

# 2015-2016 Annual Action Plan

## AP-15 Expected Resources – 91.220(c)(1,2)

### Introduction

Initiatives identified in the 2015-2019 Consolidated Plan will be implemented through the Community Development Block Grant (CDBG), HOME Investment Partnership Program (HOME), and Housing Opportunities for Persons with Aids (HOPWA) programs. During program year 2015, the City of Columbia anticipates receiving \$918,793 in new allocation and \$2,331,127 in program income for CDBG, \$426,100 in HOME new allocation, \$53,263 in matching funds and \$250,000 in program income. The City also expects \$1,196,250 in the 2015 allocation of HOPWA funds as well as utilization of \$53,906 in carryover and \$400,000 in HOPWA set-aside funding from FY2014-2015. Set-aside funds are HOPWA funds that have been carried over from previous program years for permanent housing projects.

Program income funds have been designated for City public-use projects and must be used prior to expending entitlement funds. Also, approximately \$400,000 in HOME program income is anticipated from repayment of loans from the HOME Loan Fund and various other projects for a total of \$650,000 in HOME program income to complete the proposed activities in the Annual Action Plan year.

Over ninety-five (95%) percent of the funds are estimated to be expended within the targeted redevelopment areas. The city also anticipates leveraging a minimum of \$53,263 or 12.5% in private matching dollars for the required HOME match for the homebuyer assistance program. CDBG funding makes up 41%, HOPWA makes 41% and HOME makes 18% of the overall source of entitlement funding available to the City of Columbia for the 2015-2016 fiscal year.

**Anticipated Resources**

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	918,793	2,331,127	878,000	4,127,920	3,600,000	Program Income/Revolving Loan Fund
HOME	public - federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	426,100	303,263	0	729,363	1,700,000	Program Income includes \$53,263 of matching funds for FY2015.

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
HOPWA	public - federal	Permanent housing in facilities Permanent housing placement Short term or transitional housing facilities STRMU Supportive services TBRA	1,196,205	0	453,906	1,650,111	4,800,000	

**Table 1 - Expected Resources – Priority Table**

**Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied**

**If appropriate, describe publically owned land or property located within the jurisdiction that may be used to address the needs identified in the plan**

This does not apply.

**Discussion**

The City also uses Revolving Loan funds that help carry out the priority needs and activities identified in the Consolidated Plan and this Annual Action Plan. Revolving loan funds are separate funds (independent of other CDBG program accounts) set up for the purpose of carrying out specific activities.

The City of Columbia also provides in-kind services, general funds for operating costs, furnishings and equipment, and real property to carry out the activities identified in the Consolidated Plan and this Plan. City funds have been used to establish a General Fund Revolving Loan Funds separate from federal dollars that have leveraged over \$18 million private bank funds over the last five years. City general funds are used for a variety of city projects in which CDBG funds are proposed. Projects include street repaving, park improvements, and economic development. Additionally, the Community Development Department will solicit sponsorship revenue to support the many community programs and trainings that are held during the program year. These programs include the Neighborhood Leadership Summit, the OMG of Homeownership Conference (Owning, Maintenance, and Gardening), All Access Financial Literacy Conference, the 2015 Celebration of 40 years of Community Development for the City of Columbia, as well as assisting the City of Columbia in hosting the 2017 Neighborhoods USA (NUSA) National Conference

## AP-20 Annual Goals and Objectives

### Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Provide Homebuyer Opportunities	2015	2019	Affordable Housing		Improving Affordable Housing Options		Homeowner Housing Added: 10 Household Housing Unit Direct Financial Assistance to Homebuyers: 20 Households Assisted
2	Increase and Improve Affordable Rental Supply	2015	2019	Affordable Housing Homeless		Improving Affordable Housing Options		Rental units constructed: 20 Household Housing Unit Rental units rehabilitated: 20 Household Housing Unit
3	Assist Homeowners with Needed Repairs	2015	2019	Affordable Housing		Improving Affordable Housing Options Providing for Suitable Living Environments		Homeowner Housing Rehabilitated: 25 Household Housing Unit
4	Provide for Special Needs Housing Opportunities	2015	2019	Affordable Housing		Improving Affordable Housing Options		Tenant-based rental assistance / Rapid Rehousing: 20 Households Assisted Homeless Person Overnight Shelter: 50 Persons Assisted Homelessness Prevention: 150 Persons Assisted HIV/AIDS Housing Operations: 50 Household Housing Unit

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
5	Promote Fair Housing	2015	2019	Affordable Housing		Improving Affordable Housing Options Providing for Suitable Living Environments Improving the Capacity of Area Service Providers		Public service activities for Low/Moderate Income Housing Benefit: 500 Households Assisted
6	Provide Support to New and Expanding Businesses	2015	2019	Non-Housing Community Development		Expanding Economic Opportunities		Jobs created/retained: 15 Jobs Businesses assisted: 20 Businesses Assisted
7	Provide Job Training & Job Placement Services	2015	2019	Non-Housing Community Development		Expanding Economic Opportunities		Public service activities other than Low/Moderate Income Housing Benefit: 100 Persons Assisted Jobs created/retained: 15 Jobs Businesses assisted: 10 Businesses Assisted
8	Improve Access to Economic Opportunities	2015	2019	Non-Housing Community Development		Expanding Economic Opportunities		Public service activities other than Low/Moderate Income Housing Benefit: 250 Persons Assisted Businesses assisted: 25 Businesses Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
9	Improve Access to Housing Opportunities	2015	2019	Affordable Housing Non-Housing Community Development		Improving Affordable Housing Options Providing for Suitable Living Environments Improving the Capacity of Area Service Providers		Public service activities for Low/Moderate Income Housing Benefit: 500 Households Assisted
10	Reduce Vacancy and Blight	2015	2019	Non-Housing Community Development		Improving Affordable Housing Options Providing for Suitable Living Environments		Buildings Demolished: 10 Buildings Housing Code Enforcement/Foreclosed Property Care: 10 Household Housing Unit
11	Reduce Hazards in Homes	2015	2019	Affordable Housing		Improving Affordable Housing Options		Rental units rehabilitated: 5 Household Housing Unit Homeowner Housing Rehabilitated: 15 Household Housing Unit
12	Improve Services, Facilities, & Infrastructure	2015	2019	Non-Housing Community Development		Providing for Suitable Living Environments		Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 500 Persons Assisted Public service activities other than Low/Moderate Income Housing Benefit: 500 Persons Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
13	Increase Capacity of Service Providers	2015	2019	Non-Housing Community Development		Improving the Capacity of Area Service Providers		Public service activities other than Low/Moderate Income Housing Benefit: 500 Persons Assisted Public service activities for Low/Moderate Income Housing Benefit: 100 Households Assisted

Table 2 – Goals Summary

## Goal Descriptions

<b>1</b>	<b>Goal Name</b>	Provide Homebuyer Opportunities
	<b>Goal Description</b>	Utilizing a number of strategies and working with a variety of community partners, the City hopes to provide homeownership opportunities for low and middle income residents of the community.
<b>2</b>	<b>Goal Name</b>	Increase and Improve Affordable Rental Supply
	<b>Goal Description</b>	The City will continue to support the development and/or the rehabilitation of affordable rental housing throughout the jurisdiction.
<b>3</b>	<b>Goal Name</b>	Assist Homeowners with Needed Repairs
	<b>Goal Description</b>	The City of Columbia will provide assistance to low to moderate income homeowners experiencing physical housing problems that pose immediate health and safety dangers to the occupants and/or surrounding properties. Furthermore, assistance may be provided to homeowners who are in need of substantial rehabilitation and major repairs to their homes. The City will also provide homeowners with assistance to complete minor repairs and/or painting. This assistance may be provided through other nonprofit housing partners, grants, loans, deferred loans or some combination of these options.
<b>4</b>	<b>Goal Name</b>	Provide for Special Needs Housing Opportunities
	<b>Goal Description</b>	The City will provide support for the development of permanent housing with supportive services that address the needs of individuals with physical and/or mental disabilities as well as those persons living with HIV/AIDS and persons who are homeless or were formerly homeless and those that are at risk of becoming homeless.

5	<b>Goal Name</b>	Promote Fair Housing
	<b>Goal Description</b>	<p>The City will continue to ensure compliance with Fair Housing by annually reviewing its operations and assessing any Impediments to Fair Housing Choice. As impediments are identified, the City will work with its partners to address these impediments and remove any barriers to fair and affordable housing.</p> <p>The City will continue to provide for a community education program and promote fair housing as a part of all of its housing related activities. Furthermore, the City will continue to support a fair housing hotline that provides information regarding fair housing issues and assists persons who feel that they may have been victims of housing discrimination.</p>
6	<b>Goal Name</b>	Provide Support to New and Expanding Businesses
	<b>Goal Description</b>	The City will provide support to community businesses to expand and create more jobs throughout the community.
7	<b>Goal Name</b>	Provide Job Training & Job Placement Services
	<b>Goal Description</b>	The City of Columbia will continue to provide support for job training programs as well as job placement services offered by community partner organizations.
8	<b>Goal Name</b>	Improve Access to Economic Opportunities
	<b>Goal Description</b>	In an effort to improve access to jobs and economic opportunity, the City of Columbia (or its partners) offers assistance with transportation, microenterprise loans, business development initiatives, commercial facade improvements, as well as a host of other programs and services.
9	<b>Goal Name</b>	Improve Access to Housing Opportunities
	<b>Goal Description</b>	Improving access to affordable housing opportunities is an important goal for the City. Through a variety of programs and services, the City and its partners, provide financial literacy training, credit counseling, Individual Development Account programs as well as transportation services in an effort to improve housing options and opportunities for low to moderate income families throughout the City.

<b>10</b>	<b>Goal Name</b>	Reduce Vacancy and Blight
	<b>Goal Description</b>	The City will utilize HUD funding, along with non-federal sources, to reduce vacancy and blight throughout the jurisdiction. This may include demolition, rehabilitation and/or reconstruction of long-neglected commercial or residential properties.
<b>11</b>	<b>Goal Name</b>	Reduce Hazards in Homes
	<b>Goal Description</b>	The City incorporates the reduction of hazardous and unsafe conditions, in residential properties, into all of its housing programs. This includes the reduction of Lead-Based Paint, Mold and Asbestos in homes throughout the jurisdiction.
<b>12</b>	<b>Goal Name</b>	Improve Services, Facilities, & Infrastructure
	<b>Goal Description</b>	The City will continue to provide funding for the improvement and availability of public services, facilities and infrastructure throughout the jurisdiction.
<b>13</b>	<b>Goal Name</b>	Increase Capacity of Service Providers
	<b>Goal Description</b>	Each year, through a competitive funding process, the City provides funding to local non-profit organizations and public service agencies in an effort to improve their capacity and services for the citizens of Columbia.

## AP-35 Projects – 91.220(d)

The City of Columbia’s CDBG, HOME and HOPWA programs provide funding for projects within the City limits. During the 2015 Program Year, the City will focus its CDBG funding efforts on decent and safe affordable housing, fair housing education, financial literacy, neighborhood revitalization and redevelopment through infrastructure improvements, public services for youth and senior citizens and economic opportunities for business to create jobs. The City will focus its HOME funding on affordable housing through homeowner and rental acquisition, rehabilitation, and new construction; rental housing development for Community Housing Development Organizations (CHDO), and homeownership through the CityLender Housing Loan Program. HOPWA funds will continue to address the priority needs for permanent housing and to increase housing stability for special needs populations, persons with HIV/AIDs.

### Projects

#	Project Name
1	CDBG: Administration
2	CDBG: Public Services
3	CDBG: Economic Development
4	CDBG: Infrastructure & Code Enforcement
5	CDBG: Housing Rehabilitation Programs
6	HOME: Administration
7	HOME: CHDO Set-Aside
8	HOME: Affordable Housing Loans
9	HOME: Acquisition, Rehabilitation and New Construction Activities
10	HOPWA: Administration
11	HOPWA: Columbia Housing Authority
12	HOPWA: Palmetto AIDS Life Support Services
13	HOPWA: The Cooperative Ministries
14	HOPWA: Upper Savannah River Care Consortium.
15	HOPWA: USC Department of Medicine

**Table 3 - Project Information**

## **Describe the reasons for allocation priorities and any obstacles to addressing underserved needs**

The City of Columbia responds to the needs expressed in the community forums and on the community surveys by citizens who state that revitalizing neighborhoods and preserving the existing housing stock are critical.

To improve the quality of life of all citizens in Columbia, the Community Development Department will address both the need for additional affordable homebuyer and rental units. Because the lower income households are more heavily burdened with housing costs, rental housing will be developed and rehabilitated. Elderly and low income homeowners will benefit from housing rehabilitation to improve housing quality. Economic Development activities such as façade improvement, small business enterprise and entrepreneur programs play important roles in improving quality of life.

Fulfilling its mission of providing a holistic approach to community development, the City will continue to engage community partners to provide access to job training for veterans and the underserved, afterschool programs to serve homeless families code enforcement will demolish blighted commercial properties and provide a “Board On” project that both secures residential properties while looking aesthetically pleasing in neighborhoods plagued with vacant and abandoned homes; and sidewalk and street improvement projects in a targeted redevelopment areas that will provide safety and community improvement to neighborhoods.

The City will provide low-moderate income individuals and families the opportunity to increase personal wealth through banking access for the unbanked and underbanked; to experience a better quality of life through an individual development account program or benefit from education and awareness of HIV/AIDS.

## **AP-38 Project Summary**

### **Project Summary Information**

The following table lists the projects with a detailed project summary.

1	<b>Project Name</b>	CDBG: Administration
	<b>Target Area</b>	
	<b>Goals Supported</b>	Provide Homebuyer Opportunities Increase and Improve Affordable Rental Supply Assist Homeowners with Needed Repairs Provide for Special Needs Housing Opportunities Promote Fair Housing Provide Support to New and Expanding Businesses Provide Job Training & Job Placement Services Improve Access to Economic Opportunities Improve Access to Housing Opportunities Reduce Vacancy and Blight Reduce Hazards in Homes Improve Services, Facilities, & Infrastructure Increase Capacity of Service Providers
	<b>Needs Addressed</b>	Improving Affordable Housing Options Expanding Economic Opportunities Providing for Suitable Living Environments Improving the Capacity of Area Service Providers
	<b>Funding</b>	CDBG: \$248,649
	<b>Description</b>	General Administration of CDBG Program.
	<b>Target Date</b>	5/15/2016
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Over 2,500 low to moderate income households or families will benefit from the successful management and operations of the CDBG programs and services.
	<b>Location Description</b>	Jurisdiction wide program administration.
	<b>Planned Activities</b>	General Administration Citizen Participation Fair Housing Community Liaison
2	<b>Project Name</b>	CDBG: Public Services
	<b>Target Area</b>	

	<b>Goals Supported</b>	Promote Fair Housing Provide Support to New and Expanding Businesses Provide Job Training & Job Placement Services
	<b>Needs Addressed</b>	Expanding Economic Opportunities Improving the Capacity of Area Service Providers
	<b>Funding</b>	CDBG: \$222,555
	<b>Description</b>	This project includes all public services activities including those with household and individual beneficiaries.
	<b>Target Date</b>	6/30/2016
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Over 2,000 low to moderate income families will benefit from the CDBG public service activities.
	<b>Location Description</b>	Jurisdiction wide public services activities.
	<b>Planned Activities</b>	
<b>3</b>	<b>Project Name</b>	CDBG: Economic Development
	<b>Target Area</b>	
	<b>Goals Supported</b>	Provide Job Training & Job Placement Services Improve Access to Economic Opportunities
	<b>Needs Addressed</b>	Expanding Economic Opportunities Improving the Capacity of Area Service Providers
	<b>Funding</b>	CDBG: \$224,415
	<b>Description</b>	CDBG funded economic development activities.
	<b>Target Date</b>	6/30/2016
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	An estimated 50 low to moderate income persons and 10 businesses will benefit from the variety of economic development activities under-taken by the City and/or its partners.
	<b>Location Description</b>	Jurisdiction wide economic development activities.
	<b>Planned Activities</b>	Clemson University - Entrepreneur Program COC Busines Opportunities (Small Business Enterprise) 100,000.00 COC Business Opportunities (Façade) 75,000.00
<b>4</b>	<b>Project Name</b>	CDBG: Infrastructure & Code Enforcement

	<b>Target Area</b>	
	<b>Goals Supported</b>	Reduce Vacancy and Blight Reduce Hazards in Homes
	<b>Needs Addressed</b>	Providing for Suitable Living Environments
	<b>Funding</b>	CDBG: \$1,101,174
	<b>Description</b>	CDBG funded infrastructure improvements and code enforcement activities.
	<b>Target Date</b>	6/30/2016
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	An estimated 1500 low to moderate income households or families will benefit from the proposed Infrastructure and Code Enforcement activities.
	<b>Location Description</b>	Jurisdiction wide CDBG infrastructure and code enforcement activities.
	<b>Planned Activities</b>	COC Public Works Dept. (Infrastructure Sidewalks: A. Edisto Court B. Eau Claire Total cost \$757,000) COC-Police Department - Commercial Demolition of vacant and blighted buildings 227,729.00 COC-Police Department -Boarding of blighted and Vacant residential buildings 79,860.00 Columbia Development Corporation (Sidewalks Project) 43,000.00
<b>5</b>	<b>Project Name</b>	CDBG: Housing Rehabilitation Programs
	<b>Target Area</b>	
	<b>Goals Supported</b>	Promote Fair Housing Reduce Vacancy and Blight Reduce Hazards in Homes
	<b>Needs Addressed</b>	Improving Affordable Housing Options Providing for Suitable Living Environments
	<b>Funding</b>	CDBG: \$2,331,127
	<b>Description</b>	CDBG funded housing rehabilitation programs.
	<b>Target Date</b>	6/30/2016

	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	An estimated 50 low to moderate income households will benefit from the CDBG home rehab activities.
	<b>Location Description</b>	Jurisdiction wide CDBG funded housing rehabilitation programs.
	<b>Planned Activities</b>	Housing Rehab (Admin & Operations) 156,127.00 Housing Weatherization (MAPS 500,000.00 Neighborhood Improvement Program (NIP) (\$1 Million over 3 years) 175,000.00 Affordable Housing - Rental Rehabilitation Program 1,500,000.00
<b>6</b>	<b>Project Name</b>	HOME: Administration
	<b>Target Area</b>	
	<b>Goals Supported</b>	Provide Homebuyer Opportunities Increase and Improve Affordable Rental Supply Assist Homeowners with Needed Repairs Provide for Special Needs Housing Opportunities Promote Fair Housing Improve Access to Housing Opportunities Reduce Vacancy and Blight Reduce Hazards in Homes Increase Capacity of Service Providers
	<b>Needs Addressed</b>	Improving Affordable Housing Options Providing for Suitable Living Environments
	<b>Funding</b>	HOME: \$42,610
	<b>Description</b>	HOME funded general administration activities.
	<b>Target Date</b>	5/15/2016
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	An estimated 500 low to moderate income households will benefit from the proper administration of the City's HOME program.
	<b>Location Description</b>	Jurisdiction wide HOME funded administration activities.
	<b>Planned Activities</b>	A. HOME Administration (Admin & Operations) 42,610.00
<b>7</b>	<b>Project Name</b>	HOME: CHDO Set-Aside
	<b>Target Area</b>	

	<b>Goals Supported</b>	Provide Homebuyer Opportunities
	<b>Needs Addressed</b>	Improving Affordable Housing Options
	<b>Funding</b>	HOME: \$63,915
	<b>Description</b>	HOME: CHDO set-aside activities. Required 15% of HOME funding.
	<b>Target Date</b>	5/15/2016
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Two families or households at or below 80% AMI will benefit from these CHDO activities.
	<b>Location Description</b>	Jurisdiction wide CHDO activities.
	<b>Planned Activities</b>	CHDO Set Aside (15% of Entitlement) \$63,915.00
<b>8</b>	<b>Project Name</b>	HOME: Affordable Housing Loans
	<b>Target Area</b>	
	<b>Goals Supported</b>	Provide Homebuyer Opportunities
	<b>Needs Addressed</b>	Improving Affordable Housing Options
	<b>Funding</b>	HOME: \$400,000
	<b>Description</b>	HOME funded affordable housing loans for first time homebuyers.
	<b>Target Date</b>	6/30/2016
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Sixteen families or households at or below 80% AMI will benefit from these activities.
	<b>Location Description</b>	Jurisdiction wide HOME funded housing loans for families or individuals at or below 80% AMI.
<b>Planned Activities</b>	Affordable Housing Loans @ low interest 80% below AMI \$400,000.00	
<b>9</b>	<b>Project Name</b>	HOME: Acquisition, Rehabilitation and New Construction Activities
	<b>Target Area</b>	
	<b>Goals Supported</b>	Assist Homeowners with Needed Repairs Promote Fair Housing Reduce Vacancy and Blight Reduce Hazards in Homes
	<b>Needs Addressed</b>	Improving Affordable Housing Options

	<b>Funding</b>	HOME: \$222,838
	<b>Description</b>	HOME funded acquisition, rehabilitation and new construction activities to increase affordable housing options for the residents of Columbia.
	<b>Target Date</b>	5/15/2016
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Five families at or below 80% AMI will benefit from these housing related activities.
	<b>Location Description</b>	Jurisdiction wide HOME funded rental activities.
	<b>Planned Activities</b>	Residential Acquisition/Rehabilitation/New Construction (PI) \$222,838.00
<b>10</b>	<b>Project Name</b>	HOPWA: Administration
	<b>Target Area</b>	
	<b>Goals Supported</b>	Provide for Special Needs Housing Opportunities Promote Fair Housing Improve Access to Housing Opportunities Increase Capacity of Service Providers
	<b>Needs Addressed</b>	Improving Affordable Housing Options Improving the Capacity of Area Service Providers
	<b>Funding</b>	HOPWA: \$35,886
	<b>Description</b>	General Administration of HOPWA related projects and activities.
	<b>Target Date</b>	5/15/2016
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	An estimated 250 low to moderate income households will benefit from the proper administration of the HOPWA program.
	<b>Location Description</b>	Jurisdiction wide HOPWA administration.
	<b>Planned Activities</b>	General administration of HOPWA related projects and activities.
<b>11</b>	<b>Project Name</b>	HOPWA: Columbia Housing Authority
	<b>Target Area</b>	
	<b>Goals Supported</b>	Reduce Hazards in Homes
	<b>Needs Addressed</b>	
	<b>Funding</b>	HOPWA: \$594,506

	<b>Description</b>	HOPWA funded TBRA provided by the Columbia Housing Authority.
	<b>Target Date</b>	5/15/2016
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Twenty households will benefit from the TBRA services offered by the Columbia Housing Authority.
	<b>Location Description</b>	Jurisdiction wide HOPWA funded TBRA activities.
	<b>Planned Activities</b>	C. Columbia Housing Authority (CHA-1) Tenant-Based Rental – TBRA \$456,591.00 (CHA-2) TBRA Salary \$25,265.00 (CHA-3) Homeless (TBRA) \$112,650.00
<b>12</b>	<b>Project Name</b>	HOPWA: Palmetto AIDS Life Support Services
	<b>Target Area</b>	
	<b>Goals Supported</b>	Provide for Special Needs Housing Opportunities Improve Services, Facilities, & Infrastructure Increase Capacity of Service Providers
	<b>Needs Addressed</b>	Improving the Capacity of Area Service Providers
	<b>Funding</b>	HOPWA: \$306,205
	<b>Description</b>	HOPWA funded supportive services offered by Palmetto AIDS organization.
	<b>Target Date</b>	5/15/2016
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	An estimated 250 low to moderate income persons or households will benefit from the proposed HOPWA supportive services activities.
	<b>Location Description</b>	Jurisdiction wide HOPWA supportive services.
	<b>Planned Activities</b>	Palmetto AIDS Life Support Services (Support Services) \$306,205.00
<b>13</b>	<b>Project Name</b>	HOPWA: The Cooperative Ministries
	<b>Target Area</b>	
	<b>Goals Supported</b>	Provide for Special Needs Housing Opportunities Promote Fair Housing Improve Services, Facilities, & Infrastructure Increase Capacity of Service Providers

	<b>Needs Addressed</b>	Improving Affordable Housing Options Improving the Capacity of Area Service Providers
	<b>Funding</b>	HOPWA: \$234,500
	<b>Description</b>	HOPWA funded short term emergency solutions for persons with HIV/AIDS. This program is offered by The Cooperative Ministries.
	<b>Target Date</b>	5/15/2016
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	An estimated 25 low to moderate income persons will benefit from the short term emergency solutions services.
	<b>Location Description</b>	Jurisdiction wide housing related services for persons with HIV/AIDS.
	<b>Planned Activities</b>	HOPWA funded short term emergency solutions for persons with HIV/AIDS. This program is offered by The Cooperative Ministries.
<b>14</b>	<b>Project Name</b>	HOPWA: Upper Savannah River Care Consortium.
	<b>Target Area</b>	
	<b>Goals Supported</b>	Improve Services, Facilities, & Infrastructure Increase Capacity of Service Providers
	<b>Needs Addressed</b>	Improving the Capacity of Area Service Providers
	<b>Funding</b>	HOPWA: \$22,773
	<b>Description</b>	HOPWA funded supportive services offered by the Upper Savannah River Care Consortium
	<b>Target Date</b>	6/30/2016
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	An estimated 100 low to moderate income persons will benefit from these services.
	<b>Location Description</b>	Jurisdiction wide supportive services for persons with HIV/AIDS.
	<b>Planned Activities</b>	Upper Savannah Care Consortium (Supportive Services) \$22,773.00
<b>15</b>	<b>Project Name</b>	HOPWA: USC Department of Medicine
	<b>Target Area</b>	
	<b>Goals Supported</b>	Improve Services, Facilities, & Infrastructure Increase Capacity of Service Providers
	<b>Needs Addressed</b>	Improving the Capacity of Area Service Providers

<b>Funding</b>	HOPWA: \$456,241
<b>Description</b>	HOPWA funded supportive services offered by the University of South Carolina Department of Medicine.
<b>Target Date</b>	6/30/2016
<b>Estimate the number and type of families that will benefit from the proposed activities</b>	An estimated 150 low to moderate income persons will benefit from these supportive services.
<b>Location Description</b>	Jurisdiction wide supportive services for persons with HIV/AIDS.
<b>Planned Activities</b>	USC-Dept. of Medicine (Supportive Services/HIS/STRMU) \$456,241.00

## **AP-50 Geographic Distribution – 91.220(f)**

### **Description of the geographic areas of the entitlement (including areas of low-income and minority concentration) where assistance will be directed**

The City of Columbia's primary geographic distribution is citywide. However, the City will target funds to those neighborhoods with the highest concentration of need for affordable housing and economic development: Eau Claire Redevelopment Area, King/Lyon Street Redevelopment Area, Booker Washington Heights Redevelopment, Edisto Court Redevelopment Area, Brandon Acres/Cedar Terrace Redevelopment Area, Pinehurst Community Council Redevelopment Area and the Belvedere Redevelopment Area. The City has designated a Neighborhood Revitalization Strategy Area (NRSA).

### **Rationale for the priorities for allocating investments geographically**

The City of Columbia has designated Booker Washington Heights, Eau Claire, Edisto Court, King/Lyon Streets, Brandon Acres/Cedar Terrace, Pinehurst Community Council, and Belvedere as local redevelopment areas. This designation is done through local discussion with the neighborhood communities that desire to have federal funds make a positive impact in their communities. Also, the neighborhood should be within a low-mod income (at least 51%) census tract area defined as by HUD. Although these areas are a consideration during funding priorities, no one area is ranked higher than the other for funding consideration. Furthermore, funds may be used for eligible projects in any area within the City limits.

## AP-55 Affordable Housing – 91.220(g)

HOME funds will be used to provide Affordable Housing loans at low interest rates for eligible homebuyers that are 80% and below the area median income level. There will be an appropriate amount of match dollars leveraged.

The City of Columbia has developed new HOME Guidelines intended to encourage the effective use of funds through three (3) HOME eligibility program activities; Competitive Rental Housing Activity, non-competitive Rental Housing Activity, and non-competitive Homeownership Activity.

<b>One Year Goals for the Number of Households to be Supported</b>	
Homeless	200
Non-Homeless	110
Special-Needs	70
Total	380

**Table 4 - One Year Goals for Affordable Housing by Support Requirement**

<b>One Year Goals for the Number of Households Supported Through</b>	
Rental Assistance	20
The Production of New Units	45
Rehab of Existing Units	40
Acquisition of Existing Units	10
Total	115

**Table 5 - One Year Goals for Affordable Housing by Support Type**

## **Discussion**

The City of Columbia Community Development Department continues to prioritize the creation of quality, affordable housing as an integral component of its development programs. Over the last five years, the City created partnerships with several local banks (BB&T, NBSC, First Citizens, South Carolina Bank and Trust, Security Federal and Palmetto Citizens Federal Credit Union) to produce over \$70 million in financing. The City will continue this initiative and seek to development new partnerships with local lenders for leveraged private dollars.

The City revised its City Lender I program to lower the down payment to \$1,000 with a maximum loan of \$138,000. Additionally, the City Employee Lender program provides up to 25% financing for a home loan.

The City of Columbia initiated a new program called the Maintenance Assistance Program or (M.A.P) to encourage qualified homeowners with up to \$15,000 for a forgivable loan over 5 years for energy efficiency repairs. Homeowners must reside in the designated targeted redevelopment areas in the City.

## **AP-60 Public Housing – 91.220(h)**

The Columbia Housing Authority is an autonomous agency, designated by Internal Revenue Service as a 509(a) tax-exempt public charity. Its mission is to meet the emerging affordable housing needs of low to moderate-income individuals and families in Columbia and Richland County while promoting self-reliance and improving their quality of life.

The City of Columbia will continue to partner with Columbia Housing Authority to provide safe, affordable housing. The City supports Columbia Housing Authority's plan for homeownership education and counseling and the use of Section 8 vouchers for homeownership. Columbia Housing Authority plans to increase homeownership with 25 new homebuyer families. The City also supports the Housing Authority's use of Continuum of Care Supportive Housing Program funds for 25 units of permanent supportive housing for homeless persons.

The City of Columbia supports Columbia Housing Authority's plan to increase resident participation in the Resident's Executive Council by 50% and increase the number of employed residents by 10%.

### **Actions planned during the next year to address the needs to public housing**

The CHA has made a request to HUD to demolish Gonzales Gardens (and possibly Allen-Benedict Court). Demolition is contingent on the Authority accessing funding through any available resource. The CHA completed its Choice Neighborhood Initiative (CNI) Planning Grant in 2014. The CHA has indicated to HUD that if funds should become available through a CNI Implementation Grant, the Authority will apply for those funds to completely revitalize GG and ABC. These two communities are the last two large barrack-style complexes in its inventory. In the past year, the CHA completed the revitalization of Latimer Manor and Hammond Village. Because there have been no new Development Funds from HUD since 1995, the CHA is expanding its inventory by adding non-HUD housing through private bank financing. During the last three years, the CHA has added over 500 units of affordable housing (Fallings Springs, Capital Heights, Bayberry Mews, and North Pointe Estates). The CHA will continue to look to identify, purchase, and renovate affordable housing units utilizing local banks.

**Actions to encourage public housing residents to become more involved in management and participate in homeownership**

See section on Residents Executive Council and section on Homeownership Programs.

Additionally, the CHA currently has 74 homeowners using a Section 8 Housing Choice Voucher. The CHA was one of the first PHAs in the state to begin this program and it continues to be very successful.

**If the PHA is designated as troubled, describe the manner in which financial assistance will be provided or other assistance**

CHA is a High-Performing Housing Authority (Score 92 out of 100).

## **AP-65 Homeless and Other Special Needs Activities – 91.220(i)**

The City of Columbia plans to actively participate in the local Continuum of Care, Midlands Area Consortium for the Homeless (MACH) by attending monthly planning meetings and engaging in community discussions of addressing the needs and gaps in services for the homeless and those at risk of homelessness. The City will use General funds to provide financial assistance and case management to persons at risk of homelessness to maintain their housing stability or person who are currently experiencing homelessness to secure housing stability.

**Describe the jurisdictions one-year goals and actions for reducing and ending homelessness including:**

### **1. Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs**

A comprehensive Homelessness Advisory committee was established in FY 2013 to evaluate the full spectrum of homelessness and recommend solutions to community issues that address the causes of homelessness not the symptoms.

In program year 2015, the City projects to spend General Fund dollars for Homeless Services. Over the next year, City proposes to expand the Emergency Shelter to 24 hours, 7 days per week year-round facility.

A Homeless Services Request for Information (RFI) Review Panel was established to collect information and make recommendations on how to accomplish funding and operating the new facility. The RFI Panel is recommending the City establish a full-time Homeless Coordinator position. Other focused areas of service are meals, case management, transportation, housing (to include shelter), intake or triage and employment.

Additionally, no final decision has been made to support the Midlands Housing Alliance, Transitions or the Housing First Program with General Fund dollars in the FY2015-2016.

## **2. Addressing the emergency shelter and transitional housing needs of homeless persons**

The City has operated the Winter Emergency Shelter at 914 Calhoun Street through a service contract with Christ Central. This facility operates during the coldest months of the year (November – March); currently it has been extended to May 31, 2014, and provides beds, showers, food, transportation and case management services to individuals (men and women) that are experiencing homelessness. Over the next year, City proposes to expand the Emergency Shelter to 24 hours, 7 days per week year-round facility. A Homeless Services Request for Information (RFI) Review Panel was established to collect information and make recommendations on how to accomplish funding and operating the new facility. The RFI Panel is recommending the City establish a full-time Homeless Coordinator position. Other focused areas of service are meals, case management, transportation, housing (to include shelter), intake or triage and employment. Additionally, no final decision has been made to support the Midlands Housing Alliance, Transitions or the Housing First Program with General Fund dollars in the FY2014-2015. The City partners with the Midlands Housing Alliance, Transitions, a year-round facility that provides shelter for homeless at all stages including the chronically homeless with support services and case management to connect to resources that lead to permanent housing. This facility has a day center that meets the needs of mail, showers, computer and job search assistance.

## **3. Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again**

Over the last five years, the City has funded a Housing First Pilot Program model of permanent housing in cooperation with the University Of South Carolina School Of Medicine and the Columbia Housing Authority. These funds have provided 25 units per year or more of permanent housing and intensive supportive services to chronically homeless persons. These services reduce the need for emergency room care at local hospitals, improve the income potential of the clients served, and assist in the maintenance of housing stability. The most recent point in time count of the homeless in Columbia

reported 835 and of those counted, 158 were chronically homeless persons. Housing First outreach workers have provided services to over 600 homeless persons in the last 24 months. There is a continued need to provide ongoing supportive services for the chronic homeless as well as homeless experiencing homelessness due to economic or life changing circumstances.

**4. Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: being discharged from publicly funded institutions and systems of care (such as health care facilities, mental health facilities, foster care and other youth facilities, and corrections programs and institutions); or, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs.**

United Way of the Midlands and Midlands Area Consortium for the homeless (MACH) offers homeless prevention services to help families stay in their current housing. MACH also helps individuals who are exiting institutions of care.

## **Discussion**

Although the City of Columbia does not receive Emergency Solution grant funds, it does certify that the service agencies that receive the funds are in compliance with the City's Consolidated Plan. The following agencies help extremely to low income individuals and families avoid becoming homeless and provide supportive services to help address social needs:

### **The Family Shelter (2411 Two Notch Road)**

Funds are requested for facility expenses that aide in the continuation and expansion of program to assist homeless families with permanent housing placement and provide group sessions to address self-esteem and parenting issues, develop pre-employment skills. The shelter serves homeless families with teens up to 17. Funds include annual salary for a part-time custodian.

**St. Lawrence Place (2400 Waites Road)**

Funds are requested for continuation of case management including support services, life skills, and transitional housing to enable homeless families to achieve independent living as productive members of the community. Funds are utilized for services to the residents that currently include vocational and educational counseling, family counseling, after school and summer childcare, and tutoring. No funds requested for Preventative Services.

**The Salvation Army (2001 Assembly Street)**

Funds are requested for a Rapid Re-housing Program that will assist families and individuals in moving from homelessness into stable housing: Case management, housing location, rental deposits/payments and utility deposits/payments. Program is modeled after the Homeless Prevention and Rapid-Rehousing Program (HPRP)

**Sistercare, Inc. (Address is confidential)**

Funds are requested to provide essential, preventative and operational, and administrative services and program elements to provide safe refuge and assistance to previously un-served homeless family violence victims. Funds will be utilized for the emergency shelter.

**Transitions: Midlands Housing Alliance (2025 Main Street)**

Funds are requested to engage chronically homeless people in services and to recruit them into on-site housing programs. Funds will be utilized to assist with operational expenditures for the Emergency Shelter Program and a Day Center with kitchen operations serving over 500 meals per day. Funds will be targeted for vocational and job skills training and outreach services.

**United Way of the Midlands (1800 Main Street)**

Funds are requested to directly support management and operations of the Homeless Management Information System (HMIS), which is a federally required client management system for homeless and at-risk population. The system covers the 14-counties of the local homeless consortium (Midlands Area Consortium for the Homeless-MACH). Funding will be utilized to support system quality enhancement, through additional on-site technical assistance and training and will also allow compliance with HUD's new more stringent requirements for data collection and reporting.

**The Women’s Shelter (3425 North Main Street)**

Funds are requested to pay a portion of the shelter’s operation expenses. No funds are requested for Essential Services, Preventative Services, or Administration. All funds will be spent in Operations.

**AP-70 HOPWA Goals– 91.220 (I)(3)**

<b>One year goals for the number of households to be provided housing through the use of HOPWA for:</b>	
Short-term rent, mortgage, and utility assistance to prevent homelessness of the individual or family	690
Tenant-based rental assistance	205
Units provided in permanent housing facilities developed, leased, or operated with HOPWA funds	26
Units provided in transitional short-term housing facilities developed, leased, or operated with HOPWA funds	0
Total	921

## **AP-75 Barriers to affordable housing – 91.220(j)**

Faced with the reality of limited Federal and local government resources for housing, Columbia has been challenged to create comprehensive, affordable housing programs to meet the demands of priority needs households along the entire housing continuum—rental, ownership, special needs, supportive housing, etc. While the unmet need for rental housing for extremely low income households might suggest that all resources should be devoted to addressing this gap, resources must also be devoted to addressing the housing needs of low and moderate income households that have cost burdens and other housing problems to ensure the housing continuum is intact and flowing. This includes enabling more homeownership among these income groups, which the City has determined is important for stabilizing families and neighborhoods. It also includes preserving the existing affordable housing stock, also key for neighborhood revitalization particularly in the inner city and central city neighborhoods.

### **Actions it planned to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment**

The City of Columbia will continue to monitor the administrative processes and procedures that might inhibit the production of affordable housing. The city will review city ordinances and regulations that might pose additional burdens. The city will evaluate the use of web-based applications. The City will continue to meet on a quarterly basis with representatives from other local governmental jurisdictions, Columbia Housing Authority, and United Way of Midlands to discuss housing development issues. Community Development staff will continue to participate with Greater Columbia Community Relations Council to identify and address fair housing issues. The Community Relations Council Housing Committee hosts quarterly housing forums where topics on affordable housing, bankruptcy, foreclosures, heir's property, and alternative mortgage financing are discussed.

## Discussion:

The City will continue to:

1. Educate more people on Fair Housing Laws
2. Fair Housing information has been updated on the city's website Fair Housing information was provided at each monthly Columbia Council of Neighborhoods Fair Housing Month was proclaimed on April 16th by the city council and celebrated during the Fair Housing Forum Partnership on April 11th. Partnered with SC Human Affairs Commission and SC Consumers Affairs Office to create the Fair Housing Forum Community Development participated in two Fair Housing events: ACCESS Columbia Financial Literacy Program and Greater Columbia Relations Fair Housing Month Forum. All information was offered in Spanish
3. Meet the requirements established by HUD relevant to Fair Housing
4. Fair Housing information obtained in Spanish and available to public. Community Development staff attended the HUD Columbia Field Office Training on Civil Rights and Fair Housing. Community Development Department revised the Affirmative Furthering Fair Housing Marketing Plan.
5. The City continues to take the following actions to address the disparity and inequality in obtaining mortgage financing:
  1. Examine impact fees and building code restrictions to determine what changes are necessary to provide access to affordable housing Establishing a plan to bridge gaps in loan financing by race, gender, and census tracts Assessing the effectiveness of incentive tools such as low down payment and low interest loans

City of Columbia staff serves on the Housing Committee of the Greater Columbia Community Relations Council. This committee sponsors informational housing workshops that promote fair housing. The City also markets its loan products in partnership with the Greater Columbia Community Relations Council. The City supports Columbia Housing Authority's efforts to educate current and potential Section 8 program landlords. City staff will serve on the Fair Housing Steering Committee, which meets to ensure fair housing opportunities for all persons. Its goals include (1) the development of a fair housing education agenda for the Midlands; (2) securing funding from HUD to finance fair housing initiatives; and (3) composition of a fair housing ordinance to be presented to Richland County for adoption.

The City will continue to partner with local financial institutions to secure funding for low-income persons who are interested in becoming homeowners. Over the last five years, the City received \$18 million in leveraged funding from five (5) local lending institutions. The City will negotiate this year for future financial commitments from local lenders. The City's City Lender I program provides funds to assist low-income families throughout the city and City Lender II provides loan assistance for higher income families to live in lower income target areas. The lending institutions who participate in the City's programs attempt to verify credit through alternative methods if potential homebuyers do not have a credit history. The City also provides housing counseling services to address debt reconciliation and responsibilities of homeownership. The City of Columbia advocates income and racial diversity for all neighborhoods and will continue to make quality housing available to all eligible loan applicants regardless of race, color, national origin, religion, sex, familial status, sexual orientation, or disability.

## **AP-85 Other Actions – 91.220(k)**

Through the housing programs of the Community Development Department, the City of Columbia seeks to meet the needs of the underserved. Specific actions and programs are described in the following questions.

### **Actions planned to address obstacles to meeting underserved needs**

By participating in the Midlands Area Consortium for the Homeless, City staff is engaged in setting priorities and planning for the needs of the homeless in Columbia. Through the City's Housing First program, chronically homeless persons have obtained permanent housing and supportive services to maintain housing stability. The City's HELP (Housing Emergency Loan Program) for homeowner repair provides deferred loan payments to qualified households. In addition, an Emergency Rehabilitation program has been developed to meet needs of insured homeowners that recently experienced severe weather that caused major damage to their homes. The Individual Development Account (IDA) Program was established to meet the needs of low-moderate income persons that struggle with personal asset building. The IDA's are savings accounts that can be used only for purchasing a first home, capitalizing a small business, or for educational or job training expenses. Accounts are held at local financial institutions. Contributions by lower income participants are matched using both private and public sources to develop financial independence. All participants receive economic literacy training that includes workshops for cleaning up one's credit, setting up a budgeting and savings schedule, and other basics of money management.

### **Actions planned to foster and maintain affordable housing**

The City of Columbia will continue to target households whose incomes are at 80% or below of the area median income. The housing market analysis and needs assessment identified housing needs and problems for persons with extremely low incomes, very low incomes and low incomes. The City has prioritized the use of available funds relying on the recommendations of the Affordable Housing Task Force. The City will continue to fund the City Lender I and City Lender II programs that provide low

interest loans to homebuyers. City Housing staff are certified Homeownership and Credit Counselors.

To better serve the community, the CD Housing staff has implemented a new automated underwriting system for loan applications.

The Columbia Community Development and Housing Programs are designed to implement various housing assistance strategies that include rehabilitation and down payment assistance. The City's community and neighborhood development activities are designed to:

- Assist with neighborhood improvement projects
- Assist homeowners, including elderly and disabled
- Provide housing rehabilitation
- Help low to moderate-income residents acquire needed information, knowledge and skills
- Provision of public services

The City's community and neighborhood development activities are designed to assist with neighborhood improvement projects, provide public services, help low- to moderate-income residents acquire needed information, knowledge and skills to build their capacity, and enhance the provision of public services.

- Housing and neighborhood improvement needs and activities are described within the 2015-2019 Consolidated Plan Strategic plan.
- Provide HOME and CHDO funding to a non-profit organization designated as a Community Housing Development Organization (CHDO) to undertake an eligible HOME activity.
- Housing assistance for AIDS victims in Calhoun, Fairfield, Kershaw, Lexington, Richland and Saluda Counties in support of the HOPWA Program.
- Assistance to the homeless is provided through the ESG Program and various federally-funded SHP Programs through the Continuum of Care.

### **Actions planned to reduce lead-based paint hazards**

The City of Columbia's Housing Division within the Community Development Department will maintain full compliance with Title X of the 1992 Housing and Community Development Act (24 CFR Part 35) on all housing units assisted with CDBG, HOME or HOPWA funding. The intent of the Federal regulation is to identify and address lead-based paint hazards before children are exposed. The City requires evaluation for lead-based paint hazards of all housing units constructed before 1978 that are slated for repairs, which may disturb any painted surfaces. If lead paint hazards are found during an evaluation, they are addressed through HUD approved interim control or abatement protocol. In particular, the City will comply with EPA regulations regarding the use of certified firms for the painting and/or rehabilitation of housing. Prior to any project receiving funds, City staff will conduct an environmental review and determine if a lead-based paint hazard exists. The City also distributes and maintains documentation of all required information for homes built before 1978, including the EPA Lead-based Pamphlet, Notification of Lead Hazard Evaluation, and notification of Lead Hazard Reduction.

### **Actions planned to reduce the number of poverty-level families**

According to the most recent Census data, 23 of the 54 census tracts in the City of Columbia have more than 20% of the population living in poverty. The poverty rate for the City of Columbia is 24.3%.

The Community Development Department addresses the problem of poverty through its strategic goals. Through a holistic approach that combines safe, decent affordable housing for low to moderate income families with social services, education, access to health and employment, the City strives to reduce the poverty rate. The City, as lead agency in the implementation of the Consolidated Plan, will coordinate with local organizations to ensure that goals are met.

### **Actions planned to develop institutional structure**

The City of Columbia operates under a city manager-council form of government. The City Council consists of seven members, four elected from single-member districts and three at-large members

(including the Mayor), for four-year terms. Under this structure, the City Council employs a city manager who is responsible for administrative oversight of all city departments over which Council has authority. However, there have been several public forums that intended to explore the possibility of the Strong-Mayor form of Government.

The Community Development Department is within the Bureau of Community Programs, Economic Development, and Governmental Services. The Mayor's Office, Governmental Affairs, Development Corporations and Economic Development are other departments encompassed within this Bureau. The Community Development Department focuses on Grant Administration and Compliance, and Neighborhood Services and Residential Housing Development. The Department's offices are located at 1125 Lady Street in downtown Columbia.

### **Actions planned to enhance coordination between public and private housing and social service agencies**

The City of Columbia has strong intergovernmental cooperation with agencies. The City coordinates with Richland and Lexington Counties, the Columbia Housing Authority, local municipalities and neighboring jurisdictions on matters related to housing, economic and community development. Collaboration is ongoing with community stakeholders and partners including neighborhood associations, non-profit agencies and service providers, state and federal agencies, the Faith-based community, Universities and Colleges, Richland 1 School District, and Health Institutions.

The City will engage a professional consultant to provide technical assistance services and programs related to community and economic development projects. The consultant will exercise a multi-disciplined approach to economic and community development projects through their expertise in real estate, industrial financing, bonding, syndications, federal and state funding mechanisms and private sector placement.

The focus of this partnership will be to assist the City of Columbia with matching economic development financing needs with the best and most feasible capital resources. The consultant will work with the City to obtain private funding for projects by arranging meetings with private financial institutions similar to

the functions performed by an investment banker or a mortgage broker.

The sole purpose of this partnership is linking public and private sectors to create economic and housing development projects. In its catalyst role, the consultant's primary objectives are job creation, business development and construction and/or rehabilitation of housing units. These are common objectives of the City and the federal and state programs with which it partners.

Relationships are key to the success of housing, economic and community development efforts within the City of Columbia. Community Development staff meets quarterly with staff from Richland County, Lexington County, Columbia Housing Authority and United Way of the Midlands to discuss development opportunities and regional cooperation.