

FIRST QUARTER PROGRESS REPORT

OVERVIEW

The City of Columbia receives CDBG, HOME, and HOPWA funding as an entitlement from HUD. For the 2007-2008 fiscal year, Columbia received \$1,346,102 in CDBG, \$1,034,000 in HOPWA, and \$820,065 in HOME funds. Other funds include a projected \$726,500 in CDBG and HOME program income and \$102,508 in matching funds for the HOME program. CDBG funds are used to fund an array of projects to include the Summer Intern Program, Commercial Revolving Loan Fund, Housing First, and the Mini Grant Program. HOME funds are used as line of credits by the City's Development Corporations to complete projects. The Section 108 Loan Guarantee Program is a provision of the CDBG program allowing an advance of future entitlement funds for housing rehabilitation, economic development and large-scale infrastructure improvements. The City used these funds for the financing of economic initiatives, including the acquisition of the Central Corrections Institution (CCI) property (renamed CanalSide) and to provide additional funds in the Commercial Revolving Loan Fund (CRLF) program.

HOMEOWNERSHIP

The Housing and Loan Administration Division of the Community Development Department offers assistance to persons interested in purchasing a home within the corporate City Limits of Columbia. The prospective homeowner has the option to purchase, rehabilitate, and/or build a new home. The City Lender Housing Initiative Program provides a variety of loans for income-eligible residents.



Megan Odom, Loan Officer, converses with an open house guest on Gabriel Street.

During this quarter, the Housing and Loan Administration Division hosted a cook out to sale the homes on Gabriel Street.

The Housing and Loan Administration provided: forty-nine (49) credit counseling appointments, twenty-seven (27) prequalification appointments, and thirty-two (32) workbook review sessions. A total of thirty-seven (37) loans were made during this quarter. Of the thirty-seven loans that were made, thirty (30) were first time home buyers and eleven (11) moved into the City.



Home located on Gabriel Street

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THE DEVELOPMENT CORPORATIONS

The City established four non-profit development corporations to provide affordable housing and economic development opportunities in target areas of the City. They are Columbia Development Corporation, Columbia Housing Development Corporation Eau Claire Development Corporation, and TN Development. These corporations implement various economic and neighborhood development projects through funding sources including CDBG, HOME, Empowerment Zone, Section 108, City General funds, private funding, and other funding sources. During this quarter the Columbia Development Corporation (CDC) and Eau Claire Development Corporation completed activities with CDBG or HOME funds. It was also determined that TN Development Corporation would not use 2.8 million in HOME funds for Rosewood Hills. Staff will seek another project to invest these funds in.

701 Whaley Street Redevelopment



The Columbia Development Corporation (CDC) and South Columbia Development Corporation merge staffs in August of 2006. The service area now includes the Congaree Vista area and Five Points, Millwood Avenue, Rosewood Drive, Owens Field area, and Devine Street.

CDC has secured a \$600,000 loan from the Empowerment Zone, which will be loaned to 701 Whaley Olympia, LLC., as a historic preservation bridge loan. During this quarter, exterior renovations were made, new windows were installed, structural stabilization was done, and a new roof was placed on the east side of the building. Additional renovations will take place during the second quarter. The Columbia Development Corporation will possibly do work in the Edisto Court Neighborhood. This project will focus on low income housing and revitalizing the Edisto Court Neighborhood. Further details will be given during the second quarter.

Belmont Initiative

Created in 1993 by Eau Claire Redevelopment Plan, ECDC serves as a leading facilitator in developing specific commercial and residential initiatives in the Eau Claire/North Columbia Community. Construction has begun on two houses in the 5000 block of Randall Avenue during this quarter. The work is being done by Spirit Construction Company. In order to make the area look appealing to potential buyers, Carolina Wrecking cut down over twenty (20) trees, smoothed out the lots, and put up signage.



COMMERCIAL REVOLVING LOAN FUND

The purpose of the Commercial Revolving Loan Fund is to create employment opportunities and to stimulate private lender participation in the City of Columbia.

A loan was made to the Robinson Group of South Carolina, LLC., in the amount of \$40,000 for building renovations. This minority owned real estate management company is located at 5111 North Main Street. The jobs created totaled two (2) to include an office manager and an office assistant. Four (4) jobs retained: three (3) nurses and an office assistant

HOPWA

The City's HOPWA program is designed to provide resources and incentives to promote the development of long-term comprehensive strategies for meeting the housing and services needs of persons living with AIDS or the HIV disease and their families. The City accomplishes this goal by providing emergency housing assistance, tenant-based rental assistance, permanent supportive housing development, and comprehensive case management to clients in the EMSA of Calhoun, Fairfield, Kershaw, Lexington, Richland, and Saluda Counties.

Agency	Budget Amount	Scope of Services
Columbia Housing Authority	\$350,000	Permanent Supportive Services and Housing Assistance
The Cooperative Ministry	\$270,000	Housing Assistance
PALSS	\$159,001	Supportive Services
University of South Carolina Department of Medicine	\$261,054	Supportive Services
Upper Savannah Care Services	\$14,277	Supportive Services

HOMELESS

The City's Temporary Winter Shelter consists of two equally sized buildings located at 191 A & B Calhoun Street beside the City's Water Treatment plant off Huger Street. The first building, intended to house men only, opened on November 12, 2007. The target date for opening the second building, intended to house women and any overflow of men, is November 19, 2007. The shelter will only house men and women. Shelter guests with children or unaccompanied minors will be placed in an appropriate shelter in the community. The projected closing date is March 31, 2008. The shelter opens each night at 6:00 p.m. and closes the following morning at 7:00 a.m. At this time, there is no plan to operate a day service center at the emergency shelter location.

A partnership between the Salvation Army, Harvest Hope, the Midlands Interfaith Homeless Action Council (MIHAC) and the City of Columbia has been formed to provide and serve meals for the shelter guests. Meals will be served each night at the Salvation Army. Harvest Hope will provide a meat and a starch, and MIHAC volunteers will provide a side dish, dessert and something to drink.

Staff is currently working on the implementation of Housing First. Housing First is a program that provides chronic homeless persons with housing. Once in housing, a case worker helps the individual to address the issues that led them to become homeless. The City published a request for proposals (RFP) for organization and agencies that have provided supported services and housing for the homeless. Staff is also planning the Third Annual Project Homeless Connect scheduled for December 6, 2007. Finally, Staff continues to work on a more proactive Homeless Court that will possibly take place at the shelter location instead of the Municipal Court.

PUBLIC SERVICE

CDBG funds are allocated annually to provide a Community Liaison and a Community Neighborhood Specialist promoting communication, while establishing and maintaining mutual understanding between neighborhood organizations and the City of Columbia. Special emphasis is placed on neighborhoods without existing organizations or recently established new organizations. During this quarter, no new neighborhood organizations were formed or revitalized.

During this quarter, the Community Liaison and the Community Neighborhood Specialist attended a total of twenty-six (26) neighborhood meetings. Four (4) neighborhoods, in addition to CCN, received assistance with copies of neighborhood flyers.

National Night Out was held on August 7, 2007. A total of thirty-eight (38) neighborhood held activities to celebrate this event. The activities included but were not limited to: block parties, spaghetti dinners, and ice cream socials. Staff worked to secure \$25.00 gift cards for CCN and CCN provided each active neighborhood with \$100.00 upon application.

Neighborhoods are also eligible to receive assistance through two (2) grant programs: CANDO and Mini Grant. The purpose of CANDO, Columbia Assisting Neighborhood Development Opportunities, is to offer grants to recognized Columbia Council of Neighborhoods (CCN) member organizations for projects ranging from landscaping to youth and senior citizen cultural programs.

Neighborhoods are given the opportunity to apply for funding of projects based on the needs of their community. A total of three (3) neighborhoods were awarded CANDO funding during this quarter.

Name	Council District	Award	Project
Elmwood Park Neighborhood Association	District I	\$10,000.00	Pedestrian lighting
Melrose Heights	District III	\$1,725.00	Neighborhood social
Pinehurst Community Neighborhood	District II	\$2,500.00	Christmas Event

The Mini Grant program provides matching funds for eligible neighborhood organizations to implement neighborhood improvements. The Mini Grant Committee met and approved funding for four (4) neighborhoods on August 20, 2007.

Name	Council District	Award	Project
Colonial Park Neighborhood Organization	District II	1,000.00	Neighborhood Beautification
Earlewood Community Citizens Organization	District I	\$2,051.00	Bi-monthly newsletter and welcome booklets
Edisto Court Community	District III	\$998.00	Back to School Gala
Pinehurst Community Neighborhood Council	District II	\$1,000.00	Back to School Bash

SPECIAL PROJECTS

Canal Side

The Beach Company finalized its \$6 million purchase of approximately 23 acres of land from the City of Columbia for the CanalSide project. There was a \$1.5 million Section 108 loan/EDI made in 1994 to assist in the acquisition of the Central Correction Institution (CCI) site, now known as CanalSide. The \$6 million sale of the CanalSide property to The Beach Company, a private developer, has produced a prorated share of program income (approximately \$1.55 million). With the CDBG portion targeting low-income persons, the CAC voted in April 2007 to recommend \$931,818 of the program income go to the Rosewood Hills project for infrastructure, which is eligible for CDBG since it benefits low-income persons and benefits a low-income area. The remainder was used to pay remaining Section 108 notes. Therefore, the out parcel was not included in the sale to the Beach Company. It was later determined that the exact same acreage purchased with Section 108/EDI funds was the exact same acreage to the Beach Company. Proceeds from the sale to the Beach Company was determined by HUD to be \$1,554,000.00. The City paid \$600,000 in notes and had \$22,182 in interest. CanalSide will be located along the Congaree River in Columbia's Vista district and will feature approximately 750 town homes, single-family homes, condominiums and loft apartments. Phase I, which has an anticipated completion of winter 2008, will include about 40 town homes, 100 condominiums and 160 apartments. The neighborhood will include about 35,000 square feet of retail and commercial space designed to attract boutiques, gourmet markets, art galleries, cafes and restaurants.

Martin Luther King, Jr. Park Drainage Project

An infrastructure project, M. L. King Park/ Rocky Branch Environmental & Drainage Restoration will restore approximately 900 liner feet of degraded stream channel. In addition, it is recommending that the City of Columbia "day-light" an additional 940 liner feet of piped channel. The public works project is located at M.L. King Park and will benefit one of the city's lowest income neighborhoods that are included in the CDBG M.L. King target area. An estimated \$468,468 in CDBG funding will be used.

Environmental Permitting Consultants, Inc. were selected to design plans for the day-lighting and restoration work for the project. Once the plans are completed, they will be submitted to the Corps of Engineers for approval. Actual construction will be during the upcoming fiscal year if the plans are deemed acceptable.

Village at River's Edge

A portion (\$1.6 million) of the T.S. Martin Project, which was EDI or Economic Development Initiative funds, was also returned to the Department. These funds will be used for the infrastructure needs of The Village at the River's Edge. Single-family town homes will be centrally located within the Village at Rivers Edge in north Columbia and the area closest to the Columbia Canal. Multi-family condominium/apartment units will comprise the remaining structures and area, which could also provide the availability for senior-oriented housing. Overall density for The Village at Rivers Edge will not exceed 310 units, with a detailed preliminary infrastructure estimate for 294. The project is not anticipated to be a phased project, but if so, will only be done in two phases. Phase One would consist of the single-family units and part of the town homes and Phase Two would include the remaining town homes, condominium and possibly apartment units. Completion for build-out is expected to take over six years.

COMMUNITY DEVELOPMENT



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 LIVING ENVIRONMENT AND ECONOMIC OPPORTUNITIES SPECIFICALLY FOR PEOPLE OF LOW OR MODERATE INCOME.

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“Everybody Counts, Everybody Contributes, Everybody Benefits”