

Consolidated Annual Performance Evaluation Report (CAPER)



City of Columbia Community Development FY 2018-2019



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Community Development Department**

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**FY 2018-2019 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 2018-2019. 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 2018-2019 CAPER and is submitted electronically to HUD via the Integrated Disbursement and Information System (IDIS) prior to September 30, 2019.

Citizen Participation Process

Citizens have the opportunity to comment on performance of the three entitlement programs, Community Development Block Grant (CDBG), Home Investment Partnership (HOME), and Housing Opportunities for Persons with Aids (HOPWA). The citizen participation process which includes a 30-day comment period, began on August 21, 2019 and will conclude September 22, 2019. In compliance with the City's Citizen Participation Plan, two (2) public hearings are held to solicit public comments:

Thursday, August 29, 2019 – 6:00 p.m.

Woodforest National Bank
Community Development & Education Center
3730 N. Main, Suite D
North Main Plaza
Columbia, SC 29203

Tuesday, September 17, 2019 – 6:00 p.m.

City Council Meeting
City Hall Council Chambers, 3rd Floor
1737 Main Street, Columbia, SC 29201

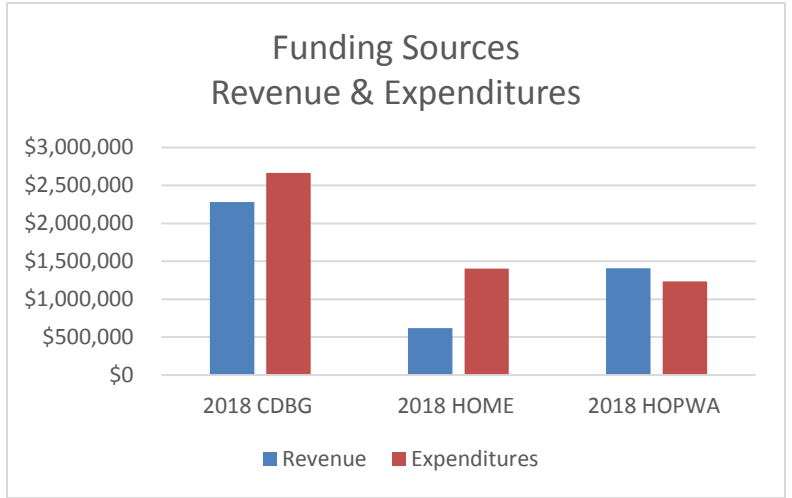
A copy of draft CAPER Executive Summary is posted on the City's website for comment. The CAPER report along with citizen's comments is submitted electronically to the US Department of Housing and Urban Development prior to September 30, 2019. All written public comments are welcomed and can be forwarded to:

- cocommdevcompliance@columbiasc.gov, mailed to Dollie Bristow, City of Columbia, Community Development Department, 1401 Main St., 4th Floor P.O. Box 147 Columbia, SC 29201 or faxed to 803-255-8912.
- The draft is available @ www.Columbiasc.gov/communitydevelopment or @ the Community Development Department @ 1401 Main St. 4th Floor, or emailed upon request by calling 545-3373.

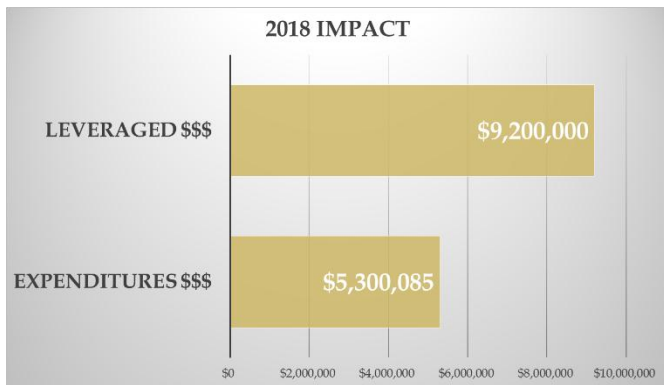
Sources of Funding Revenue & Expenditure Summary

This draft CAPER Executive Summary report highlights the 4th year of progress of the Community Development 5-year Strategic Plan. IDIS is HUD's reporting system for formula grant programs: CDBG, HOME, and HOPWA. In FY2018-2019,

- CDBG funds had a total of \$2,280,178 allocated to projects including \$1,026,764 in new CDBG, \$1,053,764 in program income/revolving loan fund and \$199,650 in prior year funding. Total CDBG expended - **\$2,665,065**.



- HOME allocation totaled \$617,617; Total HOME expended - **\$1,402,134** including eligible affordable housing projects that had HOME funds committed from previous funding years, but expended in program year 2018.
- HOPWA allocation totaled \$1,406,384; Total HOPWA expended - **\$1,232,886**.



Total expenditures for 2018 from all entitlement sources is **\$5,300,085**. The total impact of federal funding is **\$9.2 million leveraged in private** and other funding sources. Also, during the 2018 fiscal year a Substantial Amendment to the 5-year Consolidated Plan was approved by HUD to include the CDBG Disaster Recovery (CDBG-DR) Program with total funding of \$26,155,000 over a six-year grant period. As of June 30, 2019, \$3,639,334 has been spent across all activities. The CDBG-DR grant period ends December 31, 2022.

2018 Action Plan Outcomes

During FY2018-2019, the City of Columbia is reporting on the outcomes of four (4) priority needs and thirteen (13) major goals, 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 in the table below.

Priorities:

- 1) Improving Affordable Housing;
- 2) Expanding Economic Opportunities;
- 3) Providing for Suitable Living Environments; and
- 4) Improving the Capacity of Area Housing & Community Service Providers.

Goals:

- 1) Provide Homebuyer Opportunities
- 2) Increase and Improve the Supply of Affordable Rental Housing,
- 3) Assist Homeowners with Needed Repairs,
- 4) Provide for Special Needs Housing;
- 5) Promote Fair Housing,
- 6) Provide Support to New and Expanding Businesses,
- 7) Provide Job Training and Job Placement Services,
- 8) Improve Access to Economic Opportunities,
- 9) Improve Access to Housing Opportunities,
- 10) Decrease Vacancy and Blight,
- 11) Reduce Hazards in Homes, including Lead-Based Paint, Mold, and Asbestos,
- 12) Improve the Availability of Public Services and Facilities,
- 13) Increase Capacity of Housing and Service Providers.

Outcomes Table – 2018 Program Year

Goal	Indicator	Unit of Measure	Expected 2018 Program Year	Actual 2018 Program Year	% Complete 2018 Year
Assist Homeowners with Needed Repairs	Homeowner Housing Rehabilitated	Household Housing Unit	9	8	88.88%
Improve Access to Economic Opportunities	Facade treatment/business building rehabilitation	Business	14	5	35.71%
Improve Access to Economic Opportunities	Businesses assisted	Businesses Assisted	14	10	71.42%
Improve Access to Housing Opportunities	Public service activities for Low/Moderate Income Housing Benefit	Households Assisted	1000	842	84.20%
Improve Access to Housing Opportunities	Direct Financial Assistance to Homebuyers	Households Assisted	25	26	104.00%
Improve Access to Housing Opportunities	Tenant-based rental assistance / Rapid Rehousing	Households Assisted	87	62	71.26%
Improve Access to Housing Opportunities	Homelessness Prevention	Persons Assisted	355	136	38.31%
Improve Services, Facilities, & Infrastructure	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit	Persons Assisted	1500	5000	333.33%
Improve Services, Facilities, & Infrastructure	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	2500	2437	97.48%
Increase and Improve Affordable Rental Supply	Rental units constructed	Household Housing Unit	87	0	0.00%

Increase and Improve Affordable Rental Supply	Rental units rehabilitated	Household Housing Unit	69	0	0.00%
Increase Capacity of Service Providers	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	1520	868	57.11%
Increase Capacity of Service Providers	Public service activities for Low/Moderate Income Housing Benefit	Households Assisted	500	842	168.40%
Increase Capacity of Service Providers	Tenant-based rental assistance / Rapid Rehousing	Households Assisted	85	62	72.94%
Increase Capacity of Service Providers	Homelessness Prevention	Persons Assisted	355	1360	383.10%
Increase Capacity of Service Providers	HIV/AIDS Housing Operations	Household Housing Unit	13	9	69.23%
Promote Fair Housing	Public service activities for Low/Moderate Income Housing Benefit	Households Assisted	500	842	168.40%
Provide for Special Needs Housing Opportunities	Tenant-based rental assistance / Rapid Rehousing	Households Assisted	80	62	77.50%
Provide for Special Needs Housing Opportunities	Homeless Person Overnight Shelter	Persons Assisted	50	50	100.00%
Provide for Special Needs Housing Opportunities	Homelessness Prevention	Persons Assisted	175	136	77.71%
Provide for Special Needs Housing Opportunities	HIV/AIDS Housing Operations	Household Housing Unit	13	9	69.23%
Provide Homebuyer Opportunities	Homeownership	Household Housing Unit	27	13	48.14%
Provide Homebuyer Opportunities	Direct Financial Assistance to Homebuyers	Households Assisted	25	26	104.00%
Provide Job Training & Job Placement Services	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	85	77	90.59%
Reduce Vacancy and Blight	Buildings Demolished	Buildings	23	41	191.30%

Community Development Department Accomplishments

- ❑ City became “Timeliness” Compliant for CDBG Program on May 2, 2019.
- ❑ **ACTION (Assisting Citizens to Improve Our Neighborhoods) Grant** ...15 neighborhoods used funds for beautification/landscape, sign toppers & park improvements totaling \$14,092 in General Fund dollars.

- **Community Development Department** staff attend the National Community Development Association 50th Anniversary Conference in Jacksonville, Florida and received the 2019 John A. Sasso National Community Development Week Award. CD implemented the first-ever CD Week Luncheon focusing on CDBG and HOME programs, and the need for Congress to preserve and increase federal funding locally. Our keynote speaker was Dr. Akil Ross, Sr., 2018 National Principal of the Year. The Speak Out session focused on “Poor Credit History and Debt Preventing Economic Opportunities” and guest panelists included: Mayor Pro Tem Tameika Isaac Devine, *City of Columbia City Council*, Kathi Snipes, *Security Federal Bank*, Bernie Mazyck, *South Carolina Association of Community & Economic Development*, Sue Berkowitz, *Appleseed Center for Legal Justice*. A 500-word essay contest was open for Richland County School District One junior & senior high school students. The topic was “How Credit will affect my plan for the next 10 years of my life” and 1st, 2nd & 3rd prize winners were recognized at the Community Development Week luncheon. Over 150 attendees including various community partners, stakeholders and City departments participated and serving.

- **CDD Neighborhood Services Division**
 - Served **197 LMI *Customer Care Clients*** providing **\$57,600** in payments through the “Change Up” Program
 - Assisted City Administration to establish the “***Children’s Saving Account***” (***CSA***) **Program** (pilot) – Program started August 2018 to promote financial literacy and establish bank accounts for Kindergarteners at Watkins-Nance Elementary School. **13 participants with a \$50** initial deposit in all accounts - **\$650.00**. Total matched funds - **\$136.00**...total funds deposited **\$786.00**.
 - **Individual Development Account (IDA) (\$28,000)** – 8:1 match savings program...provided assistance to **14** current ***clients*** as this program moves towards closeout.
 - **Quarterly All-Access Neighborhood Capacity Building Workshops** - Events were held on March 9, 2019 & June 8, 2019 with over 85 neighborhood participants.

CDBG Program Accomplishment Spotlight

PUBLIC SERVICE PROJECTS

- **Bank On Columbia – (\$29,049)** Bank On/Fresh Start workshops provided **1002 LMI** and 35 non-LMI participants access to financial literacy.
- **Homeless No More – St. Lawrence Place Afterschool & Summer Camp – (\$50,000)** provided eighty-one (81) youth experiencing homelessness access to a safe and nurturing space for learning.
- **Fast Forward (\$14,964)** – Provided Job Skills Training and Certifications for veterans and expanded to assist residents at the Family Shelter. A total of **seventy-seven (77) clients** were served which is **192%** of the 40 proposed. Individuals were provided resume assistance, training and job search assistance.
- **United Way of the Midlands – Adult Dental Clinic (\$50,000)** - Access to increased dental hygiene and oral services to serve over 827 adult patients within Columbia.
- **University of South Carolina – Food Share Program – (\$25,000)** – Provided access to healthy food, individual health plans, and educational classes to 450 LMI residents within the City of Columbia.

INFRASTRUCTURE PROJECTS

- ❑ **Edisto Court Community Pedestrian Connection (\$6,122)** – Installed two (2) ADA compliant crosswalk connectors at the intersection of Holt Avenue and Airport Boulevard, and Elmwood Avenue and Waverly Street.
- ❑ **PUBLIC WORKS – COLONIAL COMMUNITY & BOOKER WASHINGTON HEIGHTS ROAD IMPROVEMENTS - \$391,689.** The following streets were repaved serving 4,705 residents in the LMA service area:
 - Lester Drive from High Circle to Ripplemayer Avenue
 - Pendleton Street
 - Senate Street from Harden Street to Pine Street
 - Oak Street from College Street to Gervais Street
- ❑ **PUBLIC WORKS STREET REPAVING PROJECTS – (\$846,147)**
The following streets were repaved serving 4,295 residents in the LMA service area:
 - Benton Street from Clark Street to River Street
 - Geiger Street
 - Confederate Avenue from Lincoln Street to Bull Street
 - Washington Street from Millwood Avenue to Manning Avenue

ACQUISITION & DEMOLITION PROJECTS – UNDERWAY

- ❑ **King/Lyon Redevelopment Area Acquisition & Demolition Project (2017)** – Project underway; Acquisition of **six (6) duplex units** is complete (**\$243,892**), relocation underway, and estimated date of demolition and project completion is December 2019.
- ❑ **Booker Washington Heights Redevelopment Area Acquisition & Demolition Project (2017)** – Project underway and a total of \$87,263 was expended to purchase three (3) abandoned houses during FY2018. Demolition and completion of project is estimated for December 2019.

CLEARANCE & DEMOLITION PROJECT

- ❑ **CoC Public Safety Demolition Project (2017) – (\$320,064)** – Project was completed during FY2018 forty-one (**41**) **abandoned structures** were demolished to protect health and safety of City of Columbia neighborhoods.

ECONOMIC DEVELOPMENT PROJECT

- ❑ **Office of Business Opportunities Commercial Improvement & Retention Program – (OBO)** Completed the 2017 Façade and Commercial Redevelopment & Retention Program during the 2018 program year. (\$140,744); five (5) Façade Loans & (5) Commercial Retention Loans were completed and leveraged \$70,468 in private funding.

Housing Programs Accomplishment Spotlight

The City of Columbia has been helping individuals and families for over 40 years get into homeownership, make home improvements, rehabilitate or build new homes throughout the City of Columbia by utilizing funds from U.S. *Department of Housing and Urban Development* through their Community Development Block Grant Program, HOME investment Partnership Program and the City's General Funds. Under the Housing Division's City Lender Initiative, a total of 51 units of housing were completed as new homeownership or homeownership rehabilitation. Housing Table – 1 below provides the detailed units for each program.

Housing Table -1

FY2018-2019 Housing Accomplishments					
Housing Programs	Loan Fund	Number Closed	City Contribution	Amount Leveraged (Partner Banks)	Total Financed
Affordable Housing	HOME	11	\$1,402,134.00		\$1,402,134.00
	CDBG	11	\$1,446,370.00		\$1,446,370.00
City Lender I	CDBG	5	\$123,888.49	\$483,200.00	\$607,088.49
City Lender II	GF	12	\$371,163.00	\$1,484,652.00	\$1,855,815.00
Employee	GF	5	\$271,747.00	\$815,241.00	\$1,086,988.00
MAP**	CDBG	8	\$138,129.38		\$138,129.38
Totals		51	\$3,753,431.87	\$2,783,093.00	\$6,536,524.87

****Maintenance Assistance Program (MAP) Homeowner Rehabilitation**

Additionally, **Rehab Care & Renovations** – These homes were financed through the City Lender Loan Program and were foreclosed. Five (5) homes have been rehabilitated for homeownership expending \$140,881 from the CDBG Revolving Loan Fund. In Housing Table – 2, detailed information provides the number of events (15) held and potential homeowners served (842) with housing services during FY2018-2019.

Housing Table - 2

Title	# of Events	# Served
Homebuyer Seminars	5	137
Promotional Events	8	665
Credit Counseling	2	40
Total	15	842

HOME Program Spotlight

HOME funds were 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. HOME dollars were expended on eleven (11) Affordable HOME loans totaling \$1,402,134. Additionally, 2018 HOME funds were committed to an Affordable Housing Project (Homes for HOPE) in partnership with Richland County CDBG funds for the Edisto Court Redevelopment Area. The project is currently in the pre-development phase as the City has received the Authorization to Use Grant Funds (AUGF) from HUD and has provided Environmental Clearance approval to HOMES of Hope. The project needs Richland County Council final funding approval and HUD’s AUGF for RC. This expected completion date of project is December 2020. HUD also requires the City to have a 12.5% Match for HOME funds expended in

FY2018. The match requirement is \$77,202 and based on HOME activities, the City exceeded the required match totaling \$275,050.

HOPWA Accomplishment Spotlight

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

	<u>Awarded</u>	<u>Expended</u>
☐ TCM, (Cooperative Ministry)	\$176,371	\$175,056
☐ MHA –Transitions	\$20,372	\$20,372
☐ PALSS (Palmetto Aids Life Support Services)	\$277,454	\$273,130
☐ USC (University of South Carolina)	\$382,277	\$340,206
☐ USCS (Upper Savannah Care Services)	\$25,000	\$24,878
☐ CHA (Columbia Housing Authority)		
▪ CHA-1 Tenant Based Rental Assistance (TBRA)	\$303,836	\$252,814
▪ CHA-2 TBRA/Salary	\$23,868	\$23,868
▪ CHA-3 TBRA-Housing First/Homelessness	\$131,078	\$115,434
▪ CHA-4 Housing Operations/Maintenance	\$20,027	\$20,027

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:

- ☐ 62 households received tenant-based rental assistance
- ☐ 509 persons received supportive services
- ☐ 136 persons received short-term rent, mortgage and utility assistance
- ☐ \$6,368,945 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 Required

ACTION: Community Development is requesting *City Council's approval to submit the 2018 Final CAPER Report to HUD prior to September 30, 2019.*