

City of Columbia Presents

Let's Build Together

Busby Street Community Center

1735 Busby Street, Columbia, SC 29203

October 25, 2023



We Are Columbia

What Does the City Do?

Felicia Kilgore
Director of Community Development



City of Columbia - Community Development

City administers the Federal Program and provides opportunities for funding to non-profits and for-profit for eligible affordable housing projects. The City administers the HOME Program to address the needs of the very low and low-income persons and special needs group.



HOME funds may be administered in the (9) targeted areas as outlined in the City's Consolidated Plan

- Eau Claire Redevelopment Area
- King/Lyon Street Redevelopment Area
- Martin Luther King Redevelopment Area
- Edisto Court Redevelopment Area
- Booker Washington Redevelopment Area
- Neighborhood Revitalization Redevelopment Area
- Pinehurst Community
- Belvedere Community
- Brandon Acres/Cedar Terrace Community



City's Housing Goals

- **Increase decent, safe and affordable housing for Columbia citizens**
- **Revitalize neighborhoods and improve quality of life**
- **Provide financial assistance to prevent homelessness and provide housing and supportive services for the homeless**
- **Create jobs and business redevelopment to stimulate economic development**
- **Provide permanent housing for persons living with HIV/AIDS**
- **Provide financial assistance to prevent homelessness for persons living with HIV/AIDS**
- **Provide quality supportive services to assist clients with achieving and maintaining housing stability**



Recent Release of Notice of Funds Availability

The City of Columbia has set-aside a total of \$3,500,000.00 in HOME funds available to be used by eligible entities for affordable rental housing and single-family housing for sale or rental located in the incorporated city limits of Columbia.



Eligible Projects

- New construction of affordable rental property
- Rehabilitation of affordable rental property
- Single-family affordable homeownership projects

Projects are intended for occupancy by low-moderate income households.

Mixed use projects (containing both residential and non-residential space) are eligible in this application cycle.

Eligible Activities – acquisition, demolition, new construction, rehabilitation, site - improvements

City's Financial Terms

For Non-Profits Organizations

HOME funds will be awarded as an amortizing (2%) interest rate loan for 360 months for eligible projects.

For Profits Organizations

HOME funds will be awarded as an amortizing (3.5%) interest rate for 360 months for eligible projects

All loans will be underwritten to ensure there will be sufficient cash flow to cover the new loan.

Financial Assistance

HOME loan may be in junior lien position to private lender financing. All loans will be deferred for (90) days following project completion



Financial Terms continued

Funds awarded as either 20 or 30 year repayable loan, forgivable loan or combination of both

Repayable Loans amortized between 0-3.5%, deferred 90 days following project completion

City's HOME funds cannot be combined with HOME funds from another Participating Jurisdiction

Funds are secured with note, mortgage and affordability periods secured by a restrictive covenant



Projects Completed with Nonprofit/Developer

Edisto Court Redevelopment Area – Total Development Cost- \$5,353,000 (\$609,949 HOME Funds). A multifamily affordable rental housing project with eight (8) units of which two (2) units are ADA accessible. Total 22 units – Multifamily Rental for 50% below AMI

Project timeline – Building Plans and funding awards in 2018. Construction began December 2020, Project Complete April 2022 and fully occupancy July 2022.



Homes of Hope (Nonprofit – Greenville County) – Don Oglesby, President – 864- 546-4637

City's Nonprofit Partner - TN Development Corporation (TNDC)

bridging the perceived gap between “inexpensive” and “quality” by creating first-rate rental housing structures with long-term viability. It is important that our residents feel secure today about their future growth and development for tomorrow.

Waters Crest Town Homes - 3865 Shaw Street – 8 townhomes, Funding source – Neighborhood Stabilization Program, HOME, City of Columbia, Owner Capital - Total Development Cost - **\$1,159,387**

Project Timeline – 3.5 years



City's Nonprofit Partner - TN Development Corporation (TNDC)

Harrison C. Joseph III

Executive Director

TN Development Corporation

3905 Ensor Avenue, Suite 113

Columbia, SC 29203 –5849

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Website: <https://development.columbiasc.gov/tn-development-corporation>



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City's Nonprofit Partner - Columbia Empowerment Zone (CEZ)

focused on encouraging and nurturing small business growth, with an overarching goal of creating jobs and improving quality of life across all sectors of our community.

Veranda at North Main – Multifamily rental project – 58 total units

Total Development Cost - \$10 million (\$7 million (Low Income Housing Tax Credits (LIHTC), \$ 2 million (Bank Note), and \$1 million (Loan to Project) - Project timeline – 4 years



City's Nonprofit Partner - Columbia Empowerment Zone (CEZ)

Felicia Maloney

Executive Director

Columbia Empowerment Zone, Inc.

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Website: <https://cez.columbiasc.gov>



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SC Housing Finance and Development Authority

Development Programs to finance construction of affordable rental housing utilizing federal housing tax credits, low-interest loans, tax-exempt bond allocations, national trust fund and state trust fund dollars.

- **Housing Tax Credit (LITHC)** - Units that are accessible to renters at or below 60% of the Area Median Income (AMI).
- **Multifamily Tax-Exempt Bond Financing (TEB)** -Sells bonds to investors and uses the proceeds to fund development and retention of units accessible to renters at or below 60% of AMI.
- **HOME-ARP** - The American Rescue Plan Act of 2021 (ARP) has allocated \$26,687,296 in HUD funding to provide housing and supportive services to individuals, households, and members of other vulnerable populations who are homeless or at risk of being homeless.
- **HOME Investment Partnership Program (HOME)** – federal program used to produce housing for renters at or below 80% of AMI.
- **SC Housing Trust Fund (HTF)** – state funded program to produce Supportive Housing and Home Repairs for 50% of AMI
- **Small Rental Development Program (SRDP)** - Provides for the production of rental housing to renters at various income levels (30%, 50%, 60% and 80%)
- **National Housing Trust Fund (NHTF)** – federal program used to produce rental housing for those who are extremely low income - 30% and below AMI

Point of Contact – subject matter experts

Kimberly Wilbourne – LITHC Manager, ph.# 803-896-9083 email: kim.wilbourne@schousing.com

Jennifer Cogan – Director of Community Development, ph.# 803-896-9824 email: jennifer.cogan@schousing.com

City's Community Development Department

Felicia Kilgore
Director

Community Development Department

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We Are Columbia

Dr. Lila Anna Sauls, HDFP

President & CEO

Homeless No More





HOMELESS NO MORE

putting families first

The mission of Homeless No More is to create an environment for homeless and at-risk families to maximize their potential and move towards independent lives.



We Are Columbia



HOMELESS NO MORE

putting families first



FAMILY SHELTER

Emergency Services

Stabilizing families in crisis through temporary shelter, rapid rehousing and/or services from other nonprofits.



ST LAWRENCE PLACE

Transitional Housing

Offering support services, life skills training and housing for up to two years in a community setting.



LIVE OAK

Affordable Housing

Providing affordable housing options across Columbia and Richland County for families who qualify.



Advocacy

Leading community collaboration and advocacy efforts that address systemic issues impacting homeless families.



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Live Oak History

- **2015:** Live Oak Place (four units adjacent to St. Lawrence Place) developed as a response to the specific need of SLP graduates.
- **2016:** HomeFront (Lawrenceville, NJ) identified as a best-practice in providing “system of care” for at-risk and homeless families; board trip for info purposes followed by staff trip for cross-training
- **2016:** affordable housing identified as a strategic initiative of Homeless No More
- **2017:** Live Oak Place LLC formed
- **2021:** latest HNM strategic plan calls for 200 units of housing in development by 2026 and creation of fee for service related to serving as “senior partners” or “mentors” to other np developers

Live Oak: Completed Units or Units in Development

- 15 houses scattered throughout Richland County
- New construction including Live Oak Place and Myrtle Grove townhome communities (200 units)
- Limited partnerships throughout state (300 units)



House Acquisition - 2016



- One of the few collaborative awards between City and County
- Was considered “shovel ready”
- Included purchase of four homes in City and Richland County
- Total award was \$404,000



House Acquisition – 2016 continued

Of the total award:

- **\$202,000 CDBG “forgivable loan” from County (*no debt service*)**
- **\$202,000 in HOME funds from City at 0% interest**



APPLICATION CHECKLIST

Please attach the following information:

APPLICANT INFORMATION (Not required if your organization has already supplied this information)

- ❖ Your mission statement. Include brochures, annual reports, newsletters and other marketing materials.
- ❖ Year-to-date financial statement.
- ❖ Organizational budget for the current and next (if available) fiscal years.
- ❖ Projected monthly cash flow statement (for the requested bridge term) showing, as applicable, anticipated loan and grant draws and repayments.
- ❖ Income tax returns (Form 990) for the last 2 fiscal years.
- ❖ Financial audits for the last fiscal year.
- ❖ Copy of 501(c) 3 tax status determination letter.
- ❖ Updated information on your organization's board makeup.
- ❖ Copy of your organizations current by-laws

SOURCES OF OTHER FUNDS

- ❖ Copy of executed contract/grant award/commitment letter for each of any other sources of funds to be used clearly outlining the amount awarded, the reimbursement process, and the date of funding award.

PROJECT INFORMATION AND IMPACT SUMMARY

- ❖ Copy of Project Development, Form B (Proforma) and the Sources and Uses Budget.
- ❖ Please provide pictures or other visual representations of your project.

APPLICANT TRACK RECORD

- ❖ Please attach a brief narrative regarding your track record in executing projects similar to the proposed project. Be sure to include the names of the previous projects, dates completed and the impact generated. If you do not have a track record in the proposed project area, describe what particular efforts have been taken (training, procuring external expertise, etc.) to ensure the success of your proposed project.



“Up-front” Costs, Reimbursement Timelines, & Risks

- **Usually required for an initial application (new construction or rehab of single house):**
- **Site control (unless for acquisition)**
- **Full pro-forma showing a positive cash flow based on HUD formulas (12-15 years)**
- **Project budget**
- **High level concept drawing or appraisal and details about the house**
- **Cost estimates by a licensed contractor**



“Up-front” Costs, Reimbursement Timelines, & Risks

- **The following is usually needed for Stage 2 application:**
- **Environmental study**
- **Geotech survey**
- **Preliminary architectural drawings (may be revised after award)**
- **Market study**
- **Appraisal**
- **Detailed budget (includes staff costs, operational costs, maintenance)**



“Up-front” Costs, Reimbursement Timelines, & Risks

- **Expenses are reimbursable after you close on the award.**
- **Could take up to 12 months depending on project and funder(s).**
- **Your organization will have to “front” all application costs.**



After Project Completion and Award

- **Compliance is on-going (15-30 years depending on funding)**
- **Rents, income levels, application process, “waiting lists” all have to be within compliance of the funding source and are controlled by HUD**
- **Restrictive covenant on funded property (must remain affordable)**



Other Funding Sources for Housing Projects

All funding from City, County and State originates at HUD in Washington and is accompanied by strict compliance guidelines.

- **Most projects involve several types of funding sources; depending on size and cost.**
- **Different funding can pay for different types of construction and/or rehab of an existing house.**
- **Funding can be a mix of private contributions, grants, forgivable loans, low-no interest loans or higher than market-rate loans.**

Homeless No More

Dr. Lila Anna Sauls, HDFP

President and CEO

Homeless No More

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Getting your Project Done in the Private Sector

Tony Lawton, President & CEO
The CeBa Group, LLC





Belmont Revitalization Project



Legend

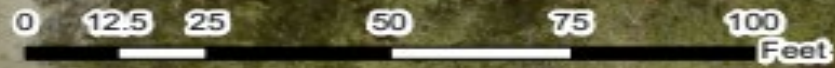
- Stormwater
- 25' Setback
- 50' Easement

Layer

- Available Properties
- Parcel Lines



Belmont Community Park



Legend

- Storm Water Pipe
- - - 50' Easement



Randall Avenue Pocket Park

Schematic Design Concept



DATE: 06.02.2022
SCALE: 1"=20'



Renderings



NOBLE
ELEVATION A

The Noble



FEATURES:
3 Bedroom
2 Bath
1,300 Square Feet

GREAT
Southern
HOMES

The Maple



ELEVATION B2



ELEVATION B2 BRICK FRONT 2

FEATURES:
3 Bedroom
2 Bath
1,201 Square Feet



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Preliminary Pricing

Three renderings:

- Maple - 1,200 Sqft - \$151,900
- Noble - 1,300 Sqft - \$160,000
- Darcy II - 1,400 Sqft - \$171,500

The above pricing does not include a budget for permits and water and sewer taps. The City will provide these and \$6,000 can be deducted from each price. Down payment assistance will be provided to eligible homeowners at an estimated \$15,000.



Assistance

The above pricing does not include a budget for permits and water and sewer taps. The City will provide these and \$6,000 can be deducted from each price.

Down payment assistance will be provided to eligible homeowners at an estimated \$15,000.

The City of Columbia will also provide the lot at no additional fee.



CHDO

A Community Housing Development Organization (CHDO) is a private nonprofit, community-based organization that has staff with the capacity to develop affordable housing for the community it serves.



Funding Opportunities

- **SC State Housing**
- **City of Columbia Community Development**
- **Richland County Community Development**
- **Lexington County Community Development**



CHDO Membership

The Community Housing Development Corporation (CHDO) which will be directed by members of the public, the private sector and local government. Residents from the communities served shall govern as its Board of Directors. At least one third (1/3) of the Board must be individuals representing the low to moderate income community and no more than one third (1/3) will be publicly elected officials or their representatives. A representative of the low-income community is defined as an individual whose family income is less than 80% of the area median income or an individual living in such an area or an individual who has been duly elected to represent the members of a low-income community.



Options

This recommendation provides a positive path forward and better prepares a CHDO to obtain future funding and success that could lead to a more effective and stronger development corporation which ultimately champions the cause of all citizens of Columbia.



Reverend Ricky Ezell

Pastor

Central Baptist Church



We Are Columbia



River Drive Property

Benjamin Johnson

L&L Economic Research /

Consultant for Streams Development



We Are Columbia

Earlewood Apartments



Are You a Landlord?

**Yvonda Bean, Chief Executive Officer
Columbia Housing**



Oaks at St. Anna's Park

(Gonzales Gardens Site)

| OAKS AT ST. ANNA'S PARK | | |
|-------------------------|------------|---------------------|
| Oak Park Family | 190 | \$48,536,911 |
| Oak Terrace Senior | 95 | \$23,352,372 |
| TOTAL | 285 | \$71,889,283 |
| Closed | | May 2022 |
| Occupancy | | June 2024 |



Haven at Palmer Pointe

(Marion Street Replacement)

| HAVEN AT PALMER POINTE | | |
|------------------------|-----|--------------|
| Total | 150 | \$35,024,212 |
| Closed | | October 2022 |
| Occupancy | | July 2024 |



BRINSHORE



Housing Choice Voucher (HCV) Program

Payment Standards

| HUD FMR AND CH PAYMENT STANDARDS EFFECTIVE 10-1-2023 | | | | | | |
|--|----------------|----------------|----------------|----------------|----------------|----------------|
| Bedroom Size | 0 | 1 | 2 | 3 | 4 | 5 |
| HUD 2024 FMR (10/1/23) | \$1,036 | \$1,110 | \$1,246 | \$1,595 | \$1,917 | \$2,205 |
| CH WAIVER AND EXCEPTION RENT STANDARDS | \$1,243 | \$1,332 | \$1,495 | \$1,914 | \$2,300 | \$2,645 |
| Percent of HUD FMR | 120% | 120% | 120% | 120% | 120% | 120% |
| CH PAYMENT STANDARDS – EXPIRATION OF WAIVER | \$1,140 | \$1,221 | \$1,371 | \$1,755 | \$2,109 | \$2,425 |
| Percent of HUD FMR | 110% | 110% | 110% | 110% | 110% | 110% |

Housing Choice Voucher (HCV) Program continued



Columbia Housing

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*Please also follow Columbia Housing on
Facebook, LinkedIn, & Twitter!*



Revitalizing Communities Through Rehab

**Joe Huggins, Executive Director
HomeWorks of America**



We Are Columbia



Mission

The mission of Home Works is to *show God's love* through serving those in need by repairing homes, assisting in youth development and empowering communities to care for their own.



Translation: Compassionate Construction

We provide free home repairs to elderly, disabled and Veteran homeowners using primarily student volunteers.

(Recovery-based more than disaster response.)





Typical Repairs

Warm. Safe. Dry.

Roof replacements

Weatherization

Safety / fall protection

Egress points

Painting

Bath and Kitchen Retrofits



We Are Columbia

Four-Pronged Approach

- HEALTH
- AFFORDABLE HOUSING
- WORKFORCE DEVELOPMENT
- GOSPEL



Fast Facts



● Typical repair costs are \$5,000 - \$7500

● Average 120 homes repaired annually in SC, with 50% located in the Midlands

● Waiting list of 80+ homes with 1-2 year wait

● Average 20+ homeowner calls per day

● 2 full time and 2 part time Construction Managers covering regions in SC

Columbia Footprint

**Since 2017,
221 homes have
been repaired in the
City of Columbia.**

A group of volunteers is working on a house in Columbia, Missouri. The house has a wooden deck and a set of stairs leading up to it. Several people are standing on the deck, while others are working on the ground in front of the house. There are ladders and other tools visible, suggesting a home repair project. The background shows trees and a clear sky.

Home Works of America

Mr. Joseph Huggins

Executive Director

Home Works of America

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Closing Remarks

The Honorable Tina N. Herbert
Columbia City Council
District I

