



COMMUNITY DEVELOPMENT COMMITTEE MEETING AGENDA TUESDAY, SEPTEMBER 3, 2024

The Community Development Committee will conduct a meeting on Tuesday, September 3, 2024 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

Prior to entering the meeting please turn all electronic communication devices to the silent, vibrate or off position. All presenters should speak directly into the microphone for recording purposes.

CALL TO ORDER

APPROVAL OF MINUTES

1. Approval of June 06, 2024 Community Development Committee Meeting Minutes

COMMITTEE DISCUSSION

2. Overview of the Let's Build Together Program - The Honorable Tina N. Herbert
3. Grocery Store Incentive Update - Ms. Ayesha Driggers, Director/Office of Business Opportunities
4. Mobile Market Update - Ms. Ayesha Driggers, Director/Office of Business Opportunities
5. 2023/2024 Consolidated Annual Performance Evaluation Report (CAPER) - Ms. Felicia Kilgore, Director of Community Development

ADJOURNMENT



MEETING DATE: September 3, 2024

DEPARTMENT: City Clerk

FROM: *Erika Hammond, City Clerk*

SUBJECT: Approval of June 06, 2024 Community Development Committee Meeting Minutes

FUNDING SOURCE & ORIGINAL BUDGET:

ATTACHMENTS:

- **#a:** CD_MN_06042024 (DOCX)



**COMMUNITY DEVELOPMENT COMMITTEE MEETING MINUTES
TUESDAY, JUNE 4, 2024**

CALL TO ORDER

The Community Development Committee conducted a meeting on Tuesday, June 4, 2024 at the Busby Street Community Center, 1735 Busby Street, Columbia, SC 29203. The Honorable Tina N. Herbert, Chair called the meeting to order at 11:10 a.m.

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

APPROVAL OF MINUTES

1. Approval of the January 16, 2024, February 13, 2024 and May 7, 2024 Community Development Committee Meeting Minutes

Upon a motion made by Mr. Brennan and seconded by Mr. Bailey, committee members voted unanimously to approve the January 16, 2024, February 13, 2024 and May 7, 2024 Community Development Committee Meeting Minutes.

PUBLIC HEARING

2. 2024 Annual Action

Ms. Felicia Kilgore, Director of Community Development reported that the 2024 Action Plan is the last phase of the 2020-2024 Consolidated Plan. The 2024 allocations include: Community Development Block Grant (CDBG) at \$1,106,616; HOME Investment Partnership Program at \$710,287; and Housing Opportunities for Persons With AIDS (HOPWA) Program at \$1,898,963. Over 85% of funds received have been invested heavily within the City's eight target areas and at least 70% of those funds have benefited low to moderate income individuals. The 2024 planned activities include CDBG at \$374,785 for program administration, public services and public facilities improvement projects; CDBG at \$2.5 million for housing rehabilitation and administration; HOME at \$1,310,287 for administration and operations, support of Community Housing Development Organizations, loans for acquisition, rehabilitation and new construction, and program income to support the affordable housing loan program; and HOPWA at \$1,830,275 for sub recipients.

There was discussion about reducing the number of target areas in the next five year consolidated plan; timeliness with the disbursement of CDBG funds; aligning guidance with the issuance of Notice of Funds Availability; and the provision of gap funding as a grant versus a loan.



**COMMUNITY DEVELOPMENT COMMITTEE MEETING MINUTES
TUESDAY, JUNE 4, 2024**

The public hearing was opened at 11:35 a.m.

No one appeared at this time.

The public hearing was closed at 11:35 a.m.

Upon a motion made by Mr. Brennan and seconded by Mr. Bailey, committee members voted unanimously to authorize the Community Development Department to proceed with submission of the 2024-2025 Annual Action Plan to the United States Department of Housing and Urban Development.

PRESENTATIONS

3. Columbia Council of Neighborhoods Strategic Plan - Mr. Patrick Mason, CCN Assistant Secretary and Vice President of the Sherwood Forest Neighborhood Association

Mr. Patrick Mason, CCN Assistant Secretary said the leadership team spent 80 hours developing a three-year strategic plan for the organization. There are 117 neighborhoods in Columbia and 40 neighborhoods are enrolled with CCN. The plan is to add 10 neighborhoods each year and to strengthen governmental relations, communications, and financial stability.

There was discussion about CCN being the fiscal agent for other neighborhoods; a neighborhood engagement strategy; the Love Your Block grant; and training future neighborhood leaders.

Ms. Teresa Wilson, City Manager explained that attendance at the National Night Out kick-off event has declined. The thought is to not have the kick-off event this year. Some of the smaller neighborhoods could use funds to help with hosting their event. The money could be better spent by providing small grants for NNO activities for neighborhoods that truly need it.

Mr. Patrick Mason, CCN Assistant Secretary agreed that funds from the NNO kick-off event would be more impactful if used as grants towards grassroots efforts.

There was discussion about neighborhoods hosting NNO in October instead of August and CCN's forthcoming request for funding.

Ms. Teresa Wilson, City Manager asked if the request was for grant funding. We are currently in the budget season. The Love Your Block grant line item is pending for future consideration. Any other requests should be sent to myself and Missy Caughman.



COMMUNITY DEVELOPMENT COMMITTEE MEETING MINUTES TUESDAY, JUNE 4, 2024

COMMITTEE DISCUSSION

4. Five Year Real Estate Strategy: How to Activate City-Owned Vacant Lots - The Honorable Tina N. Herbert

Councilor Herbert said as we are looking at city-owned properties, I want to make sure we didn't forget about the five year real estate plan as discussed by the Economic and Community Development Committee in 2022. The Economic Development Department is working on the commercial properties. We also have city-owned properties, city demolished properties that we don't own, and vacant lots. We discussed investment buyers and rental versus purchase. The key point is where can the City control some aspects and advocate for other aspects.

Councilor Brennan said we are putting our real estate inventory to better use and leveraging the vacant properties that we own to promote livability in all neighborhoods.

Ms. Teresa Wilson, City Manager said the Economic Development and Infrastructure Committee has focused on city-owned properties. We will have a municipal complex that will allow us to pull in city offices that have been spread out. By doing so, we can work better together and put city-owned properties on the tax roll. We are trying to create opportunities with developers, investors, etc. that will inform some of the things you are talking about. There are also opportunities for the City to be involved with catalyst mixed use projects on larger parcels. That commercial aspect has also been discussed in the Economic Development and Infrastructure Committee.

There was discussion about knowing where we are and determining how funds can be used; curating or removing an overlay district to help further the goals of certain areas; using a programmatic approach to home ownership readiness; community engagement; parallels between commercial and residential development; and creating guidelines for the City's involvement.

5. Affordability Requirements for City-Owned Property - The Honorable Tina N. Herbert

Councilor Herbert said the federal government stipulates the following under the provision of housing: *the recipient agrees that the dwelling shall be used solely for the purpose of providing housing to members of very low and low income households. This is dictated by the funds that are used.* I would like to work with staff to develop similar language for city-owned residential properties. The intent is develop long-term affordability requirements for homes that the City is going to sell.

There was consensus of the committee to defer to the city's legal department to research affordability requirements for city-owned property.



**COMMUNITY DEVELOPMENT COMMITTEE MEETING MINUTES
TUESDAY, JUNE 4, 2024**

Ms. Missy Gentry, P.E., Assistant City Manager for Development said when we make affordable housing loans, we require homes to remain owner-occupied for the period of the loan. If they were to sell it, they would have to pay the loan back.

6. Let's Build Together Update - Mr. Ryan Coleman, Economic Development Director

Mr. Ryan Coleman, Economic Development Director announced that the Let's Build Together seminar will be held on June 5, 2024 at 8:30 a.m. to 10:00 a.m. at the Eau Claire Print Building, 3907 Ensor Avenue. We sent 60 letters of invitation to property owners. We will provide information about zoning overlays, available funding and programs, and other business friendly initiatives along the North Main corridor. There are opportunities to rehabilitate and revitalize properties and put them to use. Currently, there is only one property available along that corridor.

Councilor Herbert noted that the Columbia Empowerment Zone, Inc. has one space available at the Huffman House.

7. Mobile Market Location Update - Ms. Ayesha Driggers, Office of Business Opportunities Director

Ms. Ayesha Driggers, Office of Business Opportunities Director explained that the Tom's Creek Family Farm Mobile Market moved from Hyatt Park to the corner of Cartwright Drive and North Main Street. The Edgewood location will now be in front of the former Save-A-Lot on Harden Street. An additional site will be at COMET Central on Tuesdays in July. An education component will be presented at the next meeting.

There was discussion about finding more visible locations for the mobile market; sharing pop-up locations via social media; working with the COMET to promote the market with their ridership; and creating an educational program in conjunction with the City of Columbia summer camps.

8. Juneteenth Event Planning - Ms. Ayesha Driggers, Office of Business Opportunities Director

Ms. Ayesha Driggers, Office of Business Opportunities Director announced that the Juneteenth Event is designed to celebrate, educate and inspire by honoring the legacy of black entrepreneurship, culture and art through film and television. Various events will be held during June 18-19, 2024.



**COMMUNITY DEVELOPMENT COMMITTEE MEETING MINUTES
TUESDAY, JUNE 4, 2024**

9. Review of Referral to Establish an Ad Hoc Committee - The Honorable Tyler D. Bailey

Councilor Bailey explained that the ad-hoc committee will focus on student rentals, gentrification and investment ownership. There is a timeline, purpose and plan for the committee. I would like guidance from staff on the best way to move forward with community participation from the corridors that are experiencing challenges. How can we further the City's goals while addressing these issues? I want to review the data and determine what policy can be developed from there. A taskforce could share the residents' experiences and an ad-hoc committee would develop the policy after reviewing data and receiving input.

There was discussion about how ad-hoc committees and task forces have been created; including investors; generating buy-in; stakeholder input; and possible paths forward.

Ms. Teresa Wilson, City Manager sought clarification on the expected outcomes. The more clearly defined the outcomes are, the better chances we will end up where you want to be. I am conscious about the intersection of these conversations and the things we are moving forward with. This also relates to the discussion City Council will have about the target areas.

There was consensus of the committee to develop the proposed ad-hoc committee's purpose for review on August 6, 2024.

ADJOURNMENT

The meeting was adjourned at 12:52 p.m.

Respectfully submitted:

Erika D. Moore Hammond, CMC
City Clerk



MEETING DATE: September 3, 2024

DEPARTMENT: City Clerk

FROM: *Erika Hammond, City Clerk*

SUBJECT: Overview of the Let's Build Together Program -
The Honorable Tina N. Herbert

**FUNDING SOURCE &
ORIGINAL BUDGET:**



MEETING DATE: September 3, 2024

DEPARTMENT: City Clerk

FROM: *Erika Hammond, City Clerk*

SUBJECT: **Grocery Store Incentive Update - Ms. Ayesha Driggers, Director/Office of Business Opportunities**

**FUNDING SOURCE &
ORIGINAL BUDGET:**

ATTACHMENTS:

- **#a:** September CD Grocery Store Incentive Committee Update (PDF)



Office of Business Opportunities
1401 Main Street, 4th floor, Columbia, SC 29201 • Phone: 803-545-3950

August 9, 2024

To: Erika Hammond, City Clerk

CC: Missy Gentry, Assistant City Manager

From: Ayesha Driggers, Director

Re: September Community Development Committee Meeting Request –Grocery Store Incentive

Summary: The purpose of the program is to provide a rebate in an amount equivalent to a portion of business license fees paid by a qualifying business that maintains or establishes a qualifying business within the corporate limits of the City of Columbia.

The resolution (R-2023-090) for this rebate was approved City Council in November 2023. Letters were mailed to existing grocery stores in January 2024. To date, the City has approved three (3) applicants for the grocery store incentive.

- Toms Creek Family Farms Mobile Market (new)
- Uncle Willie’s Grocery Store (existing)
- Your Dollar Sto’ (existing)

If you have questions or concerns, please do not hesitate to contact our office.



MEETING DATE: September 3, 2024

DEPARTMENT: City Clerk

FROM: *Erika Hammond, City Clerk*

SUBJECT: **Mobile Market Update - Ms. Ayesha Driggers,
Director/Office of Business Opportunities**

**FUNDING SOURCE &
ORIGINAL BUDGET:**

ATTACHMENTS:

- **#a:** September CD Mobile Market Committee Update (PDF)



Office of Business Opportunities
1401 Main Street, 4th floor, Columbia, SC 29201 • Phone: 803-545-3950

August 9, 2024

To: Erika Hammond, City Clerk

CC: Missy Gentry, Assistant City Manager

From: Ayesha Driggers, Director

Re: September Community Development Committee Meeting Request – Toms Creek Family Farms Mobile Market Update

Summary: The mobile market was launched in March of this year and currently has stops at the following locations:

- Monday – Hyatt Park (corner of Kortright Street and North Main Street)
- Tuesday – 1723 Sumter Street - Lot adjacent to COMET Central
- Wednesday – Greenview Park – 6700 David Street
- Thursday – 2012 Harden Street

Toms Creek will provide an update to the committee on sales and partnerships.

If you have questions or concerns, please do not hesitate to contact our office.



MEETING DATE: September 3, 2024

DEPARTMENT: City Clerk

FROM: *Erika Hammond, City Clerk*

SUBJECT: 2023-2024 Consolidated Annual Performance Evaluation Report (CAPER) - Ms. Felicia Kilgore, Director of Community Development

**FUNDING SOURCE &
ORIGINAL BUDGET:**

ATTACHMENTS:

- #a: 2023CAPER ExeSum-V.8.28.2024 (PDF)

Consolidated Annual Performance Evaluation Report (CAPER)

Community Development Department

FY 2023-2024



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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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 2023-2024 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 2023-2024. 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 2023-2024 CAPER and is submitted electronically to HUD via the Integrated Disbursement and Information System (IDIS) prior to September 30, 2024. 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 23, 2024 and concluding September 24, 2024. 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 23, 2024 – September 24, 2024

Public Forum: September 3, 2024 – 11:00AM (EST)

**Community Development Committee
Standing Council Meeting
Busby Community Center
1735 Busby Street, Columbia, SC 29203**

Public Hearing: September 24, 2024 – 6:00PM (EST)

**Earlewood Park Community Center
1113 Recreation Dr., Columbia, SC 29203**

The draft of the Consolidated Annual Performance & Evaluation Report (CAPER) Executive Summary is posted on the City of Columbia website for comment at

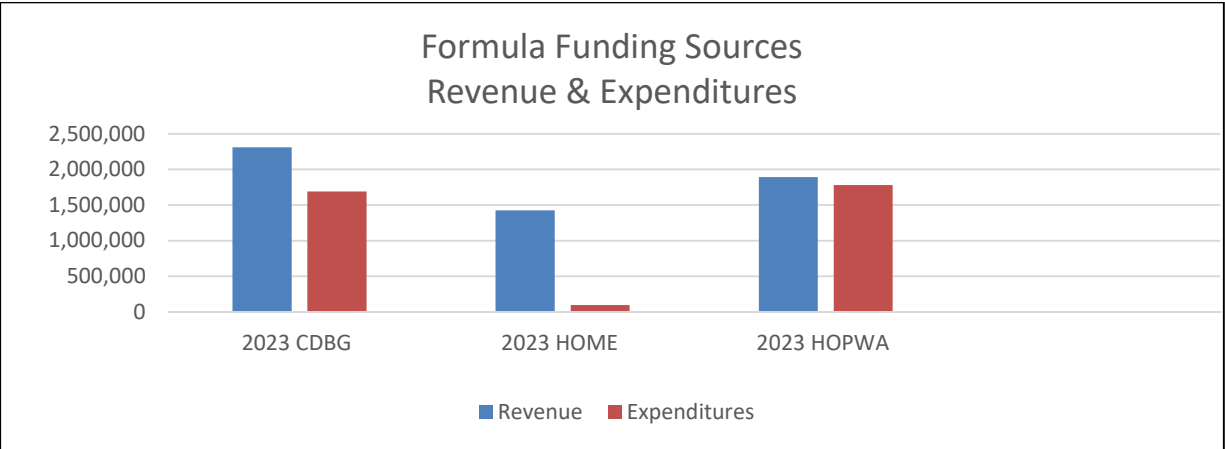
FY2023CAPER-Draft8.28.2024

<https://communitydevelopment.columbiasc.gov/caper/> or request by email @ cocommdevcompliance@columbiasc.gov or call at 803-545-3373. The Final 2023 CAPER report along with citizen’s comments will be submitted electronically to the US Department of Housing and Urban Development prior to September 30, 2024. All written public comments are welcomed and can be forwarded to:

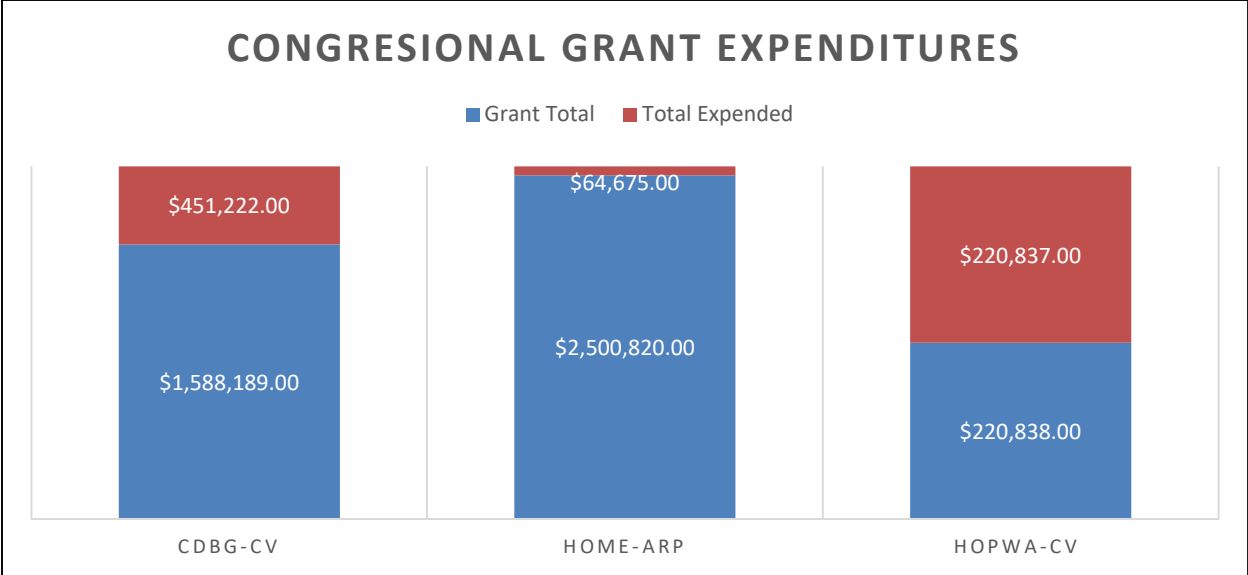
- Email: cocommdevcompliance@columbiasc.gov, US Post mail to City of Columbia, Community Development Department, 1401 Main St., 4th Floor P.O. Box 147 Columbia, SC 29201 or faxed to 803-255-8912.

FUNDING RESOURCES & EXPENDITURE SUMMARY

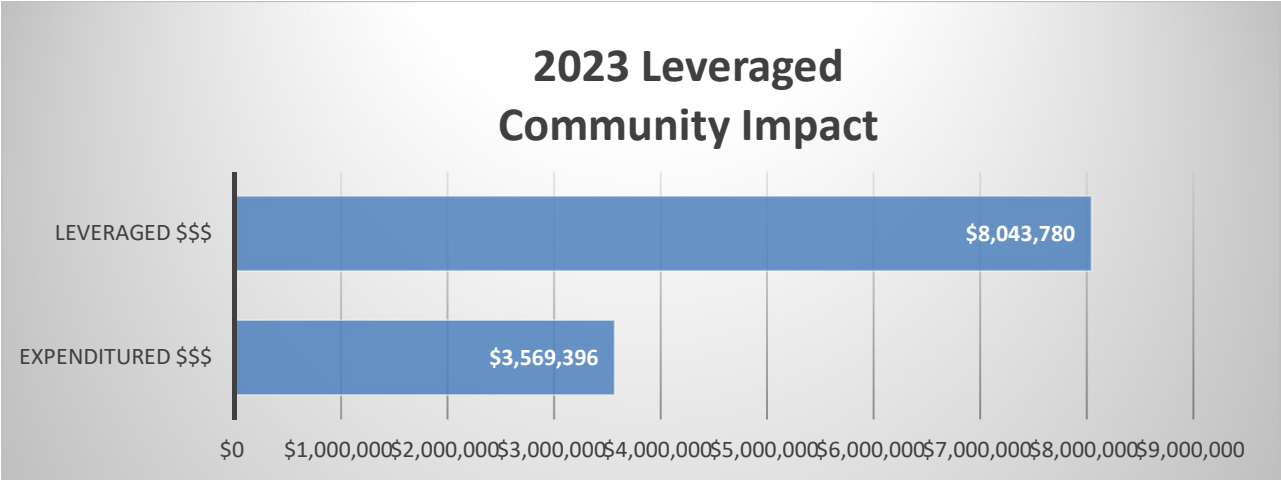
This draft CAPER Executive Summary report highlights the fourth year of progress for the 2020-2024 Columbia 5-year Consolidated Plan. Integrated Disbursement and Information System (IDIS) is HUD’s reporting system for the formula grant programs: CDBG, HOME, HOPWA, and the additional congressional grant programs CDBG-CV and HOME-ARP. This charts illustrate the resources/investments made available and the expenditures during the 2023-2024 reporting year.



- ✓ CDBG funds totaled \$2,309,563 in revenue for projects including \$1,025,943 in new CDBG, \$1,114,054 in program income/revolving loan fund and \$169,656 in prior year funding. Total CDBG expended - **\$1,690,993**.
- ✓ HOME total revenue was \$1,426,972 including \$776,972 in new HOME funding and \$650,000 in Program Income. Total HOME expended - **\$96,071**.
- ✓ HOPWA total revenue was \$1,892,037 in new HOPWA funding. Total HOPWA expended - **\$1,782,331**.

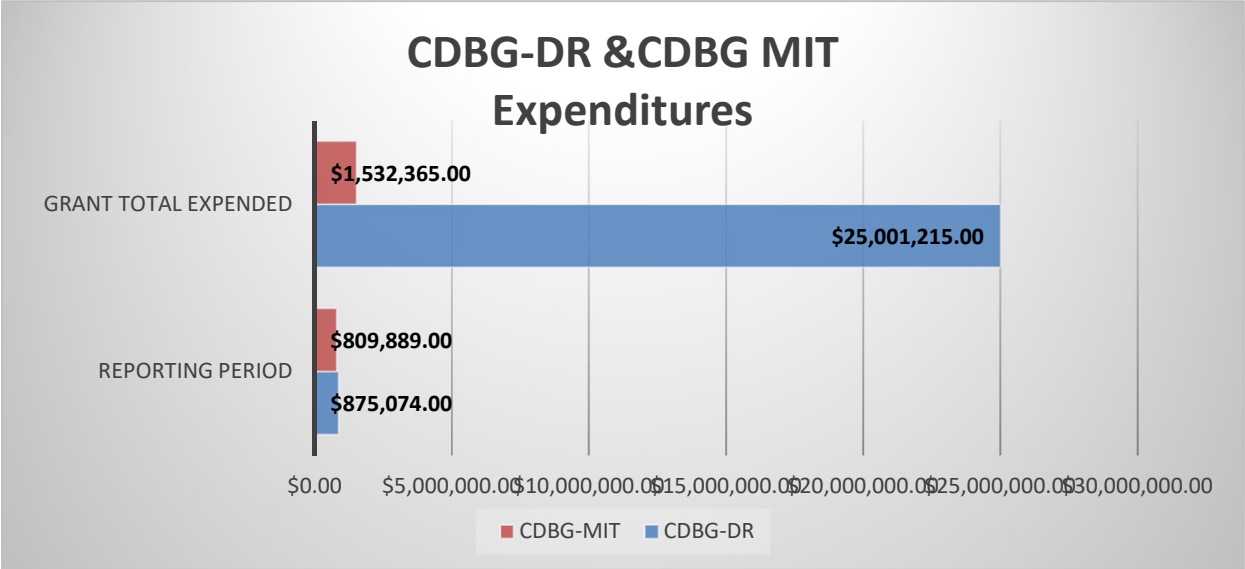


- ✓ CDBG-CV revenue for both R1 & R3 was \$1,588,189 and total expended to date is **\$451,222**. Various activities are under consideration for a substantial amendment during fiscal year 2024-2025. The city will expend all funds within the period of performance ending September 2026.
- ✓ HOME-ARP revenue was \$2,500,820 and total expended to date is **\$64,675**. Further planning is underway to determine the best activities for the approved HOME-Allocation Plan.
- ✓ HOPWA-CV revenue is \$220,838 and total expended to date, **\$220,837.86**. During the reporting period, the HOPWA-CV grant was completed and final closeout performed in March 2024.



Total expenditures across all formula for fiscal year 2023 are **\$3,569,396**. These funds have leveraged **over \$8,043,780 million** in other 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. HOPWA-CV ended on September 16, 2023 and HUD

monitoring and closeout were completed in March 2024. CDBG-CV has an extended grant period ending April 30, 2026. The HOME-ARP grant period of performance ends September 30, 2030.



In addition, the CDBG Disaster Recovery (CDBG-DR) Program year to date expenditures across all activities totaled \$25,002,215 and 43 single-family homes were rehabilitated or reconstructed over the program period. The CDBG Mitigation Program (CDBG-MIT) expenditure total is \$809,889 with a year to date total of \$1,535,476. The CDBG-DR grant was scheduled to end January 26, 2024. However, the City received an 18-month extension ending July 26, 2025. The extension was granted to assist homeowners with corrected or additional repairs and to ensure all funds are expended within the period of performance. The CDBG-MIT grant has a 12-year period of performance which ends June 29, 2032.

2023 ACTION PLAN OUTCOMES

During FY2023-2024, 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 317 loans in the portfolio and total loan volume amount is \$16,505,408.76. During this reporting period, seven (7) new homeowners were added to the Housing Program Revolving Loan Fund Portfolio and three (3) home were repaired for existing homeowners. A table of performance outcomes is provided in section CR-05 Goals & Outcomes of the final CAPER report submitted to HUD.

Accomplishments and outcomes of the annual 2023-2024 program year for priorities and goals set in the 5-year 2020-2024 Consolidated Plan are addressed in the subsequent sections.



Heart Health Community Event



Financial Literacy Workshop

COMMUNITY DEVELOPMENT DEPARTMENT

ACCOMPLISHMENTS

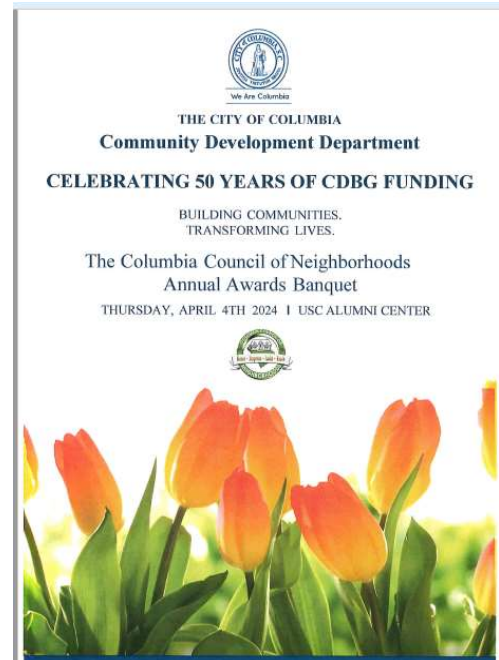
Community Development (CD) Department administers HUD Community Program and Development (CPD) grant programs and continues to achieve an overall high standard of program delivery. During FY2023-2024 Community Development Staff met the May 2nd Timeliness standard that is administered by HUD each year for compliance. In addition, staff attended the 55th Annual National Community Development Association (NCD) Conference in Boston, Massachusetts.

- ❑ **CD Celebrated 50 Years of the Community Development Block Grant (CDBG) during National Community Development Week April 1-5, 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.



(CDBG) Program and the HOME Investment Partnerships (HOME) Program during National Community Development Week on April 1st to 5th, 2024.

- ❑ **The Love Your Block “LYB” Grant Program formally known as the ACTION Grant assisted eleven (11) neighborhood programs for a total of \$15,111.27.**
 - ✓ Cottontown Bellevue Historic District - \$1,200.00
 - ✓ Elmwood Park - \$1,200.00
 - ✓ Hyatt Park - \$1,200.00
 - ✓ North Columbia Civic Club - \$1,200.00
 - ✓ Bradley N.A. - \$1,200.00
 - ✓ Colonial Heights - \$950.00
 - ✓ Lyon Street - \$1,200.00
 - ✓ Heritage Woods - \$1,161.27

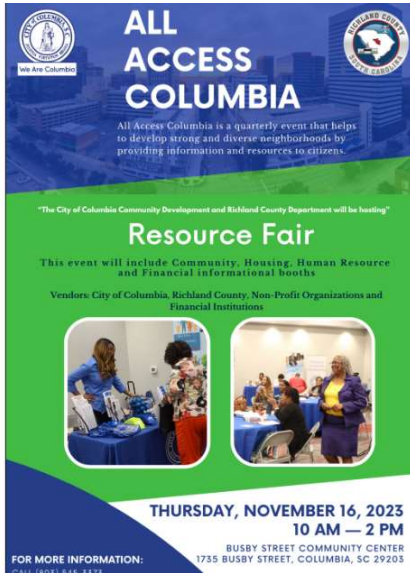


- ❑ **City of Columbia Community Development receives the John Sasso Award at the National Community Development Conference June 25, 2024**

The City of Columbia Community Development was recognized and received the John Sasso Award at the National Community Development Conference in Cambridge, MA. This acknowledgment reflects the department's exceptional efforts in promoting and commemorating the Community Development Block Grant

- ✓ South Meadowfield - \$1,200.00
- ✓ Sherwood Forest - \$1,200.00
- ✓ Shandon N.A. - \$1,200.00
- ✓ Vista N.A. - \$1,200.00
- ✓ Yorkshire N.A. - \$1,000.00
- ❑ **Customer Assistance Program (CAP)** designed to provide water and sewer customers with assistance paying past due water and sewer bills. **Four Hundred and Ninety (490)** citizens were assisted totaling \$234,541.27 in funding.
- ❑ **Neighborhood Assistance/Community Liaison – Attended forty-five (45)** neighborhood meetings and provided support printing over **10,115 flyers**.
- ❑ **Collaborative Outreach Efforts – Housing Contractors Workshop (Housing Division)**
Monday, September 11, 2023
 - **Heart Health** – Dr. Daniel Bouknight (Cardiologist). This session took place in College Place neighborhood.
- Monday, October 9, 2023**
 - **Sleep Expert** – Nakita Barnes (DNP). This session took place in North Columbia Civic Club neighborhood.
- Tuesday, November 14, 2023**
 - **Pharmacist** – Dr. Evan Johnson (PharmD). This session took place in Burton Heights Standish Acres neighborhood.
- Tuesday, December 5, 2023**
 - **Child Abuse Expert** – Dr. Stephanie Schaller (DNP). This session took place in Belmont and Gable Oaks neighborhood.
- ❑ **Community Improvements Projects – Seven (7)** Quality of Life/Neighborhood Improvement Clean Sweep Collaborative with Development Services & Public Works:
 - ❑ **Forest Hills N.A.**
 - ❑ **Monday, July 24th – Friday, July 28th, 2023**
 - ❑ **Fairwold Acres**
 - ❑ **Monday, August 21st – Friday, August 25th, 2023**
 - ❑ **Golden Acres N.A.**
 - ❑ **Monday, Sept. 25th – Friday, Sept. 29th, 2023**
 - ❑ **Crosshill N.A.**
 - ❑ **Monday, October 23rd – Friday, October 27th, 2023**
 - ❑ **Hyatt Park**
 - ❑ **Monday, April 22nd – Friday, April 26th, 2024**

- ❑ Colonial Heights
- ❑ Monday, May 20th – Friday, May 24th, 2024
- ❑ Historic Melrose Heights
- ❑ Monday, June 24th – Friday, June 28th, 2023



All Access” Trainings/Workshops: Tuesday, September 26th, 2023 (Two sessions)

- **Business Funding** – This session gave insight to participants on the different programs that the Office of Business Opportunities offer for small business. (Flyer attached) **Up to 20 people participated in this workshop.**

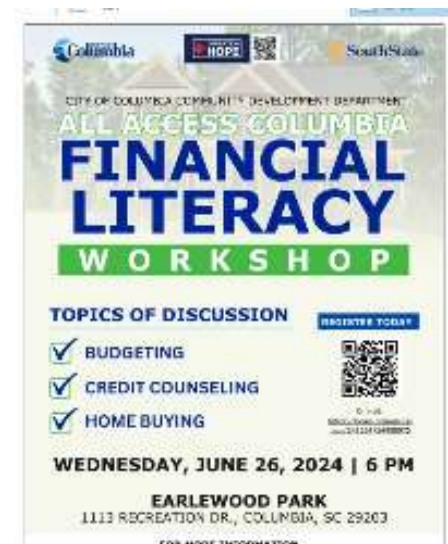
- **Exploration of Business Needs** – This session gave insight on strategic ways of utilizing CDBG funds for your neighborhood, businesses and organizations. (Flyer attached)

Thursday, November 16th, 2023 (Attached is the flyer)

- **Managing Your Money** – Truist Bank representative conducted this session and gave a brief insight to participants on money management.

- **Understanding Credit** – First Citizens Bank representatives conducted this session to explain the importance of credit to participants.

- **Obtaining a Mortgage Loan** – Synovus Bank representative conducted this session on how to obtain a mortgage loan.
- **Shopping for a Home** – SC Real Estate representative explain the importance of shopping for a home.
- **A CRA officer/CDFI Coordinator were able to conduct one-on-one counseling** at participants request for this workshop. Up to 60 people attended this workshop.



SAVE THE DATE
HOMEOWNERSHIP FOR VETERANS

ENRICHING

REGISTER
<https://2023homes>

Saturday
9-4
Busby Str
1735 Busby

In Partnership with:

CITY OF COLUMBIA COMMUNITY DEVELOPMENT DEPARTMENT

TENANTS AND LANDLORDS

RIGHTS & RESPONSIBILITIES WORKSHOP

TOPICS OF DISCUSSION

- ✓ REPORTING ISSUES IN SUBSIDIZED HOUSING/ TENANT BASED SECTION 8
- ✓ CODE ENFORCEMENT
- ✓ HOUSING DISCRIMINATION
- ✓ EVICTIONS & HOUSING LEGAL INFORMATION
- ✓ UNIFORM RELOCATION ACT

REGISTER TODAY
<https://forms.columbiasc.gov/23325450899983>

THURSDAY, JANUARY 18, 2024 | 6 PM - 8 PM
COLUMBIA METROPOLITAN CONVENTION CENTER
1101 Lincoln St, Columbia, SC 29201

Columbia Housing Authority, South Carolina Human Affairs Commission, South Carolina Legal Services, City of Columbia Police Department

Fair Housing Awareness – During the reporting period the following Fair Housing (FH) activities occurred:

➤ **11/1/2023** – Staff was represented at the Fair Housing Training by the US Department of Housing and Urban Development on November 1, 2023. The Fair Housing Presentation consisted of a general overview of the Fair Housing Act, Equal Access Rule, LEP Requirements, FHEO Review, Consolidated Plans, CAPERS, Annual Action Plans and Disaster Recovery/Mitigation Grant Action Plans.

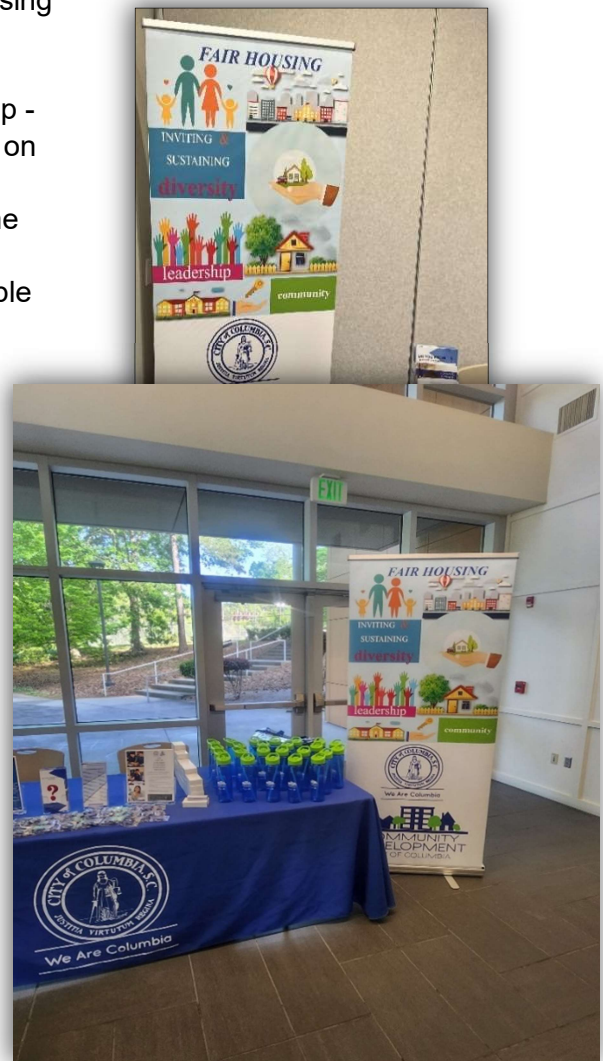
➤ **1/18/2024** – Tenants and Landlords Rights & Responsibilities Workshop

The workshop was opened with remarks from Tina Herbert, COC City Council followed by topics of discussion to include: reporting issues in HUD public

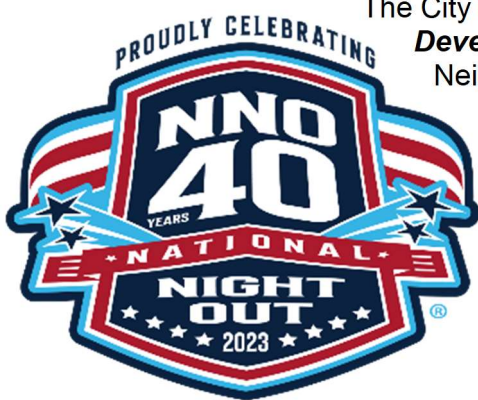
housing/tenant based section 8 and FHA Multi-Family subsidized housing, Code Enforcement, Evictions and Housing Legal Information, Housing Discrimination and the Uniform Relocation Act. SC Housing, Columbia Housing Authority, South Carolina Human Affairs Commission, South Carolina Legal Services and City of Columbia Police Department had vendor tables with fair housing, legal rights and homebuyer information.

- **2/5/2024** – Developed City of Columbia Community Development Affirmative Fair Housing Marketing Plan
- **2/8/2024** – City of Columbia Title VI Response
- **3/19/2024** – Proclamation for Fair Housing Month

- **4/10/2024** – Fair Housing Free Seminar Housing Rights in SC - COCCD partnered with the South Carolina Human Affairs Commission for a Free Seminar Housing Rights in SC on April 10, 2024 and April 23, 2024 for fair housing month. The topics of discussion were Fair Housing and Landlord and Tenant Law. Fair Housing information table present
- **4/17/2024** – Fair Housing/Homebuyer Workshop - COCCD hosted a HOMEBUYER WORKSHOP on April 17, 2024. The topics of discussion were: credit and how to get a mortgage loan, the home buying process for first time home buyers and budgeting and savings. We set up a vendor table with fair housing pamphlets/handouts. Fair Housing information table present
- **4/23/2024** – Fair Housing Free Seminar Housing Rights in SC - COCCD partnered with the South Carolina Human Affairs Commission for a Free Seminar Housing Rights in SC on April 10, 2024 and April 23, 2024 for fair housing month. The topics of discussion were Fair Housing and Landlord and Tenant Law. Fair Housing information table present
- **5/15/2024** – Empowering New Americans: Pursuing the American Dream and Fair Housing Together
- **6/6/2024** – Bostock and Beyond: Practical Applications of LGBTQIA+ Fair Housing Protections
- Fair Housing Pamphlets/Notepads and pens were ordered for continued use at table present events



National Night Out (NNO)



POLICE • COMMUNITY PARTNERSHIPS

The City of Columbia Departments including CPD, **Community Development**, Parks and Rec, and the Columbia Council of Neighborhoods CPD School Resource Officers with Captain M. Blair celebrate the 2023 City of Columbia National Night Out Kick-Off. Neighborhoods across the United States will gather tonight with food, music, games, and fun.

- **National Night Out (NNO) was celebrated August 1, 2023 in the City of Columbia and over Twenty-one (21) Columbia Neighborhoods participated in the national celebration.**



CDBG PROGRAM SPOTLIGHT

PUBLIC SERVICE PROJECTS

- **Rainy Day Fund –Provide additional support to clients facing barriers that are preventing them from exiting homelessness.** The focus is to provide support to people that are attempting to avoid or exit the legal system and/or whose legal system involvement is acting as a particular barrier to housing and independence. (\$47,880.63); provided services to 924 peoples of low income or experiencing homelessness.
- **Fast Forward (\$37,353.61) – 575 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) – (\$75,000) – 947 people helped.** MIRCI met its goal to link 125 individuals experiencing homelessness with outreach, behavioral healthcare, and stable housing.

- ❑ **Midlands Housing Alliance (\$28,927.44) – 631 people assisted.** Transitions Jobs successfully assisted with job placement services providing over 3,800 units of service through the program.
- ❑ **City Center (\$54,281.00) – Transitions jobs successfully met their goals to provide outreach to chronically homeless and first time homeless peoples of downtown Columbia.** City Center helped gather information about the homeless population downtown and use that information to find ways to help people suffering from homelessness find shelter. City Center successfully reached more than 1,500 individuals.

PUBLIC FACILITIES IMPROVEMENTS

Parks & Recreation – Parks Improvement Projects (\$627,573)

- ❑ **Randall Ave. Pocket Park (\$270,770)** was created as a catalyst for development in the Belmont Neighborhood. It includes greenspace, picnic shelter, site amenities, lighting, irrigation, landscaping, etc.
- ❑ **T.S. Martin Park (Phase IV) (\$17,400)** improvements included extended baseball fencing and new bleachers
- ❑ **Hyatt Park (Phase III) (\$339,403)** improvements included the demolition and installation of seat wall bleachers and a new playground.



Randall Avenue Pocket Park



Hyatt Park



TS Martin Park

ECONOMIC

DEVELOPMENT PROJECTS

- ❑ **Office of Business Opportunities Commercial Retention and Redevelopment Program** – OBO requested an extension until September 30, 2024 to complete and closeout all projects. Eleven (11) projects will be completed for a total of \$248,775.

Business	Amount
Break Point Cola.	\$23,580.00
Sid & Nancy	\$20,300.00
Revente'	\$20,750.00
Blue Tile Skateboards	\$24,950.00
GG's Bakery	\$23,910.00
Jake's Bar & Grill	\$24,905.00
Sittin' Pretty Print Shop	\$30,425.00
Vestique	\$21,010.00
5pts Properties	\$19,675.00

La Boheme'	\$4,4870.00
Toasty Hot Spot	\$34,400.00
Total	\$248,775.00



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 317 loans housing portfolio and total loan volume amount over \$16,505,408.76. 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 capacity challenges during the 2023-2024 reporting period; however, we stayed at productivity. The Housing Division produced ten (10) units of affordable housing were produced through loan/down payment assistance for homeownership or homeownership rehabilitation.

The Housing Division sponsored, participated in or conducted a total of nine (9) workshops and clinics during the reporting period. A combined total of three hundred eight (308) participants received various housing related information.

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

FY2023-2024 Housing Accomplishments					
Housing Programs	Loan Fund	Number Closed	City Contribution	Amount Leveraged (Partner Banks)	Total Financed
City Lender I /Uplift	CDBG	-	-	-	-

City Lender/Affordable	CDBG	4	\$ 1,043,400.00	-	\$1,043,400.00
City Lender II	GF	3	\$ 149,328.00	\$642,724.00	\$792,055.00
Employee	GF	-	-	-	-
SHINE	CDBG	1	\$80,000.00	-	-
City ARPA	ARPA	1	\$11,600.00	-	-
Emergency Repair	CDBG	1	\$3,852.00		
Totals		10	\$1,288,180.00	\$642,724.00	\$1,835,455.00

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 two (2) rehabs completed twenty-one (21) properties that are currently moving forward and/or in the process. There are 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 **HOME** investment NOFA workshop was held on September 19, 2023. **HOME** funds are used to further the City's commitment to make homeownership more affordable for very low, low and moderate-income persons. Down payment assistance and affordable housing loans are made available to remove the obstacles to homeownership.

A Notice of Funds Available (NOFA) was released during the reporting period. Three (3) applications were received and two (2) are under review for approval.

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>
☐ TCM, (Cooperative Ministry)	\$210,000	\$210,000
☐ MHA –Transitions	\$25,894	\$24,589
☐ PALSS (Palmetto Aids Life Support Services)	\$373,636	\$373,636
☐ USC (University of South Carolina)	\$478,637	\$416,502
☐ USCS (Upper Savannah Care Services)	\$25,000	\$16,124
☐ CHA (Columbia Housing Authority)		
▪ CHA-1 Tenant Based Rental Assistance (TBRA)	\$469,166	\$468,892
▪ CHA-2 TBRA/Salary	\$23,868	\$23,854
▪ CHA-3 TBRA-Housing First/Homelessness	\$138,949	\$138,949
▪ CHA-4 Housing Operations/Maintenance	\$20,373	\$20,353

These funds provide housing needs (supportive services, short-term emergency rental and mortgage, and utility payments, case management and vouchers), as well as housing assessment

services to this targeted population. During this period a total of \$1,692,902 expended for the following outcomes:

- ❑ 80 households received tenant-based rental assistance
- ❑ 808 persons received supportive services
- ❑ 120 persons received short-term rent, mortgage and utility assistance
- ❑ 507 Housing Information services provided
- ❑ \$8,043,780 total leveraged dollars

The Community Development Department is committed to making the City of Columbia and its neighborhoods a better place to live and work. It is through the efforts of this Department that the City strives to provide safe, decent, affordable housing; a suitable and sustainable living environment and economic opportunities, specifically for low or moderate wealth individuals and families.

CITY COUNCIL ACTION

ACTION: Community Development is providing this *CAPER Executive Summary* report as information to the *City Council Community Development Committee at the Standing Meeting for approval to submit the Final 2023 CAPER Report to HUD on or before September 28, 2024.*

COMMUNITY DEVELOPMENT FINAL ACTION

The Final 2023 CAPER report along with citizen's comments will be submitted electronically to the US Department of Housing and Urban Development prior to September 30, 2024. All written public comments are welcome. Forward all comments to:

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