

# Grantee: Columbia, SC

## Grant: B-16-MH-45-0001

### April 1, 2023 thru June 30, 2023 Performance Report

<b>Grant Number:</b> B-16-MH-45-0001	<b>Obligation Date:</b>	<b>Award Date:</b>
<b>Grantee Name:</b> Columbia, SC	<b>Contract End Date:</b> 01/26/2024	<b>Review by HUD:</b> Reviewed and Approved
<b>Grant Award Amount:</b> \$26,155,000.00	<b>Grant Status:</b> Active	<b>QPR Contact:</b> No QPR Contact Found
<b>LOCCS Authorized Amount:</b> \$26,155,000.00	<b>Estimated PI/RL Funds:</b>	
<b>Total Budget:</b> \$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 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 Action Plan 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	\$26,155,000.00
Total Funds Drawdown	\$0.00	\$16,482,599.00
Program Funds Drawdown	\$0.00	\$16,482,599.00
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$16,899,050.66
HUD Identified Most Impacted and Distressed	\$0.00	\$14,382,488.48
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	\$ 0.00	\$ 16,899,050.66

Progress Toward Required Numeric Targets

Requirement	Target	Projected	Actual
Overall Benefit Percentage	70.00%	93.86%	54.89%
Minimum Non Federal Match	\$ .00	\$ .00	\$12,274.37
Overall Benefit Amount	\$16,157,675.10	\$21,664,661.00	\$12,670,688.30
Limit on Public Services	\$3,923,250.00	\$ .00	\$ .00
Limit on Admin/Planning	\$5,231,000.00	\$3,072,607.00	\$2,509,159.76
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	\$14,382,488.48

Overall Progress Narrative:

As of June 20, 2023, forty-two (42) homes were completed and re-occupied by owners. This concludes the construction program managed by SBP and brings to ninety-one (91) the total number of homeowners assisted by the combined programs of CHAP, MRP, Elevation, HMGP/Buyout, and Small Rental Repair. Reconciliation of FE (formally IFAS) and DRGR

was completed enabling a \$5.2 million draw request that will be relected in the next quarter. Collaboration between Program, Compliance, and Finance staff is facilitating the program closeout processes. The City Plans to publish Substantial Amendment #7 to allow the funding remaining after the closeout of the completed programs to be used to assist a few additional homeowners in dire need of repairs.

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	\$1,764,857.00	\$1,201,409.76
DR-03-ECONDEV, Economic Development	\$0.00	\$118,726.00	\$105,836.72
DR-04-HOUSG, Housing Programs	\$0.00	\$21,592,471.00	\$12,611,386.24
DR-05-BUYOUT-HMGP, FEMA HMGP MATCH Program	\$0.00	\$1,344,401.00	\$1,240,666.28
DR-06-PUBFIMPRV, Public Facilities & Improvements	\$0.00	\$26,795.00	\$15,550.00

Activities

Project # /	DR-04-HOUSG / Housing Programs
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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:

12/31/2023

Completed Activity Actual End Date:

Responsible Organization:

City of Columbia

Overall	Apr 1 thru Jun 30, 2023	To Date
Total Projected Budget from All Sources	\$0.00	\$9,450,964.00
Total Budget	\$0.00	\$9,450,964.00
Total Obligated	\$0.00	\$9,450,964.00
Total Funds Drawdown	\$0.00	\$5,257,423.42
Program Funds Drawdown	\$0.00	\$5,257,423.42
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$5,767,606.00
City of Columbia	\$0.00	\$5,767,606.00
Most Impacted and Distressed Expended	\$0.00	\$4,393,675.00

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:

During this quarter, eleven (11)additional homes completed and the beneficiary information updated for two (2) addresses bringing the total completed to Thirty-seven (37) for the CHAP Program.

Activity Progress Narrative Type:

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# ELI Households (0-30% AMI)	11	29/15
# of Properties	13	37/34
# of Substantially Rehabilitated	13	37/34

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	13	37/34
# of Singlefamily Units	13	37/34

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	11	2	13	34/10	3/24	37/34	100.00
# Owner	11	2	13	34/10	3/24	37/34	100.00

Activity Locations

Address	City	County	State	Zip	Status / Accept
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Other Funding Sources

No Other Funding Sources Found

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

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:

12/31/2023

Completed Activity Actual End Date:

Responsible Organization:

City of Columbia

Overall	Apr 1 thru Jun 30, 2023	To Date
Total Projected Budget from All Sources	\$0.00	\$8,370,188.00
Total Budget	\$0.00	\$8,370,188.00
Total Obligated	\$0.00	\$8,370,188.00
Total Funds Drawdown	\$0.00	\$3,838,205.93
Program Funds Drawdown	\$0.00	\$3,838,205.93
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$3,586,478.32
City of Columbia	\$0.00	\$3,586,478.32
Most Impacted and Distressed Expended	\$0.00	\$3,586,478.32

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:

As of June 30, 2023, the City of Columbia has completed a total of Twenty-four (24) homes classified as MRP. During this period, six (6) addresses that were originally accepted in the MRP, but upon reassessment as CHAP, were completed. Four (4) were demolished and reconstructed. With the reallocation of funds under Substantial Amendment #6 to provide additional funding to MRP and CHAP, it was recognized that none of the remaining applicants would have repairs under \$25,000. All applicants requiring minor home repair (12 total) were served in the earliest stages of the program.

Activity Progress Narrative Type:

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	6	24/37

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	6	24/37
# of Singlefamily Units	6	24/37

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	6	0	6	24/17	0/20	24/37	100.00
# Owner	0	0	6	18/17	0/20	24/37	75.00

Activity Locations

Address	City	County	State	Zip	Status / Accept
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Other Funding Sources

No Other Funding Sources Found

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Activity Supporting Documents:None

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