



RICHLAND COUNTY COUNCIL

DEVELOPMENT AND SERVICES COMMITTEE

Julie-Ann Dixon	Damon Jeter	Torey Rush (Chair)	Bill Malinowski	Seth Rose
District 9	District 3	District 7	District 1	District 5

**OCTOBER 28, 2014
5:00 PM**

2020 Hampton Street

CALL TO ORDER

APPROVAL OF MINUTES

1. Regular Session: September 23, 2014 [PAGES 4-6]

ADOPTION OF AGENDA

ITEMS FOR ACTION

2. Microphone Mute Options for Council Chambers [PAGES 7-10]
3. RC Souvenirs: [PAGES 11-15]
 - a. Desk Telescope

- b. Limestone Paperweight
 - c. Desk Clock with Compass
 - d. Gold Medallion
4. Roofing Project – Lower Richland Fire Station [**PAGES 16-19**]
 5. Exploration and Development of a “Preservation Land Management Plan” [**PAGES 20-23**]
 6. Department of Public Works - Blocking a Portion of Bob Dorn Road [**PAGES 24-30**]
 7. Dog Park Program [**PAGES 31-35**]
 8. Impact Fees [**PAGES 36-50**]
 9. FY 14-15 Annual Action Plan - Council Approval [**PAGES 51-82**]
 10. Department of Public Works: S. Scott Rd. Drainage Project [**PAGES 83-87**]

ITEMS PENDING ANALYSIS: NO ACTION REQUIRED

11. Parking in Residential and Commercial Zones of the County [**PAGE 88**]
12. Sewage Sludge Spray Field Applications [**PAGE 89**]
13. Remove the requirements placing a lien on property if owners do not pay sewer bill or if owners do not maintain overgrown lots [**JACKSON**] [**PAGE 90**]
14. Move to direct staff to draft an ordinance to impose greater noise restrictions in unincorporated Richland County [**ROSE**] [**PAGE 91**]
15. Interstate Interchange Lighting Project [**PAGE 92**]

ADJOURNMENT



Special Accommodations and Interpreter Services

Citizens may be present during any of the County's meetings. If requested, the agenda and backup materials will be made available in alternative formats to persons with a disability, as required by Section 202 of the Americans with Disabilities Act of 1990 (42 U.S.C. Sec. 12132), as amended and the federal rules and regulations adopted in implementation thereof.

Any person who requires a disability-related modification or accommodation, including auxiliary aids or services, in order to participate in the public meeting may request such modification, accommodation, aid or service by contacting the Clerk of Council's office either in person at 2020 Hampton Street, Columbia, SC, by telephone at (803) 576-2061, or TDD at 803-576-2045 no later than 24 hours prior to the scheduled meeting.

Richland County Council Request of Action

Subject

Regular Session: September 23, 2014 [PAGES 4-6]

Reviews

RICHLAND COUNTY COUNCIL

SOUTH CAROLINA

DEVELOPMENT AND SERVICES COMMITTEE

September 23, 2014
5:00 PM
Council Chambers

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

CALL TO ORDER

Mr. Pearce called the meeting to order at approximately 5:01 PM

APPROVAL OF MINUTES

July 22, 2014 – Mr. Malinowski moved, seconded by Ms. Dixon, to approve the minutes as distributed. The vote in favor was unanimous.

ADOPTION OF AGENDA

Mr. Malinowski moved, seconded by Ms. Dixon, to adopt the agenda as published. The vote in favor was unanimous.

ITEMS FOR ACTION

Mobile Home Park Regulations that are enforced by the Building Codes and Inspections Department – Ms. Dixon moved, seconded by Mr. Malinowski, to forward to Council with a recommendation to approve the ordinance amendment to Chapter 6 of the Richland County Code of Ordinances to add mobile home park regulations.

Mr. Malinowski requested the approved budget for the Mobile Home Abatement program.

Interstate Interchange Lighting Project – Mr. Rose moved, seconded by Ms. Dixon, to hold in committee and have staff to contact the Hospitality Association to request assistance with recruiting businesses that are willing to contribute funding for the Two Notch at I-77 & Clemson Rd. at I-20 interstate interchange lighting projects. The vote in favor was unanimous.

RC Souvenirs – Ms. Dixon moved, seconded by Mr. Malinowski, to hold in committee and direct staff to perform their due diligence regarding souvenir options and report back to committee. The vote in favor was unanimous.

Undergrounding of Utilities on Transportation Penny Projects – Mr. Malinowski moved, seconded by Mr. Rose, to forward to Council with a recommendation to explore



Kommittee Members Present

Torrey Rush, Chair
District Seven

Julie-Ann Dixon
District Nine

Bill Malinowski
District One

Seth Rose
District Five

Others Present:

Norman Jackson
Kelvin E. Washington, Sr.
Paul Livingston
Greg Pearce
Joyce Dickerson
Tony McDonald
Sparty Hammett
John Hixon
Warren Harley
Sara Salley
Brandon Madden
Brad Farrar
Daniel Driggers
Larry Smith
Quinton Epps
Geo Price
Rudy Curtis
Rob Perry
Stacy Culbreath
Amelia Linder
Michael Byrd
Monique Walters
Michelle Onley
Monique McDaniels

Item# 1

RICHLAND COUNTY COUNCIL

SOUTH CAROLINA



Richland County Council
Development and Services Committee
September 23, 2014
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opportunities in burying power lines while Transportation Penny projects are being implemented. The vote in favor was unanimous.

Stickers for Recycling Carts – Mr. Rose moved, seconded by Ms. Dixon, to forward to Council with a recommendation to direct staff to provide educational materials to residents regarding the benefits of recycling. The vote in favor was unanimous.

Microphone Mute Options for Council Chambers – Mr. Malinowski moved, seconded by Ms. Dixon, to hold in committee and direct staff to review microphone mute options. and to direct staff to review said options. The vote in favor was unanimous.

Ordinance Amendment – Through Truck Prohibited on Longreen Parkway – Ms. Dixon moved, seconded by Mr. Malinowski, to forward to Council with a recommendation to approve the ordinance amendment to Section 17-9 of the County's code to prohibit through truck traffic on Longreen Parkway and to ensure that that the signs are placed at the appropriate intersections. The vote in favor was unanimous.

ITEMS FOR DISCUSSION/INFORMATION

Report of Fire Advisory Committee – No report was given.

ITEMS PENDING ANALYSIS

Parking in Residential and Commercial Zones of the County – Held in committee.

Sewage Sludge Spray Field Applications – Held in committee.

Remove the requirements placing a lien on property if owners do not pay sewer bill or if owners do not maintain overgrown lots –Held in committee.

ADJOURNMENT

The meeting adjourned at approximately 5:47 p.m.

Richland County Council Request of Action

Subject

Microphone Mute Options for Council Chambers [**PAGES 7-10**]

Reviews

Richland County Government

County Administration Building
2020 Hampton Street
P.O. Box 192
Columbia, SC 29202



Phone: (803) 576-2050
Fax: (803) 576-2137
TDD: (803) 748-4999

Office of the County Administrator



MEMORANDUM

TO: Richland County Council
CC: Tony McDonald, County Administrator
FROM: Brandon Madden, Manager of Research
DATE: October 24, 2014
RE: Microphone Mute Options

On September 9, 2014, Council member Washington brought forth the following motion:

“Move to direct staff to review microphone mute options for Council Chambers”

This item was forwarded to the September D&S Committee. At the September D&S Committee meeting, the Committee directed Staff to review microphone mute options for Council Chambers and report back to the Committee.

Enabling microphone mute options for the 14 microphones (11 microphones for each Council member & 3 microphones for County staff) in the Council Chambers requires upgrading the current audio system and each microphone. The estimated cost for these upgrades is approximately \$6,000.00.

At the September D&S Committee meeting, Council also requested “Do’s and Don’ts” for microphone muting. Those will be forwarded to you under separate cover, as they came from the Legal Department.

It is at this time that staff requests direction from Council on this item.

Item# 2

Richland County Council Request of Action

Subject: Microphone Mute Options for Council Chambers

A. Purpose

County Council is requested to direct staff to review microphone mute options for Council Chambers.

B. Background / Discussion

On September 9, 2014, Council member Washington brought forth the following motion:
“Move to direct staff to review microphone mute options for Council Chambers”

The microphone system currently installed in the Council Chambers does not have the capability to mute microphones. The County would have to upgrade the current microphone system to have the capability to mute microphones.

C. Legislative / Chronological History

Motion by Mr. Washington – September 9, 2014

D. Financial Impact

The financial impact to the County to have staff review microphone mute options for the Council Chamber is negligible. The County may incur future costs related to upgrading the microphone system to add muting capabilities to the microphones. At this time, funds for this purpose are not identified.

E. Alternatives

1. Approve the request to direct staff to review microphone mute options for Council Chambers.

2. Do not approve the request to direct staff to review microphone mute options for Council Chambers.

F. Recommendation

This recommendation was made by Mr. Washington. This is a policy decision for Council.

Recommended by: Kelvin Washington
Department: County Council
Date: 9/9/14

G. Reviews

Finance

Reviewed by: Daniel Driggers	Date: 9/15/14
✓ Recommend Council approval	<input type="checkbox"/> Recommend Council denial
Comments regarding recommendation:	

Recommendation is based on a negligible cost impact that can be absorb with current funding.

Information Technology

Reviewed by: Janet Claggett

Date: 9/15/14

Recommend Council approval

Recommend Council denial

Comments regarding recommendation:

RCIT agrees that it would be very beneficial to have such options identified.

Legal

Reviewed by: Elizabeth McLean

Date: 9/16/14

Recommend Council approval

Recommend Council denial

Comments regarding recommendation: The decision whether to look into costs/options for microphone mute buttons is a policy decision left to Council's discretion. Any use of mute buttons by Council would need to be consistent with the Open Meeting requirements of the SC Freedom of Information Act.

Administration

Reviewed by: Tony McDonald

Date: 9/18/14

Recommend Council approval

Recommend Council denial

Comments regarding recommendation: Whether or not a mute capability is to be installed and utilized is at the Council's sole discretion. If the Council agrees to go forward with this motion, staff will provide mute options and associated costs, and will bring the information back to the Council for a final decision.

Richland County Council Request of Action

Subject

RC Souvenirs: [PAGES 11-15]

- a. Desk Telescope
- b. Limestone Paperweight
- c. Desk Clock with Compass
- d. Gold Medallion

Reviews

Richland County Government

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Office of the County Administrator



MEMORANDUM

TO: Richland County Council
CC: Richland County Administration
FROM: Monique McDaniels, Clerk to Council
DATE: October 24, 2014
RE: Richland County Proposed Souvenirs Options and Supplemental Information

At the March 18, 2014 Council meeting, Councilman Jackson made the following motion:

“Develop souvenirs for Richland County to be sold at the State Museum and stores for tourism purpose.”

This item was forwarded to the April D&S Committee.

At the April 22, 2014 D&S Committee meeting, the Committee recommended to hold the item in the Committee, and requested Staff to look into available options regarding souvenirs and report back their findings. Staff provided a summary of available souvenir options at the June 24, 2014 D&S Committee meeting. Following their review, the Committee directed Staff to reexamine possible souvenir options, including a souvenir coin and provide a recommendation to the Committee. Additionally, Staff was directed to research souvenirs used by other jurisdictions, including the City of Columbia.

Some possible souvenir options are as follows:

- Souvenir coins
- Cufflinks
- T-shirts
- Coffee mugs

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A breakdown of souvenir items offered by other counties and municipalities is below:

Jurisdiction	Souvenir Item(s)
City of Columbia	<ul style="list-style-type: none"> • Ink pens • Coffee mugs • Notepads • “Key to The City”
Fairfield County	<ul style="list-style-type: none"> • Coasters • Metal palmetto trees • “Pieces” of historical buildings
Florence County	<ul style="list-style-type: none"> • Gift baskets w/ products manufactured in Florence County • Umbrellas • Mugs • Ink pen w/ flash drive • County flag
Lexington County	<ul style="list-style-type: none"> • Pens • Coffee mugs
Oconee County	Framed prints signed by Council members and/or Chair

The Columbia Regional Visitors Center (Visitors Center) sells merchandise, including t-shirts and tervis tumblers, which displays their “Famously Hot Columbia, SC” logo. The Visitors Center is a division within the Midlands Authority for Conventions, Sports & Tourism. The County funded the Columbia Metro Convention & Visitors Bureau in FY14 in the amount of \$193,200, and in the amount of \$226,000 in FY15. Given the role of the Midlands Authority for Conventions, Sports & Tourism in promoting the Midlands, the County’s souvenir item(s) may be able to be sold at the Columbia Regional Visitors Center. There are no other counties or municipalities that sell their souvenir items and Richland County cannot sell their items in the South Carolina State Museum or Columbia Convention Center gift shop.

After researching souvenir items offered by other counties and municipalities, Staff recommends the following souvenir options:

- a. Desk Telescop
 1. Price per item - \$30.00-\$34.00
 2. 150 x \$34.00 = \$5,100.00 total

- b. Limestone Paperweight
 - 1. Price per item \$19.00-21.00
 - 2. $150 \times \$21.00 = \$3,150.00$

- c. Desk clock with compass or just the compass
 - 1. Price per itme \$48
 - 2. $150 \times \$48.00 = \$7,200$

- d. Gold Medallion
 - 1. Price per item \$44.00
 - 2. $150 \times \$44.00 = \$6,600$

RICHLAND COUNTY SOUVENIR
MISC_8235



DESK TELESCOPE

150 - \$34.20 each
250 - \$32.40 each
300 - \$30.30 each



LIMESTONE PAPERWEIGHT

150 - \$21.00 each
250 - \$19.20 each



DESK CLOCK WITH COMPASS

150 - \$48.00 each
250 - \$48.00 each



3" ETCHED MEDALLION

150 - \$44.16 each
250 - \$44.16 each

Additional option (need to explore costs more)
Limestone pieces from quarry in Richland County
We could get actual Richland County limestone pieces place on a wooden base with a plaque or laser engraved.

Richland County Council Request of Action

Subject

Roofing Project – Lower Richland Fire Station **[PAGES 16-19]**

Reviews

Richland County Council Request of Action

Subject: Roofing Project – Lower Richland Fire Station

A. Purpose

Council is requested to authorize the expenditure of \$123,625.00 in budgeted funds to Aqua Seal Mfg. & Roofing, Inc. for the replacement of the deteriorating roofing system at the Lower Richland Fire Station.

B. Background / Discussion

The existing roof at the Lower Richland Fire Station, located at 2612 Lower Richland Blvd., in Hopkins, SC has become unreliable. The roof has had numerous leaks over the last couple of years and the ongoing repair work has become time consuming and cost prohibitive. Due to the roofing system reaching 30 years old, leaks are a constant threat and any resulting water infiltration increases maintenance needs to prevent facility deterioration and the potential development of environmental concerns. It is imperative that all our 24/7 emergency response facilities remain in good condition, to ensure timely response for the assigned area of coverage, by ensuring a positive operational environment.

We recently completed a new roofing project on the Dentsville Fire Station where the contractor was selected by public bid advertisement through our Procurement office. The PO was issued on May 28, 2014, and this current contract includes verbiage to allow the extending of the contract scope, stating “Award from this solicitation (Reroofing of the Dentsville FS) will be for a non-exclusive contract which may be renewed upon agreement and acceptance by both parties for one year (twelve months of three hundred-sixty-five (365) calendar days) increments not to exceed five years or sixty (60) months”.

Therefore, Support Services is requesting authorization to extend the current contract, with Aqua Seal, who installed the roofing system at the Dentsville Fire Station, to remove and install a replacement roof at the Lower Richland Fire Station. It is important to note that both of these stations are of the same footprint design so the base work will be the same. It was originally intended to bid both of these stations at one time, but insufficient funding and rapid deterioration issues at the Dentsville Station prevented this strategy, so the above language was included in the anticipation of receiving the additional funds in support of the Lower Richland station in the FY15 budget. Aqua Seal Mfg. & Roofing, Inc. was selected as the most responsible, responsive, and advantageous contractor responder for Richland County through the public bid process for the Dentsville Fire Station. The contractor completed the work to the contact specifications at the Dentsville Fire Station on time, on budget, and without creating any disruptions in the daily operations of the facility.

The selected roofing system is a .080 thick TPO (Thermoplastic polyolefin) roof manufactured by GAF Materials Corporation that will be installed per the manufacturer’s specifications, thus providing a 30 year Labor and Material warranty.

Prior to the installation of the new roof, the existing roof will be removed and disposed of in a manner compliant to all regulatory agencies. Additionally, the coping will be replaced with 25 gage pre-finished metal, providing a complete new roofing system. This system is the same

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type of roofing system that was utilized on the Dentsville Fire Station that was recently installed by Aqua Seal Mfg. & Roofing, Inc.

C. Legislative / Chronological History

This item is a staff-initiated request. Therefore, there is no legislative history for this project except for the funding that was specifically identified for this project and approved in the current FY 14-15 yearly budget process.

D. Financial Impact

The funding for the Lower Richland Fire Station reroofing project will be requisitioned from JL-3180.532900 (Fire Fund maintenance account), which has sufficient funding that was specifically identified for this project through the budget process.

The total cost for this project is a contract amount of \$107,500.00 plus 15% contingency to address any possible unforeseen deteriorated metal decking and wood blocking, or possible unknown life/safety issues resulting in a total amount of \$123,625.00. As normal, any conditions that could create a change order to the base contract cost or schedule, must be vetted through staff and approved in writing before any work can begin outside the original contract scope. Council has already approved the project concept by approving funding during the FY 15 budget process. There are no additional funds requested for this project. A roof replacement plan is identified in the 10 year capital plan and established to date using an annual budget program. Current funding for this project is identified in the following department budget account ensuring available funds for the project:

Location	Cost Item	Account #	Project cost
Lower Richland Fire Station	Proposed cost	JL-3180. 530300	\$107,500
	Contingency	JL-3180.530300	\$16,125
	Total:		\$123,625

E. Alternatives

1. Authorize the expenditure of \$123,625.00 in budgeted funds to Aqua Seal Mfg. & Roofing, Inc. for the replacement of the deteriorating roofing system at the Lower Richland Fire Station.
2. Direct staff to develop bid documents and advertise. This alternative is not recommended, as it will take months for the procurement process to complete. While this process occurs, the roof will continue to deteriorate, potentially resulting in greater costs to re-roof. Further, the contract was specifically written so as to prevent lag time in these roof replacements.
3. Do not approve the expenditure of the funds and leave the facility in its current aged condition. However, this option will foster increased maintenance costs due to roofing failures and potential water leaks that could affect the wellbeing and operational condition of the facility.

F. Recommendation

It is recommended that Council approve Alternative 1 - authorize the expenditure of \$123,625.00 in budgeted funds to Aqua Seal Mfg. & Roofing, Inc. for the replacement of the deteriorating roofing system at the Lower Richland Fire Station.

Recommended by: John Hixon
Department: Support Services
Date: 10/7/14

G. Reviews

Finance

Reviewed by: Daniel Driggers Date: 10/12/14
✓ Recommend Council approval Recommend Council denial
Comments regarding recommendation:

Procurement

Reviewed by: Cheryl Patrick Date: 10/13/14
✓ Recommend Council approval Recommend Council denial
Comments regarding recommendation:

Legal

Reviewed by: Elizabeth McLean Date: 10/13/14
 Recommend Council approval Recommend Council denial
Comments regarding recommendation: Policy decision left to Council’s discretion. As the contract mentioned is not attached, Legal cannot comment as to its applicability. As long as the Procurement Director is satisfied that the contract language is applicable and that using the same contract is within the bounds of the Procurement Code, Legal is satisfied.

Administration

Reviewed by: Roxanne Ancheta Date: October 13, 2014
✓ Recommend Council approval Recommend Council denial
Comments regarding recommendation: It is recommended that Council approve Alternative 1 - authorize the expenditure of \$123,625.00 in budgeted funds to Aqua Seal Mfg. & Roofing, Inc. for the replacement of the deteriorating roofing system at the Lower Richland Fire Station. The Procurement Director has reviewed the existing contract, and has determined that this item meets the parameters.

Richland County Council Request of Action

Subject

Exploration and Development of a "Preservation Land Management Plan" [PAGES 20-23]

Reviews

Richland County Council Request of Action

Subject: Exploration and Development of a “Preservation Land Management Plan”

A. Purpose

County Council is requested to direct Staff to explore and develop a Preservation Land Management Plan.

B. Background / Discussion

On September 16, 2014, Council member Washington brought forth the following motion:

“To explore and develop a "Preservation Land Management Plan". This program will help protect rural family land against urban sprawl and development, preserve the unique cultural heritage of Lower Richland communities, sustain Lower Richland diverse ecosystem, increase land value and income through sustainable forestry and agro-forestry management, and engage under-represented groups in land use dialogue and in the value of land stewardship”

This request was based on a pilot program introduced by the U.S. Endowment for Forestry and Communities and the U.S. Department of Agriculture’s Forest Service in the South Carolina Lowcountry. The pilot program is known as the Sustainable Forestry African American Land Retention Program (SFP). The Center for Heirs Property Preservation manages the program, which partners landowners with professional foresters to take inventory of the trees on their property and develop a land management plan that will prepare the land for reinvestment. Forestry practices such as harvesting, thinning and prescribed burning are all discussed in an effort to educate landowners about proper land management techniques. The goal of the program is to create continuously viable property rather than property that may bring a one-time payout for timbering. Another goal of the program is to assist landowners in establishing a clear title to their land by defining their family tree, locating all the heirs and determining if the heirs wish to maintain ownership or give up their ownership rights to the property. The combination of a clear title with the implementation of a land management plan protects the land from future development. The costs of implementing the plan are reimbursed once the landowners have accomplished both goals. A similar program exists in North Carolina and is managed by the Roanoke Rural Electric Cooperative.

The County’s Planning Department and Neighborhood Improvement Program have developed several plans and ordinances that attempt to protect rural land from urban sprawl and development. However, the County does not currently have plans or ordinances that utilize techniques specific to those found in a Preservation Land Management Plan.

The land use and priority investment elements of the Richland County Comprehensive Plan are currently being updated. As such, a future land use map is being developed based on citizen input that reflects the desire to protect much of the rural land in Lower Richland from sprawl and development. Most of the Lower Richland area falls in the Conservation, Rural Large-Lot or Rural Small-Lot land use categories on the proposed map. These categories support land conservation, forestry and farming activities, agricultural support services, and rural and open space subdivisions.

On 3/18/14, Richland County Council adopted the Lower Richland Master Plan, which also encourages preservation of valuable natural resources and agricultural lands in the Lower Richland area. The future land use map included in the Lower Richland Master Plan primarily defines the character of land in the Lower Richland area as Agriculture, Cowassee Conservation Corridor or Rural Residential.

The Comprehensive Plan and the Lower Richland Master Plan are broad documents that attempt to guide policy and do not prescribe regulations or specific methods for protecting and managing land in rural areas. A Preservation Land Management Plan would establish a specific process to help land owners preserve and maintain existing uses in rural areas.

C. Legislative / Chronological History

On September 16, 2014, Council approved a motion sponsored by the Honorable Kelvin Washington as follows:

“To explore and develop a "Preservation Land Management Plan". This program will help protect rural family land against urban sprawl and development, preserve the unique cultural heritage of Lower Richland communities, sustain Lower Richland diverse ecosystem, increase land value and income through sustainable forestry and agro-forestry management, and engage under-represented groups in land use dialogue and in the value of land stewardship”

D. Financial Impact

There is no financial impact associated with exploring the concept of a “Preservation Land Management Plan”. In the event it is determined such a plan should be developed, the need for additional staff and/or consultants should be considered, depending on desired scope of the plan. Additionally, potential funding sources may need to be identified.

E. Alternatives

1. Approve the request to explore the development of a Preservation Land Management Plan. If this alternative is chosen, additional staffing and/or consultants may be needed to conduct research on the potential content, format and implementation of the proposed plan.
2. Approve the request to explore and develop a Preservation Land Management Plan. If this alternative is chosen, additional staffing and/or consultants may be needed to conduct research on the potential content, format, and implementation of the proposed plan, and to develop the plan.
3. Do not approve the request to explore and/or develop a Preservation Land Management Plan. If this alternative is chosen, it could be concluded that the County’s current policies and plans are sufficient enough to address the protection of rural land, and a Preservation Land Management Plan is not needed at this time.

F. Recommendation

It is recommended that Council approve the request to explore and develop a Preservation Land Management Plan.

Recommended by: Kelvin Washington
Department: County Council
Date: September 16, 2013

G. Reviews

Finance

Reviewed by: Daniel Driggers
✓ Recommend Council approval
Comments regarding recommendation:

Date: 10/13/14
 Recommend Council denial

Conservation

Reviewed by: Quinton Epps
✓ Recommend Council approval
Comments regarding recommendation:

Date: 10/16/14
 Recommend Council denial

Planning

Reviewed by: Tracy Hegler
✓ Recommend Council approval
Comments regarding recommendation:

Date: 10/20/14
 Recommend Council denial

Planning supports exploring the option of developing a Preservation Land Management Plan, which should include information on what the plan will provide and who will administer it.

As mentioned in the background, above, the Lower Richland Master Plan (adopted March 2014), the proposed Comprehensive Plan and proposed Future Land Use Map (adoption anticipated in early 2015) all call for protecting the rural character of Lower Richland and preserving and enhancing the viability of agricultural uses. Thus, this motion is compliant with those long range plans.

Legal

Reviewed by: Elizabeth McLean
 Recommend Council approval
Comments regarding recommendation: Legal would need more detail to attempt to do a complete evaluation of any issues; it is not clear from the ROA what the County's role would be. However, if the current vote would be only for staff to look into such a program, that is a policy decision left to Council's discretion.

Date: 10/21/14
 Recommend Council denial

Administration

Reviewed by: Sparty Hammett
✓ Recommend Council approval
Comments regarding recommendation: Recommend exploring the option of developing a Preservation Land Management Plan, which should include information on what the plan will provide and who will administer it.

Date: 10/21/14
 Recommend Council denial

Richland County Council Request of Action

Subject

Department of Public Works - Blocking a Portion of Bob Dorn Road [PAGES 24-30]

Reviews

Richland County Council Request of Action

Subject: Department of Public Works - Blocking a Portion of Bob Dorn Road

A. Purpose

County Council is requested to approve the placement of physical barriers to block a portion of Bob Dorn Road at its crossing with the Swygert Branch Creek (Creek), which would result in Bob Dorn Road physically stopping at the Creek and resuming on the other side.

B. Background / Discussion

Bob Dorn Road is a Richland County maintained dirt road, which the County has no written easement or deed on. It is maintained via prescriptive easement only. Bob Dorn Road connects Lost Creek Drive and Lykes Lane. There is an unimproved creek crossing (Swygert Branch) on Bob Dorn Road which is a safety hazard. Over the years, the residents of Lost Creek Patio Homes, which backs up to Bob Dorn Road, have complained about the dust generated from the through traffic on Bob Dorn Road. On September 14, 2014, the Lost Creek Patio Homeowners' Association requested that the area of Bob Dorn Road that crosses with the Creek be closed to all through traffic.

The County's Public Works Department does not believe that the use of signage prohibiting through traffic on the portion of Bob Dorn Road that crosses with the Creek will be sufficient for alleviating the problems associated with the creek crossing. Therefore, Council is requested to approve the placement of physical barriers to block a portion of Bob Dorn Road at its crossing with the Creek, which would result in Bob Dorn Road physically stopping at the Creek and resuming on the other side.

The letter from the Lost Creek Patio Homeowners' Association and maps of Bob Dorn Road and the Creek are attached.

C. Legislative / Chronological History

- Richland County received One Stop requests for Dust Suppression in 2013, and 2014.
- Richland County received One Stop requests for illegal activity or dumping on July 16, 2014.
- Richland County has applied Dust Suppression in 2013 and 2014
- Richland County received official request to close Bob Dorn Road to through traffic on September 14, 2014.

D. Financial Impact

The financial impact to the County includes the cost of the barricades at the creek crossing for both approaches on Bob Dorn Road, two (2) signs for advanced citizen notification purposes and two (2) "Road Closed" signs for each approach to the creek crossing.

Richland County Sign Shop will install the signs. The cost for the barricades and the signs are nominal.

E. Alternatives

1. Approve the placement of physical barriers to block a portion of Bob Dorn Road at its crossing with the Swygert Branch Creek (Creek), which would result in Bob Dorn Road physically stopping at the Creek and resuming on the other side.
2. Do not approve the placement of physical barriers to block a portion of Bob Dorn Road at its crossing with the Swygert Branch Creek (Creek). This alternative is not recommended as the creek crossing is a potential safety hazard, and as noted above, the County has received multiple One Stop requests from nearby residents regarding the dust generated from through traffic and complaints of illegal activity and dumping.

F. Recommendation

It is recommended that Council approve the request to close Bob Dorn Road at its crossing with the Swygert Branch Creek.

Recommended by: Ismail Ozbek, P.E. Interim Director/County Engineer

Department: Public Works

Date: October 8, 2014

G. Reviews

(Please replace the appropriate box with a ✓ and then support your recommendation in the Comments section before routing on. Thank you!)

Please be specific in your recommendation. While “Council Discretion” may be appropriate at times, it is recommended that Staff provide Council with a professional recommendation of approval or denial, and justification for that recommendation, as often as possible.

Finance

Reviewed by: Daniel Driggers

Date: 10/16/14

Recommend Council approval

Recommend Council denial

Comments regarding recommendation:

Planning

Reviewed by: Tracy Hegler

Date: 10/20/14

Recommend Council approval

Recommend Council denial

Comments regarding recommendation:

Emergency Services

Reviewed by: Michael Byrd

Date:10/20/14

Recommend Council approval

Recommend Council denial

Comments regarding recommendation:

It does not appear closing the road would impact emergency vehicle response.

Legal

Reviewed by: Elizabeth McLean

Date: 10/21/14

Recommend Council approval

Recommend Council denial

Comments regarding recommendation: Policy decision left to Council’s discretion. It doesn’t appear that it is DPW’s intent to completely close the road, but there may not be enough facts at this point to determine the effect of placing the barriers. Legal will

provide whatever assistance is necessary (petition the court) if Council desires to close the road. Also, as the County does not have a deed to this road, it may be useful to inform all abutting property owners about the intended change to avoid future issues.

Administration

Reviewed by: Sparty Hammett

Date: 10/23/14

Recommend Council approval

Recommend Council denial

Comments regarding recommendation:

Lost Creek Patio Homeowners' Association

P.O. Box 1342

Irmo, SC 29063

lostcreekph@aol.com

September 14, 2014

Mr. William Malinowski
PO Box 535
Chapin, SC 29036

Dear Mr. Malinowski:

The Homeowners Association of the Lost Creek Patio Homes Subdivision submit the following for consideration:

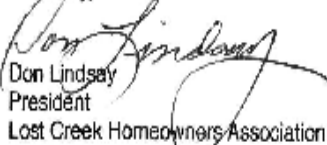
In the Lost Creek Patio Homes Subdivision there are 36 homes that abut Bob Dorn Road. Over the years traffic has increased on this road largely because of the numerous developments along Lykes Road even though access to Broad River Road via Lykes Road is quick. This increase in the number and the rate of speed of these vehicles has increased the amount of dust which has severely affected the use and care of back yards, swimming pools and patios. Health wise, the many elderly residents of this street are more adversely affected by the dust. Opening windows and doors during nice weather is not an option!

Commercial vehicles such as those used by UPS and FedEx along with others routinely use the road at high speeds even though the road is marked "Slow No Through Street." There have been animal carcasses dumped along Bob Dorn Road, along with other garbage and trash, not to mention the use of dirt bikes, graffiti sprayed on the backs of the walls, and sliding glass doors being broken by chunks of bricks thrown at them over the walls. Residents have also been aware of vehicles, usually during late-night hours, rendezvousing for short periods of time. All of this impacts property values, but also limits enjoyment of their homes by these residents.

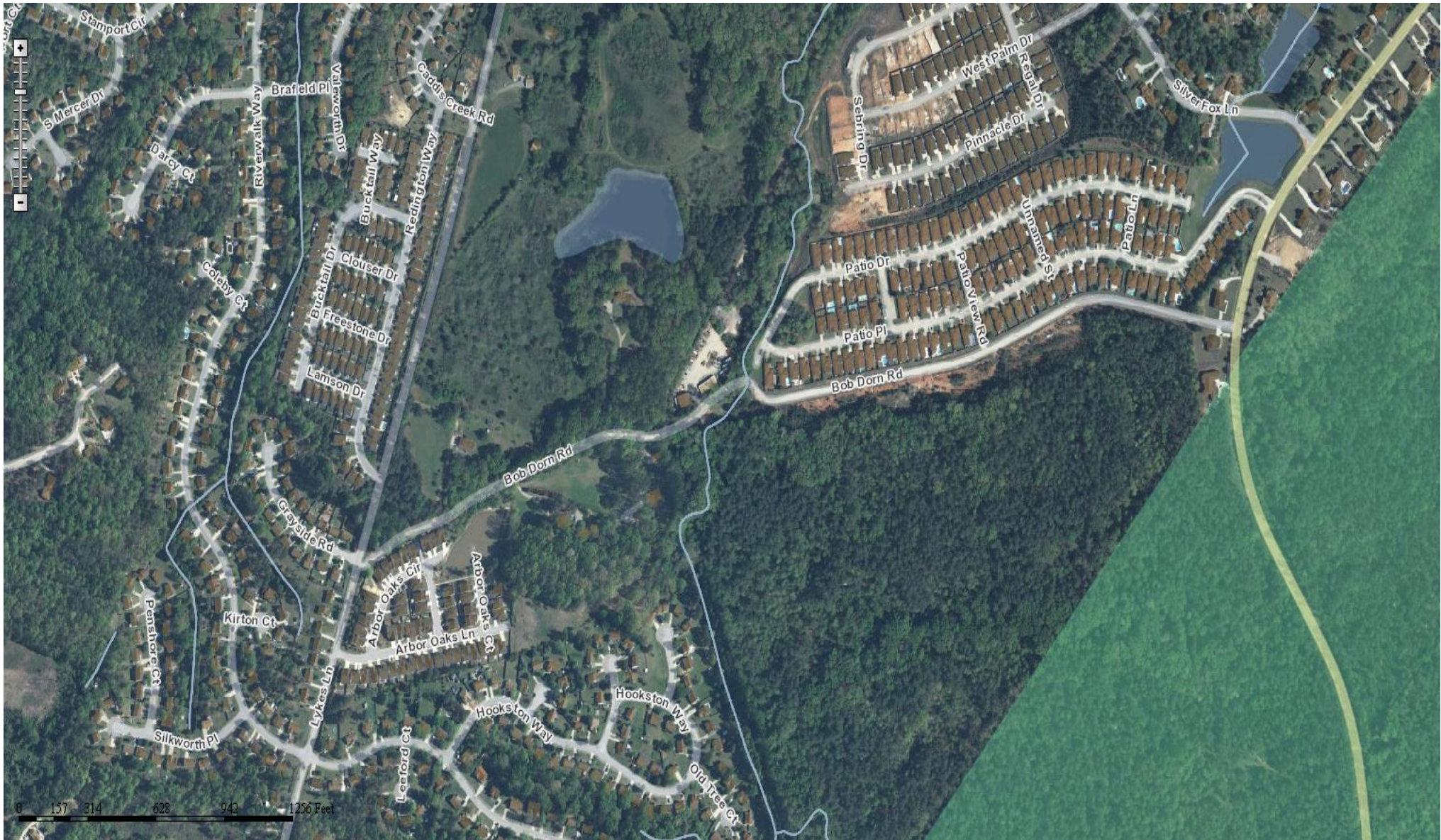
Barricading the road at the creek would minimize these problems, allow the county crews to still maintain the ditches for water run-off and not impact the back gate access to the Patio Home community which may need to be utilized periodically for special/emergency purposes.

Your prompt and careful attention to this matter is appreciated.

Sincerely,


Don Lindsay
President
Lost Creek Homeowners Association

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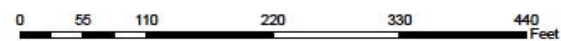
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Attachment number 1
Page 5 of 6



- Legend**
- · — · Streams
 - Roads**
 - Other
 - County Paved
 - - - County Unpaved
 - Private / Other
 - SCDOT
 - Interstate
 - Proposed
 - None
 - Residential Complex

Bob Dorn Rd / Swygert Branch



DISCLAIMER: This is a product of the Richland County Public Works Department. The data depicted here have been developed with extensive cooperation from other county departments, as well as other federal, state and local governments agencies. Reasonable efforts have been made to ensure the accuracy of this map. Richland County expressly disclaims responsibility for damages or liability that may arise from the use of this map.

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Item# 6

Attachment number 1
Page 6 of 6

Richland County Council Request of Action

Subject

Dog Park Program [**PAGES 31-35**]

Reviews

Richland County Council Request of Action

Subject: Dog Park Program

A. Purpose

Richland County Council is requested to direct staff to investigate the feasibility of creating a dog park program, with a pilot dog park to begin at 2618 Decker Boulevard (the former Zorba's Restaurant site).

B. Background / Discussion

Various citizens have expressed an interest in creating a dog park at the former Zorba's Restaurant site – see attached map. Staff has agreed to investigate the feasibility of initiating a dog park program with the inaugural park at the aforementioned site should Council have an interest in doing so.

Analysis of the benefits of a dog park has shown that dog parks promote responsible pet ownership, as well as licensing and vaccination. Dog parks allow dogs to exercise and socialize which can result in making them less aggressive, and therefore safer for the community.

The proposed inaugural site is within the County's Renaissance Plan (Master Plan) for Decker Boulevard and the greater Woodfield Park neighborhood area. As a means by which to preserve and improve water quality, the Master Plan supports reclaiming areas in the Jackson Creek flood plain for recreational and conservational uses. As such, the development of a dog park on the former Zorba's Restaurant site is in line with the vision of the Master Plan.

Additionally, the County owns the parcel, as it was purchased under a Federal Emergency Management Agency (FEMA) grant in 2014. The old restaurant structure has recently been demolished.

C. Legislative / Chronological History

This is a staff-initiated request. Therefore, there is no legislative history.

D. Financial Impact

The portion of the parcel that is anticipated as the pilot project would, at a minimum, require a fence to enclose the tract as well as additional landscaping. Parking may also be needed. The estimated cost of implementation would depend heavily on the design of the park.

No funding sources have been identified at this time.

Dog Park Membership Fees could potentially pay for operational and maintenance costs. Average fees range from \$25 - \$50 for dog parks in the Columbia, SC area. Anything above and beyond operational and maintenance costs could help recoup original construction costs or be utilized for future improvements.

E. Alternatives

1. Approve the request to direct staff to investigate the feasibility of creating a dog park program, including the pilot site.

2. Do not approve the request to direct staff to investigate the feasibility of creating a dog park program.

F. Recommendation

It is recommended that Council approve the request to direct staff to investigate the feasibility of creating a dog park program, including the pilot site.

Recommended by: Sparty Hammett

Department: Administration

Date: October 14, 2014

G. Reviews

(Please replace the appropriate box with a ✓ and then support your recommendation in the Comments section before routing on. Thank you!)

Please be specific in your recommendation. While “Council Discretion” may be appropriate at times, it is recommended that Staff provide Council with a professional recommendation of approval or denial, and justification for that recommendation, as often as possible.

Finance

Reviewed by: Daniel Driggers

Date: 10/16/14

✓ Recommend Council approval

Recommend Council denial

Comments regarding recommendation:

Recommendation supports Council providing staff direction.

Conservation

Reviewed by: Quinton Epps

Date: 10/21/14

✓ Recommend Council approval

Recommend Council denial

Comments regarding recommendation:

Planning

Reviewed by: Tracy Hegler

Date: 10/21/14

✓ Recommend Council approval

Recommend Council denial

Comments regarding recommendation:

Animal Care

Reviewed by: Sandra Haynes

Date: 10/21/14

✓ Recommend Council approval

Recommend Council denial

Comments regarding recommendation:

Legal

Reviewed by: Elizabeth McLean

Date: 10/22/14

Recommend Council approval

Recommend Council denial

Comments regarding recommendation: As to the general issue of the exploration of a dog park program, that is left to Council’s discretion. For comments specific to the site recommended in the ROA, see separate cover document.

Item# 7

Administration

Reviewed by: Sparty Hammett

Date: 10/23/14

✓ Recommend Council approval

Recommend Council denial

Comments regarding recommendation: Recommend directing staff to investigate the feasibility of creating a dog park program, including the pilot site. All aspects of the pilot site would be investigated including any potential environmental impacts.

Inaugural NIP Dog Park Site Aerial View:

Decker Boulevard

Partial Parcel of land acquired by Richland County

2618 Decker Boulevard -- R16907-03-05

2.5700 Acres



Richland County Council Request of Action

Subject

Impact Fees [PAGES 36-50]

Reviews

Richland County Council Request of Action

Subject: Impact Fees

A. Purpose

Staff has provided Council with the information regarding impact fees (fee) and State law on areas of future development and how it relates to Richland County. Staff is submitting this information to Council for review. As it pertains to the information provided in this Request of Action, Staff is requesting direction as to how Council would like to proceed at this time.

B. Background / Discussion

On September 16, 2014, the Honorable Norman Jackson brought forth the following motion:

“Explore impact fees and State law on areas of future development and how it relates to Richland County.”

Impact fees are one-time, up-front assessments levied on new development in order to help finance the construction or expansion of off-site capital improvements that benefit the contributing development. It must be noted that impact fees are not intended to be used for operational expenses or to pay for capital improvements to correct an existing deficiency. Impact fees can be differentiated from other types of development exactions in that they represent monetary charges imposed on the builder or developer of a new housing unit as a condition for approval at some stage of the project. In addition, impact fees are the only development exactions that are structured to remain constant; other exactions can be negotiated.

Cash payments in advance of the completion of development are typically required, i.e., developers must pay the fee at the time of plat or permit approval. These fees are generally calculated based upon some proportion of the additional infrastructure costs attributable to the new development and are assessed on a per-unit basis.

The rationale for charging impact fees is based on the premise that new development should pay the costs associated with growth. Conversely, the existing residents should only bear the costs of improving existing services. In other words, impact fees are primarily an attempt to more equitably distribute the cost burden of new capital investments on those who are directly responsible for causing the need. Impact fees force those responsible for the new infrastructure requirements to pay a greater share of the costs than they would under a property-tax-based general revenue or cost-sharing scheme because most forms of development impose costs on the community greater than the revenues generated from the new development. It must be noted that since the fee is a proportionate share of facility costs necessitated by the development, no development will be required to pay more than its own fair share. Impact fees cannot be used to fund any deficiency in facility capacity due to earlier development. But, when development necessitates new facilities, the full cost should be apportioned.

Impact fees differ from service or user fees. “Service or user fee” is defined as “ a charge required to be paid in return for a particular government service or program made available to the payor that benefits the payor in some manner different from the members of the general public not paying the fee. “Service or user fees” also includes uniform service charges (S.C.

Code § 6-1-300 (6)). To impose a service or user fee, the local governing body must hold a public hearing, with public notice, of any new fee being considered. Revenues from a service or user fee must be used to pay costs related to the provision of the service or program for which the fee was paid (*S.C. Code § 6-1-330(B)*).

State Law governs impact fees, specifically Title 6 (§6-1-910 -- §6-1-2010). This law allows a county or municipality to impose a development impact fee for the cost of new public facilities or to make system improvements caused by new growth and development. The increasing costs of providing new or expanded public facilities for new development, combined with decreasing state and federal support, has forced local governments to seek alternatives for financing these costs. One such alternative is the use of development impact fees. Local governments use impact fees to shift some of the burden of paying for new or expanded facilities (to accommodate new growth) from existing development to new development.

A brief synopsis of the South Carolina Development Impact Fee Act is found below:

The South Carolina Development Impact Fee Act allows a county or municipality to fund certain capital improvements through the imposition of a development impact fee. The legislation includes numerous details and requirements. The main points are summarized below.

- Only a governmental entity that has a comprehensive plan or a capital improvement plan that substantially complies with the law may impose a development impact fee.
- Once a governing body has adopted a capital improvement plan it may, by ordinance, impose an impact fee.
- The governing body begins the process for the adoption of an ordinance imposing an impact fee by enacting a resolution directing the local planning commission to conduct the studies and to recommend an impact fee ordinance, developed in accordance with the requirements of the Act. A draft Resolution is attached as Exhibit A.
- However, before imposing an impact fee on residential units, a government entity is required to prepare a report which estimates what the effect of recovering capital costs through impact fees will have on the availability of affordable housing within that area.
- The amount of the impact fee must be based on actual improvement costs or a reasonable estimate of the costs.
- The ordinance authorizing the fee must contain certain provisions, including a provision terminating the fee.

- The impact fee ordinance must also provide for the amount of fees due for each unit of development in a project for which an individual building permit or certificate of occupancy is issued.
- The ordinance must also contain information about how the impact fee is calculated and must specify certain other information regarding the fee.
- The impact fee for each service unit may not exceed the amount determined by dividing the costs of the capital improvements by the total number of projected service units that potentially could use the capital improvement.
- The impact fee imposed upon a fee payor may not exceed a proportionate share of the costs incurred by the governmental entity in providing system improvements to the new development.

In addition to the points above, some other considerations regarding the South Carolina Development Impact Fee Act and local governments are below:

- (1) Local governments must give developers credit for previously paid taxes or contributions, or for improvements made to the same facility;
- (2) Local governments must deposit the fees in separate, interest bearing trust accounts, earmarked for specific types of improvements;
- (3) Governments must institute procedures to refund fees when a project is delayed or abandoned; and
- (4) Local governments must periodically review the fee schedule to ensure that the exactions are equitable.

A brief summary of impact fees is attached as Exhibit B, including why they are needed, who pays the fees, etc. This summary also includes the types of facilities that can be financed by impact fees and includes more information from State Law Title 6.

Research suggests hiring a consultant to perform an Impact Fee Study in order to obtain the expertise needed to consider imposing an impact fee on new development within a county. Additionally, Council may consider hiring a qualified consultant to perform an Impact Fee Feasibility Analysis prior to completing the Impact Fee Study. This analysis would prioritize the impact fee categories most appropriate for Richland County, and could save consultant fees by avoiding the preparation of impact fees for inadvisable categories or for categories unlikely to be approved by elected officials.

C. Legislative / Chronological History

On September 16, 2014, the Honorable Norman Jackson made a motion as follows:

“Explore impact fees and State law on areas of future development and how it relates to Richland County.”

County Council then sent this motion to the October 28, 2014 meeting of the Development and Services Committee.

D. Financial Impact

There is no financial impact associated with this Request of Action. However, if Council directs staff to explore the effect of imposing impact fees on the citizens of Richland County, then there may be some costs associated with potentially hiring a consultant or group of consultants to perform an Impact Fee Study and/or an Impact Fee Feasibility Analysis pertaining to Richland County.

E. Alternatives

At this time, Staff is requesting direction regarding the information provided in this Request of Action.

F. Recommendation

This recommendation was made by Mr. Jackson. This is a policy decision for Council.

Recommended by: Norman Jackson

Department: Council Council

Date: September 16, 2014

G. Reviews

(Please replace the appropriate box with a ✓ and then support your recommendation in the Comments section before routing on. Thank you!)

Please be specific in your recommendation. While “Council Discretion” may be appropriate at times, it is recommended that Staff provide Council with a professional recommendation of approval or denial, and justification for that recommendation, as often as possible.

Finance

Reviewed by: Daniel Driggers

Date: 10/20/14

Recommend Council approval

Recommend Council denial

Comments regarding recommendation:

ROA is for direction only.

Planning

Reviewed by: Tracy Hegler

Date: 10/22/14

Recommend Council approval

Recommend Council denial

Comments regarding recommendation:

Council’s discretion on how we should proceed with this information.

Legal

Reviewed by: Elizabeth McLean

Date: 10/22/14

Recommend Council approval

Recommend Council denial

Comments regarding recommendation: The ROA is an appropriate guide to impact fees; however, due to the lack of specificity regarding the nature and kind of impact fees

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the County may want to pursue, Legal cannot provide a complete legal opinion at this time.

Administration

Reviewed by: Sparty Hammett

Date: 10/23/14

Recommend Council approval

Recommend Council denial

Comments regarding recommendation: This is a policy decision left to Council's discretion.

Exhibit A

**STATE OF SOUTH CAROLINA)
)
COUNTY OF RICHLAND)**

A RESOLUTION

A RESOLUTION DIRECTING THE RICHLAND COUNTY PLANNING COMMISSION TO CONDUCT THE REQUISITE STUDIES AND TO RECOMMEND AN IMPACT FEE ORDINANCE TO THE RICHLAND COUNTY COUNCIL.

WHEREAS, the County Council is considering the implementation of development impact fees covering projects including, but not limited to, road improvements and additions, utilities and related infrastructure, as well as public safety services (including police and emergency services) associated with continuing growth within the County; and

WHEREAS, the “South Carolina Development Impact Fee Act” (Section 6-1-910, et. seq. of the S.C. Code of Laws) requires, among other things, that the County Council begin the process for the adoption of any new or revised ordinance imposing an impact fee by enacting a resolution directing the local planning commission to conduct requisite studies and recommend an impact fee ordinance and associated capital improvements plan; and

NOW, THEREFORE, BE IT RESOLVED, that Richland County Council herewith directs the Richland County Planning Commission to conduct studies, and present such preliminary information for the purpose of returning a capital improvements plan and recommended ordinance for the aforementioned projects, developed in accordance with the requirements of Title 6, Chapter 1, Article 9, of the S.C. Code of Laws, including, but not limited to, road improvements and additions, utilities and related infrastructure, as well as public safety services (including police and emergency services) to County Council no later than May 29, 2015.

SIGNED AND SEALED this ____ day of _____, 2014, having been duly adopted by the Richland County Council on the ____ day of November, 2014.

Norman Jackson, Chair
Richland County Council

ATTEST this ____ day of _____, 2014

S. Monique McDaniels
Clerk of Council

Exhibit B

Impact Fees Summary

WHAT: Charges assessed against newly-developing property that attempt to recover the cost incurred by a local government in providing the public facilities required to serve the new development. The cost of projects needed to support growth are financed with impact fees based on some measurement of a development's impact on future needs.

WHY: Development should pay for the cost of providing the facilities necessary to accommodate growth.

WHO PAYS: The developer of a proposed development pays the impact fee, although the developer will, as a practical matter, pass the costs of these fees onto the purchasers of the developed property. The local government examines the proposed development, determines what facilities will be required to sustain the desired level of service, and charges the developer a fee to cover a portion of the cost of the needed system improvements. The cost of projects needed to support growth are financed with impact fees based on some measurement of a development's impact on future needs.

Impact fees are strictly optional. They are another way for local governments to pay for facilities accommodating future growth.

TYPES OF FACILITIES THAT CAN BE FINANCED BY IMPACT FEES

Streets and thoroughfare facilities -- traffic generation rates.

Traffic control facilities -- traffic generation rates.

Bridges -- traffic generation rates.

Storm drainage and flood control facilities -- runoff coefficient/impervious area.

Utility undergrounding -- number of meters/service connections.

Street lighting -- traffic generation rates.

Street trees and median landscaping -- traffic generation rates.

Parks and recreation facilities -- population.

Other Public facilities (city hall, civic center) -- acreage.

Law enforcement facilities, equipment, and training -- responses.

Fire protection facilities, equipment, and training -- incidents.

Solid-waste collection equipment -- waste generation rates.

Solid-waste disposal facilities -- waste generation rates.

Low- and moderate-income housing -- local agency policy.

Historical preservation and cultural facilities -- population.

Harbors, ports, and airports -- modal transportation generated.

Public art, museums, and cultural resources -- population.

Mass transit facilities and equipment -- traffic generation rates.

Day-care facilities -- square footage of commercial/industrial.

Water treatment and distribution facilities -- usage.

Wastewater collection and treatment facilities -- usage.

Reclaimed water treatment and distribution facilities -- usage.

Electric generation and distribution facilities -- usage.

Others: Bike and pedestrian trails, Bus Bays, Rights of Way, Traffic Signals, Landscaping
Open Space Trails

More from State Law Title 6

ROLE OF IMPACT FEES IN THE PLANNING PROCESS

Impact fees are effectively the last step in the land use planning process, but may serve two important purposes: to provide financing for new improvements and to implement policy.

After projections of population, housing, and employment have been made, the community vision and planning goals are determined based on the projections. Then, service areas are defined based on terrain, facility characteristics, or tiered levels of service to reflect differences in urban, suburban, and exurban areas. Next, an inventory of facilities and level of service (LOS) standards are adopted. The preparation of a development guidance system and regulations precedes the long-term (10-50 years) capital improvement element and the shorter-term (0-10 years) capital improvements plan (CIP). Revenue shortfall should be projected in the CIP. Finally, the revenue shortfall is converted into an impact fee system; impact fees are a means of fulfilling the CIP. In other words, the impact fees are a sort of gap financing, which fill the gap between available funds and the costs of new facilities.

Impact fees may also help facilitate a community's goals. For example, impact fees may ensure the efficient provision of facilities, contain urban growth, or encourage urban infill development. As a revenue source, impact fees should be designed to cover the incremental cost of extending new facilities to new development, but they may have the effect of discouraging development in undeveloped areas and encouraging development in developed areas. However, impact fees should not be viewed solely as a means to slow growth. In its most recent policy statement on impact fees, the American Planning Association states that there has been little evidence to support the conclusion that the imposition of a fee system has "stifled" development (1997). Impact fees do not in themselves reduce the rate of development, and impact fees do not have the effect of spreading growth into non-impact fee jurisdictions. Instead, residential growth and economic development will be stimulated by the new or expanded infrastructure financed by impact fees.

Thus, while impact fees are the last step in the land use planning process, they may become tools to implement policies in a community's comprehensive plan or capital improvements plan. These plans, in turn, become a tool to justify an impact fee scheme.

ADVANTAGES AND DISADVANTAGES OF IMPACT FEES

Advantages:

- Impact fees can meet local capital facility needs due to new growth without raising taxes
- Impact fees shift the fiscal burden to new development
- Impact fees coordinate new growth with new service demands
- Impact fees may encourage infill development and discourage sprawl

Disadvantages:

- Impact fees only pay for facilities benefiting the payor and cannot be used for operating expenses or general expenditures
- The fees must be spent within 3 years after the funds have been committed
- Impact fees do not provide a steady source of revenue since they are collected only when new development occurs
- Formulas for calculating fees and fee schedules are rather complex: must account for developer's proportional costs, rational nexus criteria, and credits

Impact fees may be imposed for any type of system improvement to a *public facility*. *Public facilities* are generally defined as those facilities related to water and wastewater services; solid waste and recycling; roads, streets, and bridges; storm water and flood control; public safety; street lighting; parks; libraries; open spaces; recreation areas; and capital equipment with an individual unit purchase price of not less than \$100,000. *S.C. Code § 6-1-920 (18)*.

Eligible Public Facilities:

- Water supply production, treatment, laboratory, engineering, administration, storage, and transmission facilities
- Wastewater collection, treatment, laboratory, engineering, administration, and disposal facilities
- Solid waste and recycling collection, treatment, and disposal facilities
- Roads, streets, and bridges, including, but not limited to, rights-of-way and traffic signals
- Storm water transmission, retention, detention, treatment, and disposal facilities and flood control facilities
- Public safety facilities, including law enforcement, fire, emergency medical and rescue, and street lighting facilities
- Capital equipment and vehicles, with an individual unit price of not less than \$100,000 including, but not limited to, equipment and vehicles used in the delivery of public safety services, emergency preparedness services, collection and disposal of solid waste, and storm water management and control
- Parks, libraries, and recreational facilities

Items exempt from Impact Fees

Impact fees are prohibited on certain structures or activities. *S.C. Code § 6-1-970*. Impact fees may **NOT** be charged for:

- rebuilding the same amount of floor space of a structure that was destroyed;
- remodeling or repairing a structure that does not result in an increase in the number of service units;
- replacing a residential unit, if the number of service units does not increase;

- construction trailers or offices on site during the period of construction;
- additions to residential structures that does not increase the number of service units;
- accessories typical to residential uses (tennis courts or clubhouses);
- projects determined to create affordable housing; and
- projects where the developer's proportionate share of system improvements is funded through another revenue source.

A development must create an additional demand or need for public facilities in order for the imposition of impact fees to be valid.

Financial Planning and Fee Calculation

Financial planning and fee calculation is the most complex element of an impact fee system. This work must be completed before the ordinance is drafted. An impact fee must be calculated in accordance with generally accepted accounting principles. The amount of the development fee must be based on actual improvement costs or reasonable estimates of the costs, supported by sound engineering studies. Thus, the fee planning and calculation entails a careful study of the existing services and needs of a local government.

Level of Service Standards

The Development Impact Fee Act mandates the establishment of level of service standards. *S.C. Code § 6-1-960*. A consistent LOS for each public facility must be provided in each service area. A service area is defined as "based on sound planning or engineering principles, or both, a defined geographic area in which specific public facilities provide service to development within the area defined." A service area can be all or part of a geographic area of a local government. Each service area can have its own impact fee schedule. Steps to establish level of service standards include the following:

- (1) Inventory existing facilities for each service area
- (2) Determine the current level of service
- (3) Determine whether the current level of service is acceptable
- (4) Adopt level of service for each service area
- (5) Determine any excess capacity or deficiency
- (6) Determine when excess capacity is exhausted
- (7) Determine when deficiency may be remedied
- (8) Tailor levels of service to realistic service area needs (e.g., road classifications)

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The level of service set by the local government must be provided to existing residents before impact fees are assessed. A local government can meet the desired level of service by physically providing the service or by setting aside revenue sources for the deficiency.

Service Units

The fee may not exceed the amount found by dividing the costs of the capital improvements by the total number of projected service units that could use the capital improvement. *S.C. Code § 9-1-980*. Service units are defined as " a standardized unit of consumption, use, generation, or discharge attributable to an individual unit of development calculated in accordance with generally accepted engineering or planning standards for a particular category of capital improvements." *S.C. Code § 6-1-920(20)*. If the number of new service units projected over a reasonable period of time is less than the total number of new service units shown by the approved land use assumptions (land use assumptions are described in the capital improvements plan) at full development of the service area, the maximum impact fee for each service unit must be calculated by dividing the costs of the part of the capital improvements attributable to the projected new service units by the total projected new service units. *S.C. Code § 6-1-980*.

Proportionate Share of Costs

The fee may not exceed the proportionate share of costs of the system improvements. The proportionate share is the cost attributable to the development after the governmental entity reduces the amount considering any credit, offset, contribution of money, dedication of land and all other sources of funding, including grants which are not required to be repaid. *S.C. Code § 6-1-990*.

In determining the proportionate share of the cost of system improvements to be paid, the governmental entity imposing the impact fee must consider:

- (1) Cost of existing system improvements resulting from new development within the service area(s)
- (2) Means by which existing system improvements have been financed
- (3) The extent to which the new development being charged has already contributed to the cost of existing facilities, through property taxes or other means
- (4) The extent to which the new development will contribute to the cost of existing capital facilities in the future.
- (5) The extent to which the new development should be credited for providing common municipal facilities without charge to other properties in the municipality's service area (e.g., roads, rights-of-way, traffic signs and turning lanes.)
- (6) Time and price differentials inherent in a fair comparison of fees paid at different times

- (7) Availability of other sources of funding system improvements including, but not limited to, user charges, general tax levies, intergovernmental transfers, and special taxation.

Note: A developer may not be required to pay more than the project's proportionate share of costs to enlarge the facilities for the use of others outside the project without fair compensation or reimbursement. *S.C. Code § 6-1-1000.*

Fee Calculation by Facility Type

Water and sewer impact fees are the simplest to calculate and defend because these systems are utilized only by users who have connected to the system. To calculate a reasonable fee, a local government must develop empirical data to show expansion needs caused by growth. A water or sewer impact fee may also take into account an amount to pay for excess capacity carried by existing users and any future expansion required to serve new users.

Park impact fees, one of the most frequently adopted, require an inventory of parks available, an adopted standard or level of service, a capital improvements program for expansion, and a credit mechanism to ensure that new users pay only for the expansion necessary to accommodate them.

Of greater difficulty to calculate are road impact fees, because roads are used by the general public. It is considerably more complex to accurately reflect the actual cost and benefit to the individual development. Elements used in the calculation of a road impact fee include:

- (1) Adopted level of service;
- (2) Inventory of existing road network and existing deficiencies;
- (3) Average daily traffic counts;
- (4) Growth patterns by location and by land use classification;
- (5) Capital improvements plan;
- (6) Examination of other funding sources for deficiencies;
- (7) Construction costs;
- (8) Right of way costs.

Other types of impact fees will require the inclusion of level of service standards, capital improvements program, estimates of personnel and staff, population growth projections, and other factors discussed above.

Planning Commission's Recommendations

Within the time designated in the resolution, the planning commission shall develop and make recommendations to the governing body for an impact fee ordinance based on service units. *S.C. Code § 6-1-950.* The proposed impact fee ordinance must meet all statutory requirements. The

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governing body is not bound by the recommendations and may amend the plan. *S.C. Code § 6-1-960.*

Affordable Housing Requirement

Before imposing an impact fee on residential developments, the governmental entity must prepare a report estimating the effect of recovering capital costs through impact fees on the availability of affordable housing within the governmental entity's jurisdiction. *S.C. Code § 6-1-930.* Affordable housing is defined as housing affordable to families whose incomes do not exceed 80 percent of the median income for the governmental entity's service area. *S.C. Code § 6-1-920(1).*

Notice of Public Hearing

The governing body must give a 30-day public notice and conduct a public hearing prior to the adoption of the impact fee ordinance. The public notice must appear in a general circulation newspaper 30 days before the hearing and must indicate where the public can view a copy of the plan. *S.C. Code § 6-1-960.*

Annual Reporting Requirement

The governmental entity must prepare and publish an annual report describing the amount of impact fees collected, appropriated, or spent during the preceding year. The report must categorize the fees by public facility and service area. *S.C. Code § 6-1-950.*

Refunds

Impact fees must be refunded to the owner of record of property on which the fee was paid if:

- (1) the fees have not been expended within three years of the date they were scheduled to be expended, or
- (2) if a building permit for a manufactured home is denied.

The fees paid and the pro rata portion of interest earned must be refunded within 90 days after it is due. A fee payor has standing to bring legal action if the refund is not made within the 90 days. *S.C. Code § 6-1-1020.*

Accounting for Fees Received

Fees received must be maintained in interest-bearing accounts. Records must be maintained for each category of system improvements and service area. In which the fees are collected. Any interest earned on the fees must be considered funds of the account.

Expenditures of fees collected must be made only for the category of system improvements and within or for the benefit of the service area for which the impact fee was imposed. *S.C. Code § 6-1-1010.* Impact fees may not be used for:

- (1) a purpose other than system improvement costs to create additional improvements to serve new growth;

Item# 8

- (2) a category of system improvements other than that for which they were collected; or
- (3) the benefit of service areas other than the area for which they were imposed.

Fees Prohibited on Certain Structures or Activities

Impact fees are prohibited on certain structures or activities. *S.C. Code § 6-1-970*. Impact fees may not be charged for:

- (1) rebuilding the same amount of floor space of a structure that was destroyed;
- (2) remodeling or repairing a structure that does not result in an increase in the number of service units;
- (3) replacing a residential unit, if the number of service units does not increase;
- (4) construction trailers or offices on site during the period of construction;
- (5) additions to residential structures that does not increase the number of service units;
- (6) accessories typical to residential uses (tennis courts or clubhouses);
- (7) projects determined to create affordable housing; and
- (8) projects where the developer's proportionate share of system improvements is funded through another revenue source.

Richland County Council Request of Action

Subject

FY 14-15 Annual Action Plan - Council Approval [**PAGES 51-82**]

Reviews

Richland County Council Request of Action

Subject: FY 14-15 Annual Action Plan - Council Approval

A. Purpose

Council is being requested to approve the Community Development Department's FY 14-15 Annual Action Plan (plan) in its entirety. The US Department of Housing and Urban Development (HUD)–approved the plan earlier this year.

B. Background / Discussion

The FY 14-15 Community Development Department's budget (both CDBG and HOME) was approved by Council on July 1, 2014. At that time the plan was not finalized. After Council's budget approval, the full plan (attached) was submitted to HUD for approval on August 15, 2014.

Council approval of the plan is a formality. HUD has approved the finalized plan, the grant awards have been received by the County and the grant agreements are currently in route for signature by Administration as the HUD authorized signee. Council approval of the plan is the final step in our internal approval process, and will satisfy the Finance Department's requirement of obtaining Council approval.

C. Legislative / Chronological History

- Council approved FY 14-15 CDBG and HOME budgets on July 1, 2014.
- HUD approved FY 14-15 Annual Action Plan by October 1, 2014.

D. Financial Impact

The sole financial impact of this request for the County is the HOME Match of \$110,771.00, which has been previously approved within the County's general budget. No new funding is being requested as the remaining funds are non-county (federal) sources.

E. Alternatives

1. Approve the request to approve the HUD approved FY 14-15 Annual Action Plan in its entirety.
2. Do not approve the HUD approved FY 14-15 Annual Action Plan in its entirety.

F. Recommendation

It is recommended that Council approve the HUD approved FY 14-15 Annual Action Plan in its entirety.

Recommended by: Valeria Jackson
Department: Community Development
Date: 10/8/14

G. Reviews

(Please replace the appropriate box with a ✓ and then support your recommendation in the Comments section before routing on. Thank you!)

Please be specific in your recommendation. While “Council Discretion” may be appropriate at times, it is recommended that Staff provide Council with a professional recommendation of approval or denial, and justification for that recommendation, as often as possible.

Finance

Reviewed by: Daniel Driggers

Date: 10/9/14

✓ Recommend Council approval

Recommend Council denial

Comments regarding recommendation:

Grants

Reviewed by: Sara Salley

Date: 10/10/14

✓ Recommend Council approval

Recommend Council denial

Comments regarding recommendation:

Legal

Reviewed by: Elizabeth McLean

Date: 10/10/14

Recommend Council approval

Recommend Council denial

Comments regarding recommendation: Policy decision left to Council’s discretion.

Administration

Reviewed by: Sparty Hammett

Date: 10/13/14

✓ Recommend Council approval

Recommend Council denial

Comments regarding recommendation:

2014 Annual Action Plan

Program Year 2014

October 1, 2014 – September 30, 2015

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

Columbia recently proclaimed itself as "Famously Hot". The moniker is based upon various factors such as the City Center Partnership's decade-long downtown revitalization; and the \$200 million investment, 165 acre property to transform the former state mental hospital on Bull Street into a multiuse urban space, including the newly approved \$35 million minor league ballpark, making it one of the largest downtown green areas on the East Coast. Columbia houses the largest children's museum, EdVenture, along with Riverbanks Zoo, ranked among the top ten zoos in the United States. The educational community within Richland County has a long working history of shared resources. Beyond the University of South Carolina, institutions include Allen University and 3,100-student Benedict College (both HBCU's), Columbia College as well as Midlands Technical College and a number of for-profit schools such as Virginia College and University of Phoenix.

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

While Richland County is home to Fort Jackson, the University of South Carolina (USC) and state government are still major employers; insurance services and upcoming technology pioneered by Blue Cross Blue Shield of SC, Aflac, and Colonial Life are blossoming as well. This is making our county and area one of the nation's insurance industry leaders. Top ten area employers include Wells Fargo Bank; Verizon Wireless; Michelin; SCANA/SCE&G along with Palmetto Health Alliance. In addition, non-profits like IT-ology are committed to the collaboration of businesses, academic institutions and organizations for growth of the IT talent pipeline, fostering economic development and

advancing the IT profession for all age ranges to include kindergarten to adult professionals.

In 2013, the County maintained its position as the second most populated county in the State (399,256), behind only Greenville County. In 2000, US Census listed the County's population at 320,781, which reflects a 24% shift in growth. As of 2012, 61% of the county lived in owner-occupied housing units found in Richland County. The median income is \$63,027.00 with 16.4% of the population living in poverty. (Sources: Census.gov; [HUD User](#) and US Census Quick Facts - 2013).

Population estimates indicate that the County was one of the fastest growing in the State from 2007 to 2008, ranking 11th with a percentage growth of 1.7%. Future projections indicate that the county's population will grow by 5.2% from 2010 to 2015. The annual estimated number of housing units is almost 165,052 in 2013. (Source: Richland County Quick Facts from the US Census Bureau).

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

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

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

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

Hispanics are now at 5% of the County's demographic, according to 2013 census figures. This reflects an increase from the 2000 figure of 2.7%.

Significant demographic trends and issues in Richland County include:

- Eighty-three (83%) percent of the persons in the County are under the age of 54, with the median age at 32.7.
- The County's unemployment rate is 5.2% in May 2014, almost down by half from 10.3% in 2011. The state's rate is down to 5.3% and the nation's rate is at 6.3%
Source: http://www.eascinc.com/unemployment_rate.html.
- More than 42% of households countywide are considered to be low and moderate income (LMI). Incomes for LMI households are below 80% of median family income (MFI).
- Median value of owner-occupied housing units are listing at \$150,800; an increase from last year's figure (\$146,300).

- Ninety-three (93%) percent of the housing stock is occupied leaving a 7% vacancy in Richland County. Rental occupied housing units make up 38.6% and overall, the average household size is 2.44 (Source: US Census/Quickfacts: <http://quickfacts.census.gov/qfd/states/45/45079lk.html>)
- In 2009, more than one-third (36.2%) of County residents in rental units and one-fifth (21.4%) of homeowners are cost-burdened – spending more than 30% of the area median family income (MFI) for housing costs.

This year, Richland County marks its 215th anniversary. In 1799, the County – known throughout the state for its rich farm land and centralized location – began its path toward self-governance. The area known today as Richland County was created in 1785 by the General Assembly as part of the larger Camden District. The sprawling Camden District also included areas that would become Chester, Fairfield, York and other SC counties. In the ensuing years, efforts were made to bolster Richland’s position as the center of state government. It was on Dec. 18, 1799, according to the “South Carolina Atlas of Historical County Boundaries” that Richland County – then referred to as a district – was established as an standalone district, separate from the Camden District.

I. Citizen Participation

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

Richland County Community Development Department staff conducted a public hearing for citizen input. The notice was also posted in The State, on our website and in the County Building where daily high volumes of people (from all socioeconomic levels) visit as well as the County Health Department entrance way. The public hearing was held on **Wednesday, August 6, 2014** and no comments were received at that time. All public comments were accepted through **Monday, August 25, 2014**. Any public comments received were put in writing and forwarded to our HUD Regional office.

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

Richland County Community Development Website (www.rcgov.us) is available with current information. The website has been a cost saving tool for the County to

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

II. Funding Sources

A. Federal Funds

Projects identified in the Action Plan will be implemented through the County's 2014 Community Development Block Grant (CDBG) and HOME Investment Partnerships. Richland County anticipates receiving approximately **\$1,296,072 in CDBG funding** and **\$492,315 in HOME funding**.

Additional funding will be provided through anticipated program income (**\$114,900**) generated by the County's HOME and CDBG, program investments. This includes: Income from; Income from the Homeowner Rehabilitation Program is estimated to be earned through the repayment of three loans that are being serviced by First Citizens Bank (**\$6,900**); through loans made to Community Housing Development Corporations (**\$106,300**), and through application fees in the RCHAP program (**\$1,700**). Additional monies may be generated utilizing the recapture provisions as outlined in the policies and procedures of the housing programs and the CHDO contracts. These provisions ensure compliance with Federal regulations.

Neighborhood Stabilization Program

Neighborhood Stabilization Program 1 and 3 – NSP-1 was created as a result of Title III of the Housing and Economic Recovery Act (HERA) of 2008. This program provides assistance to acquire and redevelop foreclosed properties that might otherwise become sources of abandonment and blight within their communities. A total of 18 units were rehabilitated and/or constructed along with 34 blighted units demolished throughout the county and the grant has now come to a close. Richland County Community Development Department received an allocation of \$2,221,859 and by the end of the grant period had created program income; the full \$2,521,203 was expended.

In addition Richland County Community Development applied for and received a total of \$1.3 million in NSP-3 funding from the South Carolina State Housing and Finance Authority in 2011. These funds will be used for acquisition and rehabilitation with the end use of rental or homeownership as well as redevelopment. The grant has been fully expended and now closed. As of this year, a total of \$1,317,713.93 was expended. A total of 14 properties have been addressed for households up to 120% LMI. These properties fall within zip codes of 29203, 29204, 29210 and 29223.

B. County Funds

Richland County will provide a local match as required for the HOME program in Program Year 2014. As feasible, the County will also provide in-kind services, funds for operating costs, funds for furnishings and equipment, other available funds, and real property to carry out the activities identified in this Plan. In past program years, County Departments including Public Works, Procurement, IT, Utilities and the Legal Department have provided in-kind professional services to the County's CDBG and HOME programs. In 2014 the County will also continue to seek donations from private and public entities for services to help offset project costs when possible.

In addition, since the inception of its Community Development Program, Richland County has sought partnerships that leverage funding for CDBG and HOME endeavors. In past program years, the County has partnered with the Rural Development Program of the US Department of Agriculture, the SC State Housing Trust Fund, the Greater Columbia Association of Home Builders, the Salkehatchie Summer Service, Home Depot, and World Changers for activities undertaken in the County's housing rehabilitation and emergency repair programs. The department also created a partnership with BB&T to maximize RCHAP so even more citizens to benefit. Other partnerships are being explored in both public and private sectors.

Table 14-1 outlines program funding from both Federal and local funding sources for program year 2014.

Table 14-1. Program Year 2014 Funding Sources and Income

Program	New or Current Award Amount
New Federal Funding	
CDBG	\$1,296,072
HOME	\$492,315
Additional Sources: Carryover/PI/Match	
HOME Program Income (Estimated)	\$114,900
Local Funding HOME Match – Richland County	\$110,771
Previous Year Funding	\$449,637
Total Funds Available	\$2,463,695

III. Program Year 2014 Budget

Richland County's CDBG and HOME programs provide funding for projects in unincorporated areas of the County. During the 2014 Program Year, the County will focus its CDBG efforts and funding on approved master plan project areas, neighborhood revitalization, energy efficiency and handicapped accessibility, and operational costs for a homeless facility, job development/training and match for the MACH HMIS grant, job development and training for Section 3 residents as well as planning and administration of the County's Community Development Program. The County will focus efforts and HOME

funding on housing development in conjunction with the Neighborhood Revitalization Program, countywide Housing Rehabilitation Program, multi-unit projects, programmatic funds for CHDOs, and the Richland County Homeownership Assistance Program (RCHAP).

Richland County projects allocations of \$1,296,072 to implement CDBG activities for the 2014 Program Year. The projects proposed for CDBG funding are listed in Table 14-2, including funding allocated per project for Program Year 2014.

Table 14-2. CDBG Proposed Budget, Program Year 2014

New/Ongoing CDBG Projects for Program Year 2014	Total 2014 Funds Allocated
Sister Care	\$10,746
HMIS Grant Match to United Way (Phase 3 of 3)	\$30,000
Columbia Housing Authority – Section 3 Jobs	\$50,000
Energy Efficiency / Handicapped Accessible	\$150,000
Hollywood Hills S&W Project (Phase I)	\$492,060
AEC (Project Management on S&W Project)	\$100,000
Master Area Project (Energy Efficiency / Handicapped Accessible)	\$100,000
HOME Project Delivery	\$61,200
Historic Preservation – Olympia Museum	\$30,000
Community Relations Council	\$12,852
Monticello Rd. Streetscape (Phase 2)*	\$0
Administration (not to exceed 20%)	\$259,214
Sources of Funds	
CDBG Entitlement Award	\$1,296,072

* Using Carryover Funds from Previous Years

B. HOME Budget

Richland County expects to receive \$492,315 to implement HOME activities for the 2014 Program Year. In addition, we anticipate approximately \$114,900 in program income along with \$110,771 of Richland County HOME Match. The projects proposed for HOME funding are listed in Table 14-3, including funding allocated for each project for Program Year 2014.

Table 14-3. HOME Proposed Budget, Program Year 2014

HOME Projects for Program Year 2014	Total 2014 Funds Allocated
Housing Rehabilitation Program (HR) * - includes project delivery costs	\$240,000
Down payment Assistance Program (RCHAP) * - includes project delivery costs	\$190,000
CHDO Set Aside Programmatic and Operating Funds	\$123,854

Administration (not to exceed 10%)	\$49,232
TOTAL HOME ENTITLEMENT BUDGET	\$492,315
Sources of Funds	
HOME Program Income **	\$114,900
Richland County HOME Match – 25% <i>To be awarded by County</i>	\$110,771
HOME Entitlement Award	\$492,315
Total HOME Funds Available	\$717,986

Additional HOME Programs Using HOME Program Income (Estimated)**	\$114,900
CHDO/Developers/Sub-recipients (CHDO)	\$114,900

*Funding of these programs will derive from FY 14-15 HOME Program Income utilized plus local HOME match. HOME match and funds derived from operation of these programs will be put back into these programs.

**Program income will be used towards HOME eligible CHDO projects.

IV. SPECIFIC Annual Objectives

Program Year 2014 will address the following objectives selected from the County’s 5-Year Consolidated Plan.

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

Table 14-4 summarizes the priority needs and objectives of the 5-year Consolidated Plan that will be addressed by the projects proposed for the 2014 Program Year and lists performance indicators for each proposed project.

Table 14-4. 2014 Projects, Priority Needs, Objectives and Performance Indicators (HUD Table 3C)

2014 Annual Action Plan Projects	Consolidated Plan (CP) Priority Need	Performance Indicator
CDBG Projects		

1. Sister Care	#4. Provide for and support programs and services for the homeless.	250 Persons served.
2. HMIS Match (Phase 3 of 3)	#4. Provide for and support programs and services for the homeless.	2,650 homeless individuals & 2,500 families provided services.
3. Job Development/Training for Section 3 residents	#7. Work with community partners to coordinate community development activities.	20 development and/or training opportunities.
4. Energy Efficiency and Handicapped Accessibility Program (EEHA)	#1. Improve the quality & availability of decent, safe & affordable housing.	15-20 homes repaired - countywide.
5. Hollywood Hills S&W project (Phase 1)	#2 Provide for adequate and safe public facilities and infrastructure.	Completion (phase 1) S&W project to serve LMI area
6. AEC (Project Management on S&W Project)	#2 Provide for adequate and safe public facilities and infrastructure.	Completion of S&W project to serve LMI area
7. Master Area Project (Energy Efficiency / Handicapped Accessibility)	#1. Improve the quality & availability of decent, safe & affordable housing.	10-13 homes repaired – area specific.
8. Home Project Delivery	#1. Improve the quality & availability of decent, safe & affordable housing.	Provide support for delivery of meeting housing goals
9. Historic Preservation – Olympia Museum	#3. Revitalize LMI neighborhoods.	Restoration of historic property for community use.
10. Monticello Rd. Streetscape	#3. Revitalize LMI neighborhoods	Revitalize LMI neighborhoods
11. Community Relations Council	#7. Work with community partners to coordinate community development activities.	1,000 students (low income) to benefit and other consumer awareness training
12. Administration (Not to Exceed 20%)	#6. Provide planning activities to meet the needs of LMI areas and residents.	n/a

HOME Projects

13. Housing Rehabilitation Program (HR)	#1. Improve the quality & availability of decent, safe & affordable housing.	8-10 homes rehabilitated
14. Down Payment Assistance Program (RCHAP)	#1. Improve the quality and availability of decent, safe and affordable housing.	20-40 New Home Owners (depending on individual assistance amount)
15. CHDO Set Aside Programmatic and Operating Funds	#3. Revitalize LMI neighborhoods.	Seek partnerships for development of affordable rental housing units.
16. Administration (not to exceed 10%)	#6. Provide planning activities to meet the needs of LMI areas and residents.	n/a

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

In preparation for the new system, Richland County Community Development staff attended a workshop on HUD's proposed performance measurement system. Since that

time, CDBG staff has reviewed records and projects, revised all necessary forms, and communicated with community development partners to ensure that adequate information is collected when needed. Each project or activity funded by the Richland County Community Development program falls under one of the following three objectives that relate to the statutory purposes of the program:

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

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

1. Improving Availability or Accessibility. This outcome category applies to activities that make services, infrastructure, public services, housing, or shelter available or accessible to low and moderate-income persons, including those with disabilities. In this category, accessibility not only refers to physical barriers, but also to making the affordable basics of daily living available and accessible to low and moderate-income persons. Where a service or facility did not exist, the assistance provided results in new access to that service or facility. Where a service or facility was limited in size or capacity, and the assistance expanded the existing service or facility, the result would be improved access.
2. Improving Affordability. This outcome category applies to activities that provide affordability in a variety of ways in the lives of low and moderate-income people. It can include creating or maintaining affordable housing, basic infrastructure hookups, or services such as transportation or daycare.
3. Improving Sustainability. This outcome applies to projects where the activity or activities are aimed at improving communities or neighborhoods, helping to make them livable or viable by providing benefit to persons of low and moderate-income or by removing or eliminating slums or blighted areas, through multiple activities or services that sustain communities or neighborhoods.

The three overarching objectives are matched with the three outcome categories, resulting in nine (9) groups of **outcome/objective statements** under which to report the activity or project data to document the results of the activities or projects. The **outcome/objective statements** will be reviewed and assigned to each proposed activity, project and program for Program Year 2014 to comply with the requirements of the performance measurement standards (Table 14-5).

Table 14-5. HUD Performance Measurement Outcome Framework

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

VI. Description of Proposed Projects

Richland County plans to undertake 16 major projects, including planning and administration of the CDBG and HOME programs, during Program Year 2014. HUD Tables 3C for projects ID numbers 2014-1 through 2014-16 describe each major project, including project description, location, funding type and amount, performance indicators, project start and completion dates, as well as all required HUD citations and objectives.

VII. Geographic Distribution

While the FY 14-15 CDBG and HOME funds will benefit over 70% low to moderate income persons, various projects will take place throughout the county. Richland County's Neighborhood Improvement Program (NIP) will continue to address Richland County Master Planned Areas such as Broad River Heights, Candlewood, Crane Creek, Trenholm Acres/New Castle and Woodfield Park by using previous years CDBG and other funding. As a result the community will see a new park in Crane Creek off Fairfield Road (scheduled for August ribbon cutting) and the completion of demolition of a hazardous, blighted mobile home park off Shakespeare Road near Two Notch Road. FY 14-15 funds will benefit those citizens in Districts 4, 7, and 10, with projects such as Monticello Road Streetscape Phase 2, Hollywood Hills Sewer and Water Project Phase 1 and the acquisition of the historical structure Olympia Mills School to be used as a museum and community room. Public Services projects such as job development and training for Section 3 residents; a new Countywide program to address energy efficiency and handicap accessibility; newly funded Community Relations Council to assist fair housing assistance; a domestic violence shelter and funds to United Way for HMIS support round out the use for CDBG entitlement dollars.

Richland County's CDBG and HOME programs continue to target assistance for projects that benefit low and moderate income persons and LMI communities in the unincorporated areas of the County. HOME funds are to address up to 80% of low-income persons and/or areas. RCHAP (down payment assistance-DPA) and HR or Housing Rehabilitation will produce county-wide assistance but historically, the majority of the DPA's have located in 29223 and 29229 zip codes or the upper northeast quadrant.

Master Planned Areas

Community Development is collaborating with Neighborhood Improvement and Planning to assist with the implementation of neighborhood master plans. Richland County Council approved 10 master plans of which Decker International Corridor/Woodfield Park qualified to receive Federal CDBG funds under slum and blight designation. Based on the U.S Census and the boundaries of Crane Creek, Trenholm Acres/New Castle and Broad River Heights each is determined 51% or higher low to moderate income. The neighborhood master plan is a detailed study of the specific conditions that prohibit growth and sustainability and focus on residential and commercial planning and development. The goal of the collaboration is to leverage County resources to have greater and immediate impact.

Carry-over activities planned for FY 2014-2015 are the completion of Crane Creek Park with leveraged general county funding. Additionally plans are underway to provide a predevelopment loan for a feasibility study for a housing development project on the site of the former Columbia Mobile Home Park that was demolished using CDBG funding in 2013-2014. Furthermore, attention will be given to owner-occupied eligible households in Crane Creek and Broad River Heights communities where weatherization and energy efficiency upgrades are needed. To further aid in the improvement of housing, additional criteria points are given to CHDO's that submit project proposals in these target areas. These activities are intended to reduce and prevent blighting influences contribute to job creation and restore and expand economic vitality.

The Ridgewood Neighborhood Revitalization, another master planned area, will proceed with the construction of Phase II of the Monticello Road streetscape project. Also in Ridgewood, new in-fill housing development will continue into year 2014-2015. The CHDO developer is Benedict-Allen CDC using HOME funds for 2-3 units.

VIII. HOMELESS and Other Special Needs Activities

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

shelter, transitional housing and programs to assist in the areas of permanent housing and independent living.

Richland County continued to be involved in the MACH Region's Homeless Management Information Systems (HMIS) grants, funded through HUD's Supportive Housing Program (SHP) until July 31st, 2015. HMIS is a computerized database designed to collect client-level information on the characteristics, service needs and gaps of adults and children experiencing homelessness. The HMIS grants provide funding for user licenses, systems support, computers, and internet access, as well as a System Administrator, Program Director, and other required staff. HUD requires a local match of 25% for the Supportive Housing Program grants, which Richland County has provided through CDBG funding.

HMIS is a federal required web-based client and bed management system for the homeless Continuum of Care (CoC). There are four (4) CoCs throughout the state of South Carolina, each with its own separate HMIS database. The United Way of the Midlands (UWM) along with the MACH has begun working with statewide partners to create a virtual assessment and referral system to link people experiencing homelessness with available resources. By 2014, the state's four HMIS systems and the 2-1-1 database, will be merged into a common statewide database becoming the electronic foundation for South Carolina coordinated assessment system.

Since August 1, 2012, Richland County transferred the administrative role of this grant to the UWM. However, Richland County has agreed to continue to provide the local matching funds at the rate of \$30,000 per year for a three year period FY 14-15 will be the final year for funding under this agreement. The County also continued to work with the United Way of the Midlands to form a Midlands Housing Trust Fund Program (MHTF) to assist with maintaining the affordability of housing for low to moderate income citizens by use of general County discretionary funds. Through these efforts, Richland County will assist the MHTF to close the gap on affordable housing and other needs to end chronic homelessness in the Midlands. This effort will also provide gap financing and incentives to nonprofits and developers to create affordable housing for low and moderate income populations. Speaking of the UWM, this agency released \$1.3 million in grant funding to support affordable housing and financial programs in the Midlands. This will aid in reducing homelessness in the community.

IX. OTHER Actions

A. Obstacles to Meeting Underserved Needs

The following sections of the 2012-2016 Consolidated Plan and subsequent FY 14-15 Annual Action Plan provide a basis for identifying underserved needs and the obstacles to meeting these needs in Richland County:

- Community Profile
- Housing Market Analysis
- Housing Needs Assessment

- Homeless Needs Assessment
- Non-Housing Community Development

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

B. Foster and Maintain Affordable Housing

Richland County will strive to address the needs for affordable housing as identified in the Five-Year Consolidated Plan and subsequent FY 14-15 Annual Action Plan. The strategies and objectives for addressing these needs are identified in the Strategic Plan and addressed in the programs and activities proposed by this 2014 Annual Action Plan. The Community Development Department is now a member of the SC Association of Community Development Corporations to foster and strengthen relationships with non-profit housing developers. In addition, the director is a member of the Affordable Housing Coalition of SC.

C. Remove Barriers to Fair and Affordable Housing

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

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

More specifically the 2011 Analysis of Impediments to Fair Housing Choice serves as a guide and each impediment identified is given attention through the endeavors of the Community Development Department.

IMPEDIMENT ONE – DISCRIMINATION IN THE HOUSING MARKET

The review of demographic information, discrimination complaint data, and lending data are not clear in indicating the extent of housing discrimination among persons in the protected classes. Statistical data can assist in identifying problems and topics of concern,

however, reporting requirements vary, as does the quality of data provided. Further, much of the available data is at least a year old by the time it is available. More focused, accurate and current data is necessary to understand the needs, and more sources of first-hand information from focus groups and housing advocacy groups are needed to obtain a better understanding of the situation in the marketplace. In the current economy and given the structure of the Richland County housing stock, the incidences of discrimination likely focus on rental housing, and the focus of efforts in the immediate future should be upon aspects of discrimination in the rental market.

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

Action Plan:

- HOME set aside funds for CHDO development will be used for the development of housing that is handicap accessible and energy efficient.
- Continue and, if possible, expand outreach across programs to educate households and housing related organizations by disseminating Fair Housing law literature, conducting Fair Housing law seminars and training, and focusing public awareness campaigns about Fair Housing law in ethnic and minority neighborhoods, and among civic, social, religious, and special interest groups.
- Continue to provide Fair Housing materials and educational programs in Spanish, especially in neighborhoods and communities with high percentages of Spanish-speaking persons.
- Community Development will continue to prepare first-time homebuyers through the Richland County Homeownership Assistance Program for the responsibilities of ownership and home maintenance.
- Continue to distribute framed “Fair Housing Is Your Right Posters” to local communities and venues with a focus on non-English speaking areas. The County ordered 25 assorted posters from the National Fair Housing Alliance. The posters target four of the protected classes and are written in three languages: English, Spanish and Chinese.

IMPEDIMENT TWO – FAIR HOUSING ADVOCACY AND OUTREACH

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

Action Plan:

- Continue to work with County agencies, housing advocacy groups, and service organizations such as the Fair Housing Center and GCCRC and expand efforts to inform renters and homebuyers of their rights and recourse, if they feel they have been discriminated against.

- Update Fair Housing information regularly and adjust strategies and actions accordingly.
- Add Fair Housing to the agenda of the Richland County Neighborhood Council agenda. An average of 20 potential homebuyers attends that presentation monthly.
- With the help of the Public Information Office a Fair Housing You-tube video will be created and broadcast during the month of April 2015 - Fair Housing Month and also use when possible throughout the year.
- Create a formal internal process for tracking Fair Housing complaints and concerns received and forward all such concerns to one of the FHIP/FHAP agencies for investigation.

IMPEDIMENT THREE – BIAS IN LENDING

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

Action Plan:

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

IMPEDIMENT FOUR– LIMITED SUPPLY OF AFFORDABLE HOUSING

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

Action Plan:

- Continue to meet on a regular basis with representatives from Greater Columbia Community Relations Council Housing Committee and the lending and housing development community to identify difficulties experienced in the development of affordable housing.
- Continue to administer the housing rehabilitation programs to maintain the County's base of affordable owner occupied units.
- Research other affordable housing programs for additional ideas and practices.
- Continue to seek partnerships such as Midlands Housing Trust Fund whose primary objective is to maintain the affordability and available housing for low to moderate income persons.

IMPEDIMENT FIVE – GOVERNMENT POLICIES

This impediment deals with issues relating to the development of land including housing that is available to a wide range of persons and income levels in disparate locations. This goal is affected by a wide range of factors, some of which, as noted, are beyond the ability of the County to change. However, as noted some changes in the Land Development Code may be warranted, and a more positive approach to developing affordable housing.

Action Plan:

- Work with the Planning Department to update “**Housing Elements**” under the **Richland County Comprehensive Plan** and use the statistical data to plan future housing development. If feasible, the County may create incentives for developers to build a wide range of housing types at a number of price points, considering transportation, employment centers and the availability of services and shopping in their planning.
- Richland County Human Resources will prepare an ADA training event in October 2014 at River Banks Zoo. Since the expansion of the federal regulation and with the

number of inquiries from Richland County department heads, this training will focus on the reasonable accommodation process and the relationship to FMLA.

IMPEDIMENT SIX – LOCAL OPPOSITION (NIMBY)

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

Action Plan:

- Use county resources such as web-site, radio, twitter, Face Book and other vehicles to affect attitude about housing for people in the protected classes.
- Facilitate a panel discussion at the 2014 Neighborhood Planning Conference. This discussion will center on the misnomer of what affordable housing and its clientele look like.

D. Lead-Based Paint Hazards

Richland County has established full compliance with all applicable lead-based paint regulations through incorporation of these regulations into its housing policies and procedures manual. Since August 2002, all housing units provided CDBG or HOME assistance by Richland County must comply with *Title X of the 1992 Housing and Community Development Act (24 CFR Part 35)*. The intent of the Federal regulation is to identify and address lead-based paint hazards before children are exposed. In compliance with the regulation, Richland County requires evaluation for lead-based paint hazards of all housing units constructed before 1978 that are slated for repairs which may disturb any painted surfaces. If lead paint hazards are found during an evaluation, they are addressed through HUD approved interim control or abatement protocol. The County also distributes and maintains documentation of all required information for homes built before 1978, including the EPA *Lead-based Pamphlet, Notification of Lead Hazard Evaluation*, and *Notification of Lead Hazard Reduction*, and distributes lead-based paint information at all County sponsored events. When our housing program application process opens again in the fall of 2014 we will no longer allow applications for housing built before 1978 in any of our housing programs.

E. Anti-Poverty Strategy

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

To further address the alleviation of poverty, the County will continue its economic development efforts and its partnership with the Central South Carolina Alliance to recruit new businesses and industries to Richland County, as well as retain existing businesses and industries and encourage their expansion. In addition, the Richland County Economic

Development Department will seek to do the same from the County level. Because the creation of economic opportunities is not an isolated solution to alleviating poverty, the County will also work with community partners to identify educational, life skills and training needs and provide opportunities for self-empowerment that will enable LMI residents to become and continue to be self-sufficient and economically independent.

F. Institutional Structure and Coordination of Resources

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

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

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

X. Program Specific Requirements

A. Other Forms of Investment

As is required by HOME regulations, Richland County will match the HOME grant with County funds in the amount of **\$110,771**. The County will also continue to solicit donations and leveraged funds from our existing partners while continuing to look for areas where we can create new partnerships.

B. Resale/Recapture Provisions

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

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

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

Down Payment Assistance (RCHAP)

Since the Richland County Homeownership Assistance Program (RCHAP) may provide up to \$7,500 in down payment and closing cost assistance a five (5) year Deferred Forgivable Loan agreement is used as the mechanism for a recapture provision. With this agreement the HOME assistance is forgiven over a five year period as long as the homeowner continues to own and live in the assisted unit as their primary place of residence for the 5 year period of affordability. If the homeowner does not live within this unit and sells the property within this five year period, the funds are recaptured at a rate of 20% diminishing sliding scale per year. For example, if the housing unit sells at year 3 of this five year period, the homebuyer would owe back 60% of the subsidy (see chart below).

The housing unit must continue to be the principle residence of the homebuyer. If the Borrower does not maintain principal residency in the property for at least five years from the date of closing, Richland County will recapture all or a portion of the HOME assistance to the homebuyer. Failure to maintain the original terms of the mortgage will result in

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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.

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

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

Owner-Occupied Rehabilitation (HR Program)

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

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

- Zero Interest Loans – Non-elderly and non-disabled households with incomes less than 80 percent of the area median income may qualify for a zero percent loan with a ten to fifteen year payback period.
- Deferred Forgivable Loans – Households with an elderly head of household (62 years) or households with a disabled member may qualify for a 10 year zero interest deferred forgivable loan. This type loan would be forgiven on a pro-rata basis over the term of the loan provided that the person receiving the loan continues to own and occupy the home as their principle place of residence.
- Subordination of HR Mortgages – It is Richland County’s policy **not** to subordinate to subsequent mortgage loans except when the CD staff determines that it is in the best interest of the homeowner and/or county to do so **and** it is approved by the CD Director.
- In Case of Death – if homeowner who received assistance under the homeowner rehabilitation program dies before the term of the loan expires, a family member may assume the loan if that family member assume legal ownership of the property and moves into or continues to reside in the property as their primary place of residence. If

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the estate is sold, then the remaining balance of the loan will become due to Richland County. The amount to be recaptured is limited to the net proceeds available from the sale of the house.

Pre-1978 housing units will no longer be considered, in addition, due to the potential unforeseen costs, the County has updated its policies and procedures regarding termite protection. All homes must be free of active termites and termite damage to be eligible to qualify. Each house must have an existing termite bond or have a termite inspection performed that documents it is termite and damage free. All homes must maintain a termite bond for the period of the deferred forgivable loan.

Energy Efficiency and Handicapped Accessibility Program

The County has decided to discontinue the Emergency Repair Program and incorporate a new CDBG funded program for Energy Efficiency and Handicapped Accessibility for low to moderate income residents of the unincorporated areas of Richland County. For the Energy Efficiency and Handicapped Accessibility Program, HUD regulations do not require a period of affordability; however, the County self-imposes a five year affordability period and a Deferred Forgivable Loan agreement as the mechanism for a recapture provision. The CDBG assistance is forgiven on a prorated basis 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 county's self imposed five year period of affordability.

All Richland County loans for the Energy Efficiency and Handicapped Accessibility Program will be made based on the applicant's household income verification.

- Deferred Forgivable Loans – This type loan would be forgiven on a pro-rata basis over the a five year period provided that the person receiving the loan continues to own and occupy the home as their principle place of residence.
- In Case of Death – if homeowner who received assistance under the emergency efficiency and handicapped accessibility program dies before the term of the loan expires, the loan is forgiven.

Community Housing Development Organizations (CHDO)/New Construction

Richland County Community Development will provide HOME-subsidy to non-profit community housing development organizations (CHDOs) for the purpose of developing affordable housing in unincorporated areas of the County. It is anticipated that the 2014/2015 HOME CHDO investment will yield two or more units. Priority will be given to projects located in master planned areas.

HOME funding is awarded through a RFP process and can be used for acquisition/rehabilitation, new construction and/or 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 title

clearance). All HOME awards are subject to the provisions of HOME Investment Partnership Program authorized under Title II of the Cranston-Gonzalez National Housing Act.

All affordable housing units developed by CHDO's are subject to sales restrictions, occupancy requirements and resale obligations. These provisions apply to homeownership and rental units where HOME subsidy is used regardless of the amount of the award and without regard to the type of award received. All homeownership units housing must have an initial purchase price not to exceed 95% of the median purchase price for the area, be the principle residence of an income qualifying family at the time of purchase and is subject to resale to an income eligible family.

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

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

The CHDO is required to safeguard the requirements of HOME and must be willing to enter into an Agreement with the County that will outline these specific requirements. The CHDO will also provide the same stewardship of HOME when entering into an agreement with a homebuyer or tenant. The agreements will address income requirements, period of affordability and resale/recapture requirements. Acceptable instruments that a CHDO can use to impose the resale requirement are recorded deed restrictions, covenants running with the land or a second mortgage. Failure to put these provisions in place is a violation of the HOME rule and the County may be asked to repay the total investment where these provisions are not enforced. This expense can be passed down to the CHDO and could result in penalties. Richland County must limit the amount subject to recapture to the net proceeds available from the sale. This limitation applies to all units regardless of the type of recapture provisions used or the nature of the sale.

All CHDO projects to include new construction and single story rehabilitation will be required to meet accessibility requirements and implementation of Section 504 of the Rehabilitation Act of 1973.

Two CHDO projects carried over from previous 2013/2014 year are expected to be completed and will result in the production of 3 units of affordable housing - 1 single family for homeownership will be constructed in the Meadow Lake subdivision located in Council District 7 and 1 duplex rental unit will be constructed in the Ridgewood neighborhood, Council District 4.

Fair Return on Investment

Richland County’s definition of fair return on investment is defined as what a homebuyer can expect back on their return if they sell their unit during the period of required affordability as referenced within their agreement. The fair return is calculated upon the objective standard for Richland County as the percentage of change in median sales prices for housing units within the median statistical area over or during the period of ownership. This calculation basis includes the original investment by the homebuyer with

the addition of specific types of upgrades or additions that will add value to the property. These types of upgrades include tangible, structural improvements to the interior or exterior of the home that would remain with the home during and after a sale. These additional homebuyer-financed improvements are not financed by Richland County. A reasonable range of low-income buyers during the point of resale would be low income buyers as defined 50%-79% current area median income. During depressed or declining market seasons (such as a time of "seller's market"), a loss of investment does constitute a fair return.

XI. Public Housing

The **Columbia Housing Authority** is an autonomous, non-profit public housing agency serving the residents of the City of Columbia and Richland County. The CHA owns and maintains more than 2,140 units of conventional public housing, which are available to families of low and moderate incomes. The Housing Authority also administers the Section 8 Housing Choice Voucher Program for residents of Richland County, providing rental assistance to persons with low income who want to live in homes in the private rental market, but cannot afford market rental rates. The CHA also provides several programs aimed at helping families become financially independent and become homeowners. Richland County has worked with the Columbia Housing Authority to strengthen their relationship, to better utilize programs and resources by avoiding duplication, and appropriately target housing to County residents in need. In addition we partner with the Columbia Housing Authority by using their Homeownership Program to ensure that families receiving our RCHAP funds are fully aware of the responsibilities of home ownership that address required housing counseling. This program includes three (3) classes which include Home Buying, Budget and Credit, and Home and Yard Maintenance. We also conduct outreach to residents of public housing by providing information to the CHA and by participating in housing clinics with the Greater Columbia Community Relations Council and other neighborhood and housing agency providers. Finally Richland County has used CDBG funds to assist CHA (section 3 residents) by providing job development and other economic development programs to individuals residing in public housing, receiving Section 8 assistance, and for Housing First (chronically homeless) and Permanent Supportive Housing (disabled homeless HUD funded program) participants. There are 3,600 Housing Choice Vouchers in the CHA Section 8 program, including 25 vouchers for the homeless, 100 vouchers for the Mainstream (disabled) Program, and 34 Homeownership vouchers. In addition, the CHA also has 29 SRO vouchers, 99 Moderate Rehab Certificates, 90 HOPWA vouchers, and 305 Veterans Affairs Supportive Vouchers. Also the CHA runs the Housing First Program which includes 45 units of Permanent Support Housing from HUD and 15 more Emergency HOPWA Homeless Vouchers from the City of Columbia (these are not included in the 90 HOPWA above and are designated for homeless persons with aids). Lastly, in June 2013 the CHA purchased Bethel Bishop Apartments (HUD Multi-Family) which contains 188 units and CHAD has bought 202 units of Bayberry Mews and Capital Heights. The CHA purchased the New Orleans apartment complex in March, 2014 – a 19 unit complex in downtown Columbia. The CHA plans to purchase a 146 unit private market complex to keep as affordable housing (Rutledge Forest Apartments). The CHA

was awarded a grant by the city of Columbia to purchase and renovate 5 more additional units for HOPWA Housing (to be completed by June of 2015). The CHA has been notified it will receive 30 more VASH Vouchers in September, 2014. In addition, the County will continue CDBG funding to CHA for job development and training for Section 3 jobs.

The CHA closed its public housing waiting list on December 6, 2013. This is the first time in the CHA's history that the agency has stopped accepting applications for public housing assistance. In December, 2013, there were 9,155 applications on file (1 family = 1 application).

The CHA was required by HUD to change the number of units designated as elderly as a result of a HUD review in August, 2014. Prior to the review, the CHA had over 500 units of housing designated for persons over age 50. As of July 1, 2014 (as a result of the HUD review), the number has been decreased to 256 units (only the Oak-Read and Marion Street High rises are designed for persons over age 62). This has created a much greater need for affordable housing for the elderly in the midlands area.

XII. Monitoring and Compliance

Monitoring and Compliance Plan

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

- Preparation of detailed budgets to include sources and uses of funding as well as anticipated and planned project costs.
- Completion of written agreements to include Memorandum of Agreement or Understanding (MOA or MOU) or more written and signed comprehensive sub recipient agreements, as deemed appropriate.
- Evaluation of impacts to the area and community such as Environmental Assessment seeking appropriate HUD clearances when required.
- Request and review monthly to quarterly written progress reports and other correspondences and communications to monitor compliance and timeliness. Monthly emails are distributed to CDBG sub-recipients to provide a CDBG timeliness test update. Richland County's Annual CDBG timeliness is August 2nd.
- Project site visits before, during and after programs and/or construction take place documented with photos taken by Richland County Staff.
- The department's HAC or Housing Advisory Committee meets on a quarterly and as-called basis to review and approve owner-occupied (both HR and ER) housing applicants as well as advise in policy and procedure updates. The HAC's committee is comprised of an attorney, building official, banker, realtors and other members who are knowledgeable about the housing community.

- On-site monitoring is completed with HOME CHDO's and Developers annually or as needed and desk monitoring is also conducted as needed per contractual recipient.
- After the monitoring is completed, the sub-recipient will receive a monitoring response letter within 30 days detailing any deficiencies that might exist. If there are no major findings or concerns, the sub-recipient is notified and the monitoring review is deemed officially closed. However, if there is concern or finding, the sub-recipient will be given a specific amount of time to remedy the issue.
- The Department of Labor's Davis-Bacon Provisions are determined if required (construction at or exceeding \$2,000). Staff provides oversight and management of prevailing wage rate info, payroll reviews, employee interviews and other facets of the requirement.
- Richland County ensures that all housing projects meet the Housing Quality Standards (HQS) and the current International Residential Code (IRC) other local housing codes by Richland County staff and paid consultants and inspections. Richland County Community Development staff will begin completing an annual written assessment of all paid personnel associated with rehab work to include general contractors, inspectors, and construction management.
- Desk monitoring and monthly and quarterly reporting are mechanisms used to keep sub-recipients on track with expending funds and expending funds correctly. Using the HUD monitoring checklist as a guide, Richland County will periodically evaluate financial performance and program performance against the current Consolidated/Annual Action Plan.
- Richland County has financial and programmatic processes in place to ensure that CHDO, contractors and sub-recipients are in compliance, and that activities and procedures can be tracked accordingly. These include contract provisions that ensure affirmatively marking for fair housing and procurement procedures to ensure minority participation.
- Internal monitoring and tracking is also done by staff using various IDIS reports to review expenditures and compliance.

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

XIII. Anti-Displacement Plan

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

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

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

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

- Information demonstrating that any proposed replacement of dwelling units with smaller dwelling units (for example, a two-bedroom unit with two one-bedroom units), is consistent with the housing needs of lower-income households in the County.

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

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

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

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

XIV. Definition of Income

The County had adopted the Part 5 definition of annual Income for purposes of determining eligibility to participate in all CDBG and/or HOME programs as well as determining area-wide benefit under the CDBG program to ensure departmental consistency. The County has developed policies and procedures to ensure that these definitions are implemented consistently and accurately.

Richland County Council Request of Action

Subject

Department of Public Works: S. Scott Rd. Drainage Project **[PAGES 83-87]**

Reviews

Richland County Council Request of Action

Subject: Department of Public Works: S. Scott Rd. Drainage Project

A. Purpose

County Council is requested to approve funding for the S. Scott Rd. Drainage Project (project).

B. Background / Discussion

A service request was received in July 2013 regarding the flooding of S. Scott Rd. and the surrounding properties. There is an existing storm drainage pipe that runs from 136 S. Scott Rd. along the edge of the road to the intersection with S. Cedar Creek Rd. However, the existing inverts of the pipe do not allow the stormwater to drain away from the road properly.

In August 2013, a drainage project (Phase I) was completed. Richland County installed a new storm drainage line to carry the stormwater away from the road to a depressed area at the rear of 159 S. Scott Rd. This was an initial fix to alleviate the flooding.

To completely alleviate all of the flooding in the area, a new ditch will need to be constructed from this depressed area down to an existing ditch that starts at the rear of 2487 S. Cedar Creek Rd. (TMS # 32400-07-23) and drains to a culvert crossing under S. Cedar Creek Rd. S. Cedar Creek Rd. is maintained by the South Carolina Department of Transportation (SCDOT). This existing ditch is relatively flat and has several low points that collect stormwater.

This project (Phase II) involves constructing a new ditch from the depressed area at the rear of 159 S. Scott Rd. down to the existing ditch at the rear of 2487 S. Cedar Creek Rd. The existing ditch will be redefined to remove the low points and provide an appropriate slope to promote positive drainage. In order to complete the project, the culvert under S. Cedar Creek Rd., which is currently a 24" RCP pipe, would need to be upsized to dual 48" RCP pipes. This will require an encroachment permit from the SCDOT. A sketch of the proposed project and a map of S. Scott Rd. are attached.

If this project is not completed, the accumulation of standing water and incidences of flooding at the rear of several properties along S. Scott Rd. will continue.

C. Legislative / Chronological History

This is a staff-initiated request. Therefore, there is no legislative history. This project originated from a service request that was received in July 2013. The County initially installed a new storm drainage line from the road to the rear of 159 S. Scott Rd. to alleviate flooding in the road and along 132 S. Scott Rd.

- Service Request received in July 2013
- Phase I Design completed in July 2013
- Phase I Work performed in August 2013
- Phase II Design completed in November 2013

D. Financial Impact

The cost estimate to complete this project has been prepared and it exceeds \$5,000. Funding for this project will come from the Stormwater Division's budget.

E. Alternatives

1. Approve the request to fund the S. Scott Rd. Drainage Project.

Item# 10

2. Do not approve the request to fund the S. Scott Rd. Drainage Project.

F. Recommendation

It is recommended that Council approve the request to fund the S. Scott Rd. Drainage Project.

Recommended by: Ismail Ozbek

Department: Public Works

Date: 9-2-14

G. Reviews

(Please replace the appropriate box with a ✓ and then support your recommendation in the Comments section before routing on. Thank you!)

Please be specific in your recommendation. While “Council Discretion” may be appropriate at times, it is recommended that Staff provide Council with a professional recommendation of approval or denial, and justification for that recommendation, as often as possible.

Finance

Reviewed by: Daniel Driggers

Date: 10/14/14

✓ Recommend Council approval

Recommend Council denial

Comments regarding recommendation:

Legal

Reviewed by: Elizabeth McLean

Date: 10/14/14

Recommend Council approval

Recommend Council denial

Comments regarding recommendation: Policy decision left to Council’s discretion.

Administration

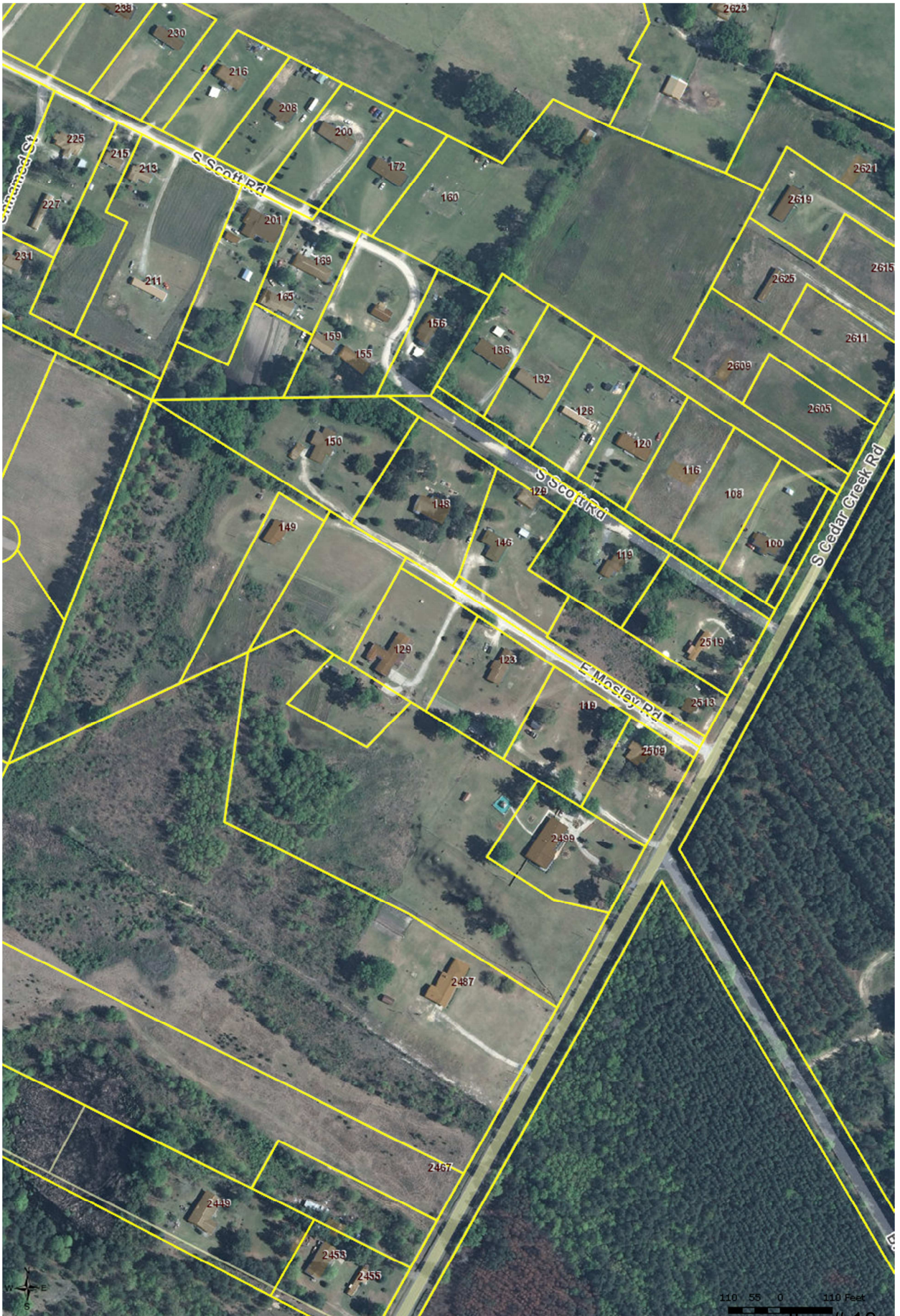
Reviewed by: Sparty Hammett

Date: 10/20/14

✓ Recommend Council approval

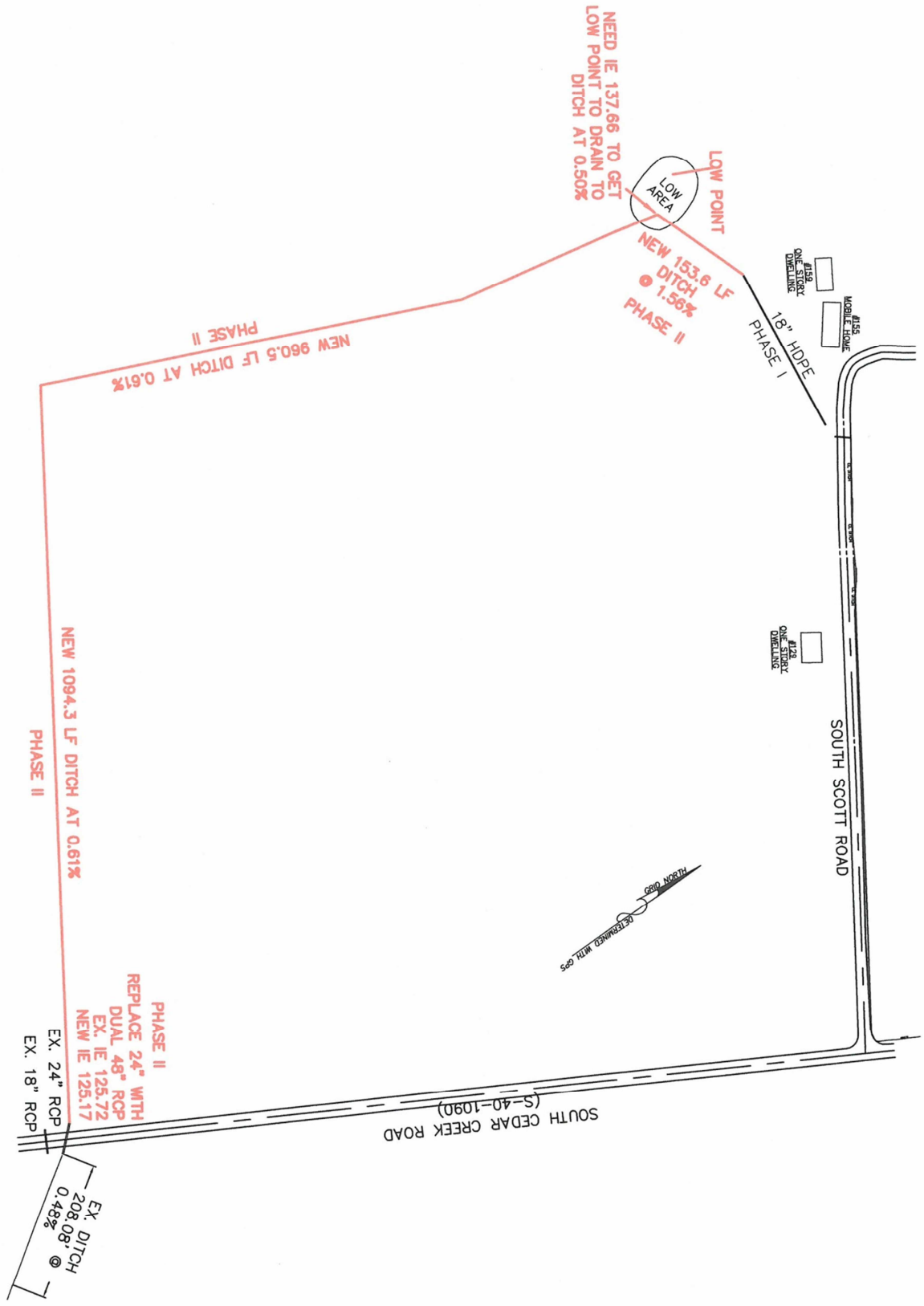
Recommend Council denial

Comments regarding recommendation:



Item# 10

**S. SCOTT ROAD
DRAINAGE PROJECT
SCALE: 1" = 200'**



Items Pending Analysis

Subject

Parking in Residential and Commercial Zones of the County **[PAGE 88]**

Reviews

Notes

This item was reviewed at the May D&S Committee meeting, and held in the Committee in order for Council members to have their questions/concerns addressed by Legal, Planning and the Sheriff's Department. Meeting were held on June 17th, July 15th, September 9th, September 23rd, and October 21st to review the proposed ordinance with Legal staff, the Zoning Administrator, representatives from the Sheriff's Dept. and Council members. A follow up meeting will be held on November 18th to discuss any additional changes to the draft ordinance.

Items Pending Analysis

Subject

Sewage Sludge Spray Field Applications [**PAGE 89**]

Reviews

Notes

This item was first reviewed at the February D&S Committee meeting, and Council approved staff to work with the Conservation Commission, Soil and Water District, Conservation staff, and Utilities staff to develop an ordinance related to sewage sludge spray fields that will protect County waterways. Staff is researching potential options to protect County waterways. Currently, staff is working to finalize the draft ordinance to address sewage sludge spray field applications.

Items Pending Analysis

Subject

Remove the requirements placing a lien on property if owners do not pay sewer bill or if owners do not maintain overgrown lots [**JACKSON**] [**PAGE 90**]

Reviews

Notes

This motion was made at the September 9, 2014 Regular Session Council Meeting. Staff is currently working to finalize the necessary ordinance amendments. Once finalized, Staff will bring this item to the Committee for review and action.

Items Pending Analysis

Subject

Move to direct staff to draft an ordinance to impose greater noise restrictions in unincorporated Richland County
[ROSE] [PAGE 91]

Reviews

Notes

This motion was made at the July 1, 2014 Regular Session Council Meeting. Staff is currently working on a draft ordinance regarding greater noise restrictions in unincorporated Richland County. Once finalized, Staff will bring this item to the Committee for review and action.

Items Pending Analysis

Subject

Interstate Interchange Lighting Project [**PAGE 92**]

Reviews

Notes

At the September 23, 2014 D&S Meeting, the Committee directed Staff to contact the Hospitality Association to recruit businesses that are willing to assist in funding the Two Notch Road at I-77 (Exit 17) & the Clemson Road at I-20 (Exit 80) interstate interchange lighting projects. As directed, staff is working with the South Carolina Restaurant and Lodging Association (formerly known as the SC Hospitality Association) to recruit businesses that are willing to assist in funding the Two Notch Road at I-77 (Exit 17) & the Clemson Road at I-20 (Exit 80) interstate interchange lighting projects.