of the population in public housing units and 17.3% of the population receiving Section 8 vouchers. This is a higher proportion than in the county overall, in which residents with disabilities make up 11.4% of the population.

The limited availability of public housing units does not match the need for affordable housing. The greatest needs for public housing applicants are one-bedroom units (with 2,743 applicants since the closure of the waiting list in 2019) and three-bedroom units (with 1,667 applicants since the closure of the waiting list in 2019). While the number of applicants has not changed, the number of habitable public housing units has decreased.

The demand for public housing in Richland County is not a completely isolated need. The limited availability of affordable units countywide requires residents at lower income levels to compete for units with residents at higher levels of income, which may be a reason that so many low-income residents are interested in receiving public assistance.

NA-40 Homeless Needs Assessment – 91.205(c)

Introduction:

The Midlands Area Consortium for the Homeless (MACH) conducts an annual PIT survey, which is a physical count of people experiencing homelessness on a specified day in February. This census of individuals and families experiencing homelessness is required by HUD for all CoC providers. Although this survey is conducted for the entire 14-county Midlands region of South Carolina, data are also provided individually for the population of Richland County.

The PIT survey results are limited because they are a snapshot of homelessness on one given day; the actual homeless population in Richland County may be much larger. The PIT survey from 2020 counted 743 total individuals experiencing homelessness in Richland County. These individuals make up approximately 29.0% of the total homeless population of the state, and residents of Richland County experience homelessness at a rate of 19.32 per 100,000 population.

Homeless Needs Assessment

Population	Estimate the # of persons experiencing homelessness on a given night		Estimate the # experiencing homelessness each year	Estimate the # becoming homeless each year	Estimate the # exiting homelessness each year	Estimate the # of days persons experience homelessness
	Sheltered	Unsheltered				
Persons in Households with Adult(s) and Child(ren)	105	638	743	623	297	86
Persons in Households with Only Children	10	160	170	141	20	86
Persons in Households with Only Adults	95	478	573	475	15	86
Chronically Homeless Individuals	35	193	230	25	20	86
Chronically Homeless Families	10	3	8	6	2	86
Veterans	15	60	75	50	10	86
Unaccompanied Child	18	87	0	0	52	86

Demo

Population	Estimate the # of persons experiencing homelessness on a given night		Estimate the # experiencing homelessness each year	Estimate the # becoming homeless each year	Estimate the # exiting homelessness each year	Estimate the # of days persons experience homelessness
	Sheltered	Unsheltered				
Persons with HIV	7	7	0	0	0	86

Table 26 - Homeless Needs Assessment

Data Source Comments: Point In Time Count and the South Carolina Interagency Council of Homelessness

Indicate if the homeless population is: Has No Rural Homeless

If data is not available for the categories "number of persons becoming and exiting homelessness each year," and "number of days that persons experience homelessness," describe these categories for each homeless population type (including chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth):

A 2016 study on homelessness conducted by the University of South Carolina looked specifically at families experiencing homelessness in Richland County from 2004 to 2015. Categorizing families based on data over this period, the study found that most families experienced “One Brief Crisis”, using homeless services only one time over the entire period. Many also experienced “Two Crises”, using homeless services twice for moderate periods of support during the period, or “Extended Support”, using homeless services once for an extended period (on average 507 days). Other categories were “Long-Term Support”, defined as using homeless services one or two times for multiple years, and “Persistent Housing Instability”, defined as using homeless services multiple times over the study period. These proportions are shown in the figure below.

Unaccompanied youth make up approximately less than 1% of the homeless population in the Midlands region, with 14 counted in the 2019 PIT report (the latest homeless demographic data available).

Nature and Extent of Homelessness: (Optional)

Race:	Sheltered:	Unsheltered (optional)
White	0	0
Black or African American	0	0
Asian	0	0
American Indian or Alaska Native	0	0
Pacific Islander	0	0
Ethnicity:	Sheltered:	Unsheltered (optional)
Hispanic	0	0
Not Hispanic	0	0

Data Source
Comments:

Estimate the number and type of families in need of housing assistance for families with children and the families of veterans.

Families with children make up 26.9% of all households in Richland County, according to the 2020 American Community Survey. These families represent a higher concentration of renter-occupied households (32.9%) than of owner-occupied households (29.7%). Approximately 19.2% of all families with children in Richland County have household incomes below the poverty line.

The 2019 PIT count found that 82 families with children were experiencing homelessness in Richland County. Of these, 79 were sheltered and 3 were unsheltered.

According to the 2020 American Community Survey, 30,157 veterans live in Richland County, representing approximately 9.6% of all adult residents. The 2020 PIT report for the Midlands region counted a total of 75 veterans experiencing homelessness.

Columbia Housing Authority administers HUD-funded Veterans Affairs Supportive Housing Vouchers that provide housing to chronically homeless veterans in need of permanent supportive housing. MACH also maintains an ongoing partnership with the local Veterans Affairs office, conducting outreach to connect veterans to housing, healthcare, job training, and counseling for post-traumatic stress disorder.

Active military members are also a large part of the Richland County population, as the county is home to a U.S. Army installation (Fort Jackson), an Army and National Guard Training Center (McCrary Training Center), and a military airport (McEntire Joint National Guard Base). Because of the large number of military programs in the area, the City of Columbia often refers to itself as the “most military friendly community in America.”

Describe the Nature and Extent of Homelessness by Racial and Ethnic Group.

The 2020 PIT survey found that in the 14-county Midlands region, 67% of all individuals experiencing homelessness were Black/African American, 29% were White, and 2% were Hispanic/Latino. Although the data are not available by county, Richland County represents the largest of the 14 counties in the region.

Describe the Nature and Extent of Unsheltered and Sheltered Homelessness.

According to the 2020 PIT report, of the 743 people experiencing homelessness in Richland County, 638 (85.9%) were sheltered and 105 (14.1%) were unsheltered. In the entire Midlands region in 2019 (the most recent year available for, of those sheltered, 64.9% were Black/African American, 30.6% were White, and 2.3% were Hispanic, and of those unsheltered, 61.0% were Black/African American, 34.2% were White, and 2.7% were Hispanic/Latino. Numbers for sheltered individuals were extracted from the Homeless Management Information System (HMIS) and supplemented by responses to written surveys from housing providers. Numbers for unsheltered individuals were counted using street outreach workers to canvass known unsheltered locations.

Discussion:

Annual PIT reports indicate that the number of individuals experiencing homelessness in the Midlands region has decreased in recent years. The 2016 PIT report counted 1,350 individuals experiencing homelessness, while the most recent 2020 PIT report counted 1,121 individuals. Approximately three-fourths of the individuals from the most recent report were counted as sheltered homeless.

Most families in Richland County experiences homelessness as “One Brief Crisis”, using homeless services only once. Other populations use these services more frequently, including the chronically homeless and unaccompanied youth. The 2020 PIT report counted 193 chronically homeless individuals in the Midlands region, and unaccompanied youth, domestic violence survivors, and veterans represent the populations most in need of homeless assistance.

During the public participation process for this report, stakeholders and residents were asked about homelessness in Richland County. Stakeholders said that service providers, including Homeless No More, Live Oak Place, and Toby’s Place, are working together to address the priorities outlined in the CoC plan. Residents also cited specific needs for veteran populations including affordable housing, employment, behavioral health services, transportation, substance abuse treatment, and assistance with obtaining Veterans Administration benefits. Residents noted that veterans comprise a large percentage of the street homeless populations and often reside in encampments in the rural areas of the county.

NA-45 Non-Homeless Special Needs Assessment - 91.205 (b,d)

Introduction:

Special needs populations include the non-homeless elderly, frail elderly, physically and mentally disabled, persons with alcohol and/or drug addictions, persons with HIV/AIDS, and victims of domestic violence. Data on the needs of these populations was provided by nonprofit organizations and local government agencies working with the non-homeless special needs populations.

Describe the characteristics of special needs populations in your community:

- Elderly Persons are defined as persons who are age 62 years and older. According to the 2016-2020 ACS Data (the most recent data available), elderly persons represent 12.7% of the County's total population.
- Frail Elderly are those persons who are elderly and have a form of disability, ranging from a hearing loss, vision difficulty, cognitive difficulty, ambulatory problems, and lack of self-help skills.
- Persons with mental, physical and developmental disabilities, according to the ACS data for 2016-2020, approximately 14.0% of the County's total population is classified as "disabled." The total number is somewhat skewed as some individuals may have more than one disability factor.
- According to 2018-2020 surveillance data from the South Carolina Department of Health and Environmental Control, Richland County reported 3,226 existing cases of HIV, of which 330 are new HIV cases in the period from 2018 to 2020.
- Victims of Domestic Violence, dating violence, sexual assault and stalking has remained constant locally.

What are the housing and supportive service needs of these populations and how are these needs determined?

- **Elderly Persons** – Accessible housing units plus supportive services, for example: transportation to health services; and recreation and opportunities.
- **Frail Elderly** – Accessible housing units plus supportive services, for example: transportation to health services; and in-home care.
- **Mentally, Physically Disabled** – Accessible housing/permanent supportive housing; supportive service case management for those suffering from mental illness, substance abuse, or coexisting disorders; education and job training; financial counseling; and access to health care services.
- **Alcohol and Drug Addiction** – Permanent housing; supportive services; case management for those suffering from mental illness, substance abuse, or coexisting disorders; education and job training; financial counseling; and access to health services and substance abuse counseling.

- **HIV/AIDS** – Permanent supportive housing; plus, supportive services such as case management; and continued access to health services and counseling.
- **Victims of Domestic Violence** – Permanent supportive housing; using the Housing First model to avoid transitional housing; plus, supportive services such as case management, education and job training; financial counseling; and access to victims counseling.

These services are critical to assisting these clients to remain in their homes and avoid becoming homeless.

Discuss the size and characteristics of the population with HIV/AIDS and their families within the Eligible Metropolitan Statistical Area:

Richland County does not receive funding through the (HOPWA) program, organizations such as the South Carolina HIV/AIDS Council, Palmetto AIDS Life Support Services, Women’s Resource Center, and Latinos Contra SIDA (Latinos Against AIDS) provide services for residents affected by HIV/AIDS. CHA also receives HOPWA funds for permanent supportive housing units for individuals living with HIV/AIDS who are chronically homeless. According to 2018-2020 surveillance data from the South Carolina Department of Health and Environmental Control, Richland County reported 3,226 existing cases of HIV, of which 330 are new HIV cases in the period from 2018 to 2020. The City of Columbia is a HOPWA grantee and provides supportive housing services for individuals with HIV/AIDS in Richland County.

According to a 2020 report from the South Carolina Department of Health and Environmental Control, Richland County 73% of Richland County residents with HIV/AIDS received care and 62% achieved viral suppression.

Discussion:

Special needs populations include the elderly, people with disabilities, domestic violence victims, individuals with substance use disorders and mental health issues, and individuals living with HIV/AIDS. Each group has special housing needs and often have barriers in finding housing, particularly related to their needs.

The elderly is a growing population across the Country and the county is experiencing the same growth. This population typically needs housing close to transportation and services including shopping. Many elderly own their housing and many units are showing the signs of age and deferred maintenance. The elderly residents can move into apartment including public housing but often feel they are giving up too much of their independence. Assisted living communities are also an option, but the stigma of assisted living can have a detrimental effect on their mental wellbeing.

Person with disabilities typically have specific needs including handrails, bathroom improvements, wheelchair accessibility and accessible parking. Many housing units need modifications for these households which can be a cost burden particularly those with limited incomes.

As previously mentioned, domestic violence victims are difficult to determine. Victims are in need of access to finances, work opportunities and safe housing from the abuser, counseling and support services. Unfortunately, those escaping domestic violence often do not have the necessary resources or skills to find safe housing and employment.

Substance abuse often makes the risk of homelessness and other housing issues more prevalent in the special needs population. Alcohol and drug addiction create not only issues for the abuser but also family and friends which can lead to loss of employment and housing.

Mental health is also a factor that can lead to homelessness due to behavioral problems that impacts obtaining housing and employment. Persons with mental health can often access services but may have difficulty obtaining housing and employment particularly in they have been discharged from a facility where they no longer have guidance to remain on medications, etc.

NA-50 Non-Housing Community Development Needs – 91.215 (f)

Describe the jurisdiction’s need for Public Facilities:

A number of public facility needs have been identified from activities such as improvements to existing infrastructure due largely to age to development activities to keep pace with the growing population. Increased residential density development areas, mixed-use and mixed income developments, and transportation development to include pedestrian, bicycle, and traffic improvements and public transportation particularly providing for underserved areas. This come through new land use policies, that remove regulatory barriers and provide incentives for development to meet the needs of the growing population and aging population in the County.

How were these needs determined?

Needs were determined through a public participation process of meeting with Richland County stakeholders and residents, which included interviews, community meetings, focus groups, and an online survey.

Describe the jurisdiction’s need for Public Improvements:

A number of public facility needs have been identified from activities such as improvements to existing infrastructure due largely to age to development activities to keep pace with the growing population. Increased residential density development areas, mixed-use and mixed income developments, and transportation development to include pedestrian, bicycle, and traffic improvements and public transportation particularly providing for underserved areas. This come through new land use policies, that remove regulatory barriers and provide incentives for development to meet the needs of the growing population and aging population in the County.

How were these needs determined?

Needs were determined through a public participation process of meeting with Richland County stakeholders and residents, which included interviews, community meetings, focus groups, and an online survey.

Describe the jurisdiction’s need for Public Services:

Public services are often interpreted as social service but in this context, it includes services such as the public library system, the county sheriff, fire protection, emergency medical services, transportation and public schools. Coordination of planning and decision-making efforts with the City of Columbia is

also key to providing comprehensive services for resident and include various utilities and ensuring equitable distribution.

Additionally, there is a need for educational opportunities for all age groups, affordable healthcare, affordable childcare, supportive services, and legal services. All services need to be available county-wide and easily accessible with having to travel great distance to receive needed assistance.

How were these needs determined?

Needs were determined through a public participation process of meeting with Richland County stakeholders and residents, which included interviews, community meetings, focus groups, and an online survey.

Housing Market Analysis

MA-05 Overview

Housing Market Analysis Overview:

Richland County is a long-established County. The County is growing in population which in turn generates the need for housing. The County is still rural in nature once leaving metropolitan areas around the City of Columbia.

According to 2016-2020 American Community Survey Data, the County has 70,705 owner-occupied housing units (65.4% of all occupied housing units) and 37,467 renter-occupied housing units (34.6% of all occupied housing units). The number of rental units is increasing each year

The condition of the housing stock is fairly sound. The owner-occupied houses are generally well maintained and through the Code Enforcement efforts, the County strives to keep both owner-occupied and rental housing up to code standards.

The median home value as of 2020 was \$167,500 and the median gross rent was \$998/month for the same time period.

MA-10 Number of Housing Units – 91.210(a)&(b)(2)

Introduction

According to the 2016-2020 ACS data, there are 154,514 total housing units. There are 108,172 occupied housing units, which means there are 22,041 vacant housing units. The majority of the owner-occupied housing are 3 or more bedrooms (91% of all owner-occupied houses). The majority of the renter-occupied housing are 2 bedrooms or 3 or more bedrooms (81% of all renter-occupied houses).

All residential properties by number of units

Property Type	Number	%
1-unit detached structure	72,770	69%
1-unit, attached structure	1,805	2%
2-4 units	4,953	5%
5-19 units	12,875	12%
20 or more units	4,695	4%
Mobile Home, boat, RV, van, etc	8,669	8%
Total	105,767	100%

Table 27 – Residential Properties by Unit Number

Data Source: 2013-2017 ACS

Unit Size by Tenure

	Owners		Renters	
	Number	%	Number	%
No bedroom	138	0%	568	2%
1 bedroom	295	0%	5,705	17%
2 bedrooms	5,120	9%	11,585	34%
3 or more bedrooms	54,485	91%	16,069	47%
Total	60,038	100%	33,927	100%

Table 28 – Unit Size by Tenure

Data Source: 2013-2017 ACS

Describe the number and targeting (income level/type of family served) of units assisted with federal, state, and local programs.

The following number of units in Richland County that are assisted with Federal, State, and Local Programs is as follows:

- **Public Housing** – 1,641 housing units. The income levels are at 80% and below AMI.
- **Housing Choice Vouchers** – 3,154 vouchers, 3,024 of which are tenant-based and 130 of which are Veterans Affairs Supportive Housing. The income levels are at 80% and below of AMI.

Provide an assessment of units expected to be lost from the affordable housing inventory for any reason, such as expiration of Section 8 contracts.

Richland County stands to lose at least 210 publicly supported housing units from its affordable housing stock over the next five years due to incoming planned demolitions and sales. There are plans for new developments to make up for those lost units.

Does the availability of housing units meet the needs of the population?

There are insufficient number of affordable housing units to meet the housing needs of County residents. Increasing rents and housing values have created a market which is unaffordable for many County residents as incomes have not kept pace with housing costs.

This market gap contributes to need publicly supported housing. This demand is illustrated by the CHA Public Housing waiting list, which has a greater number of people on the list than the total number of public housing units in the jurisdiction.

Describe the need for specific types of housing:

There is a need in the County for all types of housing, ranging from both rental and homeowner units in a variety of bedroom combinations, though as previously shown the types of homeowner units are 3 or more bedrooms in size and rental units are 2- and 3-bedroom units. Additionally, affordable, accessible units for the elderly and persons with disabilities, and more housing for homeless and non-homeless special needs populations such as victims of domestic violence.

Discussion

Single-family detached housing represents the majority of the housing stock in the County. The data indicates 69% of the units are single family detached and of that number 91% of owner- occupied housing are 3 or more bedroom. The need for affordable both homeownership and rental properties exists for households at or below 80% of median income. There is also a need for additional housing appropriate for the elderly, families of persons with disabilities, and other special needs populations in the less built-up areas of the County.

MA-15 Housing Market Analysis: Cost of Housing - 91.210(a)

Introduction

The cost of housing increased from a median value of \$143,000 in 2009 to \$154,100 (8%) in the County, over the period of 2009 to 2017 for a single-family home. Current Census Data indicates the median value is \$167,500. According to Redfin the median sales price is \$241,000 which is an increase of 11.6% since last year which was 1.6% over listing prices and houses were on the market an average of 15 days.

According to the 2020 American Community Survey, the median rent in Richland County is \$998 per month for any size unit with 43.9% of renters paying more than 35% of their household income.

The County needs to continue its efforts to increase homeownership among residents and maintain affordable rental options, particularly for the elderly, disabled, and those on a fixed income.

Cost of Housing

	Base Year: 2009	Most Recent Year: 2017	% Change
Median Home Value	143,000	154,100	8%
Median Contract Rent	601	726	21%

Table 29 – Cost of Housing

Data Source: 2000 Census (Base Year), 2013-2017 ACS (Most Recent Year)

Rent Paid	Number	%
Less than \$500	5,835	17.2%
\$500-999	21,379	63.0%
\$1,000-1,499	5,350	15.8%
\$1,500-1,999	1,064	3.1%
\$2,000 or more	320	0.9%
Total	33,948	100.0%

Table 30 - Rent Paid

Data Source: 2013-2017 ACS

Housing Affordability

% Units affordable to Households earning	Renter	Owner
30% HAMFI	1,140	No Data
50% HAMFI	5,645	4,725
80% HAMFI	20,403	14,607
100% HAMFI	No Data	21,084
Total	27,188	40,416

Table 31 – Housing Affordability

Data Source: 2013-2017 CHAS

Monthly Rent

Monthly Rent (\$)	Efficiency (no bedroom)	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
Fair Market Rent	671	838	959	1,255	1,571
High HOME Rent	671	833	959	1,148	1,261
Low HOME Rent	612	656	787	908	1,013

Table 32 – Monthly Rent

Data Source: HUD FMR and HOME Rents

Is there sufficient housing for households at all income levels?

As the following data reveals, based on the HUD - CHAS data there is not sufficient housing at all income levels due to the cost over burden criteria in each category with the Black/African American households being the most impacted:

The following households have housing costs that are 0% to 30% of their AMI:

30-50% and have severe housing problems:

- 7.5% of all White households
- 14.1% of Black/African American households
- 0.03% of American Indian and Alaska Native households
- 0.3% of Asian households
- 0.01% of Pacific Islander households
- 1.1% of Hispanic households

The following percentages of households are cost burdened by over 50%

- 5.6% of all White households
- 13.7% of Black/African American households
- 0.02% of American Indian and Alaska Native households
- 0.6% of Asian households
- 0.0% of Pacific Islander households
- 0.9% of Hispanic households

As the following data reveals, based on the HUD - CHAS data there are severe housing problems at all income levels with the Black/African American households being the most impacted:

The following percentages of households with severe housing problems at 0-30%:

- 17.7% of all White households
- 71.5% of Black/African American households
- 0.2% of American Indian and Alaska Native households
- 02.8% of Asian households
- 0.0% of Pacific Islander households
- 5.5% of Hispanic households

The following percentages of households with severe housing problems at 30-50%:

- 28.1% of all White households
- 65.1% of Black/African American households
- 0.0% of American Indian and Alaska Native households
- 2.2% of Asian households
- 0.0% of Pacific Islander households
- 2.9% of Hispanic households

The following percentages of households with severe housing problems at 50-80%:

- 42.7% of all White households
- 44.4% of Black/African American households
- 0.7% of American Indian and Alaska Native households
- 6.0% of Asian households
- 0.5% of Pacific Islander households
- 3.6% of Hispanic households

How is affordability of housing likely to change considering changes to home values and/or rents?

The amount of affordable housing will decrease as rents and sales prices increase. The median income in the County has increased at a slower rate than the increase in the price of housing. This will cause continued housing affordability issues particularly for low- and moderate-income households.

How do HOME rents / Fair Market Rent compare to Area Median Rent? How might this impact your strategy to produce or preserve affordable housing?

The current median rent in the County is \$1,218 per Zillow.com. The current HUD FMR rents range from \$834 for an efficiency unit up to \$1,531 for a 4-bedroom unit. The median FMR is \$1,098. Rent amounts are in line with the FMRs however the issue still related to affordability. Incomes of County residents that are lower income cannot support the rent unless there is some form of subsidy available.

Discussion

Affordability and accessibility in rentals remain a problem for lower income residents throughout the County.

MA-20 Housing Market Analysis: Condition of Housing – 91.210(a)

Introduction

The Housing Market Analysis is an overview of the condition of housing in the County, including a discussion of the number of households experiencing housing problems, an analysis of the risk from lead-based paint, and a description of the condition of vacant or abandoned housing in the county.

Definitions

Definitions

The following definitions are included in the table below:

“Selected Housing Conditions:”

- **Over-crowding (1.01 or more persons per room)**

Defines as occupants per room is obtained by dividing the reported number of current residents in each occupied housing unit by the number of rooms (including rooms other than bedrooms) in the unit. A unit is considered overcrowded if there is more than one occupant per room.

- **Lacking a complete kitchen**

Defined as a unit having complete kitchen facilities if it has all three of the following: a sink with a faucet, a stove or range, and a refrigerator. All kitchen facilities must be located in the unit but need not be in the same room.

- **Lack of plumbing facilities and/or other utilities**

Defined as complete plumbing facilities are: hot and cold piped water, a flush toilet, and a bathtub or shower. The absence of any of these three facilities from the housing unit qualifies as lack of complete plumbing facilities.

- **Cost overburden**

Defined as a household is considered to be cost burdened if more than 30 percent of household income is spent on housing costs including rent or mortgage, property tax, and utilities.

“Substandard Condition:” Does not meet code standards or contains one of the selected housing conditions.

“Suitable for Rehabilitation”: The amount of work required to bring the unit up to minimum code standards, and the existing debt on the property, together are less than the fair market value of the property.

“Not Suitable for Rehabilitation”: The amount of work required to bring the unit up to minimum code standard exceeds the fair market value of the property after rehabilitation work is complete.

Condition of Units

Condition of Units	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
With one selected Condition	13,420	22%	15,445	46%
With two selected Conditions	230	0%	775	2%
With three selected Conditions	24	0%	20	0%
With four selected Conditions	0	0%	0	0%
No selected Conditions	46,370	77%	17,700	52%
Total	60,044	99%	33,940	100%

Table 33 - Condition of Units

Data Source: 2013-2017 ACS

Year Unit Built

Year Unit Built	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
2000 or later	20,575	34%	9,469	28%
1980-1999	20,674	34%	11,500	34%
1950-1979	17,619	29%	11,835	35%
Before 1950	1,220	2%	1,125	3%
Total	60,088	99%	33,929	100%

Table 34 – Year Unit Built

Data Source: 2013-2017 CHAS

Risk of Lead-Based Paint Hazard

Risk of Lead-Based Paint Hazard	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
Total Number of Units Built Before 1980	18,839	31%	12,960	38%
Housing Units build before 1980 with children present	11,078	18%	6,719	20%

Table 35 – Risk of Lead-Based Paint

Data Source: 2013-2017 ACS (Total Units) 2013-2017 CHAS (Units with Children present)

Vacant Units

	Suitable for Rehabilitation	Not Suitable for Rehabilitation	Total
Vacant Units	0	0	0
Abandoned Vacant Units	0	0	0
REO Properties	0	0	0
Abandoned REO Properties	0	0	0

Table 36 - Vacant Units

Data Source: 2005-2009 CHAS

Need for Owner and Rental Rehabilitation

The Year Unit Built Table above, indicated 31 percent of owner-occupied housing and 38 percent of renter-occupied housing were built before 1980. This likely means a total of 31,799 housing units are potentially in need of some type of repairs and most of those units are at risk of lead-based paint hazards given lead paint was in use up until 1978. At least some of the approximately 16,000 vacant and abandoned units may be suitable for rehabilitation.

Affordable housing issues was a top discussion point as a priority. Housing rehabilitation of existing housing units was another priority mentioned during discussions, particularly as it relates to the elderly aging in place. Other housing priorities included rental assistance, new construction of homeownership and rental opportunities, maintaining existing affordable units and acquisition/development of new affordable units.

Estimated Number of Housing Units Occupied by Low or Moderate Income Families with LBP Hazards

Determining the precise number of households at risk of lead-based paint poisoning is difficult. Residents in substandard or older housing and low-income households are at higher risk than higher income households living in newer or rehabilitated housing.

According to the 2016-2020 American Community Survey (ACS) 11,078 housing units with children in the Richland County were built before 1980. A significant percentage of at-risk housing units were constructed in the period from 1950 to 1979 when lead-based paint was relatively less common, although not strictly prohibited for residential use. These units likely have some level of lead-based paint and issues associated with lead, particularly in units with children aged 6 and under.

The 2016-2020 ACS indicates 101,675 of County residents or 42% are at or below 80 percent AMI. Approximately half of the 11,078 households with children are at some risk of lead-based paint hazard.

Discussion

Housing units in the County are fairly new with 74% of the units constructed after 1980. The potential of lead-based paint hazard is reduced with the newer housing stock. However, lower income households may not be able to afford a newer unit and will continue to reside in older homes which may pose greater lead-based paint risk. Rehabilitation of these older units helps to maintain affordability and reduce lead-based paint risk.

MA-25 Public and Assisted Housing – 91.210(b)

Introduction

This section details the total number of public and assisted housing units available in unincorporated areas of Richland County. Details are provided about each public housing development including an explanation of physical inspection scores. Public and assisted housing needs and the strategy adopted by CHA for improving the living environment of families living in public housing is also discussed.

Totals Number of Units

	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project -based	Tenant -based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of units vouchers available	0	102	2,074	3,217	0	3,217	914	0	883
# of accessible units									
*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition									

Table 37 – Total Number of Units by Program Type

Data Source: PIC (PIH Information Center)

Describe the supply of public housing developments:

Describe the number and physical condition of public housing units in the jurisdiction, including those that are participating in an approved Public Housing Agency Plan:

Overall, CHA manages 29 developments throughout the county. The inspection scores for Public Housing Developments are unavailable because the CHA did not perform inspections between 2020 and the start of 2022 due to the Covid-19 pandemic. New inspections have been completed but the HUD scores were not available in time for the creation of this plan.

Public Housing Condition

Public Housing Development	Average Inspection Score
Pine Forest	0
Marion Street High-Rise	0
Congaree Vista	0
J. William Pitts Apartments	0
Pinewood Terrace	0
Waverly	0
Hammond Village	0
Celia Saxon Family Units	0
Oak Read High-Rise	0
Arsenal Hill	0
Eastover	0
Fair Street	0
Allen Benedict Court	0
Single Family Homes, scattered	0
Dorrah-Randall	0
Archie Drive	0
Richland East	0
Latimer Manor	0
Gonzales Gardens	0
Arlington Manor	0
Atlas Road	0
Columbia Apartments	0
Elmwood/Oak Elder Cottages	0
Fontaine Place	0
Greenfield, Thornwell, Overbrook	0
Richland Village	0
Rosewood Hills	0
St. Andrews Terrace	0
The Corners Apartments	0
The Reserves at Faraway Terrace	0
Village at River's Edge	0
Wheeler Hill	0
Yorktown Apartments	0

Table 38 - Public Housing Condition

Describe the restoration and revitalization needs of public housing units in the jurisdiction:

The inspection scores for Public Housing Developments are unavailable because the CHA did not perform inspections due to the Covid-19 pandemic. As such, restoration and revitalization needs are found through consultation with the Columbia Housing Authority.

Describe the public housing agency's strategy for improving the living environment of low- and moderate-income families residing in public housing:

According to its 2020-2024 five-year plan, CHA has adopted the following objectives for improving the quality of life for public housing residents:

- Strengthen relations with the people we serve by increasing mutual accountability and by improving our ability to connect them to vital services in the community that will foster economic self-sufficiency and quality of life opportunities.
- Develop a comprehensive strategy through the engagement of Columbia Housing's communities and law enforcement agencies that can improve public safety and the quality of life within its communities.

Discussion:

MA-30 Homeless Facilities and Services – 91.210(c)

Introduction

This section describes services and facilities available in Richland County to meet the needs of individuals and families experiencing homelessness. The services and facilities described include those available in incorporated areas, such as within the City of Columbia.

Definitions

Continuum of Care (CoC): A community with a unified plan to organize and deliver housing and services to meet the specific needs of people who are homeless as they move to stable housing and maximize self-sufficiency. HUD funds many homeless programs and HMIS implementations through CoC grants.

Housing Inventory Count (HIC) and Point in Time count (PIT): The HIC Consists of three housing inventory charts for emergency shelter, transitional housing, and permanent supportive housing. The PIT is a snapshot of the homeless population taken on a given day. This count includes a street count in addition to a count of all clients in emergency and transitional beds.

Homeless Management Information System (HMIS): The HMIS is a computerized data collection tool designed to capture client-level information over time on the characteristics and service needs of men, women, and children experiencing homelessness.

Mainstream service providers: Providers of services not specifically focused on addressing the needs of individuals and families experiencing homelessness.

Supportive housing: Supportive housing is an evidence-based housing intervention that combines non-time-limited affordable housing assistance with wrap-around supportive services for people experiencing homelessness, as well as other people with disabilities.

Facilities and Housing Targeted to Homeless Households

	Emergency Shelter Beds		Transitional Housing Beds	Permanent Supportive Housing Beds	
	Year Round Beds (Current & New)	Voucher / Seasonal / Overflow Beds	Current & New	Current & New	Under Development
Households with Adult(s) and Child(ren)	58	0	124	173	0
Households with Only Adults	359	0	119	649	0
Chronically Homeless Households	0	0	0	347	0
Veterans	12	0	22	414	0
Unaccompanied Youth	12	0	0	8	0

Table 39 - Facilities and Housing Targeted to Homeless Households

Data Source Comments:

Describe mainstream services, such as health, mental health, and employment services to the extent those services are used to complement services targeted to homeless persons

Richland County has a wide variety of organizations providing services for the homeless. These providers that offer a wide variety of services to County residents as well as organization which specifically serve the homeless. The Midlands Area Consortium for the Homeless (MACH) is designated Continuum of Care for Richland County as well as 13 other counties in the central region of the State. The COC is made up of representatives from the following:

- Local government staff/officials
- CDBG/HOME/ESG entitlement jurisdictions
- law enforcement
- local jails
- hospitals
- emergency medical service/crisis response teams
- mental health service organizations
- substance abuse service organizations
- affordable housing developers/providers
- public housing authorities
- domestic violence/human trafficking advocates
- youth advocates
- 2-1-1 call center
- LGBTQ advocates

The Eau Claire Health Cooperative administers a U.S. Department of Health and Human Services (DHHS) homeless healthcare grant and provides onsite medical care at three local agencies: Transitions, Homeless No More, and The Cooperative Ministry. Transitions serves homeless adults, Homeless No More serves families with children, and The Cooperative Ministry serves the working poor.

The Columbia Area Mental Health Center (CAMHC) and Lexington Community Mental Health Center (LCCMHC) participate in an ongoing regional partnership to address the behavioral health needs of the community, including people experiencing homelessness and those at risk of becoming homeless.

Goodwill Industries and the Richland County Public Library offer job training, assistance with job search, resume building, and skill development through their respective locations in downtown Columbia.

Coordination and cooperation with emergency medical services and hospitals as well as local law enforcement, courts, jails and advocacy groups ensures that individuals experiencing homelessness who enter the mainstream healthcare system or criminal justice system are connected with services suited to their needs.

List and describe services and facilities that meet the needs of homeless persons, particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth. If the services and facilities are listed on screen SP-40 Institutional Delivery Structure or screen MA-35 Special Needs Facilities and Services, describe how these facilities and services specifically address the needs of these populations.

The following list of services and facilities is based on information from the Midlands Area Consortium for the Homeless (MACH), the United Way, and the 2016 CoC application. These are organizations with services specifically targeted for the homeless. The organizations listed provide a broad range of services including those specifically targeted for the indicated populations. Together these services and facilities constitute a CoC that extends from outreach to individuals experiencing homelessness to emergency shelter, rapid re-housing, healthcare, behavioral health services, job training, and transitional housing.

Successful recovery for individuals experiencing chronic homelessness depends on access to stable housing. Permanent supportive housing for such individuals is provided by the following organizations with programs targeted for chronic homelessness.

Chronically Homeless Service Providers: Columbia Area Mental Health Center, Midlands Housing Alliance (Transitions), VA Medical Center (Dorm), 180 Place

Many organizations providing services for individuals experiencing homelessness do not have services and facilities adequate to meet the needs of families with children. In an interview conducted for this Consolidated Plan, representatives from Homeless No More indicated that the need for such services and facilities far exceeds the available supply. Supportive housing for these families provides stability that helps prevent school absences and contributes to academic achievement. The following organizations provide services targeted to families with children experiencing homelessness.

Families with Children: Christ Central Ministries - Hannah House, Homeless No More, Toby's Place, USC, School of Medicine, Department of Internal Medicine, Supportive Housing Services

The organizations below provide supportive housing services specifically designed to meet the needs of veterans experiencing homelessness. HUD also provides rental assistance vouchers through the CHA for privately owned housing to veterans who are eligible for VA health care services and are experiencing homelessness. VA case managers may connect veterans with support services such as health care, mental health treatment and substance use counseling to help them in their recovery process and with maintaining housing in the community.

Veterans: VA Medical Center (Dorm), Alston Wilkes Veterans Home

Homeless organization representatives interviewed for this Consolidated Plan also indicated that supportive housing services targeted to unaccompanied youth are insufficient to meet the needs in Richland County. The organizations below provide various services for unaccompanied youth

experiencing homelessness; however, long-term supportive housing with developmentally appropriate services are limited. Only four beds with these services are available in the county.

Unaccompanied Youth: Alston Wilkes Society-Columbia, Epworth Children's Home, Growing Home Southeast, Lexington School District Two McKinney-Vento Liaison, Mental Illness Recovery Center, Mental Illness Recovery Center Inc. (MIRCI), Palmetto Place Children's Shelter, Richland County Public Defender's Office (youth defender), Richland School District One McKinney-Vento Liaison, Richland School District Two McKinney-Vento Liaison, State of South Carolina Department of Social Services, University of South Carolina Social Work

MA-35 Special Needs Facilities and Services – 91.210(d)

Introduction

There are many County residents with special housing needs. As was expressed numerous time the needs of the elderly for housing maintenance and rehabilitation are the most significant as these household wish to age in place. Additionally, individuals with disabilities are in need of housing improvement related to accessibility as well as ensuring public facilities are accessible. Persons with mental health needs also tend to be an underserved population particularly if they are low- and moderate-income County residents.

Including the elderly, frail elderly, persons with disabilities (mental, physical, developmental), persons with alcohol or other drug addictions, persons with HIV/AIDS and their families, public housing residents and any other categories the jurisdiction may specify, and describe their supportive housing needs

Permanent supportive housing has been shown to provide housing stability when wrap-around services are available. Estimating the number of individuals who require this level of service is difficult as many of the above populations do not know where to seek assistance. Highlighted below are several special needs populations in the County and the types of that which would be of benefit to them.

Elderly individuals, particularly frail elderly and elderly with disabilities often require monetary support related to housing and sustenance as well as assisted living services such as access to healthcare, assistance with household tasks, and in some cases publicly assisted housing. Person ages 65 and older comprise approximately 12.7% of the County population. Elderly persons and especially the frail elderly often experience accessibility issues and as has been previously noted both the elderly and frail elderly have difficulties maintaining their homes.

Persons with mental health issues often require transitional or permanent supportive housing and associated treatment, social services assistance and housing assistance to live independently. Five out of eight South Carolina Department of Mental Health inpatient facilities are located in Richland County. When persons are discharged from these facilities, they often do not have the means to return to their original home location and remain in the County. In addition, when discharged they require housing and services, which places additional strain on the already over-burdened providers.

There is a wide variety of types of disabilities and needs to assist persons with disabilities. The need ranges from healthcare services, assistance with household tasks, financial assistance, and accessibility improvements.

According to 2018-2020 surveillance data from the South Carolina Department of Health and Environmental Control, Richland County reported 3,226 existing cases of HIV, of which 330 are new HIV

cases in the period from 2018 to 2020. The City of Columbia is a HOPWA grantee and provides supportive housing services for individuals with HIV/AIDS in Richland County.

Based on information from the most recent South Carolina Department of Public Safety report on domestic violence (2008-2012), approximately 16,421 victims of domestic violence live in Richland County, 12,805 (76.%) of whom are women and 74.4% of whom are Black/African-American. Services needed for this population may include emergency and transitional housing, social services, mental and physical healthcare.

Describe programs for ensuring that persons returning from mental and physical health institutions receive appropriate supportive housing

Publicly funded permanent supportive housing is available specifically for mental health patients through the Mental Illness Recovery Center (MIRCI). The organization provides permanent housing for individuals with mental illness. Long-term intensive case management and treatment for those experiencing serious chronic mental illness is provided by Columbia Area Mental Health Center (CAMHC). CAMHC has a community housing program which provides safe and affordable housing with supervision and rehabilitation services. The Homeshare program through CAMHC places patients in private homes of trained providers offering support and promoting living skills. Demand typically exceeds the availability services.

Specify the activities that the jurisdiction plans to undertake during the next year to address the housing and supportive services needs identified in accordance with 91.215(e) with respect to persons who are not homeless but have other special needs. Link to one-year goals. 91.315(e)

The Richland County Community Development Division (CDD) will focus on increasing the supply of affordable housing in the County to continue to make independent living possible.

For entitlement/consortia grantees: Specify the activities that the jurisdiction plans to undertake during the next year to address the housing and supportive services needs identified in accordance with 91.215(e) with respect to persons who are not homeless but have other special needs. Link to one-year goals. (91.220(2))

Not Applicable

MA-40 Barriers to Affordable Housing – 91.210(e)

Negative Effects of Public Policies on Affordable Housing and Residential Investment

A number of policies in the County potentially impact affect affordable housing and residential investment. Some policy barriers are beyond the control of the county due to State regulations. The County embarked on rewriting the County’s Land Development Code (LDL) in 2021 to “develop 21st Century” regulations and remove barriers to affordable housing development.

A 2013 study of affordable housing in Columbia, South Carolina, from Clemson University recommended inclusionary zoning as a means for increasing the affordable housing stock in Columbia. This recommendation received public support at the 2017 South Carolina Housing Policy Summit. According to a 2017 report on affordable housing in Richland County, however, inclusionary housing is not an option in the county. At present South Carolina has no statute to address inclusionary zoning. On February 1, 2017, South Carolina State Senator Marlon Kimpson introduced Senate Bill S.346, known as the South Carolina Inclusionary Zoning Act. The act would modify the South Carolina Code of Laws to “provide that counties and municipalities are authorized to use inclusionary zoning strategies to increase the availability of affordable housing.” The bill is presently under review by the senate committee on judiciary. If passed, this would provide Richland County with an additional policy option for addressing affordable housing needs.

According to a representative of the Midlands Housing Trust Fund participating in a panel discussion, the construction of accessory dwellings is an additional means of increasing the number of affordable housing units in the county. Accessory dwellings are a secondary house or apartment with its own kitchen, living area and separate entrance that shares the building lot of a larger, primary house.

The Land Development Code of Richland County, South Carolina, includes certain restrictions on accessory dwellings including:

- Only one accessory dwelling shall be permitted per single-family dwelling
- A manufactured home may not be used as an accessory dwelling
- The gross floor area of the accessory dwelling shall not exceed 500 square feet or contain more than 1/4th of the heated floor area of the principal single-family dwelling

Additional county development regulations and fees which may limit the development of new affordable housing which were identified in the previous Consolidated Plan still remain, these include:

- A limited number of zoning districts that allows the location of new mobile home parks make it difficult to locate a new mobile home park in the county
- Subdivision regulations that require all roads in new developments to be paved and constructed to county standards, rather than offering alternatives for dirt roads in smaller subdivisions

- Subdivision regulations that require all new subdivisions of 50 lots or more to provide sidewalks and landscaping, items which add additional development costs that are passed on to home buyers
- A substantial increase in building permit fees was adopted in 2005 to bring fees in line with neighboring jurisdictions. These increases result in increased building costs for developers and homebuyers
- Increases in the water meter tap fee for a single-family home, and the nearly doubling of the sewer tap fee have directly contributed to rising housing costs in the county.

Continued

The County’s most recent Analysis of Impediments to Fair Housing Choice identified several minor items in its public policies that may serve as barriers to affordable housing. The County has continued to revise and update its Zoning Ordinance. This document is consistent with the Fair Housing Act, Section 504, and the Americans with Disabilities Act though it should be amended to add new definitions of Family, Handicap (disabled), Fair Housing Act, Accessibility, Visitability, etc. There are no other public policies that restrict fair housing.

Richland County is committed to removing or reducing barriers to the development of affordable housing whenever possible throughout the County. A variety of actions include, among others, to reduce the cost of housing to make it affordable.

- Provide developers and non-profits with incentives for the construction or rehabilitation of affordable housing to keep rents affordable
- Provide assistance to first time homebuyer to purchase a home.
- Assist in acquiring sites for development of affordable housing.
- Promote Federal and State financial assistance for affordable housing.

There are no known public policies in Richland County that are a barrier to affordable housing. The County’s Department of Planning and Community Development monitors the following:

- Land Use Controls
- Zoning Ordinance
- Building Code
- Fees and charges

MA-45 Non-Housing Community Development Assets – 91.215 (f)

Introduction

Richland County benefits from being the seat of state government, the University of South Carolina and Fort Jackson. Additionally, the county is seeking economic development projects to attract business to create jobs and revitalize neighborhoods. The County still has several challenges including a significant number of residents living in poverty, the skills of the labor force often does not match the needs of the business community, lack of infrastructure and policy barriers which slow the pace of economic growth.

Non-housing community development issues are area road improvements, public transportation, and sidewalk and lighting improvements are needed improvements.

Neighborhood Master Planning

Non-housing community development are now guided by the efforts of the Neighborhood Master Plans. A neighborhood master plan is a study of planning issues in a residential neighborhood including its commercial component. The neighborhood master plans include:

- Future land use for residential, commercial, open space, civic and recreational uses
- Capital improvements that will impact safety, housing, economic development, community access and public services
- Demographics and statistics
- Public meetings and workshops
- Assessment of challenges and needs
- Strategies to guide community improvements and growth

Approved and adopted County Council, each Neighborhood Master Plan is incorporated into the County's Comprehensive Plan. The Neighborhood Improvement Program ensure strategies and programs are implemented. The Richland County Neighborhood Improvement Program was established by County Council to coordinate and fund neighborhood master plans and improvement projects in Richland County. The program is a partnership between county government and neighborhood organizations.

Economic Development Market Analysis

Business Activity

Business by Sector	Number of Workers	Number of Jobs	Share of Workers %	Share of Jobs %	Jobs less workers %
Agriculture, Mining, Oil & Gas Extraction	525	938	1	1	0
Arts, Entertainment, Accommodations	12,697	8,441	17	13	-4
Construction	3,555	4,349	5	7	2
Education and Health Care Services	14,430	8,783	19	13	-6
Finance, Insurance, and Real Estate	8,894	12,727	12	19	7
Information	1,741	1,720	2	3	1
Manufacturing	7,242	6,997	9	11	2
Other Services	2,839	2,111	4	3	-1
Professional, Scientific, Management Services	5,617	3,159	7	5	-2
Public Administration	0	0	0	0	0
Retail Trade	12,016	11,026	16	17	1
Transportation and Warehousing	3,650	1,707	5	3	-2
Wholesale Trade	3,531	3,686	5	6	1
Total	76,737	65,644	--	--	--

Table 40 - Business Activity

Data Source: 2013-2017 ACS (Workers), 2017 Longitudinal Employer-Household Dynamics (Jobs)

Labor Force

Total Population in the Civilian Labor Force	130,701
Civilian Employed Population 16 years and over	120,790
Unemployment Rate	7.54
Unemployment Rate for Ages 16-24	28.47
Unemployment Rate for Ages 25-65	4.69

Table 41 - Labor Force

Data Source: 2013-2017 ACS

Occupations by Sector	Number of People
Management, business and financial	26,490
Farming, fisheries and forestry occupations	6,365
Service	12,320
Sales and office	33,395
Construction, extraction, maintenance and repair	6,705
Production, transportation and material moving	6,190

Table 42 – Occupations by Sector

Data Source: 2013-2017 ACS

Travel Time

Travel Time	Number	Percentage
< 30 Minutes	76,770	66%
30-59 Minutes	33,820	29%
60 or More Minutes	5,825	5%
Total	116,415	100%

Table 43 - Travel Time

Data Source: 2013-2017 ACS

Education:

Educational Attainment by Employment Status (Population 16 and Older)

Educational Attainment	In Labor Force		Not in Labor Force
	Civilian Employed	Unemployed	
Less than high school graduate	4,645	870	4,300

Educational Attainment	In Labor Force		Not in Labor Force
	Civilian Employed	Unemployed	
High school graduate (includes equivalency)	20,640	1,874	7,140
Some college or Associate's degree	32,925	2,180	8,030
Bachelor's degree or higher	38,360	1,195	5,725

Table 44 - Educational Attainment by Employment Status

Data Source: 2013-2017 ACS

Educational Attainment by Age

	Age				
	18–24 yrs	25–34 yrs	35–44 yrs	45–65 yrs	65+ yrs
Less than 9th grade	359	680	834	1,246	1,769
9th to 12th grade, no diploma	3,015	2,125	1,355	3,618	2,023
High school graduate, GED, or alternative	7,470	8,160	6,770	14,810	9,085
Some college, no degree	12,380	9,660	7,659	14,538	6,423
Associate's degree	1,005	2,445	3,650	6,129	2,390
Bachelor's degree	2,790	7,630	8,063	14,115	4,985
Graduate or professional degree	400	3,390	4,855	8,390	3,955

Table 45 - Educational Attainment by Age

Data Source: 2013-2017 ACS

Educational Attainment – Median Earnings in the Past 12 Months

Educational Attainment	Median Earnings in the Past 12 Months
Less than high school graduate	253,145
High school graduate (includes equivalency)	412,105
Some college or Associate's degree	459,105
Bachelor's degree	646,455
Graduate or professional degree	575,360

Table 46 – Median Earnings in the Past 12 Months

Data Source: 2013-2017 ACS

Based on the Business Activity table above, what are the major employment sectors within your jurisdiction?

Education and health care continue to be the employment sector in Richland County with the most workers, employing 18% of workers in the County, though only 13% of jobs are in this sector. Arts,

Entertainment, Accommodations is the next highest sector, each with 16% of workers, though only 12% of jobs are in this sector. Retail trade is the next highest sector, each with 15% of workers, though only 16% of jobs are in this sector. The imbalance between employment and the number of jobs suggests that many in the three major sectors commute out of the county to their employment. Data indicates the almost 1/3 of workers in the County commute more than 30 minutes to work. This information is the most recent data available.

The sector with the most jobs located in the county is finance, insurance, and real estate with 13,409 jobs, or 19 percent of all jobs in the county. The numbers of workers in the finance, insurance, and real estate industry as well as in manufacturing industry compared to the number of jobs suggests the workers outside the county, from neighboring Lexington County for example, are traveling into Richland County for jobs in these industries.

Approximately 9 percent of the adult population and population aged 18 to 24 years have less than a high school diploma or equivalent. Approximately 27% the adult population and population aged 18-24 have at least some college.

Describe the workforce and infrastructure needs of the business community:

Affordable housing remains an issue due in part to concerns of concentration in specific areas of the county. This concerns is largely due to opposition to high density development and the prospect of Section 8 housing in northwestern parts of the County and allowing the lower area of the County below the City of Columbia to retain its the rural nature. The term workforce housing has become a better descriptive term to define affordable housing. This is housing that working class families such as teachers, firefighters, young professionals, factory workers can afford to purchase and begin raising families.

Street and highway infrastructure which includes reconstruction of existing roads, construction of new roads, improved lighting, bicycle lanes, sidewalks, and greenways is another are of major need. With the improvements to the road and highway infrastructure, the County needs to address the associated improvements to water and sewer infrastructure which needs to be constructed and/or rehabilitated to serve potential sites of new business and residential development. Initiative such as the gas tax and increase in sales tax continue to assist in creating funding for these improvements.

Describe any major changes that may have an economic impact, such as planned local or regional public or private sector investments or initiatives that have affected or may affect job and business growth opportunities during the planning period. Describe any needs for workforce development, business support or infrastructure these changes may create.

The County has undertaken a master planning effort and to date has developed 10 neighborhood master plans which when completed and adopted by County Council are incorporated into the comprehensive plan. These neighborhood plans are a detailed studies of specific planning issues related

to residential neighborhoods and their commercial component. Each Neighborhood Master Plan is unique, but many contain similar elements such as:

- Community assessments
 - Future land use for residential, commercial, open space, civic and recreational uses
 - Capital improvements that will impact safety, housing, economic development, community access and public services
- Demographics and statistics
- Public meetings and workshops
- Assessment of challenges and needs
- Strategies to guide community improvements and growth
 - Priority of improvements
 - Cost estimates
 - Timelines for implementation and completion

The Economic Development Committee continues to do outreach with local businesses to understand the need of the business community. As with any development, natural locations need to be identified such as the I-77 Corridor. However, the natural development corridors often entail the need for upgrades or installation of infrastructure. Other factors influencing economic development are taxes and retention of the workforce.

How do the skills and education of the current workforce correspond to employment opportunities in the jurisdiction?

Education is key to economic development in the County, often as jobs are created local residents do not have the necessary skill and training opportunities are limited. The perception is that workers from outside the county are capturing a disproportionate number of new mid-skill jobs.

Richland County community development staff expressed the need for more focus on developing small businesses in the county. The economic development staff drew attention to several community development assets in the county. A number of large employers operate on Broad River Road near the Broad River master planning area, and in the large master planning area of Lower Richland County there is significant economic activity in the construction and manufacturing sectors. The Richland County library system was also identified as a community development asset, especially for the services provided to children and residents requiring bilingual support, job training, and other social service programs.

Despite relatively high educational attainment compared with South Carolina as a whole, education is a major concern in Richland County. Imbalances in the number of jobs and workers in certain major industries suggest that the skills of the workforce do not match the needs of the business community. In addition, only workers with advanced degrees earn over 100 percent of AMI on average. These workers represent only 16.2% percent of the County population over 25 years old.

Describe any current workforce training initiatives, including those supported by Workforce Investment Boards, community colleges and other organizations. Describe how these efforts will support the jurisdiction's Consolidated Plan.

The Midland Education Business Alliance (MEBA) is a non-profit organization connecting businesses and schools to train employee for available employment. The program includes technical programs for grades K-12 and a parent education component to help parents understand the nature of manufacturing to assist their children in pursuing careers in manufacturing.

Midlands Technical College (MTC) has programs to train workers for jobs that will require more than a high school diploma but less than a four-year degree. The South Carolina workforce development board estimates that 45 percent of South Carolina jobs require this level of education and training. MTC offers associate degrees, certificate programs, and diploma programs.

Remington College, a private institution which offers associate degrees, certificate programs, and diploma programs.

These programs offer training prepare a skilled workforce capable of earning a living wage, which contributes to more stable housing opportunities, increase homeownership, and stabilized neighborhoods.

Does your jurisdiction participate in a Comprehensive Economic Development Strategy (CEDS)?

Yes

If so, what economic development initiatives are you undertaking that may be coordinated with the Consolidated Plan? If not, describe other local/regional plans or initiatives that impact economic growth.

The county participates in a Comprehensive Economic Development Strategy for the 4-county Central Midlands region. Other initiatives include coordination of economic development initiatives with the development of affordable housing, road improvements, public transportation improvements, and infrastructure improvements.

The extensive master planning development of 10 neighborhoods in the county, outside the City of Columbia has made strides if moving the County forward. Six of the plans make reference to roadway improvements including paving, streetscapes, improved lighting, sidewalks, and bicycle lanes. Sewage, water and drainage are noted in one master plan. Parks and recreation areas are proposed in seven of the neighborhood master plans.

Discussion

Of the County's population over 25, 22.0% have a high school diploma (or equivalent), 21.9% have some college but no degree, 8.6% have an associate's degree, 22.9% have a bachelor's degree, and 16.2% have an advanced degree. This information from the 2016-2020 American Community Survey is the most recent data available. The workforce has the tools to be competitive and with the efforts designed to advance economic development, the County can compete in the market. Non-housing community development needs which include economic development, are high priorities for the County. Data indicated many workers commute in and out of county and one-third of workers living in the County commute 30 minutes or more to work. Current unemployment is at 3.0% matching the current State unemployment rate and less than the National rate of 3.6%.

Affordable housing for the workforce and infrastructure development to enable business expansion remains key for future development and growth. Though the workforce is fairly well-educated, the technical fields and improved educational attainment is still required to meet the workforce needs of the business community. Economic development initiatives need to include new business development of small business to factories, to industrial development and associated transportation infrastructure improvements and ongoing work with the neighborhood master plans.

MA-50 Needs and Market Analysis Discussion

Are there areas where households with multiple housing problems are concentrated? (include a definition of "concentration")

Households with multiple housing problems are located throughout Richland County. Cost burden in the CHAS data is only available for low- and moderate-income families. Using other data sources, it is evident that cost burden is located everywhere in Richland County. The CHAS data however does reveal information regarding housing problems for specific minority groups and areas of minority concentration are already defined and mapped in this report.

Are there any areas in the jurisdiction where racial or ethnic minorities or low-income families are concentrated? (include a definition of "concentration")

The most recent available data on the concentration of racial or ethnic groups is the 2016-2020 ACS Five-Year Estimates. According to this data, Richland County has a minority population of 58.9% of its total population. The County uses the definition of an Area of Minority Concentration as a Census Tract or Block Group where at least 50% of the population who reside in that area are identified as being a minority person. Based on this definition there are 40 Census Tracts (or partial Census Tracts) in the County (not including Census Tracts located in the City of Columbia) with a percentage of minority persons over 50%: Census Tract 1; Census Tract 3; Census Tract 4; Census Tract 5; Census Tract 9; Census Tract 104.03; Census Tract 104.07; Census Tract 104.08; Census Tract 104.11; Census Tract 104.12; Census Tract 104.13; Census Tract 105.01; Census Tract 105.02; Census Tract 106; Census Tract 107.01; Census Tract 107.02; Census Tract 107.03; Census Tract 108.03; Census Tract 108.04; Census Tract 108.05; Census Tract 108.06; Census Tract 109; Census Tract 110; Census Tract 112.02; Census Tract 113.03; Census Tract 113.05; Census Tract 114.11; Census Tract 114.12; Census Tract 114.13; Census Tract 114.14; Census Tract 114.17; Census Tract 114.18; Census Tract 114.19; Census Tract 116.06; Census Tract 116.07; Census Tract 116.08; Census Tract 117.01; Census Tract 117.02; Census Tract 119.01; Census Tract 119.02; and Census Tract 120.

What are the characteristics of the market in these areas/neighborhoods?

According to the 2016-2020 ACS Five-Year Estimates, Richland County has a minority population of 58.9% of its total population. In the Areas of Minority Concentration, there is a higher proportion of renter-occupied and vacant units compared to the other Census Tracts within the county. Many of these Areas of Minority Concentration are rural and located in unincorporated communities. Within those Census Tracts, 63.5% of the total population is Black or African American.

Are there any community assets in these areas/neighborhoods?

The areas identified as Areas of Minority Concentration have resources including access to transportation, employment opportunities, healthcare, and food sources.

Are there other strategic opportunities in any of these areas?

The areas identified as Areas of Minority Concentration in unincorporated Richland County are within close proximity to the International Corridor and Decker master planned area. These areas include a high concentration of mobile home parks.

MA-60 Broadband Needs of Housing occupied by Low- and Moderate-Income Households - 91.210(a)(4), 91.310(a)(2)

Describe the need for broadband wiring and connections for households, including low- and moderate-income households and neighborhoods.

The broadband issue for many low- and moderate-income persons in Richland County is not availability but affordability. Richland County is a long-established community, and as such, availability of services such as broadband have been in place for years. Persons living on fixed incomes or working low wage jobs may not be able to afford the monthly payment for broadband access. There are locations such as libraries and public facilities which do provide access though it may not be the most convenient for users. However, in today's market the use of wireless internet through a smartphone has likely become the option of choice for most users including low- and moderate-income persons. Additionally, developers generally will include broadband wiring during construction and/or renovation of housing units, though with the use of wireless internet, often the wiring consists of the line coming into the unit for connection to a wireless router. The more rural areas of the county may not have hard-wired access to internet, though there are a variety of wireless options available such as satellite providers.

Describe the need for increased competition by having more than one broadband Internet service provider serve the jurisdiction.

There does not appear to be a need for additional completion for broadband providers in Richland County. Currently there are approximately seven (7) providers of residential service. These companies provide a variety of means for access ranging from HughesNet and Viasat with satellite service to Spectrum with cable service to AT&T, Earthlink and Kinetic with DSL service and AT&T Fiber with fiber service. Competition appears to be strong with service starting at approximately \$50.00 per month. Most residents having a choice of 3-4 providers for service. The outlying areas of Richland County have more limited availability of service and may only have one or two options for providers.

MA-65 Hazard Mitigation - 91.210(a)(5), 91.310(a)(3)

Describe the jurisdiction's increased natural hazard risks associated with climate change.

In 2015, Hurricane Joaquin brought historic levels of rainfall and flooding in Richland County, causing major damage to homes, business, infrastructure, and public facilities. In response, the Central Midlands Council of Governments updated their Hazard Mitigation Plan which expresses the major concerns for emergency preparedness in the county. The Plan in its 2021 update cites the greatest County vulnerability hazards as flooding, extreme heat, lightning, and tropical storms and hurricanes.

Given its geography, Richland County is vulnerable to many hazards worsened by climate change. Because South Carolina is a state in the American South and is situated on the coast, Richland County is likely to be subjected to extreme heat and hurricane risks (which causes further flooding, wind, and storm damage). According to the Central Midlands Council of Governments Hazard Mitigation Plan, the southern section of Richland County is at particularly high risk of natural hazards caused or worsened by climate change.

Describe the vulnerability to these risks of housing occupied by low- and moderate-income households based on an analysis of data, findings, and methods.

Any occurrence of a disaster whether caused by man, nature or climate change has devastating impacts on the people affected. The impact on vulnerable lower income populations may be even more devastating. A number of these households may not have insurance or sufficient insurance to cover an unexpected event such as a fire or flood. Households renting are likely more vulnerable than homeowners as there is a great possibility a renter does not have insurance to protect themselves or their belongings. Lower income homeowner can be affected as they may not have the means to afford insurance.

Strategic Plan

SP-05 Overview

Strategic Plan Overview

The Strategic Plan established the County's housing, homeless, other special needs, community development, economic development, and administrative priorities and goals that the County expects to complete in the next five years. The FY 2022-2026 Strategic Plan was developed based on evaluating the needs and problems experienced by the residents of County. The strategy is the result of the County's housing and community development needs assessment, as well as a housing market analysis, which has determined the County's priorities based on overall needs.

The goals, projects, and activities of the Five-Year Consolidated Plan are to assist households with incomes less than 80% of the area median income (AMI). Areas in the County with 51% or more of the households with incomes less than 80% AMI are designated as CDBG Target Areas. Richland County has an overall low- and moderate-income population of 45.26% as of the 2011-2015 ACS data LMI HUD calculation.

Richland County based its goals and objectives for the FY 2022-2026 Five Year Consolidated Plan on the following, which provided a framework for the development of the Five-Year Consolidated Plan:

- **Assist** - Develop comprehensive strategies to support and assist those in need in the Richland County.
- **Involve** - Involve the community and provide opportunities for citizen input and involvement in the Five-Year Consolidated Plan process and the preparation of the report.
- **Collaborate** - Encourage collaboration between public, private, and non-profit agencies in order to ensure the most efficient and effective services.
- **Leverage** - Leverage CDBG funds and other local resources to maximize the effectiveness of programs and services.
- **Promote** - Encourage and support outside agencies and organizations to undertake specific projects and programs to assist low- and moderate-income persons.

Richland County's priority needs were determined based on existing data on the needs of the community:

- consultation with County Department Heads and staff
- round table discussions
- public hearings
- on-line resident survey
- surveys from social service providers, housing organizations, and community and economic development agencies

The key factors affecting the determination of the five-year priorities include the following:

- target households with greatest need for assistance
- low- and moderate-income areas with the greatest need
- activities that will address the needs of County residents
- limited amount of funding available to meet needs
- leverage of additional resources

The priority ranking for housing, homeless, other special needs, community development, economic development, and anti-poverty needs are as follows:

- **High Priority** - Activities are assigned a high priority if the County expects to fund them during the Five-Year Consolidated Plan period
- **Low Priority** - Activities are assigned a low priority if the activity may not be funded by the County during the Five-Year Consolidated Plan period; the County may support applications for other funding if those activities are consistent with the needs identified in the Five-Year Consolidated Plan

SP-10 Geographic Priorities – 91.215 (a)(1)

Geographic Area

Table 47 - Geographic Priority Areas

1	Area Name:	County-wide
	Area Type:	Local Target area
	Other Target Area Description:	
	HUD Approval Date:	
	% of Low/ Mod:	
	Revital Type:	Comprehensive
	Other Revital Description:	
	Identify the neighborhood boundaries for this target area.	The boundaries are the county limits.
	Include specific housing and commercial characteristics of this target area.	See sections NA and MA.
	How did your consultation and citizen participation process help you to identify this neighborhood as a target area?	See PR-10 and PR-15.
	Identify the needs in this target area.	See section NA.
	What are the opportunities for improvement in this target area?	See section SP.
	Are there barriers to improvement in this target area?	See MA-40.
2	Area Name:	Low/Mod Area
	Area Type:	Local Target area
	Other Target Area Description:	
	HUD Approval Date:	
	% of Low/ Mod:	
	Revital Type:	Housing
	Other Revital Description:	
	Identify the neighborhood boundaries for this target area.	The boundaries are the county low/mod census tracts and block groups limits.
Include specific housing and commercial characteristics of this target area.	See sections NA and MA.	

How did your consultation and citizen participation process help you to identify this neighborhood as a target area?	See PR-10 and PR-15.
Identify the needs in this target area.	See section NA.
What are the opportunities for improvement in this target area?	See section SP.
Are there barriers to improvement in this target area?	See MA-40.

General Allocation Priorities

Describe the basis for allocating investments geographically within the jurisdiction (or within the EMSA for HOPWA)

Richland County will allocate its CDBG funds to those geographic areas whose population is over 51% low- and moderate-income and/or to low- and moderate-income clientele. At least 70% of all the County’s CDBG funds are budgeted for activities which principally benefit low- and moderate-income persons. The following guidelines for allocating CDBG and HOME funds will be used by the County for the FY 2022-2026 Program Years:

- The public services projects/activities are for social service organizations whose clientele are low-income or in certain cases, a limited type of clientele with a presumed low- and moderate-income status.
- The homeless projects/activities are for homeless agencies/organization that serve a specific type of clientele with a presumed low- and moderate-income status.
- The other special needs projects/activities are limited to a clientele with a presumed low- and moderate-income status.
- The community and public facilities projects/activities are either located in a low- and moderate-income census tract/block group or have a low- and moderate-income service area benefit or a limited clientele which is low- and moderate-income.
- The infrastructure improvement projects/activities are either located in a low- and moderate-income census tract/block group or have a low- and moderate-income service area benefit or a limited clientele which is low- and moderate-income.
- The acquisition and demolition of structures are either located in a low- and moderate-income census area or these activities are eligible by preventing or eliminating slums and blight on a spot or area basis.
- The housing projects/activities have income eligibility criteria; therefore, the income requirement limits funds to low- and moderate-income households throughout the County.
- Economic development projects/activities will either be located in a low- and moderate-income census tract/block group, or a poverty census tract greater than 20%, or part of a redevelopment plan, or makes 51% of the jobs available to low- and moderate-income persons.

The County allocates CDBG funds to areas or projects/activities which predominantly benefit low- and moderate-income persons to rehabilitate or construct new housing for low- and moderate-income households; to create low- and moderate-income jobs; to projects/activities that principally benefit low- and moderate-income persons; and/or slum and blight removal on a spot or area basis.

The HOME funds will be used for administration and for housing projects/activities. These funds will be targeted to low-income households and projects/activities designed to provide affordable housing to low-income households. The disbursement is based on needs of low- and moderate-income households, not by geographic area.

SP-25 Priority Needs - 91.215(a)(2)

Priority Needs

Table 48 – Priority Needs Summary

1	Priority Need Name	Housing Strategy
	Priority Level	High
	Population	Extremely Low Low Moderate Large Families Families with Children Elderly Public Housing Residents Rural Chronic Homelessness Individuals Families with Children Mentally Ill Chronic Substance Abuse veterans Persons with HIV/AIDS Victims of Domestic Violence Unaccompanied Youth Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with Alcohol or Other Addictions Persons with HIV/AIDS and their Families Victims of Domestic Violence Non-housing Community Development
	Geographic Areas Affected	County-wide Low/Mod Area
	Associated Goals	HSG-1 Homeownership HSG-2 Owner-occupied Housing Rehabilitation HSG-3 Housing Construction/Rehabilitation HSG-4 Renter-occupied Rehabilitation HSG-5 Fair Housing

	Description	There is a need to improve the quality of the housing stock in Richland County by increasing the amount of decent, safe, sound, and accessible housing for homeowners, renters, and homebuyers that is affordable to low- and moderate-income persons and families.
	Basis for Relative Priority	Priority Need: There is a need to increase the supply of affordable, housing for homeowners and renters that is decent, safe and sanitary. Objective: Improve, preserve, and expand the supply of affordable housing for low- and moderate-income persons and families.
2	Priority Need Name	Homeless Strategy
	Priority Level	High
	Population	Extremely Low Low Moderate Large Families Families with Children Elderly Public Housing Residents Rural Chronic Homelessness Individuals Families with Children Mentally Ill Chronic Substance Abuse veterans Persons with HIV/AIDS Victims of Domestic Violence Unaccompanied Youth Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with Alcohol or Other Addictions Persons with HIV/AIDS and their Families Victims of Domestic Violence Non-housing Community Development
	Geographic Areas Affected	County-wide Low/Mod Area

	Associated Goals	HMS-1 Operation/Support HMS-2 Prevention and Housing HMS-3 Housing HMS-4 Continuum of Care HMS-5 Permanent Housing
	Description	Priority Need: There is a continuing need for services and housing opportunities for homeless persons and persons/families at-risk of becoming homeless. Objective: Work with community partners to improve the living conditions and support services available for homeless persons, families, and those who are at risk of becoming homeless.
	Basis for Relative Priority	There is a continuing need for services and housing opportunities for homeless persons and persons/families at-risk of becoming homeless. High Priority.
3	Priority Need Name	Other Special Needs Strategy
	Priority Level	High

Population	Extremely Low Low Moderate Middle Large Families Families with Children Elderly Public Housing Residents Rural Chronic Homelessness Individuals Families with Children Mentally Ill Chronic Substance Abuse veterans Persons with HIV/AIDS Victims of Domestic Violence Unaccompanied Youth Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with Alcohol or Other Addictions Persons with HIV/AIDS and their Families Victims of Domestic Violence Non-housing Community Development
Geographic Areas Affected	County-wide Low/Mod Area
Associated Goals	SNS-1 Housing SNS-2 Social Services SNS-3 Accessibility
Description	<p>Priority Need: There is a need to increase housing opportunities, services, and facilities for persons with special needs.</p> <p>Objective: Improve the living conditions and services for those residents with special needs, including the disabled population.</p>
Basis for Relative Priority	The relative priority for Richland County is the need to continually identify and implement housing and supportive services required to house homeless or at-risk households.

4	Priority Need Name	Community Development Strategy
	Priority Level	High
	Population	Extremely Low Low Moderate Middle Large Families Families with Children Elderly Public Housing Residents Rural Chronic Homelessness Individuals Families with Children Mentally Ill Chronic Substance Abuse veterans Persons with HIV/AIDS Victims of Domestic Violence Unaccompanied Youth Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with Alcohol or Other Addictions Persons with HIV/AIDS and their Families Victims of Domestic Violence Non-housing Community Development
	Geographic Areas Affected	County-wide Low/Mod Area
	Associated Goals	CDS-1 Community Facilities CDS-2 Infrastructure CDS-3 Accessibility Improvements CDS-4 Food Programs CDS-5 Public Services CDS-6 Public Safety CDS-7 Clearance/Demolition CDS-8 Revitalization

	Description	<p>Priority Need: There is a continuing need to upgrade and improve community facilities, infrastructure, public services and revitalize socially and economically distressed neighborhoods in the County.</p> <p>Objective: Improve the community facilities, infrastructure, public services, public safety, and transportation, along with the elimination of blighting influences in the County.</p>
	Basis for Relative Priority	The age and deteriorating condition of the community facilities has determined the high priority of this need. The County will fund projects over the five-year period.
5	Priority Need Name	Economic Development Strategy
	Priority Level	High
	Population	Extremely Low Low Moderate Middle Large Families Families with Children Elderly Public Housing Residents Rural Chronic Homelessness Individuals Families with Children Mentally Ill Chronic Substance Abuse veterans Persons with HIV/AIDS Victims of Domestic Violence Unaccompanied Youth Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with Alcohol or Other Addictions Persons with HIV/AIDS and their Families Victims of Domestic Violence Non-housing Community Development

	Geographic Areas Affected	County-wide Low/Mod Area
	Associated Goals	EDS-1 Employment EDS-2 Financial Incentives/Assistance EDS-3 Redevelopment Programs
	Description	Priority Need: There is a need to increase opportunities for economic advancement and self-sufficiency, as well as educational (social/life skills) training and empowerment for all residents of the County. Objective: Improve and expand employment opportunities in the County for low- and moderate-income persons and families.
	Basis for Relative Priority	Richland County will continue to operate in compliance with protected class definitions found in federal regulations.
6	Priority Need Name	Administration, Planning, and Management Strategy
	Priority Level	High

<p>Population</p>	<p>Extremely Low Low Moderate Middle Large Families Families with Children Elderly Public Housing Residents Rural Chronic Homelessness Individuals Families with Children Mentally Ill Chronic Substance Abuse veterans Persons with HIV/AIDS Victims of Domestic Violence Unaccompanied Youth Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with Alcohol or Other Addictions Persons with HIV/AIDS and their Families Victims of Domestic Violence Non-housing Community Development</p>
<p>Geographic Areas Affected</p>	<p>County-wide Low/Mod Area</p>
<p>Associated Goals</p>	<p>AMS-1 Overall Coordination AMS-2 Special Studies/Management AMS-3 Fair Housing</p>
<p>Description</p>	<p>Priority Need: There is a need for planning, administration, management, and oversight of Federal, State, and local funded programs to address the housing and community and economic development needs.</p> <p>Objective: Provide sound and professional planning, administration, oversight and management of Federal, State, and local funded programs and activities.</p>

Basis for Relative Priority	The County will fund this every year of the five-year period
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Narrative (Optional)

Not Applicable.

SP-30 Influence of Market Conditions – 91.215 (b)

Influence of Market Conditions

Affordable Housing Type	Market Characteristics that will influence the use of funds available for housing type
Tenant Based Rental Assistance (TBRA)	The County has very limited HOME funds. Financial assistance is limited to acquisition, construction, or rehabilitation of properties for affordable housing for both owner and renter occupied housing.
TBRA for Non-Homeless Special Needs	The County has very limited HOME funds. Financial assistance is limited to acquisition, construction, or rehabilitation of properties for affordable housing for both owner and renter occupied housing.
New Unit Production	There are numerous vacant sites in residential areas that the County can utilize for new infill housing construction and for new rental construction. New construction will permit the design of housing that is accessible for the special needs populations.
Rehabilitation	41.0% of all housing stock within the County was built prior to 1980 according to the 2016-2020 American Community Survey. Due to the age of these housing units, there is a need to rehabilitate the County’s housing stock. It is more economical to rehab an existing home than to construct a new home.
Acquisition, including preservation	The cost to acquire property is expensive, especially when relocation benefits are required. The County has developed guidelines for historic presentation that can be found in the County Zoning Ordinance.

Table 49 – Influence of Market Conditions

SP-35 Anticipated Resources - 91.215(a)(4), 91.220(c)(1,2)

Introduction

Richland County is receiving \$1,693,966 from its CDBG allocation and \$868,030 from its HOME allocation for the FY 2022 program year. The program year goes from October 1, 2022 through September 30, 2023. These funds will be used to address the following strategies:

- Housing Strategy (HSG);
- Homeless Strategy (HMS);
- Other Special Needs Strategy (SNS);
- Community Development Strategy (CDS);
- Economic Development Strategy (EDS); and
- Administration, Planning, and Management Strategy (AMS).

The expected amount of Federal funds available for the remainder of the Five-Year Consolidated Plan is based on the FY 2022 Federal Allocation times five (5) years, this amount does not include program income.

- **FY 2022** - CDBG = \$1,693,966 / HOME = \$868,030
- **FY 2023** - CDBG = \$1,693,966 / HOME = \$868,030
- **FY 2024** - CDBG = \$1,693,966 / HOME = \$868,030
- **FY 2025** - CDBG = \$1,693,966 / HOME = \$868,030
- **FY 2026** - CDBG = \$1,693,966 / HOME = \$868,030
- **Totals - CDBG = \$8,469,830 / HOME = \$4,340,150**

Currently there is no expected amount of program income.

The yearly accomplishments of these projects/activities are reported in the FY 2022 Consolidated Annual Performance and Evaluation Report (CAPER) and then annually thereafter for the entire FY 2022-2026 Five-Year Consolidated Plan period.

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	1,693,966	0	0	1,693,966	6,775,864	The Community Development Block Grant (CDBG) program is a flexible program that provides communities with resources to address a wide range of unique community development needs. CDBG funds are awarded annually as formula grants to participating jurisdictions.
HOME	public - federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	868,030	0	0	868,030	3,472,120	HOME is a Federal block grant to create affordable housing for low-income households. HOME funds are awarded annually as formula grants to participating jurisdictions.

Table 50 - Anticipated Resources

Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied

The following financial resources may be available for FY 2022-2026 Five-Year Consolidated Plan, including anticipated funds to address the priority needs and specific objectives identified in the County's Five-Year Consolidated Plan.

If appropriate, describe publically owned land or property located within the jurisdiction that may be used to address the needs identified in the plan

The County does not intend to use, acquire or improve any publicly owned land or property using CDBG funds to address the needs identified in the County's Five-Year Consolidated Plan unless required to improve existing public infrastructure and facilities.

Discussion

Richland County established its Priorities, Strategies and Goals based on its entitlement amount of HUD Federal Grant Funds.

SP-40 Institutional Delivery Structure – 91.215(k)

Explain the institutional structure through which the jurisdiction will carry out its consolidated plan including private industry, non-profit organizations, and public institutions.

Responsible Entity	Responsible Entity Type	Role	Geographic Area Served
Richland County Community Development Department	Government	Planning	Jurisdiction
Columbia Housing Authority	PHA	Public Housing	Region
Columbia Housing Development Corporation	Non-profit organizations	Ownership	Region
The Comet/Columbia Regional Transit Authority	Government	public services	Region
Richland County Transportation Department	Government	neighborhood improvements	Jurisdiction
Midlands Area Consortium for the Homeless	Continuum of care	Homelessness	Region

Table 51 - Institutional Delivery Structure

Assess of Strengths and Gaps in the Institutional Delivery System

Richland County has a number of organizations that work together including the County’s Community Development Division to address the needs of vulnerable populations of the County and surrounding region. Given the variety of providers, the region is fortunate that many needs of low- and moderate-income persons and families can be met which is a strength. The gap, however, in the delivery system is the lack of funds available for housing programs and supportive services. Coordination and cooperation among providers is evident, but financial resources at the federal, state and local level are scarce.

Availability of services targeted to homeless persons and persons with HIV and mainstream services

Homelessness Prevention Services	Available in the Community	Targeted to Homeless	Targeted to People with HIV
Homelessness Prevention Services			
Counseling/Advocacy	X	X	
Legal Assistance	X		

Homelessness Prevention Services	Available in the Community	Targeted to Homeless	Targeted to People with HIV
Homelessness Prevention Services			
Mortgage Assistance	X		
Rental Assistance	X	X	
Utilities Assistance	X		
Street Outreach Services			
Law Enforcement	X		
Mobile Clinics	X		
Other Street Outreach Services	X	X	
Supportive Services			
Alcohol & Drug Abuse	X	X	
Child Care	X		
Education	X		
Employment and Employment Training	X		
Healthcare	X	X	
HIV/AIDS	X		
Life Skills	X	X	
Mental Health Counseling	X		
Transportation	X	X	
Other			
	X		

Table 52 - Homeless Prevention Services Summary

Describe how the service delivery system including, but not limited to, the services listed above meet the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth)

Richland County provides a number of programs and services which provide shelter for homeless and at-risk populations. Several efforts are underway to provide additional housing, emergency shelter, transitional housing, and other services. Richland County is a partner in the local CoC, the Midlands Area Consortium for the Homeless (MACH), and provides CDBG funding for transitional housing.

Over 50 public, private, non-profit and faith-based organizations offer services directed towards assisting the homeless, various homeless subpopulations, and homelessness prevention. Many of these are members of the MACH. Through membership in the MACH, Richland County is able to coordinate with partner organizations to ensure the diverse needs of homeless populations including families with children, veterans, and unaccompanied youth are addressed.

Describe the strengths and gaps of the service delivery system for special needs population and persons experiencing homelessness, including, but not limited to, the services listed above

Strengths of the service delivery system

Many organizations in Richland County are working to meet the needs of individuals experiencing homelessness or who are at risk of experiencing homelessness. Dozens of these organizations coordinate their services through membership in the MACH. Richland County has long a history of involvement and collaboration with many partner organizations. Taken together, the services provided in Richland County address a diverse spectrum of needs facing the homeless population.

Gaps in the service delivery system

Available resources are insufficient to address the needs of all homeless subpopulations. In particular, services for homeless families and unaccompanied youth fall far short of the need. Palmetto Place Children’s Shelter and Epworth Children’s Home are the only organizations in the area that offer housing and services to unaccompanied youth; four beds are available at Palmetto Place while Epworth houses approximately 50 children and youth aged 13 to 18 at a given time. These facilities frequently must turn away homeless youth due to lack of space. Despite strong ties among CoC members, some stakeholders raised concerns about duplication of efforts and occasional problems with territoriality among some service providers.

Provide a summary of the strategy for overcoming gaps in the institutional structure and service delivery system for carrying out a strategy to address priority needs

While available funds are insufficient to provide for the needs of all groups, Richland County is committed to supporting partner organizations in their efforts to meet the needs of individuals experiencing homelessness and other special needs populations. RCDD staff work closely with many such organizations through their participation in a wide range of committees and community-based efforts.

In collaboration with its partners, the county is pursuing multiple strategies to close the affordable housing gap facing low-to-moderate income residents. This is an essential piece of the strategy to end chronic homelessness and to address the needs of many other special needs populations. These strategies include: building new affordable housing units, acquisition of existing housing units, the provision of assistance to cover rental and homeownership costs, financial assistance for homeowners to cover moderate rehabilitation costs, down-payment and closing cost subsidies, programs to support economic independence, and no interest deferred forgivable loans for elderly homeowners to correct code violations, remove lead-based paint hazards, and make general home improvements.

SP-45 Goals Summary – 91.215(a)(4)

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	HSG-1 Homeownership	2022	2026	Affordable Housing	County-wide Low/Mod Area	Housing Strategy	CDBG: \$0 HOME: \$750,000	Direct Financial Assistance to Homebuyers: 50 Households Assisted
2	HSG-2 Owner-occupied Housing Rehabilitation	2022	2026	Affordable Housing	County-wide Low/Mod Area	Housing Strategy	CDBG: \$1,000,000	Homeowner Housing Rehabilitated: 100 Household Housing Unit
3	HSG-3 Housing Construction/Rehabilitation	2022	2026	Affordable Housing	County-wide Low/Mod Area	Housing Strategy	HOME: \$3,156,135	Rental units constructed: 25 Household Housing Unit Rental units rehabilitated: 0 Household Housing Unit Homeowner Housing Added: 0 Household Housing Unit Other: 0 Other
4	HSG-4 Renter-occupied Rehabilitation	2022	2026	Affordable Housing	County-wide Low/Mod Area	Housing Strategy	HOME: \$0	Rental units rehabilitated: 0 Household Housing Unit Other: 0 Other

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
5	HSG-5 Fair Housing	2022	2026	Affordable Housing	County-wide Low/Mod Area	Housing Strategy	CDBG: \$0 HOME: \$0	Public service activities for Low/Moderate Income Housing Benefit: 0 Households Assisted Other: 0 Other

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
6	HMS-1 Operation/Support	2022	2026	Homeless	County-wide Low/Mod Area	Homeless Strategy	CDBG: \$0	Public service activities other than Low/Moderate Income Housing Benefit: 0 Persons Assisted Tenant-based rental assistance / Rapid Rehousing: 0 Households Assisted Homeless Person Overnight Shelter: 0 Persons Assisted Overnight/Emergency Shelter/Transitional Housing Beds added: 0 Beds Homelessness Prevention: 0 Persons Assisted Other: 0 Other

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
7	HMS-2 Prevention and Housing	2022	2026	Homeless	County-wide Low/Mod Area	Homeless Strategy	CDBG: \$0	Public service activities other than Low/Moderate Income Housing Benefit: 0 Persons Assisted Homeless Person Overnight Shelter: 0 Persons Assisted Overnight/Emergency Shelter/Transitional Housing Beds added: 0 Beds Homelessness Prevention: 0 Persons Assisted Other: 0 Other

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
8	HMS-3 Housing	2022	2026	Homeless	County-wide Low/Mod Area	Homeless Strategy	CDBG: \$0 HOME: \$0	Rental units constructed: 0 Household Housing Unit Rental units rehabilitated: 0 Household Housing Unit Tenant-based rental assistance / Rapid Rehousing: 0 Households Assisted Overnight/Emergency Shelter/Transitional Housing Beds added: 0 Beds Homelessness Prevention: 0 Persons Assisted Other: 0 Other

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
9	HMS-4 Continuum of Care	2022	2026	Homeless	County-wide Low/Mod Area	Homeless Strategy	CDBG: \$0	Public service activities other than Low/Moderate Income Housing Benefit: 0 Persons Assisted Homelessness Prevention: 0 Persons Assisted Other: 0 Other
10	HMS-5 Permanent Housing	2022	2026	Homeless	County-wide Low/Mod Area	Homeless Strategy	CDBG: \$0 HOME: \$0	Rental units constructed: 0 Household Housing Unit Rental units rehabilitated: 0 Household Housing Unit Other: 0 Other

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
11	SNS-1 Housing	2022	2026	Non-Homeless Special Needs	County-wide Low/Mod Area	Other Special Needs Strategy	CDBG: \$0 HOME: \$0	Rental units constructed: 0 Household Housing Unit Rental units rehabilitated: 0 Household Housing Unit Homeowner Housing Added: 0 Household Housing Unit Homeowner Housing Rehabilitated: 0 Household Housing Unit Direct Financial Assistance to Homebuyers: 0 Households Assisted Other: 0 Other

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
12	SNS-2 Social Services	2022	2026	Non-Homeless Special Needs	County-wide Low/Mod Area	Other Special Needs Strategy	CDBG: \$0	Public service activities other than Low/Moderate Income Housing Benefit: 0 Persons Assisted Public service activities for Low/Moderate Income Housing Benefit: 0 Households Assisted Other: 0 Other

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
13	SNS-3 Accessibility	2022	2026	Non-Homeless Special Needs	County-wide Low/Mod Area	Other Special Needs Strategy	CDBG: \$0 HOME: \$0	Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit: 0 Households Assisted Public service activities for Low/Moderate Income Housing Benefit: 0 Households Assisted Rental units constructed: 0 Household Housing Unit Rental units rehabilitated: 0 Household Housing Unit Homeowner Housing Rehabilitated: 0 Household Housing Unit Other: 0 Other

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
14	CDS-1 Community Facilities	2022	2026	Non-Housing Community Development	County-wide Low/Mod Area	Community Development Strategy	CDBG: \$0	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 0 Persons Assisted Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit: 0 Households Assisted Other: 0 Other
15	CDS-2 Infrastructure	2022	2026	Non-Housing Community Development	County-wide Low/Mod Area	Community Development Strategy	CDBG: \$4,005,395	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 5000 Persons Assisted Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit: 0 Households Assisted Other: 10 Other

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
16	CDS-3 Accessibility Improvements	2022	2026	Non-Housing Community Development	County-wide Low/Mod Area	Community Development Strategy	CDBG: \$0	<p>Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 0 Persons Assisted</p> <p>Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit: 0 Households Assisted</p> <p>Other: 0 Other</p>
17	CDS-4 Food Programs	2022	2026	Non-Housing Community Development	County-wide Low/Mod Area	Community Development Strategy	CDBG: \$0	<p>Public service activities other than Low/Moderate Income Housing Benefit: 0 Persons Assisted</p> <p>Public service activities for Low/Moderate Income Housing Benefit: 0 Households Assisted</p> <p>Other: 0 Other</p>

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
18	CDS-5 Public Services	2022	2026	Non-Housing Community Development	County-wide Low/Mod Area	Community Development Strategy	CDBG: \$1,270,470	Public service activities other than Low/Moderate Income Housing Benefit: 500 Persons Assisted Public service activities for Low/Moderate Income Housing Benefit: 0 Households Assisted Other: 0 Other

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
19	CDS-6 Public Safety	2022	2026	Non-Housing Community Development	County-wide Low/Mod Area	Community Development Strategy	CDBG: \$0	<p>Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 0 Persons Assisted</p> <p>Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit: 0 Households Assisted</p> <p>Public service activities other than Low/Moderate Income Housing Benefit: 0 Persons Assisted</p> <p>Public service activities for Low/Moderate Income Housing Benefit: 0 Households Assisted</p> <p>Other: 0 Other</p>
20	CDS-7 Clearance/Demolition	2022	2026	Non-Housing Community Development	County-wide Low/Mod Area	Community Development Strategy	CDBG: \$0	Buildings Demolished: 0 Buildings

21	CDS-8 Revitalization	2022	2026	Non-Housing Community Development	County- wide Low/Mod Area	Community Development Strategy	CDBG: \$0	Facade treatment/business building rehabilitation: 0 Business Brownfield acres remediated: 0 Acre Rental units constructed: 0 Household Housing Unit Rental units rehabilitated: 0 Household Housing Unit Homeowner Housing Added: 0 Household Housing Unit Businesses assisted: 0 Businesses Assisted Buildings Demolished: 0 Buildings Housing Code Enforcement/Foreclosed Property Care: 0 Household Housing Unit Other: 0 Other
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Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
22	EDS-1 Employment	2022	2026	Non-Housing Community Development	County-wide Low/Mod Area	Economic Development Strategy	CDBG: \$500,000 HOME: \$0	<p>Public service activities other than Low/Moderate Income Housing Benefit: 0 Persons Assisted</p> <p>Public service activities for Low/Moderate Income Housing Benefit: 0 Households Assisted</p> <p>Jobs created/retained: 15 Jobs</p> <p>Businesses assisted: 0 Businesses Assisted</p> <p>Other: 0 Other</p>

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
23	EDS-2 Financial Incentives/Assistance	2022	2026	Non-Housing Community Development	County-wide Low/Mod Area	Economic Development Strategy	CDBG: \$0	Facade treatment/business building rehabilitation: 0 Business Brownfield acres remediated: 0 Acre Jobs created/retained: 0 Jobs Businesses assisted: 0 Businesses Assisted Other: 0 Other

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
24	EDS-3 Redevelopment Programs	2022	2026	Non-Housing Community Development	County-wide Low/Mod Area	Economic Development Strategy	CDBG: \$0	Facade treatment/business building rehabilitation: 0 Business Brownfield acres remediated: 0 Acre Jobs created/retained: 0 Jobs Businesses assisted: 0 Businesses Assisted Other: 0 Other
25	AMS-1 Overall Coordination	2022	2026	Administration, Planning, and Management	County-wide Low/Mod Area	Administration, Planning, and Management Strategy	CDBG: \$1,693,965 HOME: \$434,015	Other: 10 Other
26	AMS-2 Special Studies/Management	2022	2026	Administration, Planning, and Management	County-wide Low/Mod Area	Administration, Planning, and Management Strategy	CDBG: \$0 HOME: \$0	Other: 0 Other
27	AMS-3 Fair Housing	2022	2026	Fair Housing	County-wide Low/Mod Area	Administration, Planning, and Management Strategy	CDBG: \$0 HOME: \$0	Other: 5 Other

Table 53 – Goals Summary

Goal Descriptions

1	Goal Name	HSG-1 Homeownership
	Goal Description	Continue to assist low- and moderate-income potential homebuyers to purchase homes through down payment assistance, closing cost assistance, housing rehabilitation assistance and required housing counseling training.
2	Goal Name	HSG-2 Owner-occupied Housing Rehabilitation
	Goal Description	Conserve and rehabilitate existing affordable housing units occupied by low- and moderate-income homeowners in the community by providing financial assistance to addressing code violations, emergency repairs, energy efficiency improvements, and accessibility for persons with disabilities.
3	Goal Name	HSG-3 Housing Construction/Rehabilitation
	Goal Description	Increase the supply of decent, safe and sanitary, and accessible housing that is affordable to both owners and renters in the County by assisting with acquisition, site improvements, development fees, new construction and rehabilitation of vacant buildings.
4	Goal Name	HSG-4 Renter-occupied Rehabilitation
	Goal Description	Provide financial assistance to landlords to rehabilitate affordable housing units for that are rented to low- and moderate-income tenants.
5	Goal Name	HSG-5 Fair Housing
	Goal Description	Promote fair housing choice through education, training and outreach to affirmatively furthering fair housing throughout the County.

6	Goal Name	HMS-1 Operation/Support
	Goal Description	Financially assist providers to operate housing and support services for the homeless and persons at-risk of becoming homeless.
7	Goal Name	HMS-2 Prevention and Housing
	Goal Description	Continue to support the prevention of homelessness through anti-eviction activities and programs.
8	Goal Name	HMS-3 Housing
	Goal Description	Support the rehabilitation of, including accessibility improvements for emergency shelters, transitional housing, and permanent housing for the homeless.
9	Goal Name	HMS-4 Continuum of Care
	Goal Description	Support the local Continuum of Care's (CoC) efforts to provide emergency shelter, and permanent supportive housing to persons and families who are homeless or who are at risk of becoming homeless.
10	Goal Name	HMS-5 Permanent Housing
	Goal Description	Promote the development of permanent supportive housing for homeless individuals and families.
11	Goal Name	SNS-1 Housing
	Goal Description	Increase the supply of affordable housing that is accessible, decent, safe, and sanitary for the elderly, persons with disabilities, persons with developmental disabilities, persons with HIV/AIDS, victims of domestic violence, persons recovering from alcohol/drug dependency, and persons with other special needs, through rehabilitation of existing buildings and new construction of housing.
12	Goal Name	SNS-2 Social Services
	Goal Description	Support social service programs and facilities for the elderly, persons with disabilities, persons with developmental disabilities, persons with HIV/AIDS, victims of domestic violence, victims of sexual assault, victims of human trafficking, persons recovering from alcohol/drug dependency, persons recently leaving incarceration, and persons with other special needs

13	Goal Name	SNS-3 Accessibility
	Goal Description	Improve the accessibility of owner-occupied housing through rehabilitation and support/improve renter occupied housing by making reasonable accommodations for the physically disabled by removing architectural barriers.
14	Goal Name	CDS-1 Community Facilities
	Goal Description	Improve parks, recreational facilities, neighborhood facilities, trails and libraries including accessibility improvements to public buildings and all community facilities in the County.
15	Goal Name	CDS-2 Infrastructure
	Goal Description	Improve the public infrastructure through rehabilitation, reconstruction, and new construction of streets; sidewalks; bridges; curbs; share the road and segmented multiuse pathways; storm water management; water system improvements; sanitary sewer system; lighting enhancements; broadband infrastructure; handicap accessibility improvements and removal of architectural barriers.
16	Goal Name	CDS-3 Accessibility Improvements
	Goal Description	Improve the physical and visual accessibility of community facilities, infrastructure, and public buildings.
17	Goal Name	CDS-4 Food Programs
	Goal Description	Provide assistance for food and nutritional programs to address the needs of unemployed, underemployed, and homeless.
18	Goal Name	CDS-5 Public Services
	Goal Description	Improve and enhance public services, programs for youth, the elderly, and persons with disabilities, along with general social/welfare public service programs for low- and moderate-income persons and households.
19	Goal Name	CDS-6 Public Safety
	Goal Description	Improve public safety facilities for fire protection, purchase of new fire equipment, crime prevention, and ability to respond to emergency health and safety situations.

20	Goal Name	CDS-7 Clearance/Demolition
	Goal Description	Remove and eliminate slum and blighting conditions through the demolition of vacant, abandoned and dilapidated structures on a spot basis and/or area-wide basis.
21	Goal Name	CDS-8 Revitalization
	Goal Description	Promote neighborhood revitalization in strategic areas of the County through acquisition, demolition, rehabilitation, code enforcement, infrastructure improvements, new housing construction, public and community facilities improvements, etc.
22	Goal Name	EDS-1 Employment
	Goal Description	Support and encourage new job creation, job retention, workforce development, employment, and job training services for the unemployed and underemployed persons, as well as entrepreneurship and small business development.
23	Goal Name	EDS-2 Financial Incentives/Assistance
	Goal Description	Support and encourage new economic development through local, state, and Federal tax incentives and programs such as Tax Incremental Financing (TIF), real property tax rebate program, Community Development Block Grant and HOME Partnership Program Funds, Section 108 Loan Guarantees, Economic Development Initiative (EDI) funds, Opportunity Zones, New Market Tax Credits, including technical assistance programs and low interest loans, etc.
24	Goal Name	EDS-3 Redevelopment Programs
	Goal Description	Plan and promote the development, redevelopment, and revitalization of economically distressed areas of the County, including vacant and underutilized commercial and industrial sites including underutilized brownfield sites.
25	Goal Name	AMS-1 Overall Coordination
	Goal Description	Provide program management and oversight for the successful administration of Federal, State, and locally funded programs, including planning services for special studies, annual action plans, five-year consolidated plans, substantial amendments, consolidated annual performance and evaluation reports (CAPER), environmental reviews (ERR) and Section 106 clearances (SHPO), fair housing, and compliance with all Federal, State, and local laws and regulations.

26	Goal Name	AMS-2 Special Studies/Management
	Goal Description	Promote new development by providing funds to assist with the preparation of special studies, plans, and management activities related to these activities.
27	Goal Name	AMS-3 Fair Housing
	Goal Description	Provide funds for training, education, outreach, and monitoring to affirmatively further fair housing in the County.

Estimate the number of extremely low-income, low-income, and moderate-income families to whom the jurisdiction will provide affordable housing as defined by HOME 91.315(b)(2)

The number of extremely low-income, low-income, and moderate-income families to whom Richland County will provide affordable housing are as follows:

- 25 extremely low-income households
- 50 low-income households
- 100 moderate-income households

SP-50 Public Housing Accessibility and Involvement – 91.215(c)

Need to Increase the Number of Accessible Units (if Required by a Section 504 Voluntary Compliance Agreement)

Not Applicable. The Columbia Housing Authority exceeds the minimum number of accessibility requirements. CHA is in compliance with all regulations and is not subject to a Section 504 Voluntary Compliance Agreement.

Activities to Increase Resident Involvements

In 1978, the CHA founded the Resident Executive Council (REC) as a way for residents to provide input into housing authority policy making. The REC is made up of representatives from each CHA public housing community, and members are elected by their peers based on participation in local Community Clubs. The REC meets on the fourth Monday of each quarter.

CHA residents are also invited to get involved in the housing authority through regular resident programs. During the annual Beautification Event, residents compete to prepare gardens in their community, and the most impressive participant is awarded a free month's rent. During the annual Wall of Fame event, residents are celebrated for their personal successes and contributions to the community, and their framed pictures are hung on a designated Wall of Fame. The Resident Initiatives Coordinator Network works to coordinate additional resident events such as The Annual Spelling Bee and the Fall Fling. CHA also offers Homebuying, Budget and Credit, and Home and Yard Maintenance classes to the public.

Is the public housing agency designated as troubled under 24 CFR part 902?

No

Plan to remove the 'troubled' designation

Not Applicable. The Columbia Housing Authority is not classified as "troubled" by HUD and is performing satisfactorily according to HUD guidelines and standards. Therefore, no assistance is needed to improve operations of the Columbia Housing Authority.

SP-55 Barriers to affordable housing – 91.215(h)

Barriers to Affordable Housing

A number of policies in the County potentially impact affect affordable housing and residential investment. Some policy barriers are beyond the control of the county due to State regulations. The County embarked on rewriting the County’s Land Development Code (LDL) in 2021 to “develop 21st Century” regulations and remove barriers to affordable housing development.

A 2013 study of affordable housing in Columbia, South Carolina, from Clemson University recommended inclusionary zoning as a means for increasing the affordable housing stock in Columbia. This recommendation received public support at the 2017 South Carolina Housing Policy Summit. According to a 2017 report on affordable housing in Richland County, however, inclusionary housing is not an option in the county. At present South Carolina has no statute to address inclusionary zoning. On February 1, 2017, South Carolina State Senator Marlon Kimpson introduced Senate Bill S.346, known as the South Carolina Inclusionary Zoning Act. The act would modify the South Carolina Code of Laws to “provide that counties and municipalities are authorized to use inclusionary zoning strategies to increase the availability of affordable housing.” The bill is presently under review by the senate committee on judiciary. If passed, this would provide Richland County with an additional policy option for addressing affordable housing needs.

According to a representative of the Midlands Housing Trust Fund participating in a panel discussion, the construction of accessory dwellings is an additional means of increasing the number of affordable housing units in the county. Accessory dwellings are a secondary house or apartment with its own kitchen, living area and separate entrance that shares the building lot of a larger, primary house.

The Land Development Code of Richland County, South Carolina, includes certain restrictions on accessory dwellings including:

- Only one accessory dwelling shall be permitted per single-family dwelling
- A manufactured home may not be used as an accessory dwelling
- The gross floor area of the accessory dwelling shall not exceed 500 square feet or contain more than 1/4th of the heated floor area of the principal single-family dwelling

Additional county development regulations and fees which may limit the development of new affordable housing which were identified in the previous Consolidated Plan still remain, these include:

- A limited number of zoning districts that allows the location of new mobile home parks make it difficult to locate a new mobile home park in the county
- Subdivision regulations that require all roads in new developments to be paved and constructed to county standards, rather than offering alternatives for dirt roads in smaller subdivisions

- Subdivision regulations that require all new subdivisions of 50 lots or more to provide sidewalks and landscaping, items which add additional development costs that are passed on to home buyers
- A substantial increase in building permit fees was adopted in 2005 to bring fees in line with neighboring jurisdictions. These increases result in increased building costs for developers and homebuyers
- Increases in the water meter tap fee for a single-family home, and the nearly doubling of the sewer tap fee have directly contributed to rising housing costs in the county.

Strategy to Remove or Ameliorate the Barriers to Affordable Housing

The 2017 Assessment of Fair Housing (AFH) conducted for Richland County which is the most recent assessment found that the availability of housing accessible to a variety of income levels and protected classed may be limited by zoning and other local policies that limit the production of affordable units. The report concluded that a review of local land use policies may positively impact the placement and access of publicly supported and affordable housing. To carry out this review and to monitor new developments with the land use policy Richland County plans to create a fair housing development advisory committee. The committee will report annually to the community planning and community development departments.

SP-60 Homelessness Strategy – 91.215(d)

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

The individual needs of homeless persons in Richland County are largely determined by the Midlands Area Consortium for the Homeless (MACH), the CoC that works to provide homeless services throughout Richland County. MACH is a coalition of over 50 organizations and individuals representing Richland County and 13 other counties in central South Carolina. Homeless service providers track the needs of individuals experiencing homelessness through the Homeless Information Management System (HMIS) maintained by the United Way of the Midlands. The needs of individuals experiencing homelessness are assessed through an intake interview when individuals enter the CoC by accessing services of a member organization. Street outreach teams also reach out to individuals experiencing homelessness to assess their needs and help them to connect with the CoC. In addition to individual level needs assessment, each year, MACH partners with the South Carolina Coalition for the Homeless to conduct a Point in Time (PIT) count of the number of people experiencing homelessness on a given night. This includes an inventory of the number of people sheltered in homeless services as well as a street count of the number of people unsheltered.

Prevention is the key to ending homelessness. Intervention programs are the first and best defense for homeless individuals and families at risk of homelessness to stay housed. Identifying these potential persons through outreach is a major tool in prevention. The Continuum of Care (CoC) has a number of members in the region and several agencies provide outreach services. The CoC through its members identifies the needs of the County's homeless, advocates for resources and coordinates services to meet these needs. The County has established, working in conjunction with the CoC needs and goals:

Homeless Strategy - (High Priority)

Priority Need: There is a continuing need for services and housing opportunities for homeless persons and persons/families at-risk of becoming homeless.

Objective: Work with community partners to improve the living conditions and support services available for homeless persons, families, and those who are at risk of becoming homeless.

Goals:

- **HMS-1 Operation/Support** – Financially assist providers to operate housing and support services for the homeless and persons at-risk of becoming homeless.
- **HMS-2 Prevention and Housing** - Continue to support the prevention of homelessness through anti-eviction activities and programs for rapid re-housing.
- **HMS-3 Housing** - Support the rehabilitation of, including accessibility improvements for emergency shelters, transitional housing, and permanent housing for the homeless.

- **HMS-4 Continuum of Care** - Support the local Continuum of Care’s (CoC) efforts to provide emergency shelter, and permanent supportive housing to persons and families who are homeless or who are at risk of becoming homeless.
- **HMS-5 Permanent Housing** - Promote the development of permanent supportive housing for homeless individuals and families.

(Continued below.)

Addressing the emergency and transitional housing needs of homeless persons

Emergency housing services in Richland County include the Oliver Gospel Mission and the City of Columbia Emergency Winter Shelter. The Oliver Gospel Mission is a Christian-based nonprofit that provides 43 emergency beds available for up to 30 days at a time. The City of Columbia Emergency Winter Shelter is a facility at 914 Calhoun Street that provides beds, showers, food, transportation and case services during the coldest months of the year (usually from November to March).

Much of the transitional housing in Richland County is provided by St. Lawrence Place. Located on 2400 Waites Road in the City of Columbia, Homeless No More is a 30-home community that provides two-bedroom units to qualifying families in need of emergency assistance. Families in the Homeless No More program pay subsidized rent and receive assistance with case management and life skill classes. Each family must complete an assessment every three months to track its development through the program.

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

Utilizing the Housing First Model, homeless individuals and families are housed as soon as they are eligible for housing, based on a centralized assessment, as well as housing availability. Prior to housing, homeless individuals/families are assigned to a supportive services team which continues to provide support to them once they obtain their housing. This model has been effective in housing retention.

Help low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families who are likely to become homeless after being discharged from a publicly funded institution or system of care, or who are receiving assistance from public and private agencies that address housing, health, social services, employment, education or youth needs

Individuals with severe mental health challenges often require transitional or permanent supportive housing including ongoing treatment, social services and housing assistance to recover and live independently. According to the 2015 National Survey on Drug Use and Health sponsored by Substance Abuse and Mental Health Services Administration (SAMHSA), an agency in the U.S. Department of Health and Human Services (DHHS), an estimated 18.1 percent (43,521) of Richland County residents suffer from a mental illness while an estimated four percent suffer severe mental illness.

During the public participation process, focus group participants noted that a disproportionate number of the mental health institutions and correctional facilities in the state of South Carolina are concentrated in or near Richland County. Five of the eight South Carolina Department of Mental Health inpatient facilities are located in Richland County. Individuals who are discharged from these facilities are in need of housing and services, which are not sufficiently available.

One 2015 study from the University of South Carolina looked at homelessness in Richland County from 2004 to 2015 and determined that most homeless families experience only one brief crisis, lasting an average of 54 days. The study concluded that the county needs much more affordable housing. Richland County will dedicate over \$300,000 to projects aimed directly at expanding the affordable housing stock in FY 2017-2018.

The Alston Wilkes Society (AWS) is a nonprofit organization that provides homelessness prevention services to federal offenders for reentry into their communities. AWS operates a residential facility in the City of Columbia that provides anger management, cultural diversity training, life skills training, money management training, and substance abuse counseling to federal offenders. AWS also operates the Columbia Youth Home and the Alston Wilkes Veteran Home to provide transitional housing for youth and veterans. These facilities include special programming to help clients find employment and permanent housing.

Wateree Community Actions, Inc. also operates a homeless prevention program for low-income individuals in need of rental assistance. The program provides hotel and motel vouchers, funds for paying security deposits, and assistance with moving costs in order to help individuals with their housing needs. Much of this is provided through Community Services Block Grant (CSBG) funding.

Reaching out to homeless persons (continued)

The Unsheltered Homeless is the segment of a homeless community who do not have ordinary lawful access to buildings in which to sleep, as referred to in the HUD definition as persons occupying "place not meant for human habitation" (examples: bus stop, beach, riverbed, van, RV, sidewalk). The County will work with shelters that are at capacity, and homeless service providers, to find shelter for this population in the form of emergency and transitional housing.

The Sheltered Homeless are those in an emergency shelter, in transitional housing, or exiting an institution where they temporarily reside but lack a fixed night-time residence. People will be

considered homeless if they are exiting an institution where they resided for up to 90 days, and people who are losing their primary nighttime residence which may be a motel, hotel, or a doubled-up situation within 14 days and lack resources or support networks to remain housed. The County will refer homeless providers to groups that can offer permanent housing solutions for the homeless and chronically homeless. The County will assist providers in the operation of housing and support services for the homeless and persons at-risk of becoming homeless in the next five years.

SP-65 Lead based paint Hazards – 91.215(i)

Actions to address LBP hazards and increase access to housing without LBP hazards

Actions have been taken related to the mitigation of lead-based paint hazards. The County housing program manager is trained in lead inspection, risk assessment and safe work practices. The county also contracts with a certified lead inspector and risk assessor for all required lead hazard evaluations and lead clearance testing activities. The county distributes and maintains all required documentation related to lead-based paint hazards for homes built before 1978 and distributes lead-based paint information at county sponsored events. Lead-based paint mitigation efforts have diminished due to a reduction in the number of housing units undergoing rehabilitation. Most units rehabilitated in recent years have been found by certified inspectors to have no lead-based paint hazards. Those found to have lead-based paint hazards are controlled using acceptable HUD/EPA. These efforts will continue for all applicable projects undertaken by the county during the next five years.

How are the actions listed above related to the extent of lead poisoning and hazards?

Determining the precise number of households at risk of lead-based paint poisoning is difficult. Residents in substandard or older housing and low-income households are at higher risk than higher income households living in newer or rehabilitated housing.

According to the 2016-2020 American Community Survey (ACS), 11,078 housing units with children in the Richland County were built before 1980. A significant percentage of at-risk housing units were constructed in the period from 1950 to 1979 when lead-based paint was relatively less common, although not strictly prohibited for residential use. These units likely have some level of lead-based paint and issues associated with lead, particularly in units with children aged 6 and under.

The 2016-2020 ACS indicates 101,675 of County residents or 42% are at or below 80 percent AMI. Approximately half of the 11,078 households with children are at some risk of lead-based paint hazard.

How are the actions listed above integrated into housing policies and procedures?

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

In order to meet the requirements of the new lead-based paint regulations, Richland County will take the following actions regarding rehabilitation, tenant based rental assistance, homeownership, and homeless/special needs housing:

Rehabilitation Programs -

Richland County will continue to ensure that:

- Applicants for rehabilitation funding receive the required lead-based paint information and understand their responsibilities.
- Staff properly determines whether proposed projects are exempt from some or all lead-based paint requirements.
- The level of federal rehabilitation assistance is properly calculated and the applicable lead-based paint requirements determined.
- Properly qualified personnel perform risk management, paint testing, lead hazard reduction, and clearance services when required.
- Required lead hazard reduction work and protective measures are incorporated into project rehabilitation specifications.
- Risk assessment, paint testing, lead hazard reduction, and clearance work are performed in accordance with the applicable standards established in 24 CFR Part 35.
- Required notices regarding lead-based paint evaluation, presumption, and hazard reduction are provided to occupants and documented.
- Program documents establish the rental property owner's responsibility to perform and document ongoing lead-based paint maintenance activities, when applicable.
- Program staff monitors owner compliance with ongoing lead-based paint maintenance activities, when applicable.

Homeownership Programs -

Richland County will continue to ensure that:

- Applicants for homeownership assistance receive adequate information about lead-based paint requirements.
- Staff properly determines whether proposed projects are exempt from some or all lead based paint requirements.
- A proper visual assessment is performed to identify deteriorated paint in the dwelling unit, any common areas servicing the unit, and exterior surfaces of the building or soil.
- Prior to occupancy, properly qualified personnel perform paint stabilization and the dwelling passes a clearance exam in accordance with the standards established in 24 CFR Part 35.
- The home purchaser receives the required lead based paint pamphlet and notices.

SP-70 Anti-Poverty Strategy – 91.215(j)

Jurisdiction Goals, Programs and Policies for reducing the number of Poverty-Level Families

Richland County Community Development Division (CDD) is responsible for anti-poverty strategies. The goals, priorities, programs, and policies described in the strategic plan are intended to reduce the number of families living at or below the poverty level in the County. The components of the anti-poverty strategy fall into three broad categories: housing affordability, economic growth, and direct services. CDD collaborates with a diverse coalition of public agencies, private, and non-profit organizations to advance anti-poverty goals relating to these areas.

CDD seeks to improve the availability and quality of affordable housing through programs for owner-occupied housing rehabilitation, acquisition and restoration of existing units, construction of new affordable housing units, and rental assistance. The Section 3 program requires that recipients of certain HUD financial assistance, to the greatest extent possible, provide job training, employment, and contract opportunities for low- or very-low-income residents in connection with projects and activities in their neighborhoods.

Many families and individuals living in poverty face issues that make finding and maintaining employment challenging; to address this, CDD also provides funds to a number of service providers whose programs directly target non-employment issues facing families in poverty including healthcare, childcare, housing, and transportation in hopes that addressing these concerns will open the possibility of employment and self-sufficiency. The county has provided funding to The Comet bus system for expanding and improving transit services.

How are the Jurisdiction poverty reducing goals, programs, and policies coordinated with this affordable housing plan

CDD acknowledges that no one strategy for combating poverty can succeed in isolation. As the agency responsible for both the administration of this affordable housing plan and the anti-poverty strategy in Richland County, CDD works to promote collaboration and effective coordination between agencies and organizations tasked with various elements of the anti-poverty strategy. Ensuring that planning and development of affordable housing, health and social services, and job opportunities are coordinated with transportation accessibility from the early stages, and that education and job training offered in the county matches the work force needs of existing and emerging industry, are among the primary coordination concerns for Richland County addressed in this plan.

SP-80 Monitoring – 91.230

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

Expected Resources

AP-15 Expected Resources – 91.220(c)(1,2)

Introduction

Richland County is receiving \$1,693,966 from its CDBG allocation and \$868,030 from its HOME allocation for the FY 2022 program year. The program year goes from October 1, 2022 through September 30, 2023. These funds will be used to address the following strategies:

- Housing Strategy (HSG);
- Homeless Strategy (HMS);
- Other Special Needs Strategy (SNS);
- Community Development Strategy (CDS);
- Economic Development Strategy (EDS); and
- Administration, Planning, and Management Strategy (AMS).

The expected amount of Federal funds available for the remainder of the Five-Year Consolidated Plan is based on the FY 2022 Federal Allocation times five (5) years, this amount does not include program income.

- **FY 2022** - CDBG = \$1,693,966 / HOME = \$868,030
- **FY 2023** - CDBG = \$1,693,966 / HOME = \$868,030
- **FY 2024** - CDBG = \$1,693,966 / HOME = \$868,030
- **FY 2025** - CDBG = \$1,693,966 / HOME = \$868,030
- **FY 2026** - CDBG = \$1,693,966 / HOME = \$868,030
- **Totals - CDBG = \$8,469,830 / HOME = \$4,340,150**

Currently there is no expected amount of program income.

The yearly accomplishments of these projects/activities are reported in the FY 2022 Consolidated Annual Performance and Evaluation Report

(CAPER) and then annually thereafter for the entire FY 2022-2026 Five-Year Consolidated Plan period.

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	1,693,966	0	0	1,693,966	6,775,864	The Community Development Block Grant (CDBG) program is a flexible program that provides communities with resources to address a wide range of unique community development needs. CDBG funds are awarded annually as formula grants to participating jurisdictions.

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
HOME	public - federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	868,030	0	0	868,030	3,472,120	HOME is a Federal block grant to create affordable housing for low-income households. HOME funds are awarded annually as formula grants to participating jurisdictions.

Table 54 - Expected Resources – Priority Table

Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied

The following financial resources may be available for FY 2022-2026 Five-Year Consolidated Plan, including anticipated funds to address the priority needs and specific objectives identified in the County’s Five-Year Consolidated Plan.

If appropriate, describe publically owned land or property located within the jurisdiction that may be used to address the needs identified in the plan

The County does not intend to use, acquire or improve any publicly owned land or property using CDBG funds to address the needs identified in the County's Five-Year Consolidated Plan unless required to improve existing public infrastructure and facilities.

Discussion

Richland County established its Priorities, Strategies and Goals based on its entitlement amount of HUD Federal Grant Funds.

Annual Goals and Objectives

AP-20 Annual Goals and Objectives

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	HSG-1 Homeownership	2022	2026	Affordable Housing	County-wide Low/Mod Area	Housing Strategy	HOME: \$150,000	Direct Financial Assistance to Homebuyers: 10 Households Assisted
2	HSG-2 Owner-occupied Housing Rehabilitation	2022	2026	Affordable Housing	County-wide Low/Mod Area	Housing Strategy	CDBG: \$200,000	Homeowner Housing Rehabilitated: 20 Household Housing Unit Other: 0 Other
3	HSG-3 Housing Construction/Rehabilitation	2022	2026	Affordable Housing	County-wide Low/Mod Area	Housing Strategy	HOME: \$631,227	Rental units constructed: 5 Household Housing Unit Rental units rehabilitated: 0 Household Housing Unit Homeowner Housing Added: 0 Household Housing Unit Other: 0 Other

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
15	CDS-2 Infrastructure	2022	2026	Non-Housing Community Development	County-wide Low/Mod Area	Community Development Strategy	CDBG: \$801,079 HOME: \$0	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 1000 Persons Assisted Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit: 0 Households Assisted Other: 2 Other
18	CDS-5 Public Services	2022	2026	Non-Housing Community Development	County-wide Low/Mod Area	Community Development Strategy	CDBG: \$254,094 HOME: \$0	Public service activities other than Low/Moderate Income Housing Benefit: 100 Persons Assisted Other: 0 Other
22	EDS-1 Employment	2022	2026	Non-Housing Community Development	County-wide Low/Mod Area	Economic Development Strategy	CDBG: \$100,000 HOME: \$0	Jobs created/retained: 3 Jobs Businesses assisted: 0 Businesses Assisted Other: 0 Other
23	EDS-2 Financial Incentives/Assistance	2022	2026	Non-Housing Community Development	County-wide Low/Mod Area	Economic Development Strategy	CDBG: \$0 HOME: \$0	Jobs created/retained: 0 Jobs Businesses assisted: 0 Businesses Assisted Other: 0 Other

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
24	EDS-3 Redevelopment Programs	2022	2026	Non-Housing Community Development	County-wide Low/Mod Area	Economic Development Strategy	CDBG: \$0 HOME: \$0	Facade treatment/business building rehabilitation: 0 Business Brownfield acres remediated: 0 Acre Jobs created/retained: 0 Jobs Businesses assisted: 0 Businesses Assisted Other: 0 Other
25	AMS-1 Overall Coordination	2022	2026	Administration, Planning, and Management	County-wide Low/Mod Area	Administration, Planning, and Management Strategy	CDBG: \$338,793 HOME: \$86,803	Other: 2 Other
27	AMS-3 Fair Housing	2022	2026	Fair Housing	County-wide Low/Mod Area	Administration, Planning, and Management Strategy	CDBG: \$0 HOME: \$0	Other: 1 Other

Table 55 – Goals Summary

Goal Descriptions

1	Goal Name	HSG-1 Homeownership
	Goal Description	Continue to assist low- and moderate-income potential homebuyers to purchase homes through down payment assistance, closing cost assistance, housing rehabilitation assistance and required housing counseling training.

2	Goal Name	HSG-2 Owner-occupied Housing Rehabilitation
	Goal Description	Conserve and rehabilitate existing affordable housing units occupied by low- and moderate-income homeowners in the community by providing financial assistance to addressing code violations, emergency repairs, energy efficiency improvements, and accessibility for persons with disabilities.
3	Goal Name	HSG-3 Housing Construction/Rehabilitation
	Goal Description	Increase the supply of decent, safe and sanitary, and accessible housing that is affordable to both owners and renters in the County by assisting with acquisition, site improvements, development fees, new construction and rehabilitation of vacant buildings.
15	Goal Name	CDS-2 Infrastructure
	Goal Description	Improve the public infrastructure through rehabilitation, reconstruction, and new construction of streets; sidewalks; bridges; curbs; share the road and segmented multiuse pathways; storm water management; water system improvements; sanitary sewer system; lighting enhancements; broadband infrastructure; handicap accessibility improvements and removal of architectural barriers.
18	Goal Name	CDS-5 Public Services
	Goal Description	Improve and enhance public services, programs for youth, the elderly, and persons with disabilities, along with general social/welfare public service programs for low- and moderate-income persons and households.
22	Goal Name	EDS-1 Employment
	Goal Description	Support and encourage new job creation, job retention, workforce development, employment, and job training services for the unemployed and underemployed persons, as well as entrepreneurship and small business development.
23	Goal Name	EDS-2 Financial Incentives/Assistance
	Goal Description	Support and encourage new economic development through local, state, and Federal tax incentives and programs such as Tax Incremental Financing (TIF), real property tax rebate program, Community Development Block Grant and HOME Partnership Program Funds, Section 108 Loan Guarantees, Economic Development Initiative (EDI) funds, Opportunity Zones, New Market Tax Credits, including technical assistance programs and low interest loans, etc.

24	Goal Name	EDS-3 Redevelopment Programs
	Goal Description	Plan and promote the development, redevelopment, and revitalization of economically distressed areas of the County, including vacant and underutilized commercial and industrial sites including underutilized brownfield sites.
25	Goal Name	AMS-1 Overall Coordination
	Goal Description	Provide program management and oversight for the successful administration of Federal, State, and locally funded programs, including planning services for special studies, annual action plans, five-year consolidated plans, substantial amendments, consolidated annual performance and evaluation reports (CAPER), environmental reviews (ERR) and Section 106 clearances (SHPO), fair housing, and compliance with all Federal, State, and local laws and regulations.
27	Goal Name	AMS-3 Fair Housing
	Goal Description	Provide funds for training, education, outreach, and monitoring to affirmatively further fair housing in the County.

Projects

AP-35 Projects – 91.220(d)

Introduction

Richland County proposes to undertake the following activities with the FY 2022 CDBG and HOME funds:

Projects

#	Project Name
1	General Administration
2	Housing Rehabilitation
3	Infrastructure
4	Public Service
5	Economic Development
6	HOME General Administration
7	Housing CHDO Set-Aside
8	Development of Affordable Housing
9	Downpayment Assistance

Table 56 – Project Information

Describe the reasons for allocation priorities and any obstacles to addressing underserved needs

CDBG funds are intended to provide low- and moderate-income households with the opportunity to live in viable communities, which includes decent housing, a suitable living environment, and expanded economic opportunities. Eligible activities include community facilities and improvements; infrastructure improvements; housing rehabilitation and preservation; affordable housing development activities; public services; economic development; and planning and administration.

Richland County has allocated its CDBG funds for FY 2022 to principally benefit low- and moderate-income persons.

- Community and Public facilities improvements will either be located in a low- and moderate-income census tract/block group or the County will prepare surveys which show a low- and moderate-income population over 51%.
- The infrastructure improvement activities are either located in a low- and moderate-income census tract/block group or have a low- and moderate-income service area benefit or clientele over 51% low- and moderate-income.
- Funding for public services will be based on the clientele's income or in certain cases a limited

type of clientele with a presumed low- and moderate-income status.

- The homeless projects/activities are for homeless agencies/organization that serve a specific type of clientele with a presumed low- and moderate-income status.
- The other special needs projects/activities are limited to a clientele with a presumed low- and moderate-income status.
- Demolition of structures will either be located in low- and moderate-income areas or in areas that have been designated as slum and blighted areas.
- The housing activities have income eligibility criteria; therefore, the income requirement directs funds to low- and moderate-income households throughout the County.

The HOME funds will be used for administration and for housing projects. These funds will be targeted to low-income persons and projects designed to provide affordable housing to low-income persons.

The total amount of FY 2022 CDBG funds and Program Income is \$1,693,966, of which 20% (\$338,793) is for administration and 80% (\$1,454,942.05) is allocated for projects/activities. Approximately 100% (\$1,454,942.05) will principally benefit low- and moderate-income persons.

AP-38 Project Summary
Project Summary Information

1	Project Name	General Administration
	Target Area	County-wide
	Goals Supported	AMS-1 Overall Coordination AMS-3 Fair Housing
	Needs Addressed	Administration, Planning, and Management Strategy
	Funding	CDBG: \$338,793
	Description	Expenses to administer the Community Development Block Grant. This covers the staff salaries and benefits, office expenses, planning services, and other facets of program management.
	Target Date	9/30/2023
	Estimate the number and type of families that will benefit from the proposed activities	1 Organization
	Location Description	Richland County, Community Planning & Development Department, Community Development Division, 2020 Hampton St. Suite 3058, Columbia, SC 29202
	Planned Activities	The project matrix code is 21A, General Program Administration.
2	Project Name	Housing Rehabilitation
	Target Area	County-wide
	Goals Supported	HSG-2 Owner-occupied Housing Rehabilitation
	Needs Addressed	Housing Strategy
	Funding	CDBG: \$200,000
	Description	The Emergency Housing Rehab program is a 0% interest loan program to income eligible homeowners for installation of roofs, soffit, gutters, electrical upgrades, plumbing, etc.
	Target Date	9/30/2023
	Estimate the number and type of families that will benefit from the proposed activities	20 Housing Units
Location Description	Countywide	

	Planned Activities	The National Objective is Low/Mod Income Housing Benefit (LMH). The HUD Matrix Code is 14A, Rehab; Single-Unit Residential.
3	Project Name	Infrastructure
	Target Area	County-wide
	Goals Supported	CDS-2 Infrastructure
	Needs Addressed	Community Development Strategy
	Funding	CDBG: \$801,079
	Description	Expenses to be used to improve the public infrastructure through rehabilitation, reconstruction, and new construction of streets; sidewalks; bridges; curbs; share the road and segmented multiuse pathways; storm water management; water system improvements; sanitary sewer system; lighting enhancements; broadband infrastructure; handicap accessibility improvements or removal of architectural barriers.
	Target Date	9/30/2023
	Estimate the number and type of families that will benefit from the proposed activities	1,000 People and 2 public facilities
	Location Description	Richland County, Community Planning & Development Department, Community Development Division, 2020 Hampton St. Suite 3058, Columbia, SC 29202
	Planned Activities	The National Objective is Low/Mod Income Area Benefit (LMA). The project matrix code is to be determined.
4	Project Name	Public Service
	Target Area	County-wide
	Goals Supported	CDS-5 Public Services
	Needs Addressed	Community Development Strategy
	Funding	CDBG: \$254,094
	Description	Expenses to be used to improve and enhance public services, programs for youth, the elderly, and persons with disabilities, along with general social/welfare public service programs for low- and moderate-income persons and households.
	Target Date	9/30/2023

	Estimate the number and type of families that will benefit from the proposed activities	100 persons
	Location Description	Richland County, Community Planning & Development Department, Community Development Division, 2020 Hampton St. Suite 3058, Columbia, SC 29202
	Planned Activities	The National Objective is Low/Mod Income Clientele (LMC). The project matrix code is to be determined.
5	Project Name	Economic Development
	Target Area	County-wide
	Goals Supported	EDS-1 Employment EDS-2 Financial Incentives/Assistance EDS-3 Redevelopment Programs
	Needs Addressed	Economic Development Strategy
	Funding	CDBG: \$100,000
	Description	Expenses to be used to improve and expand employment opportunities in the County for low- and moderate-income persons and families.
	Target Date	9/30/2023
	Estimate the number and type of families that will benefit from the proposed activities	3 jobs
	Location Description	Richland County, Community Planning & Development Department, Community Development Division, 2020 Hampton St. Suite 3058, Columbia, SC 29202
	Planned Activities	The National Objective is Low/Mod Income Clientele (LMC). The project matrix code is to be determined.
6	Project Name	HOME General Administration
	Target Area	County-wide
	Goals Supported	AMS-1 Overall Coordination
	Needs Addressed	Administration, Planning, and Management Strategy

	Funding	HOME: \$86,803
	Description	Funds for salaries, benefits, office expenses, legal fees, and planning management.
	Target Date	9/30/2023
	Estimate the number and type of families that will benefit from the proposed activities	1 Organization
	Location Description	Richland County, Community Planning & Development Department, Community Development Division, 2020 Hampton St. Suite 3058, Columbia, SC 29202
	Planned Activities	The project matrix code is 21A, General Program Administration.
7	Project Name	Housing CHDO Set-Aside
	Target Area	County-wide
	Goals Supported	HSG-3 Housing Construction/Rehabilitation
	Needs Addressed	Housing Strategy
	Funding	HOME: \$130,205
	Description	HOME funds will be used to assist a CHDO to increase the number of affordable housing units in the HOME Consortium for owners and renters by assisting with acquisition, soft costs, construction, and rehabilitation.
	Target Date	9/30/2023
	Estimate the number and type of families that will benefit from the proposed activities	1 housuing unit
	Location Description	County Wide
	Planned Activities	To be determined.
8	Project Name	Development of Affordable Housing
	Target Area	County-wide
	Goals Supported	HSG-3 Housing Construction/Rehabilitation
	Needs Addressed	Housing Strategy
	Funding	HOME: \$501,022

	Description	HOME funds will be used to assist in the development of affordable housing in the HOME Consortium for owners and renters by assisting with acquisition, soft costs, construction, and rehabilitation.
	Target Date	9/30/2023
	Estimate the number and type of families that will benefit from the proposed activities	4 households
	Location Description	County Wide
	Planned Activities	To be determined.
9	Project Name	Downpayment Assistance
	Target Area	County-wide
	Goals Supported	HSG-1 Homeownership
	Needs Addressed	Housing Strategy
	Funding	HOME: \$150,000
	Description	Funds will be used for a first-time homebuyer program County Wide
	Target Date	9/30/2023
	Estimate the number and type of families that will benefit from the proposed activities	10 households
	Location Description	County wide
	Planned Activities	The National Objective is Low/Mod Income Housing Benefit (LMH) The HUD Matrix Code is 13B, Homeownership Assistance

AP-50 Geographic Distribution – 91.220(f)

Description of the geographic areas of the entitlement (including areas of low-income and minority concentration) where assistance will be directed

The following information provides a profile of the population age and racial/ethnic composition of Richland County. This information was obtained from the U.S. Census Bureau website, <http://factfinder.census.gov>. The 2016-2020 American Community Survey 5-Year Estimates (ACS) and 2000 and 2010 Census Data were used to analyze the social, economic, housing, and general demographic characteristics of Richland County. This plan is meant to cover the sections of Richland County that do not include the City of Columbia but the ACS includes the entire Richland County population in its estimates. Where possible, the population of the City of Columbia has been subtracted from the Richland County population in these numbers

Population:

Richland County's overall population as reported in the 2016-2020 American Community Survey was 280,603 (Including the City of Columbia, the County's population is 414,660):

- The County's population was 244,992 at the time of the 2010 Census.
- The 2016-2020 ACS reports that the County has a population of 280,603, an increase of 35,611 people (14.5%) since the 2010 Census.
- Between the 2010 ACS and the 2016-2020 ACS, the population in South Carolina increased by 12.9%.

Age:

Richland County's age of population (based on 2016-2020 ACS data)

- The median age in Richland County was 33.7 years, compared to 39.7 years for South Carolina.
- Youth under the age of 18 accounted for 21.5% of the County's population, which is less than South Carolina's 21.8% of the population.
- Seniors aged 65 or over represent 12.7% of the County's population, which is less than South Carolina's average of 17.7% of the population.
- Adults ranging from 20 to 24 years old make up the largest portion of the County's population at

10.4%.

Race/Ethnicity:

Racial/ethnic composition of Richland County, according to the 2016-2020 American Community Survey:

- 44.0% are White
- 47.4% are Black or African American
- 0.2% are American Indian or Alaska Native
- 2.9% are Asian
- 2.2% are Some Other Race Alone
- 5.3% are Hispanic or Latino, of any race
- 3.2% are Two or more races

Income Profile:

The following is a summary of income statistics for Richland County from the 2016-2020 American Community Survey:

- At the time of the 2016-2020 American Community Survey, median household income in Richland County was \$54,441, which was less than the City of Columbia (\$47,416), and more than the State of South Carolina (\$54,864).
- 27.1% of households with earnings received Social Security income.
- 1.6% of households with earnings received public assistance.
- 22.2% of households with earnings received retirement income.
- 16.5% of residents were living in poverty.
- 33.5% of female-headed households with children were living in poverty.
- 21.6% of all children under 18 years were living in poverty.

Low/Mod Income Profile:

The low- and moderate-income profile for Richland County is a measurement of the area’s needs. Richland County has an overall low- and moderate-income percentage of 45.26%. These low- and moderate-income statistics were obtained from the U.S. Department of Housing and Urban Development’s website, www.hud.gov.

Geographic Distribution

Target Area	Percentage of Funds
County-wide	0
Low/Mod Area	100

Table 57 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

Richland County will allocate its CDBG funds to those geographic areas whose population is over 51% low- and moderate-income and/or to low- and moderate-income clientele. At least 70% of all the County's CDBG funds are budgeted for activities which principally benefit low- and moderate-income persons. The following guidelines for allocating CDBG and HOME funds will be used by the County for the FY 2022 Program Year:

- The public services projects/activities are for social service organizations whose clientele are low-income or in certain cases, a limited type of clientele with a presumed low- and moderate-income status.
- The homeless projects/activities are for homeless agencies/organization that serve a specific type of clientele with a presumed low- and moderate-income status.
- The other special needs projects/activities are limited to a clientele with a presumed low- and moderate-income status.
- The community and public facilities projects/activities are either located in a low- and moderate-income census tract/block group or have a low- and moderate-income service area benefit or a limited clientele which is low- and moderate-income.
- The infrastructure improvement projects/activities are either located in a low- and moderate-income census tract/block group or have a low- and moderate-income service area benefit or a limited clientele which is low- and moderate-income.
- The acquisition and demolition of structures are either located in a low- and moderate-income census area or these activities are eligible by preventing or eliminating slums and blight on a spot or area basis.
- The housing projects/activities have income eligibility criteria; therefore, the income requirement limits funds to low- and moderate-income households throughout the County.
- Economic development projects/activities will either be located in a low- and moderate-income census tract/block group, or a poverty census tract greater than 20%, or part of a redevelopment plan, or makes 51% of the jobs available to low- and moderate-income persons.

The County allocates CDBG funds to areas or projects/activities which predominantly benefit low- and moderate-income persons to rehabilitate or construct new housing for low- and moderate-income households; to create low- and moderate-income jobs; to projects/activities that principally benefit low- and moderate-income persons; and/or slum and blight removal on a spot or area basis.

The HOME funds will be used for administration and for housing projects/activities. These funds will be targeted to low-income households and projects/activities designed to provide affordable housing to low-income households. The disbursement is based on needs of low- and moderate-income households,

not by geographic area.

Discussion

Economic Profile:

The following illustrates the economic profile for the Richland County 2016-2020 American Community Survey Estimates.

- 41.3% of the employed civilian population had occupations classified as management, business, science, and arts occupations.
- 22.9% of the employed civilian population had occupations classified as sales and office occupations.
- 17.8% were in the service sector.
- The education, health, and social service industry represented 25.6% of those employed.
- 21.7% of workers were considered in the government class.
- 5.0% of workers were considered in the self-employed workers in not incorporated business class.

According to the U.S. Labor Department, the preliminary unemployment rate for Richland County for April of 2022 was 2.7% and the City of Columbia's unemployment rate was 2.9%. The unemployment rate was 3.3% for the State of South Carolina in April of 2022 and 3.6% for the United States.

The total amount of FY 2022 CDBG funds and Program Income is \$1,693,966, of which 20% (\$363,742.00) is for administration and 80% (\$1,454,971.00) is allocated for projects/activities. 100% of the funds will be going towards Low- and Moderate-Income areas

The geographic locations for the FY 2022 CDBG Activities will be countywide or at the location of service provider subrecipients. The geographic location for HOME activities will also be countywide or at the location of service provider subrecipients. Public benefit will be for low- and moderate- income residents of Richland County either through direct benefit such as homeownership, housing rehabilitation or individual services such as homeless assistance. Community facilities improvements will be area benefit activities such as street reconstruction or recreation improvements in areas where at least 51% of the residents are LMI.

The County is allocating its CDBG funds to areas or projects/activities which predominantly benefit low- and moderate-income persons to rehabilitate or construct new housing for low- and moderate-income households; to create low- and moderate-income jobs; and to projects/activities that benefit the low-

and moderate-income population.

Affordable Housing

AP-55 Affordable Housing – 91.220(g)

Introduction

Richland County will utilize its CDBG and HOME funds to rehabilitate and to support the construction of new affordable housing units. The one-year goals for affordable housing in Richland County for FY 2022 are as follows:

One Year Goals for the Number of Households to be Supported	
Homeless	0
Non-Homeless	35
Special-Needs	0
Total	35

Table 58 - One Year Goals for Affordable Housing by Support Requirement

One Year Goals for the Number of Households Supported Through	
Rental Assistance	0
The Production of New Units	5
Rehab of Existing Units	20
Acquisition of Existing Units	10
Total	35

Table 59 - One Year Goals for Affordable Housing by Support Type

Discussion

Richland County will fund the following projects with 2022 CDBG and HOME funds:

- **Housing Rehabilitation** - The Emergency Housing Rehab program is a 0% interest loan program to income eligible homeowners for installation of roofs, soffit, gutters, electrical upgrades, plumbing, etc. (20 households)
- **Housing CHDO Set Aside:** HOME funds will be used to assist a CHDO to increase the number of affordable housing units in the HOME Consortium for owners and renters by assisting with acquisition, soft costs, construction, and rehabilitation. (1 household)
- **Development of Affordable Housing:** HOME funds will be used to assist in the development of affordable housing in the HOME Consortium for owners and renters by assisting with acquisition, soft costs, construction, and rehabilitation. (4 households)
- **Downpayment Assistance** - Funds will be used for a first-time homebuyer program County Wide. (10 households)

AP-60 Public Housing – 91.220(h)

Introduction

Richland County has a public housing authority to provide public housing for its low-income County residents. The mission of the Columbia Housing Authority is to provide affordable, accessible, quality housing and support services through community partnerships.

The Columbia Housing Authority is responsible for its own hiring, contracting, and procurement. The Housing Authority provides the County with a copy of its Five-Year Capital Fund Program and Annual Plan for review each year. The County certifies that the Capital Fund Program and Annual Plan are consistent with the County's Five-Year Consolidated Plan. Should the Housing Authority propose any demolition or disposition of public housing units, it will consult with the local neighborhoods where the development is located, as well as with the County staff.

The Columbia Housing Authority meets with each of its housing developments to discuss the Annual Plans for the Housing Authority. They also discuss physical needs assessment for allocating and spending Capital Funds at the different developments. The Housing Authority puts copies of the plans in the housing developments for public comment. The Columbia Housing Authority Board also has a seat on the five (5) member Board, which is occupied by a resident to help with the decision and planning process of the Housing Authority.

Actions planned during the next year to address the needs to public housing

The Columbia Housing Authority funds a variety of activities to improve the overall living environment in the Authority's public housing projects. These improvements can include: roof repair, appliances, kitchen cabinets, sidewalk and parking lot repairs, replacement of hot water tanks, new computers, and various infrastructure improvements.

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

The CHA Resident Executive Council (REC) provides residents with the opportunity to become involved in housing authority policy making. The REC is made up of representatives from each CHA public housing community, and members are elected by their peers based on participation in local Community Clubs. The REC meets on fourth Monday of each quarter. Richland County will work with CHA to improve attendance at these meetings in FY 2022-2023.

Richland County will also continue to provide twelve hours of housing counseling classes to CHA residents through the RCHAP program. Classes will cover home buying, budget and credit, and home and yard maintenance.

If the PHA is designated as troubled, describe the manner in which financial assistance will be

provided or other assistance

The Columbia Housing Authority is not designated as "troubled" by HUD.

Discussion

Not Applicable.

AP-65 Homeless and Other Special Needs Activities – 91.220(i)

Introduction

Under its Five-Year Consolidated Plan, Richland County has developed its Strategic Plan in cooperation with the CoC to address homelessness for FY 2022 through FY 2026. These goals are set forth in the following priorities:

Homeless Strategy - (High Priority)

Priority Need: There is a continuing need for services and housing opportunities for homeless persons and persons/families at-risk of becoming homeless.

Objective: Work with community partners to improve the living conditions and support services available for homeless persons, families, and those who are at risk of becoming homeless.

Goals:

- **HMS-1 Operation/Support** – Financially assist providers to operate housing and support services for the homeless and persons at-risk of becoming homeless.
- **HMS-2 Prevention and Housing** - Continue to support the prevention of homelessness through anti-eviction activities and programs for rapid re-housing.
- **HMS-3 Housing** - Support the rehabilitation of, including accessibility improvements for emergency shelters, transitional housing, and permanent housing for the homeless.
- **HMS-4 Continuum of Care** - Support the local Continuum of Care's (CoC) efforts to provide emergency shelter, and permanent supportive housing to persons and families who are homeless or who are at risk of becoming homeless.
- **HMS-5 Permanent Housing** - Promote the development of permanent supportive housing for homeless individuals and families.

Describe the jurisdictions one-year goals and actions for reducing and ending homelessness including

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

The CoC utilizes a coordinated entry process that prioritizes assistance based on severity of need, length of time homeless, and unsheltered versus sheltered status to ensure those who need assistance the most can receive services and housing in a timely manner. Outreach teams work nontraditional hours and cover the CoC's entire geographic area. They are focused on persons with a serious mental illness who live unsheltered because this is the subpopulation in our community least likely to access assistance. Agencies, local businesses, and community members routinely contact the street outreach team regarding persons needing assistance, especially those living unsheltered. Persons experiencing

homelessness are engaged through outreach, rapport-building, and with the use of peer-to-peer models. The CoC utilizes a centralized entry. Most persons enter the system through the Harmony House day shelter. However, the local homeless veteran's center, domestic violence shelter, and street outreach all serve as points of entry. A VI-SPDAT assessment is conducted (coordinated entry assessment tool) to determine need. The individual/family is on a by-name list and referred to appropriate services and housing. All CoC and ESG-funded programs utilize coordinated entry.

Addressing the emergency shelter and transitional housing needs of homeless persons

Successful recovery for individuals experiencing chronic homelessness depends on access to stable housing. Permanent supportive housing for such individuals is provided by the following organizations with programs targeted for chronic homelessness.

Chronically Homeless Service Providers: Columbia Area Mental Health Center, Midlands Housing Alliance (Transitions), VA Medical Center (Dorm), 180 Place

Many organizations providing services for individuals experiencing homelessness do not have services and facilities adequate to meet the needs of families with children. In an interview conducted for this Consolidated Plan, representatives from Homeless No More indicated that the need for such services and facilities far exceeds the available supply. Supportive housing for these families provides stability that helps prevent school absences and contributes to academic achievement. The following organizations provide services targeted to families with children experiencing homelessness.

Families with Children: Christ Central Ministries - Hannah House, Homeless No More, Toby's Place, USC, School of Medicine, Department of Internal Medicine, Supportive Housing Services

The organizations below provide supportive housing services specifically designed to meet the needs of veterans experiencing homelessness. HUD also provides rental assistance vouchers through the CHA for privately owned housing to veterans who are eligible for VA health care services and are experiencing homelessness. VA case managers may connect veterans with support services such as health care, mental health treatment and substance use counseling to help them in their recovery process and with maintaining housing in the community.

Veterans: VA Medical Center (Dorm), Alston Wilkes Veterans Home

Homeless organization representatives interviewed for this Consolidated Plan also indicated that supportive housing services targeted to unaccompanied youth are insufficient to meet the needs in Richland County. The organizations below provide various services for unaccompanied youth experiencing homelessness; however, long-term supportive housing with developmentally appropriate services are limited. Only four beds with these services are available in the county.

Unaccompanied Youth: Alston Wilkes Society- Columbia, Epworth Children's Home, Growing Home

Southeast, Lexington School District Two McKinney-Vento Liaison, Mental Illness Recovery Center, Mental Illness Recovery Center Inc. (MIRCI), Palmetto Place Children's Shelter, Richland County Public Defender's Office (youth defender), Richland School District One McKinney-Vento Liaison, Richland School District Two McKinney-Vento Liaison, State of South Carolina Department of Social Services, University of South Carolina Social Work

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

Utilizing the Housing First Model, homeless individuals and families are housed as soon as they are eligible for housing, based on a centralized assessment, as well as housing availability. Prior to housing, homeless individuals/families are assigned to a supportive services team which continues to provide support to them once they obtain their housing. This model has been effective in housing retention.

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

Individuals with severe mental health challenges often require transitional or permanent supportive housing including ongoing treatment, social services and housing assistance to recover and live independently. According to the 2015 National Survey on Drug Use and Health sponsored by Substance Abuse and Mental Health Services Administration (SAMHSA), an agency in the U.S. Department of Health and Human Services (DHHS), an estimated 18.1% or 43,521 Richland County residents suffer from a mental illness while an estimated four percent suffer severe mental illness.

Discussion

Not Applicable.

AP-75 Barriers to affordable housing – 91.220(j)

Introduction:

Richland County is committed to removing or reducing barriers to the development of affordable housing whenever possible throughout the County. A variety of actions include, among others, to reduce the cost of housing to make it affordable.

- Provide developers and non-profits with incentives for the construction or rehabilitation of affordable housing to keep rents affordable.
- Provide assistance to first time homebuyer to purchase a home.
- Assist in acquiring sites for development of affordable housing.
- Promote Federal and State financial assistance for affordable housing.

Richland County prepared its 2017 Analysis of Impediments to Fair Housing Choice (AI) to coincide with the County's Five-Year Consolidated Plan. Richland County's AI identified the following impediments.

Impediment 1: Availability of Affordable Units in a Range of Sizes - There is a need for additional assisted housing throughout the County. Racial or ethnic minority more likely to be experiencing a disproportionate need due to cost burdens, incomplete plumbing or kitchen, facilities, or overcrowding. This contributing factor has been assigned a medium level of priority based on the extent of the need and the County's ability to respond to this need.

Impediment 2: Access to Financial Services - The ability of residents throughout the County to secure home purchase loans varies according to the race and ethnicity of the loan applicant. This was Identified in data gathered under the Home Mortgage Disclosure Act (HMDA).

Impediment 3: Failure to make reasonable accommodation or modification - Residents and stakeholders who provided commentary during the AFH process, whether through public input sessions or the Fair Housing Survey, identified failure to make reasonable accommodation as a factor that contributes to the limited availability of accessible housing units to residents with disabilities. The County believes that it has the capacity to address this factor through outreach and education to County residents and landlords, and considers doing so to be a high priority.

Impediment 4: Access to Publicly Supported Housing for Persons with Disabilities- Residents and stakeholders who provided commentary during the AFH process, whether through public input sessions or the Fair Housing Survey, identified shortages of affordable, accessible housing to be a contributing factor to fair housing issues impacting residents with disabilities.

Impediment 5: Resistance to Affordable Housing- This factor, identified through the feedback of stakeholders during the public input portion of the AFH process, contributes to a lack of affordable

housing in the County. Lack of affordable housing restricts the fair housing choice of County residents.

Impediment 6: Discriminatory Actions in the Marketplace- This factor, identified through the feedback of stakeholders during the public input portion of the AFH process, serves to limit the fair housing choice of residents with disabilities and racial/ethnic minority groups.

Impediment 7: Lack of Understanding of Fair Housing Law- This factor, identified through the feedback of stakeholders during the public input portion of the AFH process, contributes to discrimination and differential treatment in the housing market. Furthermore, a lack of understanding of fair housing law means that those who may suffer discrimination in the housing market do not know where to turn when they do.

Actions it planned to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment

Richland County, in its most recent Analysis of Impediments to Fair Housing Choice, did not identify any negative effects of its public policies that serve as barriers to affordable housing. The County has continued to revise and update its Zoning Ordinance. This document is consistent with the Fair Housing Act, Section 504, and the Americans with Disabilities Act. There are no other public policies that restrict fair housing.

Discussion:

Not Applicable.

AP-85 Other Actions – 91.220(k)

Introduction:

Richland County has developed the following actions which address:

- obstacles to meeting underserved needs;
- fosters affordable housing;
- reduces lead-based hazards;
- reduced the number of poverty-level families;
- develops institutional structures, and
- enhance coordination between public and private housing and social service agencies.

Actions planned to address obstacles to meeting underserved needs

The County under its FY 2022 CDBG Program Year will take the following actions to address obstacles to meeting the underserved needs:

- Provide funds for workforce housing options for owner occupied and renter occupied housing units.
- Provide funds for new housing construction of owner occupied and renter occupied housing units that are decent, safe, sound, affordable, and assessable.
- Provide funds for rehabilitation to help bring the older existing housing stock up to code standards and make accessibility improvements as needed.
- Provide funds to assist business, employment training, and career counseling.
- Provide funds for clearance and demolition projects to remove blighting influences in the County.
- The County will continue to leverage its financial resources and apply for additional public and private funds.

Richland County will work to address these obstacles through the agencies and programs to be funded

in FY 2022. Some of the activities to address these obstacles include:

- Public Service Activities
- Economic Development
- Housing Rehabilitation
- CHDO Set-Aside
- Development of Affordable Housing
- Down Payment Assistance

Actions planned to foster and maintain affordable housing

The County is proposing the following goals and strategies to foster and maintain affordable housing:

- **HSG-1 Homeownership** - Continue to assist low- and moderate-income potential homebuyers to purchase homes through down payment assistance, closing cost assistance, housing rehabilitation assistance and required housing counseling training.
- **HSG-2 Owner-occupied Housing Rehabilitation** - Conserve and rehabilitate existing affordable housing units occupied by low- and moderate-income homeowners in the community by providing financial assistance to addressing code violations, emergency repairs, energy efficiency improvements, and accessibility for persons with disabilities.
- **HSG-3 Housing Construction/Rehabilitation** - Increase the supply of decent, safe and sanitary, and accessible housing that is affordable to both owners and renters in the County by assisting with acquisition, site improvements, development fees, new construction and rehabilitation of vacant buildings.
- **HSG-4 Renter-occupied Rehabilitation** - Provide financial assistance to landlords to rehabilitate affordable housing units for that are rented to low- and moderate-income tenants.
- **HSG-5 Fair Housing** - Promote fair housing choice through education, training and outreach to affirmatively furthering fair housing throughout the County.
- **HMS-2 Prevention and Housing** - Continue to support the prevention of homelessness through anti-eviction activities and programs for rapid re-housing.
- **HMS-3 Housing** - Support the rehabilitation of, including accessibility improvements for emergency shelters, transitional housing, and permanent housing for the homeless.
- **HMS-5 Permanent Housing** - Promote the development of permanent supportive housing for homeless individuals and families.
- **SNS-1 Housing** - Increase the supply of affordable housing that is accessible, decent, safe, and sanitary for the elderly, persons with disabilities, persons with developmental disabilities, persons with HIV/AIDS, victims of domestic violence, persons recovering from alcohol/drug dependency, and persons with other special needs, through rehabilitation of existing buildings and new construction of housing.
- **SNS-3 Accessibility** - Improve the accessibility of owner-occupied housing through rehabilitation and support/improve renter occupied housing by making reasonable accommodations for the

physically disabled by removing architectural barriers.

- **AMS-3 Fair Housing** - Provide funds for training, education, outreach, and monitoring to affirmatively further fair housing in the County.

Actions planned to reduce lead-based paint hazards

The County is working to reduce potential lead-based paint hazards. Below are the County's activities to reduce lead-based paint hazards are related to rehabilitation and homeownership programs.

Rehabilitation Programs

Richland County will continue to ensure that:

- Applicants for rehabilitation funding receive the required lead-based paint information and understand their responsibilities.
- Staff properly determines whether proposed projects are exempt from some or all lead-based paint requirements.
- The level of Federal rehabilitation assistance is properly calculated and the applicable lead-based paint requirements determined.
- Properly qualified personnel perform risk management, paint testing, lead hazard reduction, and clearance services when required.
- Required lead hazard reduction work and protective measures are incorporated into project rehabilitation specifications.
- Risk assessment, paint testing, lead hazard reduction, and clearance work are performed in accordance with the applicable standards established in 24 CFR Part 35, Subpart R.
- Required notices regarding lead-based paint evaluation, presumption, and hazard reduction are provided to occupants and documented.
- Program documents establish the rental property owner's responsibility to perform and adhere to ongoing lead-based paint maintenance activities, when applicable.
- Program staff monitors owner compliance with ongoing lead-based paint maintenance activities.

Homeownership Programs

Richland County will continue to ensure that:

- Applicants for homeownership assistance receive adequate information about lead-based paint requirements.
- County staff properly determine whether proposed projects are exempt from some or all lead based paint requirements.
- A visual assessment is performed to identify deteriorated paint in the dwelling unit, any

common areas servicing the unit, and exterior surfaces of the building.

- Prior to occupancy, properly qualified personnel perform paint stabilization, and the dwelling passes a clearance exam in accordance with the standards established in 24 CFR Part 35, Subpart R.
- The home buyer receives the required lead-based paint pamphlet and notices.

According to the 2016-2020 American Community Survey (ACS) 11,078 housing units with children in Richland County were built before 1980. These units likely have some level of lead-based paint and issues associated with lead, particularly in units with children aged 6 and under. There are a total of 29,454 units constructed between 1950 and 1979 which is 31 percent of the housing stock.

The 2016-2020 ACS indicates 101,675 of County residents or 42% are at or below 80 percent AMI. Approximately half of the 11,078 households with children are at some risk of lead-based paint hazard.

Actions planned to reduce the number of poverty-level families

According to the 2016-2020 American Community Survey, approximately 16.5% of Richland County's residents live in poverty, while only 14.7% of the State of South Carolina residents live in poverty. Female-headed County households with children are particularly affected by poverty at 33.5%. The County's goal is to reduce the extent of poverty by 5%, based on actions the County can control and work with other agencies/organizations.

The County funded projects/activities under the following goals and strategies to reduce the number of families living in poverty:

- HMS-1 Operation/Support
- HMS-2 Prevention and Housing
- SNS-2 Social Services
- CDS-2 Infrastructure
- CDS-4 Food Programs
- CDS-5 Public Services
- EDS-1 Employment
- EDS-2 Financial Incentives/Assistance
- EDS-3 Redevelopment Programs

Actions planned to develop institutional structure

To effectively implement the Five-Year Consolidated Plan and the Annual Action Plans, the County needs to collaborate with a variety of agencies located in Richland County and also in the City of Columbia. Coordination and collaboration between agencies is important to ensuring that the priorities identified in the Five-Year Consolidated Plan within the County are adequately addressed. The key agencies that are involved in the implementation of the Five-Year Consolidated Plan and FY 2022 Annual Action Plan,

as well as additional resources that may be available are described below.

Public Institutions –

- **Richland County** – Richland County’s Department of Community Planning and Development will be responsible for the administration of the County’s community development programs, including some of the local programs that assist target income residents. The Department’s responsibilities will include managing and implementing the City’s affordable housing policies, including the Five-Year Consolidated Plan and related documents.
- **Columbia Housing Authority** - The Columbia Housing Authority is one of the primary owners of affordable housing within the community. The Housing Authority also administers the Housing Choice (Section 8) Voucher Program. The County will continue to work in close consultation with the Housing Authority regarding affordable housing issues in Richland County.

Non-Profit Organizations – There are several non-profit agencies that serve target income households in Richland County. The County will collaborate with these essential service providers. Some of them include:

- MIRCI
- Homeless No More
- Family Promise of the Midlands
- Harvest Hope
- Transitions
- Alston Wilkes Society
- United Way of the Midlands
- Catholic Charities
- Pathways to Healing
- Midlands Fatherhood Program
- SC Uplift

Private Industry – The private sector is an important collaborator in the services and programs associated with the Five-Year Consolidated Plan. The private sector brings additional resources and expertise that can be used to supplement existing services or fill gaps in the system. Lenders, affordable housing developers, business and economic development organizations, and private service providers offer a variety of assistance to residents such as health care, small business assistance, home loan programs, and assisted housing, among others. The County will work closely with these agencies to meet Five-Year Consolidated Plan goals and objectives.

Actions planned to enhance coordination between public and private housing and social service agencies

Richland County is committed to continuing its participation and coordination with social service

agencies, housing agencies, community and economic development agencies, County, Federal, and State agencies, as well as with the private and non-profit sectors, to serve the needs of target income individuals and families in the County. The County solicits funding requests for CDBG and HOME funds. The County staff provides help and assistance to the public agencies that receive funding.

Discussion:

Monitoring

Richland County's Department of Community Planning and Development (Community Development Division) has the primary responsibility for monitoring the County's Annual Action Plan. The Community Development Division will maintain records on the progress toward meeting the goals and the statutory and regulatory compliance of each activity. The Department of Community Planning and Development is responsible for the ongoing monitoring of subrecipients.

For each activity authorized under the National Affordable Housing Act, the County has established fiscal and management procedures that will ensure program compliance and funding accountability. Additionally, the Department will ensure that the reports to the U.S. Department of Housing and Urban Development (HUD) are complete and accurate. The programs will be subject to the Single Audit Act.

For projects, other than CDBG funded activities, a similar reporting format will be used to monitor the Annual Action Plan progress for HOME activities.

Richland County will provide citizens with reasonable notice of, and the opportunity to comment on its Annual Action Plan in its performance under previously funded CDBG Program Years, and substantial amendments to the Five-Year Consolidated Plan and Annual Action Plans.

Richland County will respond within fifteen (15) days in writing to any written complaints or inquiries from citizens in regard to the CDBG Program and HOME Program, its housing strategy, or its CAPER. This is described in its Citizen Participation Plan.

Richland County and its subrecipients shall comply with the requirements and standards of 2 CFR Part 200, which is the cost principals for state and local governments and their subrecipients. In addition, the County will have written agreements with each of its subrecipients.

The County will monitor its performance with meeting its goals and objectives with its Five-Year Consolidated Plan. It will review its goals on an annual basis in the preparation of its CAPER and will make adjustments to its goals as needed.

The County does not have a timeliness of expenditures problem. The County abides by the Federal cost principals and expenditures. In the expenditures of the CDBG and HOME funds for housing construction or project improvements, the County's inspectors will make periodic on-site inspections to ensure compliance with the local housing codes. The County also requires submittal of architectural drawings,

site plan, and work specifications for this work. These will be reviewed prior to issuance of building permits and the distribution of CDBG funds or HOME funds.

Program Specific Requirements

AP-90 Program Specific Requirements – 91.220(I)(1,2,4)

Introduction:

Richland County receives an annual allocation of CDBG and HOME funds. Since the County receives these federal allocations, the questions below have been completed, as they are applicable.

Community Development Block Grant Program (CDBG) Reference 24 CFR 91.220(I)(1)

Projects planned with all CDBG funds expected to be available during the year are identified in the Projects Table. The following identifies program income that is available for use that is included in projects to be carried out.

- | | |
|--|----------|
| 1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed | 0 |
| 2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan. | 0 |
| 3. The amount of surplus funds from urban renewal settlements | 0 |
| 4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan | 0 |
| 5. The amount of income from float-funded activities | 0 |
| Total Program Income: | 0 |

Other CDBG Requirements

- | | |
|---|---------|
| 1. The amount of urgent need activities | 0 |
| 2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income. Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan. | 100.00% |

HOME Investment Partnership Program (HOME) Reference 24 CFR 91.220(I)(2)

1. A description of other forms of investment being used beyond those identified in Section 92.205 is as follows:

As required by HOME regulations, Richland County will match the HOME grant with county funds in the amount of \$115,759 The county will also continue to solicit donations and leveraged funds from

existing partners seeking new partnerships. Richland County has also invested in a multi-phased, multi-family housing development under development by Community Assistance Provider, Inc. This project has additional state HOME Investment partnership funding and funding from the State Housing Trust Fund and Midlands Housing Trust Fund. HOME funding in Richland County is awarded through an RFP process and can be used for acquisition, rehabilitation, new construction, and gap financing. Pre-development loans are also available to cover project costs necessary to determine project feasibility (including cost of initial study, legal fees, environmental reviews, architectural fees, engineering fees, engagement of a development team, options to acquire property, site control, and tile clearance). All HOME awards are subject to the provisions of the HOME Investment Partnership Program authorized under Title II of the Cranston-Gonzales National Housing Act.

2. A description of the guidelines that will be used for resale or recapture of HOME funds when used for homebuyer activities as required in 92.254, is as follows:

To ensure affordability Richland County will impose either resale or recapture provisions when using HOME funds for assisting homebuyers, homeowners and/or CHDO projects. Richland County exercises the option to use both recapture and resale provisions to ensure all or a portion of the County's HOME investments will be recouped in the event the household or entity fails to adhere to the terms of the HOME agreement for the duration of the period of affordability. The provision of resale versus recapture is dependent upon the activity: Recapture activity exists for (a) Down Payment Assistance (RCHAP); (b) CHDO projects that are terminated prior to completion or (c) the Housing Rehabilitation program. Resale provision is used only for CHDO homeownership projects. And while neither resale nor recapture, when CHDO's have rental-based activity, the county reserves the right to collect procedures or allow the CHDO to retain the funds.

3. A description of the guidelines for resale or recapture that ensures the affordability of units acquired with HOME funds? See 24 CFR 92.254(a)(4) are as follows:

HOME funds are granted to participants of RCHAP and Homeowner Rehabilitation programs in the form of deferred forgivable grants. Recapture provisions will ensure Richland County recoups all or a portion of its HOME investments based upon occupancy as principal residence through an affordability period. Another instance where HOME funds will be recaptured is when a CHDO fails to meet all conditions of a contract and as a result, the contract is terminated prior to project completion. The CHDO is then required to repay the full investment back to the County. While Richland County can structure its recapture provisions based on its program design and market conditions, the period of affordability is the basis upon which the HOME investment is recaptured as described in paragraph 24 CFR 92.25 (a)(5)(ii)(A)(5) of the HOME regulations.

Resale provisions are exercised for CHDO homeownership activities only. These provisions ensure

that housing developed with HOME funding remains affordable to LMI families through a 15–20-year period of affordability. Housing is purchased and occupied as principal residence by an LMI household. The CHDO executes an instrument (restrictive covenants or a 2nd mortgage) prior to closing which will detail the resale terms that include housing is made available for subsequent purchase only to a buyer whose family qualifies as a low-income family and use as principal residence. The resale requirement must also ensure the price at resale provides the original HOME-assisted owner a fair return on investment (including the homeowner’s investment and any capital improvement) and ensure the housing will remain affordable to a reasonable range of low-income homebuyers. The period of affordability is based on the total amount of HOME funds invested in an activity. The document will be filed with the 1st mortgage in the County’s Register of Deeds office.

Down Payment Assistance (RCHAP)

The Richland County Homeownership Assistance Program (RCHAP) may provide up to \$10,000 toward the purchase of an existing home, and \$10,000 toward the purchase of a newly constructed home in down payment and closing cost assistance for those who qualify. A five (5) year Deferred Forgivable Loan agreement is used as the mechanism for a recapture provision. With this agreement the HOME assistance is forgiven over a five-year period as long as the homeowner continues to own and live in the assisted unit as their primary place of residence for the five-year period of affordability. If the homeowner does not live within this unit and sells the property within this five-year period, the funds are recaptured as a rate of 20 percent diminishing sliding scale per year. For example, if the housing unit sells at year three of this five-year period, the homebuyer would owe back 60 percent of the subsidy (see chart below).

(Continued below in the Discussion Section.)

4. Plans for using HOME funds to refinance existing debt secured by multifamily housing that is rehabilitated with HOME funds along with a description of the refinancing guidelines required that will be used under 24 CFR 92.206(b), are as follows:

Richland County has no plans to refinance debt using HOME funds in FY 2022-2026.

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

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

Owner-Occupied Rehabilitation Programs

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

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

- **Deferred Forgivable Loans** – Assistance will be provided in the form of a deferred forgivable loan. No repayment is required. However, applicants must sign a written affidavit indicating that they will occupy the home as their primary residence for at least two (2) years after assistance is granted through the program.

(Continued in the attachment section of the Plan.)

Appendix - Alternate/Local Data Sources