

Grantee: Columbia, SC

Grant: B-16-MH-45-0001

October 1, 2024 thru December 31, 2024

Grant Number: B-16-MH-45-0001	Obligation Date:	Award Date:
Grantee Name: Columbia, SC	Contract End Date: 07/26/2025	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: \$0.00	
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 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	(\$3,330.40)	\$26,163,943.97
Total Budget	(\$3,330.40)	\$26,151,669.60
Total Obligated	(\$3,330.40)	\$26,151,669.60
Total Funds Drawdown	\$105,836.72	\$25,333,305.09
Program Funds Drawdown	\$105,836.72	\$25,333,305.09
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	(\$343,740.82)	\$16,541,953.53
HUD Identified Most Impacted and Distressed	\$785,534.05	\$15,168,022.53
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	-\$ 343,740.82	\$ 16,526,403.53

Progress Toward Required Numeric Targets

Requirement	Target	Projected	Actual
Overall Benefit Percentage	70.00%	94.58%	91.12%
Minimum Non Federal Match	\$.00	\$.00	\$12,274.37
Overall Benefit Amount	\$16,619,229.05	\$22,451,224.45	\$21,632,859.94
Limit on Public Services	\$3,923,250.00	\$.00	\$.00
Limit on Admin/Planning	\$5,231,000.00	\$2,413,244.21	\$2,413,244.21
Limit on Admin	\$1,307,750.00	\$1,307,750.00	\$1,307,750.00
Most Impacted and Distressed	\$26,155,000.00	\$26,032,943.60	\$15,168,022.53

Overall Progress Narrative:

According to grant extension conditions, the City continues to provide HUD with monthly progress updates. A summary of the results and metrics for the remaining active projects and the projects that have been closed out can be found in the narrative section for each project. All CDBG-DR funded program activities are now complete. The City is completing



financial reconciliation, flag remediation, and preparing for grant closeout in June 2025. Flag remediation occurred during the reporting quarter resulting in budget variances. We are working to make all corrections as we move to Closeout.

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	\$1,105,494.21	\$1,105,494.21
DR-03-ECONDEV, Economic Development	\$105,836.72	\$118,726.00	\$105,836.72
DR-04-HOUSG, Housing Programs	\$0.00	\$22,379,042.01	\$21,573,557.88
DR-05-BUYOUT-HMGP, FEMA HMGP MATCH Program	\$0.00	\$1,240,666.28	\$1,240,666.28
DR-06-PUBFIMPRV, Public Facilities & Improvements	\$0.00	\$0.00	\$0.00

Activities

Project # / DR-01-ADMIN / Administration



Grantee Activity Number: 01-ADM-JL-9107080116

Activity Title: Administration - Salaries

Activity Type:

Administration

Project Number:

DR-01-ADMIN

Projected Start Date:

12/01/2017

Benefit Type:

N/A

National Objective:

N/A

Activity Status:

Completed

Project Title:

Administration

Projected End Date:

12/31/2022

Completed Activity Actual End Date:**Responsible Organization:**

City of Columbia

Overall	Oct 1 thru Dec 31, 2024	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	\$0.00	\$1,307,750.00
Program Funds Drawdown	\$0.00	\$1,307,750.00
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$1,307,750.00
City of Columbia	\$0.00	\$1,307,750.00
Most Impacted and Distressed Expended	\$0.00	\$1,307,750.00

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:

Activity completed.

Accomplishments Performance Measures

No Accomplishments Performance Measures

Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.

Activity Locations

No Activity Locations found.

Other Funding Sources

No Other Funding Sources Found

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

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:

Completed

Project Title:

Planning

Projected End Date:

12/31/2023

Completed Activity Actual End Date:**Responsible Organization:**

City of Columbia

Overall	Oct 1 thru Dec 31, 2024	To Date
Total Projected Budget from All Sources	\$0.00	\$1,105,494.21
Total Budget	\$0.00	\$1,105,494.21
Total Obligated	\$0.00	\$1,105,494.21
Total Funds Drawdown	\$0.00	\$1,105,494.21
Program Funds Drawdown	\$0.00	\$1,105,494.21
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	(\$203,988.37)	\$1,105,494.21
City of Columbia	(\$203,988.37)	\$1,105,494.21
Most Impacted and Distressed Expended	(\$191,714.00)	\$1,105,494.21

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:

Activity is completed.



Accomplishments Performance Measures

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

Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.

Activity Locations

No Activity Locations found.

Other Funding Sources

No Other Funding Sources Found

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

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:

Completed

Project Title:

Economic Development

Projected End Date:

01/30/2021

Completed Activity Actual End Date:

Responsible Organization:

City of Columbia

Overall	Oct 1 thru Dec 31, 2024	To Date
Total Projected Budget from All Sources	\$0.00	\$118,726.00
Total Budget	\$0.00	\$118,726.00
Total Obligated	\$0.00	\$118,726.00
Total Funds Drawdown	\$105,836.72	\$105,836.72
Program Funds Drawdown	\$105,836.72	\$105,836.72
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	(\$105,836.72)	\$0.00
City of Columbia	(\$105,836.72)	\$0.00
Most Impacted and Distressed Expended	(\$105,836.72)	\$0.00

Activity Description:

The Small Business Disaster Recovery (SBDR) Program will provide financial assistance in the form of forgivable loans of up to \$20,000 to businesses affected by the October 2015 Flood that continue to experience challenges in 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. Four small businesses were assisted by this program.

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:

This activity was canceled, and the status will be changed in the Action Plan during the next quarter.



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	0	0	0	0/0	0/0	0/0	0
# of Permanent	0	0	0	11/0	0/10	18/10	61.11

Activity Locations

No Activity Locations found.

Other Funding Sources

No Other Funding Sources Found

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

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:

07/26/2025

Completed Activity Actual End Date:**Responsible Organization:**

City of Columbia

Overall	Oct 1 thru Dec 31, 2024	To Date
Total Projected Budget from All Sources	\$0.00	\$9,727,862.69
Total Budget	\$0.00	\$9,727,862.69
Total Obligated	\$0.00	\$9,727,862.69
Total Funds Drawdown	\$0.00	\$9,727,726.23
Program Funds Drawdown	\$0.00	\$9,727,726.23
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 city's Community Development Department will administer the proposed Columbia Homeowner Assistance Program (CHAP). 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 in meeting 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, under §570.605) for one year.

Eligibility requirements for participants in this program are as follows:

- Damaged residential dwellings must be located within Columbia City Limits.
- Applicants must have owned and occupied the damaged property as their primary residence as of and before 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 in 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:

Of the thirty-seven(37) homeowners assisted by this program, seventeen (17) have identified additional work needed in their homes. Most of the work does not fall under the builder's warranty offered by the program, as it involves items not previously addressed by the DR program.

As of this report:

CDBG-Dr funding work completed on all seventeen (17) homes.

Accomplishments Performance Measures

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

	This Report Period Total	Cumulative Actual Total / Expected Total
# of Housing Units	0	37/34
# of Singlefamily Units	0	37/34

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	0	0	34/10	3/24	37/34	100.00
# Owner	0	0	0	34/10	3/24	37/34	100.00

Activity Locations

No Activity Locations found.

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-ERP-LMI-JL-9107405017

Activity Title: Columbia Elevation Reimbursement 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:

Completed

Project Title:

Housing Programs

Projected End Date:

06/29/2020

Completed Activity Actual End Date:**Responsible Organization:**

City of Columbia

Overall	Oct 1 thru Dec 31, 2024	To Date
Total Projected Budget from All Sources	\$0.00	\$21,809.60
Total Budget	\$0.00	\$21,809.60
Total Obligated	\$0.00	\$21,809.60
Total Funds Drawdown	\$0.00	\$21,809.60
Program Funds Drawdown	\$0.00	\$21,809.60
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$22,184.60
City of Columbia	\$0.00	\$22,184.60
Most Impacted and Distressed Expended	\$0.00	\$22,184.60

Activity Description:

The ERP will assist LMI homeowners that sustained severe damages with significant repair and reconstruction costs due to newly adopted elevation requirements. Eligible owner-occupants at the time of the flood, who have initiated elevation of their damaged structure in accordance with Columbia floodplain requirements prior to the one year anniversary of the flood disaster, will be provided up to \$20,000 in reimbursement of CDBG-DR funding.

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 who were required to rebuild more resilient homes in order to prevent future losses. 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 reimbursement of 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 damages 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:

Activity is completed.

Accomplishments Performance Measures

	This Report Period Total	Cumulative Actual Total / Expected Total
# of Elevated Structures	0	1/2

	This Report Period Total	Cumulative Actual Total / Expected Total
# of Housing Units	0	1/2
# of Singlefamily Units	0	1/2

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	0	0	1/2	0/0	1/2	100.00
# Owner	0	0	0	1/2	0/0	1/2	100.00

Activity Locations

No Activity Locations found.

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-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	Oct 1 thru Dec 31, 2024	To Date
Total Projected Budget from All Sources	(\$1.34)	\$46,534.66
Total Budget	(\$1.34)	\$46,534.66
Total Obligated	(\$1.34)	\$46,534.66
Total Funds Drawdown	\$0.00	\$46,534.66
Program Funds Drawdown	\$0.00	\$46,534.66
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$46,534.66
City of Columbia	\$0.00	\$46,534.66
Most Impacted and Distressed Expended	\$0.00	\$46,534.66

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:

Activity is completed.



Accomplishments Performance Measures

	This Report Period		Cumulative Actual Total / Expected	
	Total		Total	
# of Elevated Structures	0		2/1	
	This Report Period		Cumulative Actual Total / Expected	
	Total		Total	
# of Housing Units	0		2/1	
# of Singlefamily Units	0		2/1	

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	2/1	0.00
# Owner	0	0	0	0/0	0/0	2/1	0.00

Activity Locations

No Activity Locations found.

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-MAHF-LMI-JL-9107901017

Activity Title: Multifamily Affordable Housing Fund

Activity Type:
Construction of new housing

Project Number:
DR-04-HOUSG

Projected Start Date:
07/01/2018

Benefit Type:
Direct (HouseHold)

National Objective:
Low/Mod

Activity Status:
Completed

Project Title:
Housing Programs

Projected End Date:
12/31/2021

Completed Activity Actual End Date:

Responsible Organization:
City of Columbia

Overall	Oct 1 thru Dec 31, 2024	To Date
Total Projected Budget from All Sources	(\$7.56)	\$2,625,664.18
Total Budget	(\$7.56)	\$2,625,664.18
Total Obligated	(\$7.56)	\$2,625,664.18
Total Funds Drawdown	\$0.00	\$2,625,664.18
Program Funds Drawdown	\$0.00	\$2,625,664.18
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$43,164.27	\$2,625,671.74
City of Columbia	\$43,164.27	\$2,625,671.74
Most Impacted and Distressed Expended	\$1,160,164.77	\$2,625,671.74

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.

Two projects were assisted with this program: Lorick Place and the Pointe at Elmwood. Together these projects created 145 new units of affordable housing for Low/Moderate income residents.

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:

For this quarter, we are reconciling the Multifamily activity, and adjustments were required in the metrics for units/numbers to coincide with our system of record and closeout report. The total number of multifamily units created is 145.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	145/145
# of Multifamily Units	0	145/145

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	0	0	118/50	27/100	145/150	100.00
# Renter	0	0	0	118/50	27/100	145/150	100.00

Activity Locations

No Activity Locations found.

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:

07/26/2025

Completed Activity Actual End Date:**Responsible Organization:**

City of Columbia

Overall

	Oct 1 thru Dec 31, 2024	To Date
Total Projected Budget from All Sources	\$0.00	\$9,092,631.82
Total Budget	\$0.00	\$9,092,631.82
Total Obligated	\$0.00	\$9,092,631.82
Total Funds Drawdown	\$0.00	\$8,287,293.05
Program Funds Drawdown	\$0.00	\$8,287,293.05
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:

Of the twenty-four (24) homeowners assisted by this program, four(4) have identified additional work needed in their homes. Most of the work does not fall under the builder's warranty offered by the program and involves repairing items not previously addressed.

As of this report:

- Work had been completed on all four (4) homes.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	24/37

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	24/37
# of Singlefamily Units	0	24/37

Beneficiaries Performance Measures

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

Activity Locations

No Activity Locations found.

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-UN-JL-9107910017

Activity Title: Columbia Minor Repair Program-Urgent Need

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:

Cancelled

Project Title:

Housing Programs

Projected End Date:

12/30/2021

Completed Activity Actual End Date:**Responsible Organization:**

City of Columbia

Overall	Oct 1 thru Dec 31, 2024	To Date
Total Projected Budget from All Sources	\$0.00	\$0.00
Total Budget	\$0.00	\$0.00
Total Obligated	\$0.00	\$0.00
Total Funds Drawdown	\$0.00	\$0.00
Program Funds Drawdown	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$0.00
City of Columbia	\$0.00	\$0.00
Most Impacted and Distressed Expended	\$0.00	\$0.00

Activity Description:

The Urgent Need activity has been reinstated for MRP. Several URN's will be served in the MRP program. The City has received 220 applications for the Minor Repair Program to date. Of those 186 have met preliminary eligibility criteria and are scheduled for damage assessments and environmental reviews beginning in September 2017. This number is far below the number projected in the original Action Plan. We plan to boost our ability to minimize the impact of future storms while still offering financial assistance.

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.

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 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, damaged residence must be located within Columbia City limits.

Activity Progress Narrative:

Accomplishments Performance Measures

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

	This Report Period Total	Cumulative Actual Total / Expected Total
# of Housing Units	-1	0/0
# of Singlefamily Units	-1	0/0

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	0	-1	0/0	0/0	0/0	0
# Owner	0	0	-1	0/0	0/0	0/0	0
# Renter	0	0	0	0/0	0/0	0/0	0

Activity Locations

No Activity Locations found.

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-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:
 Completed
Project Title:
 Housing Programs
Projected End Date:
 12/31/2021
Completed Activity Actual End Date:

Responsible Organization:
 City of Columbia

Overall	Oct 1 thru Dec 31, 2024	To Date
Total Projected Budget from All Sources	\$0.00	\$864,530.16
Total Budget	\$0.00	\$864,530.16
Total Obligated	\$0.00	\$864,530.16
Total Funds Drawdown	\$0.00	\$864,530.16
Program Funds Drawdown	\$0.00	\$864,530.16
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$824,017.72
City of Columbia	\$0.00	\$824,017.72
Most Impacted and Distressed Expended	\$0.00	\$824,017.72

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:

Activity is completed.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	8/5

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	5/5
# of Singlefamily Units	0	5/5

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	0	0	4/5	1/0	5/5	100.00
# Renter	0	0	0	4/5	1/0	5/5	100.00

Activity Locations

No Activity Locations found.

Other Funding Sources

No Other Funding Sources Found

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

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:

Completed

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

Oct 1 thru Dec 31, 2024 To Date

(\$3,321.50) \$1,240,666.28

Total Budget

(\$3,321.50) \$1,240,666.28

Total Obligated

(\$3,321.50) \$1,240,666.28

Total Funds Drawdown

\$0.00 \$1,240,666.28

Program Funds Drawdown

\$0.00 \$1,240,666.28

Program Income Drawdown

\$0.00 \$0.00

Program Income Received

\$0.00 \$0.00

Total Funds Expended

(\$77,080.00) \$1,240,666.28

City of Columbia

(\$77,080.00) \$1,240,666.28

Most Impacted and Distressed Expended

(\$77,080.00) \$1,240,666.28

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.

Twenty-one households were assisted by this program.

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:

As we are working on the final reconciliation of the HMGP Activity, adjustments in total funds expended were reduced (-\$77,080) to match program funds recommended to clear the flag.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	22/21

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	22/21
# of Singlefamily Units	0	22/21

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	22/21	4.55
# Owner	0	0	0	1/0	0/0	22/21	4.55

Activity Locations

No Activity Locations found.

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

