

Grantee: Columbia, SC

Grant: B-16-MH-45-0001

October 1, 2021 thru December 31, 2021

Grant Number: B-16-MH-45-0001	Obligation Date:	Award Date:
Grantee Name: Columbia, SC	Contract End Date: 01/26/2023	Review by HUD: Reviewed and Approved
Grant Award Amount: \$26,155,000.00	Grant Status: Active	QPR Contact: Gloria Saeed
LOCCS Authorized Amount: \$26,155,000.00	Estimated PI/RL Funds:	
Total Budget: \$26,155,000.00		

Disasters:

Declaration Number

FEMA-4241-SC

Narratives

Disaster Damage:

In October 2015, the City of Columbia, along with much of the State of South Carolina, experienced unprecedented and historical rainfall and flooding resulting from an upper atmospheric low-pressure system that funneled tropical moisture from Hurricane Joaquin. This heavy and extended rainfall exceeded a once in a thousand-year flood event with more than two feet of rainfall in less than 48 hours. The rain and flooding caused extensive damage to many dams, bridges, roads, homes, and businesses in the state's capitol. As a result, approximately 400 homes and 60 businesses received rain and/or flood damage at an estimated value of \$65 million. In addition, the city sustained more than \$75 million in infrastructure losses. Most of the major and severe damages to housing occurred along the banks of Lake Katherine, Central and Lower Gills Creek, Wildcat Creek, and Penn Branch areas of the city. Numerous City of Columbia residents, including many of low-to-moderate income households, were forced to abandon their homes, and many houses were isolated as more than 100 streets were closed, blocked, or impassable. In addition to the damage to private residences and businesses, the city also experienced the total loss of one fire station and training facility. The flooding also impacted the city's utilities, wastewater treatment systems, and drinking water treatment and collection systems. Due to the fact that the ground surfaces were already saturated from rainfall in September, there were multiple dam failures in the city and a massive breach in the Columbia Canal. Flooding caused a 60-foot section of the Columbia Canal to wash away and caused the water level to drop below the level necessary for the city to pump water into its water treatment facility through normal operations. Additionally, waste water stations were completely submerged and multiple sewer and water lines were ruptured or broken. The canal breach combined with numerous line breaks throughout the water system led to a 10-day disruption of clean drinking water for more than 375,000 citizens who received boil water notices. The flooding and disruption of drinking water severely impacted the operations of the following: City Capitol Complex Governor's residential compound State Agencies City Government Agencies 5 colleges and 1 major university (40,000 students and 2,000 faculty) 5 Hospitals with 2,436 beds (including a Level 1 Trauma Center) US military installation -Fort Jackson (3,500 active duty members and 12,000 family members) All public, private, and parochial school districts Nursing homes and assisted care facilities Numerous Banking Institutions, Restaurants, Hotels, Tourist Destinations, and hundreds of other businesses and organizations This widespread damage to homes, businesses, and critical infrastructure exacted a human toll and disrupting the lives of the citizens of impacted communities in Columbia and across South Carolina who are still recovering. In Columbia, homes along and near the City's many creeks, lakes, and other waterways were inundated by floodwater causing almost complete destruction of some neighborhoods. Local businesses lost inventory and operations were halted leading to loss of income and wages. Exacerbating the overall economic loss was the decision to relocate the site of a previously scheduled major college football contest from Columbia's University

Disaster Damage:

of South Carolina stadium to the opposing team's stadium. As a result, businesses that were not otherwise impacted by the storm's waters experienced tremendous economic loss. The federal disaster declaration brought necessary resources from the Federal Emergency Management Agency (FEMA) and the Small Business Administration (SBA) to aid in response and recovery. Due to the scale of the damage, FEMA and SBA's resources, as well as private in

Recovery Needs:

'The CDBG-DR program is considered a gap funding source and is intended to assist with recovery needs not covered by other public and private funding sources. While recovery efforts have continued, many impacts remain unaddressed due to the profound extent and diversity of the damages to housing, infrastructure, and the economy; the unique conditions and vulnerabilities of Columbia residents and businesses; and the limitations of funding assistance. This unmet need assessment provides essential information to better understand the most impacted areas and populations in the City, and guides development of the most effective recovery programs and priorities. This section updates the City's preliminary

assessment of unmet recovery needs resulting from the October 2015 severe storm and flooding disaster (DR 4241). When major disasters occur, a significant amount of data and information must be collected and analyzed from numerous agencies, departments, and organizations. Accessing and compiling information on impacts and recovery resources can be a challenge due to varying quality, availability, formatting, and timing of different sources. Estimates of unmet needs are based on the best available information as of October 1, 2017, and represent the City’s calculation of remaining recovery gaps. Since October 2015, nonprofit volunteer organizations such as St. Bernard Project (SBP), Restoring Hope, and the Midlands Flood Recovery Group have rebuilt 58 homes withing the City of Columbia at an estimated value of \$2,314,200, using an average contractor price of \$39,900 per home. This contribution will be noted as a part of the Duplication of Benefits analysis during the applicant intake process. Unmet needs were estimated through a comparison of financial impacts of the qualified disaster event with subsequent recovery funding that has been received or is anticipated. The City of Columbia has worked with the following agencies during the unmet needs assessment and has incorporated data from the following key sources including the Federal Emergency Management Agency (FEMA) Individual Assistance (IA) Program, FEMA Public Assistance Program (PA) Small Business Administration (SBA) National Flood Insurance Program (NFIP) Columbia Housing Authority (CHA) SC State Housing Finance Authority Affordable Housng Coalition City of Columbia Building Department City of Columbia GIS and Planning Departments City of Columbia Consolidated Plan City of Columbia Comprehensive Plan City of Columbia Building and Permits City of Columbia Office of Business Opportunity (OBO) South Carolina Emergency Management Department Engineering estimates for FEMA PA Projects United States 2010 Decennial Census 2014 American Community Survey (ACS) Volunteer Organizations Active in Disaster (VOAD) Public and Stakeholder outreach and feedback This assessment is organized into three main categories: Housing, Infrastructure, and Economic Development. Identifying and documenting the needs across these three core areas allowed the City to strategically allocate limited resources to address the most critical recovery needs while making proactive resilience investments to minimize impacts of future flood events. A high-level overview of the unmet needs assessment is shown in Table 13 using the best available data and information as of October 1, 2017. It is critical to understand that these figures are based on the available information at thetime this ActionP

Recovery Needs:

Ian Amendment was developed. Based upon this information, City of Columbia has identified \$210,388,416 in unmet recovery needs, a 57% increase attributable to estimates of \$170 million in repairs to the Columbia Canal. Although infrastructure is currently shown with the largest gap in funding, the City considers housing the largest unmet need due to the large number of residents impacted by the flood and the limited number of affordable low-moderate housing option.

Overall	This Report Period	To Date
Total Projected Budget from All Sources	\$0.00	\$26,167,274.37
Total Budget	\$0.00	\$26,155,000.00
Total Obligated	\$0.00	\$26,154,018.22
Total Funds Drawdown	\$75.00	\$12,975,994.96
Program Funds Drawdown	\$75.00	\$12,975,994.96
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$75.00	\$14,391,549.38
HUD Identified Most Impacted and Distressed	\$75.00	\$11,888,343.51
Other Funds	\$ 0.00	\$ 12,274.37
Match Funds	\$ 0.00	\$ 12,274.37
Non-Match Funds	\$ 0.00	\$ 0.00

Funds Expended

Overall	This Period	To Date
City of Columbia	\$ 75.00	\$ 14,391,549.38

Progress Toward Required Numeric Targets

Requirement	Target	Projected	Actual
Overall Benefit Percentage	70.00%	92.42%	87.44%
Minimum Non Federal Match	\$.00	\$.00	\$12,274.37
Overall Benefit Amount	\$14,646,625.00	\$19,336,769.41	\$9,068,567.30
Limit on Public Services	\$3,923,250.00	\$.00	\$.00
Limit on Admin/Planning	\$5,231,000.00	\$5,231,250.00	\$2,604,676.72
Limit on Admin	\$1,307,750.00	\$1,307,750.00	\$1,307,750.00
Most Impacted and Distressed	\$26,155,000.00	\$26,155,000.00	\$11,888,343.51

Overall Progress Narrative:

The City's DR Program Manager (PM) team continues to respond to all emails, voicemails, and requests from applicants. As of December 31, 2021, the current status of all applicants determined to be in the program are as follows: 211 total applications; 161 active applications; 57 awarded applications; 5 under construction; and 50 completed and closed. The program continues to move applicants through based on available funding as follows: 106 eligibility determined/confirmed; 80 completed environmental reviews; 74 completed damage assessments; 80 completed duplication of benefits reviews; 57 signed grant agreements; and 50 completed construction and closed.

CDBG-DR Program Status Updates are published regularly on the City of Columbia's DR website. Modifications were made to the Homeowner program policies and procedures to reflect duplication of benefits process. These modifications were approved and incorporated into the policy document and posted on the City's CDBG-DR website. The applicant dashboard is regularly updated and presented to Community Development staff, the City Manager and other city staff. This dashboard tracks applicant completion of program phases from intake all the way through construction completion and closeout. It also tracks program obligations and expenditures. A lender's notification form was drafted and is being sent out to lenders for homes that are on the immediate schedule for reconstruction. A review of both multifamily projects was completed. Additional information required from developers was identified and collected for compliance purposes. It is important to note that both projects are fully leased and activity is in the process of closeout.

There has been ongoing review of both the financial and production projections for the Homeowner Program in anticipation of preparing an Substantial Action Plan Amendment during QPR first quarter ending March 2022 and estimation how many applicants will be served until all funds are exhausted. An increase in pace of production is anticipated with the release of 10 bids during first quarter. There were five (5) projects under construction during quarter ending December 31, 2021. Two additional grant agreements were executed this quarter.

The Program Manager assisted the City in a review of invoices and items initially charged to program Administration that could be reclassified as Activity Delivery Costs. Two additional grant agreements were executed this quarter.

In regards to production barriers, we are experiencing lengthy delays in securing materials due to supply chain issues. Our contractors are also experiencing labor shortages. Each of these delays can be attributed to the ongoing impact of COVID-19. As a result of the labor and materials shortages, we are now seeing a significant increase in construction costs. This will have the potential result of reducing, from our original estimates, the number of households that we will be able to serve in the program.

A voucher in the amount of \$175,239.69 was created in the fourth quarter ending December 31, 2021. This voucher will be submitted during the first quarter ending March 2022 and reflected in the financials at that time.

Project Summary

Project #, Project Title	This Report	To Date	
	Program Funds Drawdown	Project Funds Budgeted	Program Funds Drawdown
9999, Restricted Balance	\$0.00	\$0.00	\$0.00
DR-01-ADMIN, Administration	\$0.00	\$1,307,750.00	\$1,307,750.00
DR-02-PLANNING, Planning	\$0.00	\$3,923,500.00	\$1,296,926.72
DR-03-ECONDEV, Economic Development	\$0.00	\$115,000.00	\$105,836.72
DR-04-HOUSG, Housing Programs	\$75.00	\$19,293,200.00	\$9,009,265.24
DR-05-BUYOUT-HMGP, FEMA HMGP MATCH Program	\$0.00	\$1,500,000.00	\$1,240,666.28
DR-06-PUBFIMPRV, Public Facilities & Improvements	\$0.00	\$15,550.00	\$15,550.00

Monitoring, Audit, and Technical Assistance

Event Type	This Report Period	To Date
Monitoring, Audits, and Technical Assistance	0	26
Monitoring Visits	0	0
Audit Visits	0	0
Technical Assistance Visits	0	16
Monitoring/Technical Assistance Visits	0	10
Report/Letter Issued	0	10