

Grantee: Columbia, SC

Grant: B-16-MH-45-0001

January 1, 2021 thru March 31, 2021 Performance

Grant Number: B-16-MH-45-0001	Obligation Date:	Award Date:
Grantee Name: Columbia, SC	Contract End Date:	Review by HUD: Reviewed and Approved
Grant Award Amount: \$26,155,000.00	Grant Status: Active	QPR Contact: No QPR Contact Found
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 within 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 Housing 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 the time this ActionP

Recovery Needs:

lan 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	\$1,856,083.70	\$12,346,401.43
Program Funds Drawdown	\$1,856,083.70	\$12,346,401.43
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$1,856,083.70	\$13,781,436.75
HUD Identified Most Impacted and Distressed	\$1,856,083.70	\$11,278,230.88
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	\$ 1,856,083.70	\$ 13,781,436.75

Progress Toward Required Numeric Targets

Requirement	Target	Projected	Actual
Overall Benefit Percentage	70.00%	92.42%	86.86%
Minimum Non Federal Match	\$0.00	\$0.00	\$12,274.37
Overall Benefit Amount	\$18,308,500.00	\$19,336,769.41	\$8,612,434.53
Limit on Public Services	\$3,923,250.00	\$0.00	\$0.00
Limit on Admin/Planning	\$5,231,000.00	\$5,231,250.00	\$2,431,290.96
Limit on Admin	\$1,307,750.00	\$1,307,750.00	\$1,148,989.24
Most Impacted and Distressed	\$26,155,000.00	\$26,155,000.00	\$11,278,230.88



Overall Progress Narrative:

1. Crated 454 project files in the City's SharePoint system of record representing all applicants identified in the QuickBase records from Landmark.
2. Sorted and placed applicant information found in other databases into the applicant files.
3. Scanned and uploaded available applicant Environmental Review records.
4. Scanned and uploaded applicant financial records obtained from ODC.
5. Scanned and uploaded applicant information found in paper files for all active and closed applicants.
6. Completed review and recommendations for Housing Construction standards to comply with HUD and City requirements.
7. All active and closed files reviewed, and list generated of all properties located in Special Flood Hazard areas to close out HUD finding.
8. Sent letter to all active applicants to update them on the restart of the program and transition to new program manager and subrecipient construction manager.
9. Established email and telephone system to allow ICF staff to access and respond to applicant questions and concerns.
10. Reviewed and updated CDBG-DR website.
11. Finalized program policies and procedures for:
 1. Homeowner Programs
 2. Small Rental
 3. Elevation
 4. HMGP Buyout
12. Assessors site information uploaded to all active files to verify property tax status, ownership, homestead exemptions, and year built.
13. Received training from ICF to all OCD staff and SBP staff on the SharePoint site and its use.
14. Lead Safe Housing training provided to SBP staff, to ensure compliance with HUD requirements, and pursuant to OCD commitment to resolve HUD finding.
15. Set of forms were created and added to the final policies and procedures for the Homeowner and Small Rental program to facilitate gathering of additional information required to confirm eligibility.
16. Completed review of all project files of applicants deemed eligible for the program, noting deficiencies. This satisfies the requirement to resolve the final HUD finding.
17. All closed files were reviewed for eligibility and compliance. One MRP applicant was provided funding in excess of documented need. OCD Director to provide details and request funding to reimburse program.
18. File documentation is currently under review for the two multifamily projects.
19. 17 applicants from the City's initial priority list have been moved to Damage Assessment.
20. HUD monitoring letter addressing final Finding drafted and submitted for approval.
21. The ICF team continues to respond to all emails, voicemails, and requests from City officials for applicant follow up.

Project Summary

Project #, Project Title	This Report	To Date	
	Program Funds Drawdown	Project Funds Budgeted	Program Funds Drawdown
DR-01-ADMIN, Administration	\$2,544.74	\$1,307,750.00	\$1,148,989.24
DR-02-PLANNING, Planning	\$7,179.40	\$3,923,500.00	\$1,282,301.72
DR-03-ECONDEV, Economic Development	\$232.50	\$115,000.00	\$105,836.72
DR-04-HOUSG, Housing Programs	\$1,826,518.31	\$19,293,200.00	\$8,553,057.47
DR-05-BUYOUT-HMGP, FEMA HMGP MATCH Program	\$19,608.75	\$1,500,000.00	\$1,240,666.28
DR-06-PUBFIMPRV, Public Facilities & Improvements	\$0.00	\$15,550.00	\$15,550.00

Activities





Grantee Activity Number: 01-ADM-JL-9107080116
Activity Title: Administration - Salaries

Activity Type:

Administration

Activity Status:

Under Way

Project Number:

DR-01-ADMIN

Project Title:

Administration

Projected Start Date:

12/01/2017

Projected End Date:

12/31/2022

Benefit Type:

N/A

Completed Activity Actual End Date:

National Objective:

N/A

Responsible Organization:

City of Columbia

Overall	Jan 1 thru Mar 31, 2021	To Date
Total Projected Budget from All Sources	\$0.00	\$1,307,750.00
Total Budget	\$0.00	\$1,307,750.00
Total Obligated	\$0.00	\$1,307,750.00
Total Funds Drawdown	\$2,544.74	\$1,148,989.24
Program Funds Drawdown	\$2,544.74	\$1,148,989.24
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$2,544.74	\$1,168,470.14
City of Columbia	\$2,544.74	\$1,168,470.14
Most Impacted and Distressed Expended	\$2,544.74	\$1,168,470.14

Activity Description:

The City of Columbia is the administering entity currently has or will develop and maintain the capacity to carry out disaster recovery activities in a timely manner and that the city has reviewed the requirements of this notice and requirements of Public Law 114-113 and Public Law 115-31 applicable to funds allocated by this notice, and certifies to the accuracy of Risk Analysis Documentation submitted to demonstrate that it has in place proficient financial controls and procurement processes; that it has adequate procedures to prevent any duplication of benefits as defined by section 312 of the Stafford Act, to ensure timely expenditure of funds; that it has to maintain a comprehensive disaster recovery Web site to ensure timely communication of application status to applicants for disaster recovery assistance, and that its implementation plan accurately describes its current capacity and how it will address any capacity gaps.

Administration for CDBG-DR including salaries and administrative costs required to successfully manage DR funding and implement DR programs and activities.

The City of Columbia incurred pre-award and pre-agreement costs of \$231,300 for the following activities:

- Translation Services - \$ 3,200
- DRGR Grant Reporting Training - \$3,100

- CDBG-DR Administrative Set-Up - \$225,000

The City of Columbia Action Plan was approved on January 24, 2017. The first Action Plan Amendment requested by the City of Columbia is in accordance with the requirements established by HUD in Federal Register dated August 7, 2017(Public Law 115-31), which allocates an additional \$6,166,000 to the City of Columbia for disaster recovery assistance. The office of Community Development is completing a Tier I Environmental Review. It's Tier II site specific environmental review will occur when eligible addresses have been identified.



Location Description:

City of Columbia Community Development Department, 1401 Main St., 4th Floor, Columbia, SC 29201 is the administrative address where DR funding and program oversight occurs. The DR program will be invested throughout the City limits of Columbia and focusing on the areas that were severely impacted by the 2015 Flood Disaster.

Activity Progress Narrative:

Sorted and placed applicant information found in other databases into the applicant files.
Scanned and uploaded available applicant Environmental Review records.
Scanned and uploaded applicant financial records obtained from ODC.
Scanned and uploaded applicant information found in paper files for all active and closed applicants.

Accomplishments Performance Measures

No Accomplishments Performance Measures

Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources

Amount

No Other Funding Sources Found

Total Other Funding Sources

Activity Supporting Documents: None

Project # / DR-02-PLANNING / Planning



Grantee Activity Number: 02-PLN-JL-9107080017

Activity Title: Planning

Activity Type:

Planning

Project Number:

DR-02-PLANNING

Projected Start Date:

01/26/2017

Benefit Type:

Direct (Person)

National Objective:

N/A

Activity Status:

Under Way

Project Title:

Planning

Projected End Date:

12/31/2022

Completed Activity Actual End Date:

Responsible Organization:

City of Columbia

Overall	Jan 1 thru Mar 31, 2021	To Date
Total Projected Budget from All Sources	\$0.00	\$3,923,500.00
Total Budget	\$0.00	\$3,923,500.00
Total Obligated	\$0.00	\$3,923,500.00
Total Funds Drawdown	\$7,179.40	\$1,282,301.72
Program Funds Drawdown	\$7,179.40	\$1,282,301.72
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$7,179.40	\$1,287,357.58
City of Columbia	\$7,179.40	\$1,287,357.58
Most Impacted and Distressed Expended	\$7,179.40	\$1,275,083.21

Activity Description:

The City of Columbia incurred pre-award and pre-agreement costs of \$173,050 for the following activities:

- Risk Analysis & Action Plan Development - \$161,150
- Program Design Development - \$3,800
- Environmental Services - \$8,100

Planning activities include at least 6 Substantial Amendments, Quick Base Data Collection System of Record Development (and updates), and Quality Assessment and Quality Control Plan. Additionally, we estimate 2 outreach/events for citizen participation and information over 6 years (6x2=12).

Location Description:

City of Columbia Community Development Department, 1401 Main St., 4th Floor, Columbia, SC 29201 is the address where DR funding for program planning and oversight occurs. The DR program will be invested throughout the City limits of Columbia and focusing on the areas that were severely impacted by the 2015 Flood Disaster.

Activity Progress Narrative:

Crated 454 project files in the City's SharePoint system of record representing all applicants identified in the QuickBase records from Landmark.
Sorted and placed applicant information found in other databases into the applicant files.



All active and closed files reviewed, and list generated of all properties located in Special Flood Hazard areas to close out HUD finding.
 Sent letter to all active applicants to update them on the restart of the program and transition to new program manager and subrecipient construction manager.
 Established email and telephone system to allow ICF staff to access and respond to applicant questions and concerns.
 Reviewed and updated CDBG-DR website.
 Received training from ICF to all OCD staff and SBP staff on the SharePoint site and its use.
 Set of forms were created and added to the final policies and procedures for the Homeowner and Small Rental program to facilitate gathering of additional information required to confirm eligibility.
 HUD monitoring letter addressing final Finding drafted and submitted for approval.
 The ICF team continues to respond to all emails, voicemails, and requests from City officials for applicant follow up.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Plans or Planning Products	0	1/11
# of community engagement	0	9/12

Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	

Activity Supporting Documents: None

Project # / DR-03-ECONDEV / Economic Development



Grantee Activity Number: 03-ED/SBDRP-JL-9107401017
Activity Title: Small Business Disaster Recovery Program

Activity Type:
 Econ. development or recovery activity that creates/retains
Project Number:
 DR-03-ECONDEV
Projected Start Date:
 04/01/2018
Benefit Type:
 Area (Survey)
National Objective:
 Low/Mod

Activity Status:
 Under Way
Project Title:
 Economic Development
Projected End Date:
 01/30/2021
Completed Activity Actual End Date:

Responsible Organization:
 City of Columbia

Overall	Jan 1 thru Mar 31, 2021	To Date
Total Projected Budget from All Sources	\$0.00	\$115,000.00
Total Budget	\$0.00	\$115,000.00
Total Obligated	\$0.00	\$114,018.22
Total Funds Drawdown	\$232.50	\$105,836.72
Program Funds Drawdown	\$232.50	\$105,836.72
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$232.50	\$105,836.72
City of Columbia	\$232.50	\$105,836.72
Most Impacted and Distressed Expended	\$232.50	\$105,836.72

Activity Description:

The Small Business Disaster Recovery (SBDR) Program will provide financial assistance in the form of forgivable loans up to \$20,000 to businesses affected by the October 2015 Flood that continue to experience challenges to their recovery. Applicants may use funds as working capital to purchase inventory, furnishings and equipment, and for cleanup and repairs. Loans will be forgiven over a period of two years with 50% forgiven each year on the anniversary of the loan closing. All forgivable loans require a personal guarantee from the borrower. Project Delivery costs are included within this budget.

Location Description:

The Small Business DR Program will service businesses (less than 50 employees), located in an eligible census tract in a commercial corridor within the City limits. Businesses must be located in a low-to-moderate income census track where 20% of residents are at or below the poverty level.

Activity Progress Narrative:

Received training from ICF to all OCD staff and SBP staff on the SharePoint site and its use. All closed files were reviewed for eligibility and compliance. One MRP applicant was provided funding in excess



of documented ne OCD Director to provide details and request funding to reimburse program. File documentation is currently under review for the two multifamily projects.

Accomplishments Performance Measures

	This Report Period		Cumulative Actual Total / Expected	
	Total		Total	
# of Businesses	0		3/4	

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Permanent Jobs Created	0	0	0	0/0	0/0	0/0	0
# of Permanent Jobs	0	0	0	27/0	8/10	35/10	100.00

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	

Activity Supporting Documents: None

Project # / DR-04-HOUSG / Housing Programs



Grantee Activity Number:	04-CHAP-JL-9107402017
Activity Title:	Columbia Homeownership Assistance Program-LMI

Activity Type:
Rehabilitation/reconstruction of residential structures

Project Number:
DR-04-HOUSG

Projected Start Date:
01/01/2018

Benefit Type:
Direct (HouseHold)

National Objective:
Low/Mod

Activity Status:
Under Way

Project Title:
Housing Programs

Projected End Date:
12/31/2021

Completed Activity Actual End Date:

Responsible Organization:
City of Columbia

Overall	Jan 1 thru Mar 31, 2021	To Date
Total Projected Budget from All Sources	\$0.00	\$6,218,750.00
Total Budget	\$0.00	\$6,218,750.00
Total Obligated	\$0.00	\$6,218,750.00
Total Funds Drawdown	\$362,913.28	\$2,117,044.41
Program Funds Drawdown	\$362,913.28	\$2,117,044.41
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$362,913.28	\$3,490,975.41
City of Columbia	\$362,913.28	\$3,490,975.41
Most Impacted and Distressed Expended	\$362,913.28	\$2,117,044.41

Activity Description:

The proposed Columbia Homeowner Assistance Program (CHAP) will be administered by the city's Community Development Department. The program will provide up to \$150,000 to assist owner-occupied households with "Major" and "Severe" damages directly related to the October 2015 rain and flood event for properties with unmet needs exceeding \$25,000. The program will also provide assistance to meet elevation requirements where required. Only LMI households will be assisted. Funding for this program will be capped at \$150,000 including work that addresses compliance with city building code and floodplain ordinances, environmental remediation, implementing Green Building Standards, the costs of initial homeowner hazard insurance premiums, and coverage of flood insurance premiums (for properties covered by the Flood Disaster Protection Act of 1973 as amended, pursuant to §570.605) for one year.

Eligibility requirements for participants in this program are as follows:

- Damaged residential dwelling must be located within Columbia City Limits.
- Applicants must have owned and occupied the damaged property as their primary residence as of and prior to the date of the storm event (October 2015).
- Applicants must have sustained Major or Severe damages.
- Damaged residence must be a single-unit structure, duplex, townhome, or condominium.
- Application for and receipt of ICC funding for elevation, if required.
- Sufficient gap financing if required.

Project Delivery costs are included within this budget.



Location Description:

This project will serve damaged residential dwellings located within Columbia City limits as the result of the declared 2015 Flood/Storm Disaster within a federal declared county. (Richland County).

Activity Progress Narrative:

All active and closed files reviewed, and list generated of all properties located in Special Flood Hazard areas to close out HUD finding.
 Sent letter to all active applicants to update them on the restart of the program and transition to new program manager and subrecipient construction manager.
 Lead Safe Housing training provided to SBP staff, to ensure compliance with HUD requirements, and pursuant to OCD commitment to resolve HUD finding.
 Set of forms were created and added to the final policies and procedures for the Homeowner and Small Rental program to facilitate gathering of additional information required to confirm eligibility.
 All closed files were reviewed for eligibility and compliance. One MRP applicant was provided funding in excess of documented ne OCD Director to provide details and request funding to reimburse program.
 17 applicants from the City's initial priority list have been moved to Damage Assessment.
 HUD monitoring letter addressing final Finding drafted and submitted for approval.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	4/59

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	4/59
# of Singlefamily Units	0	4/59

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod
# of Households	0	0	0	4/15	0/44	4/59	100.00
# Owner Households	0	0	0	4/15	0/44	4/59	100.00

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	

Activity Supporting Documents: None



Grantee Activity Number:	04-ERP-UN-JL-9107409017
Activity Title:	Columbia Elevation Reimbursement Program-UrgNd

Activity Type:
Rehabilitation/reconstruction of residential structures

Project Number:
DR-04-HOUSG

Projected Start Date:
12/31/2017

Benefit Type:
Direct (HouseHold)

National Objective:
Urgent Need

Activity Status:
Completed

Project Title:
Housing Programs

Projected End Date:
06/29/2020

Completed Activity Actual End Date:

Responsible Organization:
City of Columbia

Overall	Jan 1 thru Mar 31, 2021	To Date
Total Projected Budget from All Sources	\$0.00	\$71,430.59
Total Budget	\$0.00	\$71,430.59
Total Obligated	\$0.00	\$71,430.59
Total Funds Drawdown	(\$20,359.90)	\$46,459.66
Program Funds Drawdown	(\$20,359.90)	\$46,459.66
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	(\$20,359.90)	\$46,459.66
City of Columbia	(\$20,359.90)	\$46,459.66
Most Impacted and Distressed Expended	(\$20,359.90)	\$46,459.66

Activity Description:

Given constrained recovery resources and identified housing needs, the city is providing limited elevation reimbursement to owner-occupied households who initiated their recovery prior to the one-year anniversary of the flood. The city recognizes that owners of severely damaged homes have incurred significant repair and reconstruction costs due to newly adopted elevation requirements and is committed to offsetting increased recovery costs for homeowners required to rebuild more resilient homes to prevent future losses. Regardless of income, eligible owner-occupants who have initiated elevation of their damaged structure in accordance with City of Columbia floodplain requirements will be provided up to \$20,000 in CDBG-DR funding. It is envisioned that this funding coupled with \$30,000 in ICC funding will relieve some of the recovery burdens for households in the most impacted areas of the city. Project Delivery costs are included within this budget.

Location Description:

The damaged structure must be within in the City of Columbia limits and within the floodplain. The most impacted areas with severe damaged to housing occurred along the banks of Lake Katherine, Central and Lower Gills Creek, Wildcat Creek, and Penn Branch areas of the City.

Activity Progress Narrative:

All closed files were reviewed for eligibility and compliance. One MRP applicant was provided funding in excess of documented need. OCD Director to provide details and request funding to reimburse program.



Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Elevated Structures	0	2/2

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	2/2
# of Singlefamily Units	0	2/2

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod
# of Households	0	0	0	0/0	0/0	2/2	0.00
# Owner Households	0	0	0	0/0	0/0	2/2	0.00

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	

Activity Supporting Documents: None

Grantee Activity Number:	04-MAHF-LMI-JL-9107901017
Activity Title:	Multifamily Affordable Housing Fund

Activity Type:
Construction of new housing

Project Number:
DR-04-HOUGS

Projected Start Date:
07/01/2018

Benefit Type:
Direct (HouseHold)

National Objective:
Low/Mod

Activity Status:
Under Way

Project Title:
Housing Programs

Projected End Date:
12/31/2021

Completed Activity Actual End Date:

Responsible Organization:
City of Columbia

Overall	Jan 1 thru Mar 31, 2021	To Date
Total Projected Budget from All Sources	\$0.00	\$3,671,000.00
Total Budget	\$0.00	\$3,671,000.00
Total Obligated	\$0.00	\$3,671,000.00
Total Funds Drawdown	\$1,114,342.04	\$2,428,163.69
Program Funds Drawdown	\$1,114,342.04	\$2,428,163.69
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$1,114,342.04	\$2,428,163.69
City of Columbia	\$1,114,342.04	\$2,428,163.69
Most Impacted and Distressed Expended	\$1,114,342.04	\$1,311,163.19

Activity Description:

The Multifamily Affordable Housing Fund will allow the City to use grants, loans, loan guarantees, and/or interest rate subsidies to finance the acquisition and demolition of vacant land, new construction of rental housing or homebuyer properties, or reconstruction of damaged units on the same lot. Projects will be selected using the following criteria:

- Project activities are consistent with the priorities established in the City’s Consolidated Plan;
- Readiness to proceed;
- The project will replace rental units damaged by the storm;
- The project is located within a City of Columbia Neighborhood Revitalization area
- The project maximizes the number of LMI beneficiaries;
- The project imposes affordability restrictions that match the level of CDBG-DR investment;
- The project is financially viable and all other financing sources have been committed;
- The project timeline is realistic, costs are reasonable, and the developer’s level of experience and financial capacity is substantial.

Project financing will take into account the projected operating expenses, the ability to repay project debt, and the likely cash flow from the project. The financial structure and payment options will reflect the realities of the project and partnerships selected. To the greatest extent practical, the City will encourage the leveraging of CDBG DR funds by employing housing bonds, FEMA funds, other state and local financial sources, and Low Income Housing Tax Credits when feasible. Eligible Applicants include:

- Partners: Units of local government
- Owners: Owners of damaged units
- Developers: Nonprofit or for-profit developers seeking funds for new affordable housing.



Location Description:

The availability of affordable housing in Columbia is becoming a dire situation. The City recognizes that the loss of rental units is significant as the City has a limited amount of affordable housing making it more difficult for renters to adapt to post-flooding conditions. To offset the loss of rental units, the City is proposing a reallocation of other program funds to construct affordable multifamily rental units in one of eight neighborhoods targeted for revitalization and redevelopment, thus extending its long-term vision for a healthy, vital community. The Targeted Redevelopment Areas include:

- Belvedere Redevelopment Area
 - Booker-Washington Heights Redevelopment Area
 - Brandon Acres/Cedar Terrace Redevelopment Area
 - Eau Claire Redevelopment Area (Farrow Road Business Corridor)
 - Edisto Court Redevelopment Area
 - King/Lyon Street Redevelopment Area
 - Neighborhood Revitalization Strategy Area Redevelopment Area
- Pinehurst Redevelopment Area

Activity Progress Narrative:

File documentation is currently under review for the two multifamily projects.

Accomplishments Performance Measures

No Accomplishments Performance Measures

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod
# of Households	0	0	0	0/50	0/100	0/150	0
# Renter Households	0	0	0	0/50	0/100	0/150	0

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	

Activity Supporting Documents: None



Grantee Activity Number:	04-MRP-LMI-JL-9107406017
Activity Title:	Columbia Minor Repair Program-LMI

Activity Type:
Rehabilitation/reconstruction of residential structures

Project Number:
DR-04-HOUSG

Projected Start Date:
12/31/2017

Benefit Type:
Direct (HouseHold)

National Objective:
Low/Mod

Activity Status:
Under Way

Project Title:
Housing Programs

Projected End Date:
12/30/2021

Completed Activity Actual End Date:

Responsible Organization:
City of Columbia

Overall	Jan 1 thru Mar 31, 2021	To Date
Total Projected Budget from All Sources	\$0.00	\$7,309,450.00
Total Budget	\$0.00	\$7,309,450.00
Total Obligated	\$0.00	\$7,309,450.00
Total Funds Drawdown	\$236,021.62	\$3,084,549.95
Program Funds Drawdown	\$236,021.62	\$3,084,549.95
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$236,021.62	\$3,084,549.95
City of Columbia	\$236,021.62	\$3,084,549.95
Most Impacted and Distressed Expended	\$236,021.62	\$3,084,549.95

Activity Description:

The Minor Repair Program (MRP), administered by the city's Community Development Department, assists low-to-moderate income owner-occupied households that sustained Minor-Low and Minor-High damages as a result of the 2015 storm and who have remaining repair needs not covered by the FEMA Individual Assistance Program or Small Business Administration. Funding up to \$25,000 will repair rain/flood damages including work related to environmental remediation, Green Building improvements, and other repairs necessary to bring dwellings up to the International Property Maintenance Code, thus ensuring these housing units are more resilient to future natural hazards.

As a result of outreach efforts and information provided by applicants, the City also recognizes that many homeowners did not wait for federal assistance to complete necessary repairs, many securing loans or using savings to pay for repairs. To address this unmet need the City may reimburse applicants who used personal funds to repair damage to their homes resulting from the storm if the program determines the costs associated with these repairs are both reasonable and necessary. Reimbursements are limited to costs incurred by homeowners for repairs completed prior to program application and within one year of the 2015 Flood. The minimum amount of reimbursement is \$5,000 with a \$10,000 maximum allowable. Applicants for reimbursement may include households already deemed eligible. Detailed receipts will be necessary. Project Delivery costs are included within this budget.

Location Description:

Most of the major and severe damage 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. For the Minor Repair Program, damage must be located within Columbia City limits.

Activity Progress Narrative:

All closed files were reviewed for eligibility and compliance. One MRP applicant was provided funding in excess of documented need. OCD Director to provide details and request funding to reimburse program.

Completed review and recommendations for Housing Construction standards to comply with HUD and City requirements.

All active and closed files reviewed, and list generated of all properties located in Special Flood Hazard areas to close out HUD finding.

Assessors site information uploaded to all active files to verify property tax status, ownership, homestead exemptions, and year built.

Lead Safe Housing training provided to SBP staff, to ensure compliance with HUD requirements, and pursuant to OCD commitment to resolve HUD finding.

Finalized program policies and procedures for:

1. Homeowner Programs
2. Small Rental
3. Elevation
4. HMGP Buyout

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	10/137

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	10/137
# of Singlefamily Units	0	10/137

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod
# of Households	0	0	0	10/37	0/100	10/137	100.00
# Owner Households	0	0	0	10/37	0/100	10/137	100.00

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	

Activity Supporting Documents: None



Grantee Activity Number: 04-SRRP-JL-9107404017

Activity Title: Columbia Small Rental Repair Program-LMI

Activity Type:

Rehabilitation/reconstruction of residential structures

Project Number:

DR-04-HOUSG

Projected Start Date:

04/01/2018

Benefit Type:

Direct (HouseHold)

National Objective:

Low/Mod

Activity Status:

Under Way

Project Title:

Housing Programs

Projected End Date:

12/31/2021

Completed Activity Actual End Date:

Responsible Organization:

City of Columbia

Overall	Jan 1 thru Mar 31, 2021	To Date
Total Projected Budget from All Sources	\$0.00	\$2,000,000.00
Total Budget	\$0.00	\$2,000,000.00
Total Obligated	\$0.00	\$2,000,000.00
Total Funds Drawdown	\$133,601.27	\$854,655.16
Program Funds Drawdown	\$133,601.27	\$854,655.16
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$133,601.27	\$814,142.72
City of Columbia	\$133,601.27	\$814,142.72
Most Impacted and Distressed Expended	\$133,601.27	\$814,142.72

Activity Description:

In identifying affordable housing opportunities per the CDBG Disaster Recovery Uniform Relocation Act (URA) Policies and Procedures. Funding for this program will be capped at \$100,000 single-unit rental; \$125,000 Duplex; \$150,000 Triplex; \$175,000 Quadplex structures including work to address compliance with city building codes, environmental remediation, and Green Building standards.

As part of the eligibility requirements for CDBG-DR assistance, rental property owners must agree to rent to Low-to-Moderate Income (LMI) individuals and families at affordable rates and make rehabilitated rental units available first to existing or displaced LMI households. Rental property owners must sign a grant agreement requiring that all rehabilitated units remain affordable for a period of two (2) years.

The provision of safe, disaster resistant housing for residents impacted by the October 2015 flood is critical to the City of Columbia's long-term recovery strategy. Based on applicant input and remaining housing needs cited in this Action Plan Amendment, the city has determined that single-family rental properties suffered extensive damage from the declared disaster.

Initially, the City received only a few applications for this program, perhaps because many property owners used insurance proceeds to complete necessary repairs or because rental owners were not permitted to register those units with FEMA if they registered damages to their residences. Consequently, a new outreach strategy was initiated to contact all property owners with rental units in the City of Columbia using information from the SBA's database of storm damaged commercial properties and a list of landowners registered with the Code Enforcement Department. In early September approximately 1850 letters were mailed to property owners soliciting interest in the program. Currently, the City has 36 eligible applications from rental property owners



that will serve LMI households for two (2) years. Registration with FEMA is no longer required. Project Delivery costs are included within this budget.

Location Description:

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. For the Small Rental Repair Program, damaged residence must be located within Columbia City limits. This program will assist displaced rental households – including those not FEMA registered but who can provide evidence of storm damage.

Activity Progress Narrative:

Completed review and recommendations for Housing Construction standards to comply with HUD and City requirements. All active and closed files reviewed, and list generated of all properties located in Special Flood Hazard areas to close out HUD finding. Lead Safe Housing training provided to SBP staff, to ensure compliance with HUD requirements, and pursuant to OCD commitment to resolve HUD finding. Finalized program policies and procedures for:

1. Homeowner Programs
2. Small Rental
3. Elevation
4. HMGP Buyout

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	8/36

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	8/36
# of Singlefamily Units	0	8/36

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod
# of Households	0	0	0	6/6	2/30	8/36	100.00
# Renter Households	0	0	0	6/6	2/30	8/36	100.00

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	

Activity Supporting Documents: None

Project # / DR-05-BUYOUT-HMGP / FEMA HMGP MATCH Program

Grantee Activity Number: 05-CBP/HMGP-UN-JL-9107408017

Activity Title: FEMA HMGP Match - UrgentNeed

Activity Type:

Acquisition - buyout of residential properties

Project Number:

DR-05-BUYOUT-HMGP

Projected Start Date:

04/01/2018

Benefit Type:

Direct (HouseHold)

National Objective:

Urgent Need

Activity Status:

Under Way

Project Title:

FEMA HMGP MATCH Program

Projected End Date:

12/31/2021

Completed Activity Actual End Date:

Responsible Organization:

City of Columbia

Overall

Total Projected Budget from All Sources

Jan 1 thru Mar 31, 2021

\$0.00

To Date

\$1,500,000.00

Total Budget

\$0.00

\$1,500,000.00

Total Obligated

\$0.00

\$1,500,000.00

Total Funds Drawdown

\$19,608.75

\$1,240,666.28

Program Funds Drawdown

\$19,608.75

\$1,240,666.28

Program Income Drawdown

\$0.00

\$0.00

Program Income Received

\$0.00

\$0.00

Total Funds Expended

\$19,608.75

\$1,317,746.28

City of Columbia

\$19,608.75

\$1,317,746.28

Most Impacted and Distressed Expended

\$19,608.75

\$1,317,746.28

Activity Description:

This activity replaced the Columbia Buyout Program "CBP" in order to be the 25% match for the FEMA Hazard Mitigation Grant Program (HMGP). The Disaster Recovery case manager will contact the 16 eligible CBP applicants (one property owner sold his lot to a developer) to discuss the program change, explain how the City's decision will maximize disaster recovery funds, describe the next steps in the process, and answer any questions. The CDBG DR case manager will monitor the acquisition process for all participants and maintain all documentation necessary for program files.

The acquisition process is essentially the same for both programs, although appraisals, title searches, and the duplication of benefits analysis have already been completed for former CBP applicants. The City will request approval from HUD to adopt FEMA's environmental reviews. Boundary surveys will be scheduled and offer letters drafted and reviewed by the City Legal and Real Estate Departments before presenting closing documents for City Council approval and homeowner execution. Deed restrictions will mandate that all properties be demolished and dedicated in perpetuity to a public use compatible with open space, recreation, natural floodplain functions, ecosystem restoration, or wetlands management practices.

Location Description:

For the HMGP-Buyout Program is for damaged owner-occupied residences within Columbia City Limits in a designated floodway or floodplain. Applicants must have owned the damaged property as their primary residence as of and prior to the October 5, 2015 storm and the damaged residence must be a single-unit structure, duplex, townhome, or condominium.

Activity Progress Narrative:

Assessors site information uploaded to all active files to verify property tax status, ownership, homestead exemptions, and year built. Completed review of all project files of applicants deemed eligible for the program, noting deficiencies. This satisfies the requirement to resolve the final HUD finding. All closed files were reviewed for eligibility and compliance. One MRP applicant was provided funding in excess of documented need. OCD Director to provide details and request funding to reimburse program. Finalized program policies and procedures for:

1. Homeowner Programs
2. Small Rental
3. Elevation
4. HMGP Buyout

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	19/22

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	19/22
# of Singlefamily Units	0	19/22

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod
# of Households	0	0	0	1/0	0/0	19/22	5.26
# Owner Households	0	0	0	1/0	0/0	19/22	5.26

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	

Activity Supporting Documents: None

Monitoring, Audit, and Technical Assistance

Event Type	This Report Period	To Date
Monitoring, Audits, and Technical Assistance	1	24
Monitoring Visits	0	0
Audit Visits	0	0
Technical Assistance Visits	1	14
Monitoring/Technical Assistance Visits	0	10
Report/Letter Issued	0	10

