



COMMUNITY DEVELOPMENT COMMITTEE MEETING AGENDA TUESDAY, SEPTEMBER 23, 2025

The Community Development Committee will conduct a meeting on Tuesday, September 23, 2025 at 11:00 a.m. at City Hall (Mayor's Conference Room), 1737 Main Street, Second Floor, Columbia, SC 29201. Members of the public may view the meeting online at www.columbiasc.gov. Please contact the City Clerk's Office at (803)545-3045 or cityclerk@columbiasc.gov if you have questions regarding this meeting.

The Honorable Tina N. Herbert, District I
The Honorable William Brennan, District III ▪ The Honorable Tyler D. Bailey, At-Large

CALL TO ORDER

APPROVAL OF MINUTES

1. June 3, 2025 and August 19, 2025 Community Development Committee Meeting Minutes

COMMITTEE DISCUSSION

2. Consolidated Annual Performance and Evaluation Report (CAPER) for Fiscal Year 2024-2025- Ms. Felicia Kilgore, Director of Community Development
3. Update on City-owned, Vacant Residential Lots - Mr. Jeff Palen, Assistant City Manager/Chief Financial Officer and Ms. Felicia Kilgore, Director of Community Development
4. Establishing a Process to Support State Low-Income Housing Tax Credit Projects - Ms. Felicia Kilgore, Director of Community Development

ADJOURNMENT



MEETING DATE: September 23, 2025

DEPARTMENT: City Clerk

FROM: *Erika Hammond, City Clerk*

SUBJECT: June 3, 2025 and August 19, 2025 Community Development Committee Meeting Minutes

FUNDING SOURCE & ORIGINAL BUDGET:

ATTACHMENTS:

- **#a:** CD_MN_06032025 (DOCX)
- **#b:** CD_MN_08192025 (DOCX)



COMMUNITY DEVELOPMENT COMMITTEE MEETING MINUTES TUESDAY, JUNE 3, 2025

CALL TO ORDER

The Community Development Committee conducted a meeting on Tuesday, June 3, 2025 at City Hall (Mayor's Conference Room), 1737 Main Street, Columbia, South Carolina 29201. The Honorable Tina N. Herbert, Chair called the meeting to order at 11:08 a.m. The following members were present:

Attendee Name	Title	Status	Arrived
Tina N. Herbert	Chair	Present	
Will Brennan	Member	Present	
Tyler D. Bailey	Member	Present	

APPROVAL OF MINUTES

- September 3, 2024; October 1, 2024; and May 13, 2025 Community Development Committee Meeting Minutes - *Approved*

Upon a motion made by Ms. Herbert and seconded by Mr. Brennan, committee members voted unanimously to approve the October 1, 2024 Community Development Committee Meeting Minutes and to defer the September 3, 2024 and May 13, 2025 Community Development Committee Meeting Minutes.

PUBLIC HEARING

- 2025-2029 Consolidated Plan and 2025 Action Plan - Ms. Felicia Kilgore, Community Development Director; Mr. Erich Chatham, Principal / Civitas, LLC; and Ms. Cearra Harris, PhD, Citizens Advisory Committee Chair

Ms. Felicia Kilgore, Community Development Director stated that the 2025-2029 Consolidated Plan is being presented for a second public hearing as required by the United States Department of Housing and Urban Development.

Mr. Erich Chatham, Principal / Civitas, LLC presented the eligible activities for the Community Development Block Grant (CDBG), HOME Investment Partnerships (HOME), and Housing Opportunities for Persons with AIDS (HOPWA) programs. The city only disburses CDBG and HOME funds within its jurisdiction, but HOPWA is administered within a multi-county jurisdiction. The 2025 fund allocations from HUD include: \$1,137,467.00 for CDBG; \$660,423.89 for HOME; and \$1,908,324.00 for HOPWA. For the draft plan, Civitas assessed the needs of the community, conducted a housing market analysis, and assisted with citizen participation efforts. Based on 159 responses to a community survey, the top priority needs were affordable



COMMUNITY DEVELOPMENT COMMITTEE MEETING MINUTES TUESDAY, JUNE 3, 2025

housing, public services and public improvements. He reviewed the priority needs and goals, while noting that the priorities were not in ranking order. He presented the 2025 action plan projects that align with the eligible use categories. This plan will be submitted to City Council on June 17, 2025; submitted to HUD by July 11, 2025; and effective July 1, 2025.

There was discussion about the difference in funding levels from 2024 to 2025 and the required set aside for Community Housing Development Organizations (CHDO) along with eligible and creative uses, recent changes in the certification process, and barriers to certification.

Ms. Cearra Harris, PhD, Citizens Advisory Committee Chair presented the committee's recommendations for the Community Development Block Grant (CDBG) program.

The committee recessed at 11:50 a.m. and reconvened at 11:59 a.m.

Ms. Cearra Harris, PhD, Citizens Advisory Committee Chair continued to present the committee's recommendations for the Housing Opportunities for Persons With AIDS (HOPWA) grant program. She was accompanied by Ms. Pat Meyer and Ms. Wanda Cannon who are also members of the Citizens Advisory Committee.

There was discussion about applications for improvements at other city parks.

The committee opened the public hearing at 12:05 p.m.

Mr. Larry Salley, Executive Director / Greater Columbia Community Relations Council (GCCRC) applauded the committee and City Council for their support of public and affordable housing. He stated that the best use of dollars is training for not-for-profit developers. He noted that the GCCRC was once a CHDO and board composition was an issue. The GCCRC will host its 61st annual luncheon on June 18, 2025.

Mr. Alton Cobb, Housing Services Director / Palmetto AIDS Life Support Services (PALSS) said PALSS is the oldest HIV/AIDS organization in the state and will celebrate its 40th anniversary this year. He stated that housing is health care. PALSS uses its funds to assist at-risk clients by ensuring they are stably housed through case management and outreach. PALSS also works with Rapid Shelter Columbia, The Cooperative Ministry, Homeless No More, the University of South Carolina and other housing services and medical providers.



COMMUNITY DEVELOPMENT COMMITTEE MEETING MINUTES TUESDAY, JUNE 3, 2025

Ms. Teleshia Stewart, Senior Vice President of Resident and Strategic Initiatives for the Columbia Housing Authority and Two Notch Development Corporation Board Chair expressed gratitude for the funding allocations made to both organizations. She stated that affordable housing is a national issue and she is proud to take today's information back to a national organization.

Ms. Caroline Seder, University of South Carolina School of Medicine / Supportive Housing Services and Prisma Health said thank you for the HOPWA and Housing First allocations. Through the Housing First Program clients who are experiencing chronic homelessness are connected with Columbia Housing and provided with case management and wraparound services. Additional partners include Rapid Shelter Columbia, Transitions, MIRCI, Columbia Area Mental Health and others. Rental assistance, mental health services, and wrap around case management services are provided to ensure that HOPWA program clients sustain housing. Additionally, the outreach team works with the homeless population.

Ms. Kameisha Heppard, Homeless Services Director / City of Columbia insisted that the real work comes in the form of after-care and it needs to be increased with all agencies in order to stabilize clients. She explained that funding will be used to expand the kitchen area and provide onsite job training for clients at Rapid Shelter Columbia. She said a lot of work will be done in the kitchen to rebuild our most vulnerable population.

Ms. Chanda Richardson, Program Manager / Two Notch Development Corporation explained that Oak Hill is a transitional property and mental health support is needed for the tenants. The mission is to provide safe, decent and sanitary communities. She expressed gratitude for the approval of TNDC's application.

Mr. Zach deMoya, Development Director / Mental Illness Recovery Center (MIRCI) said a lot of MIRCI's collaborative partners are present. He expressed gratitude for the work being done by City Council and the Community Development Department. MIRCI has done street outreach in Columbia for 14 years and has been in the homeless service and medical service space for 60 years. This year's project is targeting women. MIRCI provides street outreach and hygiene kits and encourages women to be screened by licensed clinicians and social workers.

The committee closed the public hearing at 12:35 p.m.

Councilor Herbert thanked the service providers for attending this meeting.



**COMMUNITY DEVELOPMENT COMMITTEE MEETING MINUTES
TUESDAY, JUNE 3, 2025**

COMMITTEE DISCUSSION

3. Columbia Housing Update: Vision 2030 - Mr. Barry Hall, Interim Chief Executive Officer / Columbia Housing - *Deferred*

ADJOURNMENT

The meeting was adjourned at 12:36 p.m.

Respectfully submitted:

Erika D. Moore Hammond, CMC, CPM
City Clerk



COMMUNITY DEVELOPMENT COMMITTEE MEETING MINUTES TUESDAY, AUGUST 19, 2025

CALL TO ORDER

The Community Development Committee conducted a meeting on Tuesday, August 19, 2025 at City Hall (Mayor's Conference Room), 1737 Main Street, Columbia, South Carolina 229201. The Honorable Tina N. Herbert, Chair called the meeting to order at 11:16 a.m.

Attendee Name	Title	Status
Tina N. Herbert	Chair	Present
Will Brennan	Member	Present
Tyler D. Bailey	Member	Present

APPROVAL OF MINUTES

- September 3, 2024; May 13, 2025; and June 3, 2025 Community Development Committee Meeting Minutes

Upon a motion by Ms. Herbert and seconded by Mr. Bailey, the Committee voted unanimously to approve the September 3, 2024 and May 13, 2025 Community Development Committee Meeting Minutes and to defer the June 3, 2025 Community Development Committee Meeting Minutes.

PRESENTATION

- Dorrah Randall Repositioning Update - Mr. Barry Hall, Interim Chief Executive Officer / Columbia Housing

Councilor Herbert noted that both the City of Columbia and Columbia Housing are working on projects in close proximity along Randall Street and the Belmont area. She encouraged collaborative efforts to centralize resources and maximize impact.

Mr. Barry Hall, Interim CEO of Columbia Housing provided an update on the Vision 2030 plan, which aims to transition from public housing to a more stable Section 8 platform. He explained the use of project-based and tenant-based vouchers, where tenants pay 30 to 40 percent of their rent and Columbia Housing covers the remainder. He shared that HUD recently approved two properties for development and highlighted completed projects such as The Oaks at St. Anna Park and The Haven at Palmer Pointe. Upcoming projects include Lewis Scott Court, Hammond Village, and Harbor Cove Homes. Dorrah Randall and Latimer Manor are scheduled for demolition in January 2026, with completion expected by July 31, 2026. Plans for new construction on those sites are still to be determined.



COMMUNITY DEVELOPMENT COMMITTEE MEETING MINUTES TUESDAY, AUGUST 19, 2025

There was discussion about housing opportunities for former tenants of converted properties; voucher assignments based on location; the need for more properties that accept vouchers within city limits; availability of temporary housing; timeframes for utilizing provided vouchers; standards for partnering with landlords and homeowners; tenants' rights; and Section 8 qualifications.

ADJOURNMENT

The meeting was adjourned at 11:57 p.m.

Respectfully submitted:

Erika D. Moore Hammond, CMC, CPM
City Clerk



MEETING DATE: September 23, 2025

DEPARTMENT: City Clerk

FROM: *Erika Hammond, City Clerk*

SUBJECT: Consolidated Annual Performance and Evaluation Report (CAPER) for Fiscal Year 2024-2025- Ms. Felicia Kilgore, Director of Community Development

FUNDING SOURCE & ORIGINAL BUDGET:

ATTACHMENTS:

- **#a:** 2024CAPER ExeSum-Final.9.11.2025 (PDF)
- **#b:** 2024 CAPER 09112025 (PPTX)

Consolidated Annual Performance Evaluation Report (CAPER)

Community Development Department

FY 2024-2025



City of Columbia, Community Development Department
1401 Main Street, 4th Floor, Columbia, South Carolina
29201

Phone: (803) 545-3373

Email: www.Columbiasc.gov

CoCCommDevCompliance@ColumbiaSC.gov

www.ColumbiaSC.gov/community-development

Felicia Kilgore, Director

DRAFT



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Community Development Final Action 13

Reasonable modifications and equal access to communications will be provided upon request. For assistance, please call 803-545-3373 or dial 7-1-1 TDD, or email at CommunityDevelopment@ColumbiaSC.gov.



**FY 2024-2025 CONSOLIDATED ANNUAL PERFORMANCE
EVALUATION REPORT (CAPER)
DRAFT EXECUTIVE SUMMARY REPORT**

In accordance with the federal regulations, 24 CFR, Part 91, the City of Columbia is preparing a draft Consolidated Annual Performance & Evaluation Report (CAPER) for Fiscal Year 2024-2025. The Consolidated Annual Performance and Evaluation Report (CAPER) is an end-of-year requirement of the U.S. Department of Housing and Urban Development (HUD). The purpose of the CAPER is to provide an overall evaluation of federally funded activities and accomplishments to HUD and the community. The performance report is prepared with public review and comment for Fiscal Year 2024-2025 CAPER and is submitted electronically to HUD via the Integrated Disbursement and Information System (IDIS) prior to September 30, 2025. HUD requires that grantees submit a performance report within 90 days after the close of a jurisdiction's program year.

CITIZEN PARTICIPATION PROCESS

Citizens have the opportunity to comment on performance of the entitlement programs, Community Development Block Grant (CDBG), Home Investment Partnership (HOME), and Housing Opportunities for Persons with Aids (HOPWA), the Community Development Block Grant Disaster Recovery and Mitigation Programs, (CDBG-DR) and (CDBG-MIT), and the Coronavirus Aid, Relief and Economic Security (CARES) Act programs including (CDBG-CV) and (HOPWA-CV). The citizen participation process includes a 30-day comment period beginning August 18, 2025 and concluding September 19, 2025. Input opportunities during this review process are encouraged through several means of access, public comment period, public forum and a public hearing:

Public Comment Period: August 18, 2025 – September 19, 2025

**Public Hearing: September 11, 2025 – 6:00PM (EST)
Busby Community Center
1735 Busby Street, Columbia, SC 29203**

**Public Forum: September 23, 2025 – 11:00AM (EST)
City Council Community Development Committee Meeting
1737 Main Street, 2nd Floor, City Hall, Columbia, SC 29201**

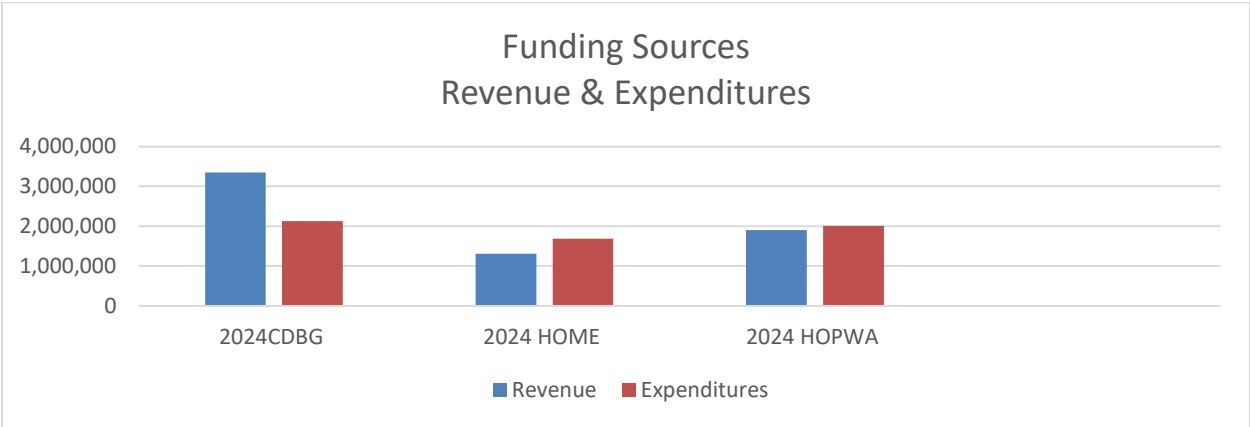
The draft of the Consolidated Annual Performance & Evaluation Report (CAPER) Executive Summary is posted on the City of Columbia website for comment at <https://communitydevelopment.columbiasc.gov/caper/> or request by email @ cocommdevcompliance@columbiasc.gov or call at 803-545-3373. The Final 2024 CAPER report along with citizen's comments will be submitted electronically to the US Department of

Housing and Urban Development prior to September 30, 2025. All written public comments are welcomed and can be forwarded to:

- Email: cocommdevcompliance@columbiasc.gov, US Post mail to City of Columbia, Community Development Department, 1401 Main St., 4th Floor P.O. Box 147 Columbia, SC 29201 or faxed to 803-255-8912.

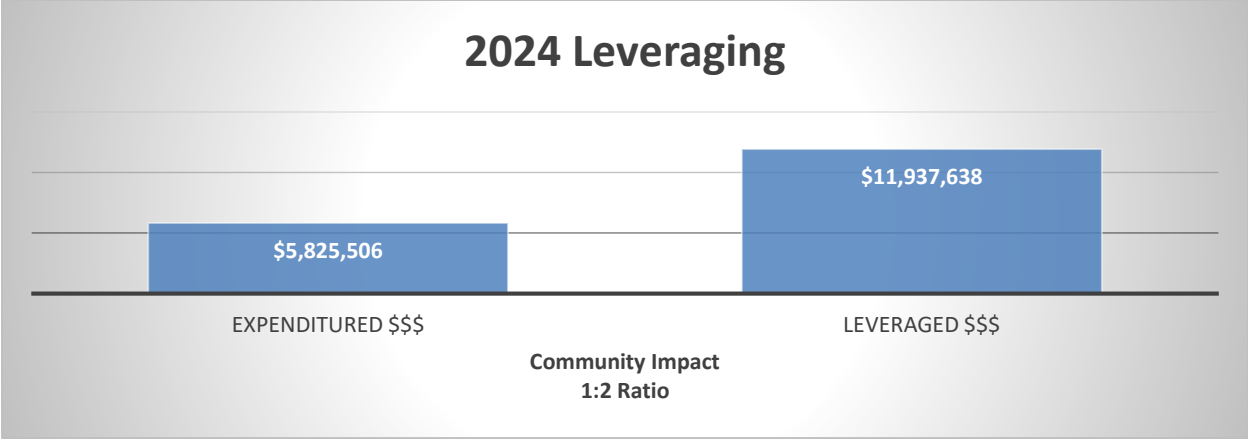
FUNDING RESOURCES & EXPENDITURE SUMMARY

This draft CAPER Executive Summary report highlights the final year of progress for the 2020-2024 Columbia 5-year Consolidated Plan. Integrated Disbursement and Information System (IDIS) is HUD’s reporting system for the formula grant programs: CDBG, HOME, HOPWA, and the additional congressional grant programs CDBG-CV and HOME-ARP. This charts illustrate the resources/investments made available and the expenditures during the 2024-2025 reporting year.



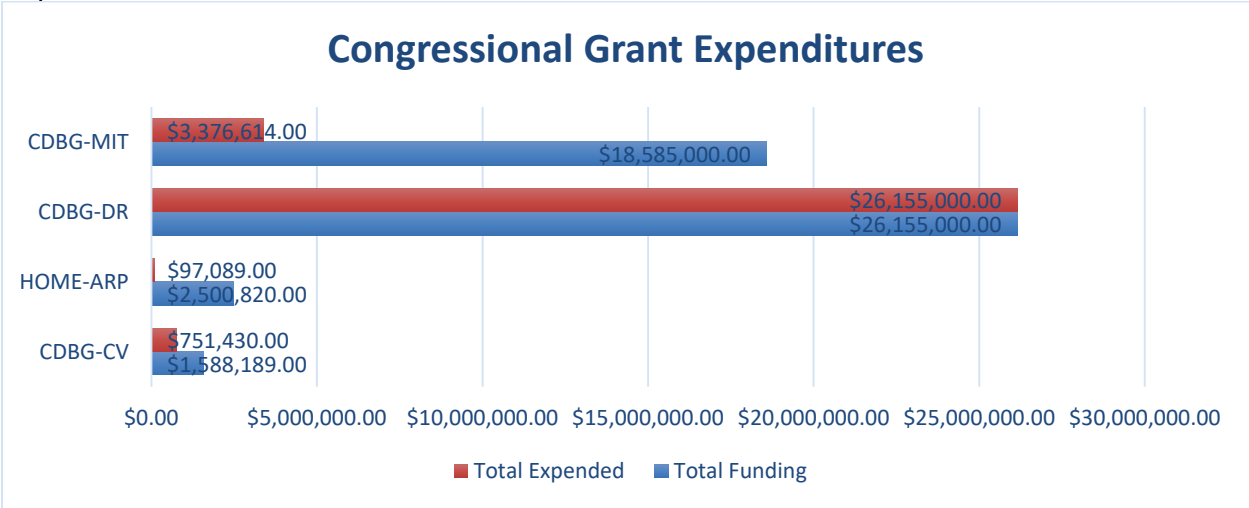
- ✓ CDBG funds totaled \$3,349,201 in revenue for projects including in \$1,106,616 new CDBG, \$2,172,740 in program income/revolving loan fund and \$69,845 in prior year funding. Total CDBG expended - \$2,129,998.
- ✓ HOME total revenue was \$1,310,287 including \$710,287 in new HOME funding and \$650,000 in Program Income. Total HOME expended - **\$1,685,654** (includes prior year funding)
- ✓ HOPWA total revenue was \$1,898,963 in new HOPWA funding. Total HOPWA expended - **\$2,009,854**. (Increase from SCH22F001 Grant)

Total expenditures across all formula for fiscal year 2024 are **\$5,825,506**. **The community impact is over \$11,937,638** in leveraged federal, state and local funding sources as shown below. Entitlement grants have annual grant periods while the congressional funding grants have designated periods of performance.



The Congressional grants are shown below as indicated.

- ✓ The CDBG Disaster Recovery (CDBG-DR) Program was completed as of July 26, 2025. The total grant award of \$26,155,000 has been expended and is current going through the closeout process. Sixty-one (61) single-family homes were rehabilitated or reconstructed, three (3) elevated, 22 homes turned into greenspace, eight (8) affordable rental repairs and one hundred forty-five (145) new affordable rental units were created over the program period.
- ✓ The CDBG Mitigation (CDBG-MIT) Program that was awarded \$18,585,000 is underway and has expended \$3,376,614 to date. The grant has a 12-year period of performance, which ends June 29, 2032.
- ✓ The CDBG-CV grant award for both R1 & R3 was \$1,588,189 and total expended to date is \$751,430. Food Share Delivery Truck and the City of Columbia Parks & Recreation Touchless Bathroom Renovation project are projects that were underway during fiscal year 2024-2025. The city will expend all funds within the period of performance ending September 2026.
- ✓ HOME-ARP grant award was \$2,504,566 and total expended to date is \$97,089. A HOME-ARP NOFA was released and applications are under review for eligible projects that support the City’s HUD approved HOME Allocation Plan. The grant period of performance ends September 30, 2030.



2024 ACTION PLAN OUTCOMES

During FY2024-2025, the City of Columbia is reporting on the outcomes of priority needs and major goals for the fourth year of FY2020-2024 Consolidated Plan, and on progress made through various projects and activities carried out through the strategic and annual action plan. The priorities and goals are as follows and outcomes are listed below.

- 1) Expand/Improve Public Infrastructure & Facilities
 - A. Expand Public Infrastructure
 - B. Improve Public Infrastructure Capacity
 - C. Improve Access to Public Facilities
- 2) Preserve & Develop Affordable Housing
 - A. Increase Homeownership Opportunities
 - B. Increase Affordable Rental Housing Opportunities
 - C. Provide Code Enforcement in LMI Neighborhoods
 - D. Provide Removal of Slum & Blight in Residential
 - E. Provide for Owner Occupied Housing Rehab
- 3) Public Services & Quality of Life Improvements
 - A. Provide Supportive Services for Special Needs
 - B. Provide Vital Services for LMI Households Consolidated Plan
- 4) Housing & Supportive Services for Persons HIV/AIDS
 - A. Provide Housing Opportunities Persons HIV/AIDS
 - B. Provide Medical & Support Services HIV/AIDS
- 5) Provide for Increased Economic Opportunities
 - A. Provide Support to New & Expanding Businesses

The City's use of funds, particularly CDBG, addresses the priorities and specific objectives identified in the plan, giving special attention to the highest priority activities identified. Currently, addressing affordable housing needs remains a high priority in our Consolidated Plan. The Housing Division manages 313 loans in the portfolio and total loan volume amount is \$17,320,581. During this reporting period, twenty (20) new homeowners were added to the Housing Program Revolving Loan Fund Portfolio and six (6) homes were repaired for existing homeowners. Other goals addressed was public facilities and infrastructure improvements, code enforcement through neighborhood clean sweep activities, special needs of the homeless, and supportive services for the most vulnerable populations. A table of performance outcomes is provided in section CR-05 Goals & Outcomes of the final CAPER report submitted to HUD.

COMMUNITY DEVELOPMENT DEPARTMENT ACCOMPLISHMENTS

Accomplishments and outcomes of the annual 2024-2025 program year for priorities and goals set in the 5-year 2020-2024 Consolidated Plan are addressed in the subsequent sections. Community Development (CD) Department administers HUD Community Program and Development (CPD) grant programs and continues to achieve an overall high standard of program delivery. During FY2024-2025 Community Development Staff met the May 2nd

timeliness standard that is administered by HUD each year for compliance.

In addition, during this reporting period Community Development staff conducted 2025-2029 Consolidated Plan process. A series of citizen, stakeholders, City staff and City Council meeting, forums, public hearings and survey were held through the year to engage the community for input and recommendations for priorities and goals for the next five years. The Consolidated Plan process was led by Civitas, LLC, a consulting firm from South Carolina. The plan was submitted to HUD on July 8, 2025.

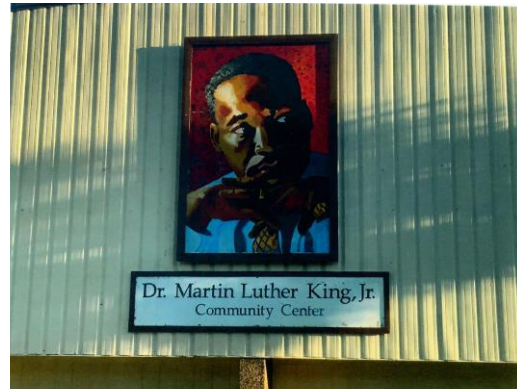


□ **Community Development Department Celebrated 50 Years of service during National Community Development Week April 21-25, 2024.** In conjunction with CD Week activities, Community Development celebrated National Financial Literacy Month and National Fair Housing Month, and participated in various community events throughout the month of April.

□ **The Love Your Block (LYB) program successfully closed out eighteen (18) neighborhood projects, with \$29,483 in total disbursements.** Each participating neighborhood was eligible to receive up to **\$1,800** to support community-driven improvement efforts.

- ✓ Bradley N.A. - \$1,800
- ✓ Brandon Acres Cedar Terrace - \$1,800
- ✓ College Place - \$1,629
- ✓ Colonial Park - \$1,800
- ✓ Cottontown Bellevue Historic District - \$1,800
- ✓ Elmwood Park - \$1,800

- ✓ Galaxy N.A. - \$1,800
- ✓ Golden Acres - \$1,800
- ✓ Heritage Woods - \$1,161
- ✓ Hyatt Park - \$1,800
- ✓ Lyon Street - \$1,800
- ✓ Martin Luther King - \$1,800
- ✓ North Columbia Civic Club - \$1,800
- ✓ Northwood Hills - \$1,800
- ✓ Shandon N.A. - \$1,800
- ✓ Sherwood Forest - \$1,800
- ✓ South Meadowfield - \$1,013



□ **Customer Assistance Program (CAP)** designed to provide water and sewer customers with assistance paying past-due water and sewer bills up to \$1,000. **Eight Hundred Seventy-eight (878)** citizens for a total of **\$459,272** in assistance.

□ **Neighborhood Assistance/Community Liaison – Attended eighty-five (85) neighborhood meetings and provided support printing over 10,634 flyers.**

□ **All Access Columbia & Workshop Events**

The All Access Columbia is an annual informational/educational event that Community Development performs on a quarterly basis. CD collaborates with City Departments, local Government Agencies to provide detail information to our City residents.

Wednesday, November 6th, 2024 (Two sessions)

- **Financial Literacy** – This session gave insight to participants budgeting and credit counseling. (Flyer attached) **Up to 20 people participated in this workshop.**
- **First time Homeowner** – This session gave insight on the importance of working with a realtor and buying a home. (Flyer attached)

Thursday, February 13th

- **Neighborhood Plan Toolkit workshop** - Conducting a Neighborhood workshop in collaboration with Richland County Planning Department. Up to 40 people participated in this workshop.

Tuesday, April 15, 2025

- **Roles & Responsibilities in Housing** an workshop that give participants insight on:
 - Evictions
 - Housing Discriminations
 - Uniform Relocation Act
 - Code Enforcement

□ **Community Improvements Projects – Seven (7) Quality of Life/Neighborhood Improvement Clean Sweep Collaborative with Code Enforcement & Public Works:**

Galaxy N.A.

- Monday, July 22nd – Friday, July 26th, 2024

North Columbia (Greenview)

- Monday, August 26th – Friday, August 30th, 2024

M.L. King N.A.

- Monday, Sept. 23rd – Friday, Sept. 27th, 2024

Rosewood Neighborhood

- Monday, October 21st – Friday, October 25th, 2024

Windemere Springs

- Monday, April 21st – Friday, April 25th, 2025

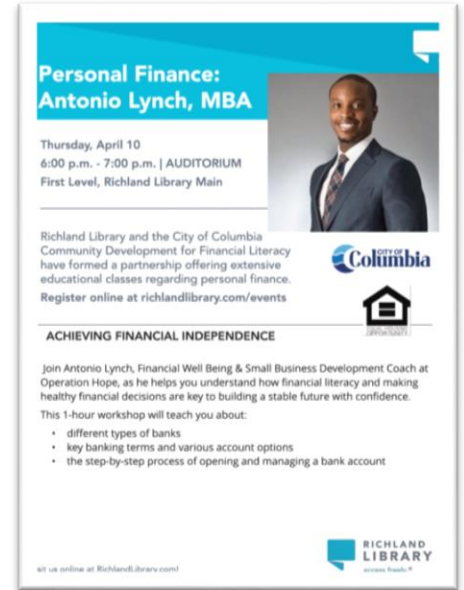
Booker Washington Heights

- Monday, May 26th – Friday, May 30th, 2025

Old Shandon

- Monday, June 23rd – Friday, June 27th, 2025

- **Fair Housing Awareness** – During the reporting period, the following Fair Housing (FH) workshops and Affirmative marketing plans reviews were conducted



ROLES AND RESPONSIBILITIES IN HOUSING WORKSHOP

Topics of Discussion:

- ☑ Evictions
- ☑ Housing Discriminations
- ☑ Uniform Relocation Act
- ☑ Code Enforcement



When: April 15, 2025

Location: Busby Community Center
1725 Busby St.,
Columbia, SC 29203

Time: 6 pm - 8:30 pm

☎ 803.578.2091
📧 Watlington.Crystal@richlandcountysc.gov

Scan here to Register



- The City is responsible for affirmative marketing procedures and outreach efforts to ensure that all persons regardless of their race, color, national origin, age, religion, sex, disability, or familial status are aware of the affordable housing opportunities generated by federal HOME, CDBG, HOPWA funds, and City General Funds and program activities, following 24 CFR 108.1. During 2024, one (1) Affirmative Fair Housing Marketing Plan was approved.

- Financial Literacy workshops are created to help individuals understand finances and make healthy financial decisions.

□ **National Night Out (NNO)**

The CD Community Liaison serves on the National Night Out Kick-off organizing committee. The National Night Out Kick-off is a community wide event held to kick-off individual neighborhood national night out events that focus on safety and crime, drug and violence prevention in the City. Each year the event proves to engage more citizen participation and national recognition of the efforts made by the City of Columbia.



The Community Liaison, in collaboration with the City of Columbia's Police Department and Parks and Recreation Department, host the National Night Out (NNO) Kick-off Celebration annually on the 1st Tuesday in August.

- ❑ **National Night Out (NNO) was celebrated August 3, 2024 in the City of Columbia and over Twenty-one (21) Columbia Neighborhoods** participated in the national celebration.



CDBG PROGRAM SPOTLIGHT

PUBLIC SERVICE PROJECTS

- ❑ **Fast Forward (\$28,264) – 521 Participants** were supported in their job preparation/search through a CDBG partnership. Fast Forward successfully met their client goals month by month.
- ❑ **Mental Illness Recovery Center, Inc. (MIRCI) – (\$100,000) – 1062 people helped.** MIRCI met its goal to expand outreach to 155 individuals including unaccompanied youth and families with children experiencing homelessness with outreach, behavioral healthcare, and stable housing.
- ❑ **Salvation Army – (\$15,000) -** Successfully created access to fresh produce and encouraged nutritional wellness to **253 individuals** within the homeless population utilizing Rapid Shelter Columbia.
- ❑ **Midlands Housing Alliance – (\$69,945) -** Transitions Jobs assisted 527 individuals from the RSC, Transitions and VA programs receive a personal resume and job readiness resources. Eleven (11) were placed in jobs and received a bicycle or a 30-day bus pass for transportation.

PUBLIC FACILITIES IMPROVEMENTS

Parks & Recreation – Parks Improvement Projects (\$630,231)

- ❑ **Randall Avenue Park Playground (\$203,250)** enhanced the aesthetics of the entire park by adding a beautiful age appropriate, safe playground with a sunshade to reduce the

heart, and provide opportunities health and community revitalization in the Belmont Neighborhood.

- ❑ **Hyatt Park Improvements (\$128,223)** included the installation new shade sail over new the playground.

of a



Hyatt Park

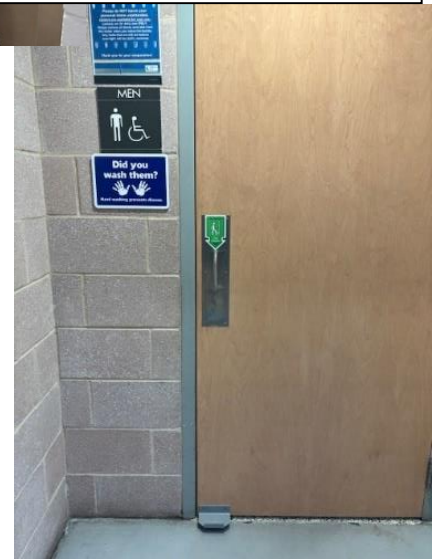


Randall Avenue Park Playground



Drew Wellness Bathroom Upgrade

- ❑ **Drew Wellness Center Touchless Bathroom Renovations (\$239,273)** Upgrade and renovate (6) restrooms located in the Charles R. Drew Wellness Center. Upgrades include commodes/urinals, replacing current hand dryers, installing new epoxy flooring, replacing current partitions, replacing current sinks, replacing current doors with hands-free touchless doors with foot pedals, and replacing ceiling tile.
- ❑ **Parks and Recreation CDBG-CV Touchless Bathroom Renovation Project (\$715,000)** – Upgrade and renovate six (6) parks: Hyatt Park, Lorick Park, Katheryn M. Bellfield Booker Washington Heights Cultural Arts Center, Pinehurst Park, TS Martin, and the Eau Clair Print Building.



INFRASTRUCTURE IMPROVEMENTS

Public Works Department – Street Lighting (\$105,165)

- ❑ **Edisto Court Community Lighting Project** - The Public Works installed 15 lights along Superior, Wiley, and Bay Street and additional light poles near South Edisto Discovery Park. The installation of streetlights directly benefited the residents of the Edisto Court Community Neighborhood. It allows the residents of the area to safely connect to nearby residential and commercial areas by creating safe, walkable neighborhoods with light improvement.



HOUSING PROGRAM SPOTLIGHT

The City of Columbia has been helping individuals and families for over 50 years get into homeownership, make home improvements, rehabilitate or build new homes throughout the City. Community Development Housing Division has 313 loans housing portfolio and total loan volume amount over \$17,320,581. Funds from U.S. Department of Housing and Urban Development Community Development Block Grant Program, HOME investment Partnership Program and the City's General Funds are utilized for the home loan programs. The City's Housing Division has gone through transition and increase capacity during the 2024-2025 reporting period; The Housing Division produced twenty-six (26) units of affordable housing through loan/down payment assistance for homeownership or homeownership rehabilitation. This is an increase of 106% from 2023 reporting period.

The Housing Division sponsored, participated in or conducted a total of nineteen (19) workshops and clinics during the reporting period and three hundred and ten (310) participants received various housing related information.

Table – 1 below provides the detailed units for each program.

FY2024-2025 Housing Accomplishments					
Housing Programs	Loan Fund	Number Closed	City Contribution	Amount Leveraged (Partner Banks)	Total Financed
City Lender/Affordable	CDBG	1	\$177,000	-	\$177,000
City Lender/Affordable	HOME	8	\$1,291,460		\$1,291,460
City Lender II	GF	11	\$488,474	\$1,894,766	\$2,383,240
SHINE	CDBG	6	\$354,129	-	\$354,129
Totals		26	\$2,311,063	\$1,894,766	\$4,205,829

Housing Table -1

Community Development launched the Single-Family Housing Improvement for Neighborhood Enhancement (SHINE) Program during the last reporting period. SHINE is underway and there are six (6) rehabs completed and five (5) applicants that are undergoing rehab, two (2) applicants for a rebuild and seven (7) applicants that are in the process.

HOME PROGRAM SPOTLIGHT



The City awarded to two (2) **HOME** agreements for Single-Family Affordable Housing Developments to TN Development Corporation (\$2,196,467) for nine (9) single-family new homes, and Homeless No More (\$1,291,700) for five (5) Home assisted single-family rental units. **HOME** funds are used to further the City’s commitment to make homeownership more affordable for very low, low and moderate-income persons. Affordable housing loans and subsidies are made available to remove the obstacles to homeownership. The city will also introduce a Down Payment Assistance (DPA) program to remove barriers to homeownership and ensure affordable housing is obtainable. The City of Columbia has a HOME Match reduction of 12.5% for HOME activities.

HOPWA PROGRAM SPOTLIGHT

HOPWA funds were used to assist persons within the City of Columbia Eligible Metropolitan Statistical Area (EMSA): Calhoun, Fairfield, Kershaw, and Lexington, Richland, and Saluda counties. The City utilized an on-line application process through Zoom Grants and six (6) Sponsors were awarded:

	<u>Awarded</u>	<u>Expended</u>
<input type="checkbox"/> TCM, (Cooperative Ministry)	\$220,000	\$220,000
<input type="checkbox"/> MHA –Transitions	\$25,894	\$24,589
<input type="checkbox"/> PALSS (Palmetto Aids Life Support Services)	\$566,123	\$566,123
<input type="checkbox"/> USC (University of South Carolina)	\$530,480	\$530,480
<input type="checkbox"/> USCS (Upper Savannah Care Services)	\$25,000	\$14,620
<input type="checkbox"/> CHA (Columbia Housing Authority)		
▪ CHA-1 Tenant Based Rental Assistance (TBRA)	\$492,120	\$457,877
▪ CHA-2 TBRA/Salary	\$23,868	\$23,057
▪ CHA-3 TBRA-Housing First/Homelessness	\$157,540	\$152,735

Consolidated Annual Performance Evaluation Report (CAPER) 2024

City of Columbia Community Development Department

Felicia Kilgore, Director

1401 Main St, 4th Floor

Columbia, SC 29201

Phone: (803) 545-3373

Fax: (803) 988-8014



CAPER Purpose and Process

PURPOSE:

- Ø Provide Overall Evaluation of Federally Funded Activities
- Ø Report to HUD & Community (24 CFR, Part 91)
- Ø Provide Citizen Participation Opportunities (Review & Comment)



Citizen Participation Process

Ø 30-Day Public Comment Period: August 18, 2025 – September 19, 2025

Ø Public Hearing: September 11, 2025 – 6:00PM (EST)

Busby Street Community Center

1735 Busby St., Columbia, SC 29203

Ø Public Forum: September 23, 2025 – 11 AM

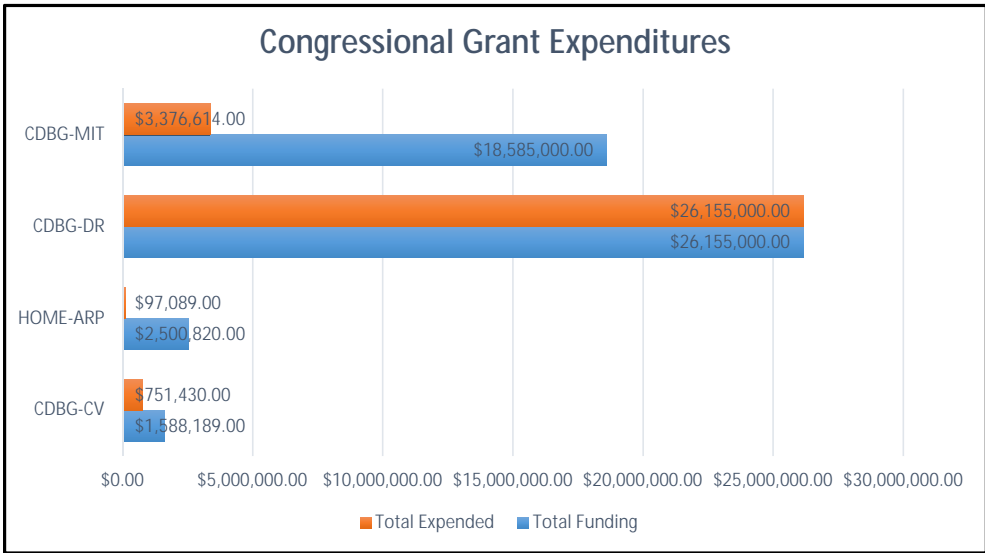
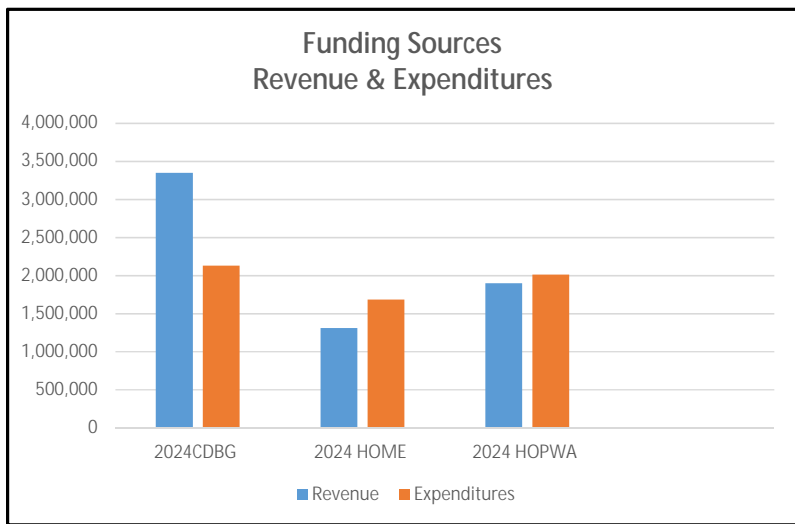
City of Columbia Community Development Committee Meeting

City Hall, 2nd Floor, Mayor's Conference Room

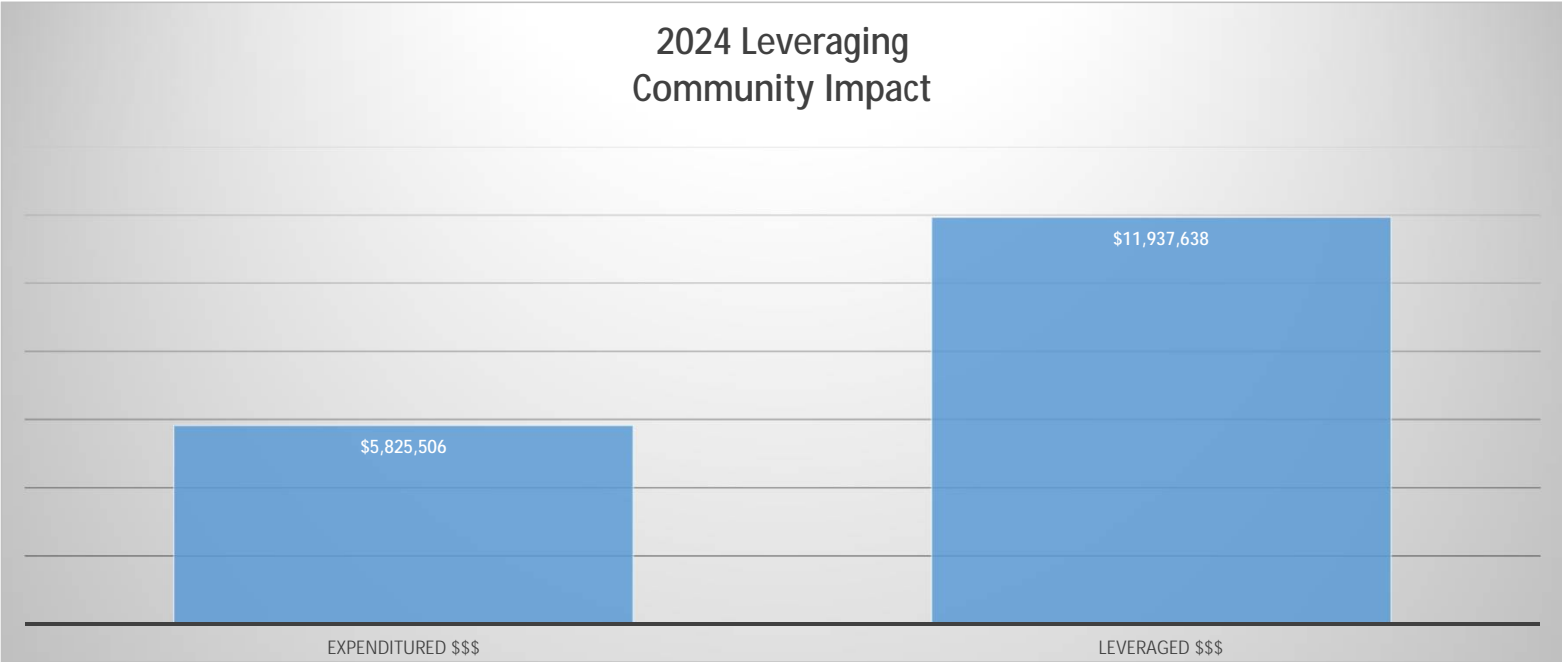


FUNDING SOURCES

2024 Revenue & Expenditures



Leveraging & Community Impact



Community Development 2024 Highlights

- Ø Community Development Department celebrated 50 Years during National Community Development Week April 21-25, 2025
- Ø The Love Your Block "LYB" Grant Program assisted 18 neighborhood programs for a total of \$29,483
- Ø Customer Assistance Program (CAP) – provided 878 citizens with water and sewer assistance totaling \$459,272



Community Development 2024 Highlights cont.

Ø Neighborhood Assistance/Community Liaison – Attended eighty-five (85) neighborhood meetings and provided support printing over 10,634 flyers.

Ø Community Improvements Projects – Seven (7) Quality of Life/Neighborhood Improvement Clean Sweep Collaborative with Development Services & Public Works.

Ø “All Access” Trainings/Workshops (two sessions)

- Financial Literacy – Up to 20 people participated in this workshop.
- First time Homeowner Session



Housing Program Spotlight

FY2024-2025 Housing Accomplishments					
Housing Programs	Loan Fund	Number Closed	City Contribution	Amount Leveraged (Partner Banks)	Total Financed
City Lender/Affordable	CDBG	1	\$177,000	-	\$177,000
City Lender/Affordable	HOME	8	\$1,291,460		\$1,291,460
City Lender II	GF	11	\$488,474	\$1,894,766	\$2,383,240
SHINE	CDBG	6	\$354,129	-	\$354,129
Totals		26	\$2,311,063	\$1,894,766	\$4,205,829





CDBG Public Services

Fast Forward (\$28,264) – 521 Participants were supported in their job preparation/search through a CDBG partnership. Fast Forward successfully met their client goals month by month.

Mental Illness Recovery Center, Inc. (MIRCI) – (\$100,000) – 1062 people helped. MIRCI met its goal to expand outreach to 155 individuals including unaccompanied youth and families with children experiencing homelessness with outreach, behavioral healthcare, and stable housing.

Salvation Army – (\$15,000) - Successfully created access to fresh produce and encouraged nutritional wellness to **253 individuals** within the homeless population utilizing Rapid Shelter Columbia.

Midlands Housing Alliance – (\$69,945) - Transitions Jobs assisted 527 individuals from the RSC, Transitions and VA programs receive a personal resume and job readiness resources. Eleven (11) were placed in jobs and received a bicycle or a 30-day bus pass for transportation.



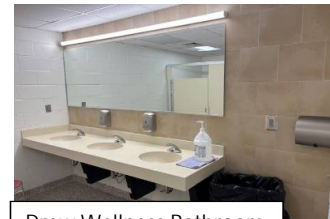
CDBG Public Facilities & Infrastructure

Ø Columbia Parks and Recreation – Parks Improvement Projects (\$331,473)

- Randall Avenue Park Playground (\$203,250)
- Hyatt Park Improvements (\$128,223)
- Drew Wellness Center Touchless Bathroom Renovations (\$239,273)
- CDBG-CV Multiple Parks Touchless Bathroom Renovations (\$715,000)



Randall Avenue Park Playground



Drew Wellness Bathroom



Hyatt Park

Ø Columbia Public Works Department – Street Lighting (\$105,165)

- Edisto Court Community Lighting Project



Edisto Court Lighting



HOME Program Spotlight

Ø The City awarded to two (2) **HOME** agreements for Single-Family Affordable Housing Developments:

§ TN Development Corporation (\$2,196,467) for nine (9) single-family new homes

§ Homeless No More (\$1,196,467) for five (5) Home assisted single-family rental units.

Ø HOME Match reduction of 12.5% for HOME activities



2024 HOPWA Accomplishments

- Ø 65 households received tenant-based rental assistance
- Ø 502 persons received supportive services
- Ø 132 persons received short-term rent, mortgage and utility assistance
- Ø 394 Housing Information services provided
- Ø \$10,042,872 total leveraged dollars
- Ø HOPWA serves the following six (6) counties:

- Calhoun
- Fairfield
- Kershaw
- Lexington
- Richland
- Saluda

Ø Total Expended - \$2,009,854



Program and Compliance Staff

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Questions?

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MEETING DATE: September 23, 2025

DEPARTMENT: City Clerk

FROM: *Erika Hammond, City Clerk*

SUBJECT: Update on City-owned, Vacant Residential Lots -
Mr. Jeff Palen, Assistant City Manager/Chief
Financial Officer and Ms. Felicia Kilgore, Director of
Community Development

**FUNDING SOURCE &
ORIGINAL BUDGET:**



MEETING DATE: September 23, 2025

DEPARTMENT: City Clerk

FROM: *Erika Hammond, City Clerk*

SUBJECT: **Establishing a Process to Support State Low-Income Housing Tax Credit Projects - Ms. Felicia Kilgore, Director of Community Development**

FUNDING SOURCE & ORIGINAL BUDGET: