



**RICHLAND COUNTY BLUE RIBBON COMMITTEE
JULY 14, 2016
2:00 PM
4TH FLOOR CONFERENCE ROOM**

MEMBERS PRESENT:

Chair	Torrey Rush
Vice Chair	Greg Pearce
Member	Erich Miarka
Member	Malcolm Gordge
Member	Rachel Larratt
Member	Carol Roberts
Member	Mac Bennett
Member	Bernice Scott
Member	Sammy Wade
Member	Charles Webber
Member	Autumn Perkins
Member	Elaine DuBose

OTHERS PRESENT – Kevin Bronson, Andrea Bolling, Mike King, Beverly Harris, Michelle Onley, Eva Prioleau, Valeria Jackson, Warren Harley, Tracy Hegler, and Heather Brown

CALL TO ORDER

The meeting was called to order at approximately 2:00 p.m.

CDBG-DR ACTION PLAN AND TIMELINE

Key Actions and Dates

- Effective date of the Federal Register: June 22
- Submit Risk Analysis Documentation: July 21
- Public and Stakeholder Outreach: June 29 – July 22
- Develop unmet needs: Ongoing
- Identify and prioritize programs and projects: July 13 – July 26
- Public Action Plan for Public Comment: Tentatively August 26
- Blue Ribbon Committee Review of Action Plan: September 1
- County Council Consideration of Action Plan: September 13
- Submit Action Plan to HUD: September 19

RICHLAND COUNTY FINDINGS FROM THE FIRST FOUR PUBLIC OUTREACH MEETINGS

Public Meeting Process:

- CDBG-DR Program overview (Approx. 30 mins)
- Open forum to collect feedback on recovery needs (Approx. 90 mins)
 - Comment forms
 - Mapping exercise
 - Questions and answers
 - Hearts and Hands case managers

Completed Meetings:

- Wednesday, June 29
 - Trenholm Park – 24 attendees
 - Ballentine Community Center – 0 attendees
- Thursday, June 30
 - St. Andrews Park – 13 attendees
 - North Springs Park Community Center – 9 attendees
- Tuesday, July 12
 - RCSD Region 1 Substation – 39 attendees
 - Crane Creek Gymnasium – 7 attendees
- Wednesday, July 13
 - Eastover Park – 45 attendees
 - Parklane Road Adult Activity Center – 20 attendees

Initial Findings:

- Many individuals reported remaining flood recovery needs
- Questions focus primarily on timing and eligibility
- Requests for assistance:
 - Rehabilitation – 9
 - Buyout – 5
 - Rental – 2
 - Infrastructure – 9
 - Other – 5
 - Business – 1
 - Elevation – 1

Upcoming Public Meetings:

- Thursday, July 14
 - Richland County Administration Building
 - Gadsden Park Community Center

Upcoming Stakeholder Engagement Meetings:

- July 18 – United Way of the Midlands
 - VOADs
- July 19 – Greater Columbia Community Relations Council
 - Civil Organizations, Non-Profits, Richland District 1, 2, and Lexington/Richland District 5 Schools
- July 22 – Columbia Housing Authority
 - MACH/Homeless Agencies/Veterans
- July 22 – Council Chambers – Combined Business Webinar & Live Audience
 - Richland County Business Community

RICHLAND COUNTY UNMET METHODOLOGY AND FINDINGS

HUD requires assessment of 3 core areas at minimum:

- Housing
- Infrastructure
- Economic Development

Unmet Needs Process:

- Step 1: Assess impacts using best available data
 - FEMA and SBA Damage Assessment
 - After Action Reports
 - Public and stakeholder outreach
- Step 2: Identify assistance received or anticipated (FEMA IA/PA, NFIP, SBA, HMGP, etc.)
- Step 3: Evaluate additional recovery needs
 - Vulnerable populations
 - Demographics and market data

- Public housing
- Others

■ Step 4: Calculate unmet recovery needs and gaps

UNMET HOUSING NEEDS – INITIAL FINDINGS

FEMA Verified Loss Data

Housing Type	# with FVL	Real Property FVL	Personal Property FVL	Total FVL	Average FVL	Median FVL
Owner Occupied	8,744	\$18,058,964.78	\$1,643,923.06	\$19,702,887.84	\$2,253.30	\$510.12
Renter Occupied	1,269	\$4,815.71	\$2,380,042.14	\$2,384,857.85	\$1,879.32	\$924.09
Unspecified	3	\$9,040.48	\$1,256.24	\$10,296.72	\$3,432.24	\$3,970.52
Totals	10,016	\$18,072,820.97	\$4,025,221.44	\$22,098,042.41	\$2,206.27	\$552.56

FEMA Contractor SFHA Damage Assessment

Housing Type	# damaged	Total Damage	Avg. Damage	Median Damage	Total SFHA Damage	% of total damage
SF Residential	365	\$21,784,396.38	\$59,683.28	\$9,382.70		48%
MF Residential	60	\$9,928,798.25	\$165,479.97	\$139,650.00		22%
Totals	425	\$31,713,194.63	\$74,619.28	\$13,644.59	\$44,977,142.63	71%

Rehab/Rebuild Extrapolation

Housing Type	IA Applicants Not Yet Contacted	Homeowners Contacted	With rebuild needs	With non-rebuild needs	Estimated residents with Rebuild needs	Estimated residents with non-rebuild needs
Homeowners	13,506	404	39.36%	3.96%	5315.9	534.8

■ **Additional Housing Impacts**

- 10,713 FEMA IA applicants did not receive a FVL
- 4,556 homes with a FVL did not receive FEMA IA assistance
 - ❖ Pre-disaster conditions or insufficient damage
 - ❖ Clerical errors
 - ❖ Multiple registrations from same household
 - ❖ Awaiting additional documentation (occupancy, NFIP claims, etc.)
- Mobile Homes
 - ❖ 16 mobile homes for rehab/replacement
 - ❖ 892 mobile homes with a FEMA Verified Loss
- 63 Buyouts (HMGP): 25% local match = \$1,479,121.88
- New impacts occurred after FEMA registration deadline
 - ❖ Shifting soils
 - ❖ Sinking foundations
 - ❖ Mold
 - ❖ Compromised trees and roots

- 26 Public Housing units damaged by flood (all but 2 have been repaired)
- Public Meeting comment forms
 - ❖ 9 of 17 requested rehab assistance
 - ❖ 5 of 17 requested buyouts
 - ❖ 2 of 17 requested rental assistance
 - ❖ 1 of 17 requested elevation

Housing Assistance Received or Anticipated

Recovery Area	FEMA IA	SBA	NFIP	Richland Restores (CDBG)	HMGP Buyouts	State Insurance Reserve Fund	Total Resources
Owner Occupied	\$15,259,973.47		\$13,541,451.00	\$300,000.00	\$4,437,365.63		\$33,538,790.10
Renter Occupied	\$4,326,365.00						\$4,326,365.00
Unspecified	\$29,769.96						\$29,769.96
Public Housing						\$265,000.00	\$265,000.00
Totals	\$19,616,108.43	\$0.00	\$13,541,451.00	\$300,000.00	\$4,437,365.63	\$0.00	\$38,150,925.06

■ **Estimated Homes with Unmet Needs:**

- Estimated homes with remaining rebuild needs = 4,185
 - ❖ 159 out of 404 contacted expressed rebuild needs (39.36%)
 - ❖ 13,506 (total IA applicants) x 39.36% = 5,315 with needs
 - ❖ 5,315 - 1,130 (City of Columbia = 4, 185 with rebuild needs)
- Estimated homes with remaining non-rebuild needs = 420
 - ❖ 16 out of 404 contacted expressed non-rebuild needs (3.96%)
 - ❖ 13,506 (total IA applicants) X 3.96% = 534 with needs
 - ❖ 534 - 114 (City of Columbia) = 420 with non-rebuild needs

■ **Rebuild Cost Estimate**

- FEMA Verified Loss (FVL)
 - ❖ Total FVL = \$22,098,0421.41
 - ❖ Avg. FVL = \$2,206.27
 - ❖ Median FVL = \$552.56
- SFHA Damage Assessment
 - ❖ Total Damage = \$44,977,142.63
 - ❖ Avg. Damage = \$94,291.70
 - ❖ Median Damage = \$17,760.00
- County rebuild estimate

■ Total Unmet Housing Need Estimate

- 4,185 (homes in need of rebuild) X \$55,200 (avg. rebuild cost) = \$231,012,000
- \$231,012,000 - \$38,150,925.06 (assistance received/anticipated) = \$192,861,074.94
(Total Estimated Unmet Housing Needs)

■ Infrastructure/Facility Projects and Funding

- Impacts and Completed projects
 - ❖ Completed repairs of 249 County Maintained Roads
 - ❖ The United States National Guard subsequently completed repairs on 15 additional roads
 - ❖ Completed repairs of 51 facilities
 - ❖ Debris removal
 - ❖ 362 wells identified for County Disinfection Service
 - ❖ 260 repair requests for Private Roads and driveways completed or in progress
 - ❖ 19 failed dams (privately owned)
- Pending Funding Requests
 - ❖ Submitted \$3,999,856.43 in FEMA PA projects
 - ❖ Submitted \$4,057,502 in HMGP infrastructure projects

FEDERAL REGISTER LANGUAGE RE: DAMS

Federal Register/Vol. 81, No. 117/Friday, June 17, 2016

Section VI Part A.2. (pg. 7 of 24)

Applicable Rules, Statutes, Waivers, and Alternate Requirements – Part A.2: Infrastructure

2. Infrastructure. Typical infrastructure activities include the repair, replacement, or relocation of damaged public facilities and improvements to include, but not be limited to, bridges, water treatment facilities, roads, and sewer and water lines. Grantees that use CDBG-DR funds to assist flood control structures (i.e., dams and levees) are prohibited from using CDBG-DR funds to enlarge a dam or levee beyond the original footprint of the structure that existed prior to the disaster event. Grantees that use CDBG-DR funds for levees and dams are required to:

- (1) Register and maintain entries regarding such structures with the U.S. Army Corps of Engineers National Levee Database or National Inventory of Dams;*
- (2) Ensure that the structure is admitted in the U.S. Army Corps of Engineers PL 84-99 Program (Levee Rehabilitation and Improvement Program);*
- (3) Ensure the structure is accredited under the FEMA National Flood Insurance Program;*
- (4) Upload into DRGR system the exact location of the structure and the area served and protected by the structure; and*
- (5) Maintain file documentation demonstrating that the grantee has conducted a risk assessment prior to funding the flood control structure and documentation that the investment includes risk reduction measures*

Mr. Bronson stated the CDBG-DR funds can be used to repair publicly owned dams as long as the 5-step process outlined above is met. Although any one step could hinder getting a dam rehabbed or repaired for years.

PUBLIC INFRASTRUCTURE NEEDS AND ANTICIPATED FUNDING

Recovery Area	HMGP Culverts	HMGP Channel and Detention Projects	County Owned Infrastructure Projects	FEMA PWs	Total
Damages and Resilience Needs					
Public Infrastructure	\$600,159.00	\$2,957,343.00	\$500,000	\$3,875,256.43	\$7,932,758.43
Public Facilities				\$124,600.00	\$124,600.00
Anticipated Funding					
HMGP Funding	\$450,119.25	\$2,218,007.25	\$375,000.00		
FEMA PA Funding				\$2,999,892.32	
FEMA PA Match (funded by State)				\$999,964.11	
Unmet Need	\$150,039.75	\$739,335.75	\$125,000.00	\$0.00	\$1,014,375.50

Economic Development Impact and Need Estimates

SFHA Damage Assessment

- ❖ 52 Non-residential structures damaged = \$13,263,948.00
 - Includes: Commercial retail; convenience stores; warehouses; office buildings; restaurants; industrial uses
- ❖ 29% of total estimated SFHA damages
- ❖ Average Damage = \$255,075.92
- ❖ Median Damage = \$55,210.94

- HMGP non-residential buyout local match = \$942,279.37
- Agricultural Damage = \$4,813,047

- ❖ Based on agricultural insurance claims and payments

- Public Comment Forms: 1 of 17 requested business assistance
- 564 weeks paid of Disaster Unemployment Assistance

Economic Development Assistance Received/Anticipated

- SBA Loans = Awaiting this data from FEMA
- HMGP Non-residential buyouts = \$2,826,838.13
- Agricultural Insurance + Deductible = \$4,813,047
- Disaster Unemployment Assistance = \$82,869
- State of South Carolina agricultural aid legislation: \$40M

- ❖ Up to \$100,000 and 20% of losses
- ❖ Assistance to replant and continue farming operations

Total Unmet Need = \$942,279.37 (HMGP match) + ?? = ??

CDBG-DR PRIORITIES, PROGRAMS, AND PROJECTS

■ CDBG-DR Allocation by \$

- Housing - \$12,841,000
- Infrastructure - \$4,000,000
- ❖ HMGP Match - \$900,000
- ❖ County Owned Infrastructure - \$3,100,000
- Economic Development (buyout of businesses) - \$2,000,000
- Resiliency Planning - \$3,500,000
- Administration - \$1,175,000

Total = \$23,516,000

- Ms. Jackson stated staff reached out to the business associations where the impact of the flooding was the greatest, as well as, City Center Partnership and the County's OSBO Department. In addition, direct outreach was conducted in Mr. Pearce's district.
- Resiliency planning is very large. Staffing of this will either be temporary County staff or will be contracted out. Council has expressed the desire to expend as little of the funding as possible on staffing. Whereas, HUD has instructed the County to staff up. Therefore, staff's recommendation is to staff at a median level.
- The goal is to leverage future dollars by providing good data going forward.
- The Inspector General will likely audit the County during the process.
- Public Outreach will be important. The outreach documents have been translated into Spanish and Korean.
- Ms. Scott requested that direct mailings are utilized and enough notice is given to allow the community to be informed of the upcoming meetings in a timely fashion.
- The County has 6 years to spend the funds allocated.
- The County can apply for additional funds.
- The Plan is due to HUD on September 19th. HUD then has 45 days to "sign" off on the plan. Once the plan is approved, the County can begin spending the funds.

- End of September the County should have a general idea of where the dollars will be spent
- Rev. Wade inquired about the eligibility requirements for the funding.
- Mr. Bronson stated staff will develop a prioritization structure to evaluate who receives funding first.
- “Fundraising Event(s)” were proposed

Mr. Pearce thanked all of the committee members for dedicating their time to the flood recovery efforts.

ADJOURNMENT

The meeting adjourned at approximately 2:58 p.m.