



## Richland County Council

### BLUE RIBBON AD HOC COMMITTEE

October 4, 2017 – 2:00 PM

4<sup>th</sup> Floor Conference Room

<b>CALL TO ORDER – Mr. Pearce called the meeting to order at approximately 2:00 p.m.</b>		
<b>HMGP 4241-DR (2015 Flood Update)</b>		<b>11</b>
<ul style="list-style-type: none"> <li>➤ All County submitted applications have been approved by State and submitted to FEMA</li> <li>➤ The Lake Dogwood Dam Armoring application was ineligible because it was never completed</li> <li>➤ Federal money available has increased from \$39M to \$48M</li> <li>➤ Received word on May 19<sup>th</sup> that FEMA will extend review time for 6 – 8 months (February 2018). That said...</li> <li>➤ FEMA has approved and SCEMD has awarded four applications:               <ul style="list-style-type: none"> <li>• #2/33 (Buyout twenty-two properties)</li> <li>• #4/32 (Buyout eight properties)</li> <li>• #6/34 (Buyout twenty-one properties)</li> <li>• #63/48 (Reaching the Digitally Disconnected)</li> </ul> </li> <li>➤ FEMA is on the verge of approving our last residential buyout application and our non-residential buyout applications.</li> <li>➤ We are expecting all our applications to eventually be approved by FEMA and funded by the State. Hurricane Harvey will likely delay funding.</li> </ul> <p><b>Rules of the Buy-Out Program</b></p> <ul style="list-style-type: none"> <li>➤ Buy-Out Process               <ul style="list-style-type: none"> <li>• Case Manager assigned to collect final information for:                   <ul style="list-style-type: none"> <li>■ Duplication of Benefits Audit</li> <li>■ Determine that applicant meets all FEMA and HUD requirements</li> </ul> </li> <li>• Formal 3<sup>rd</sup> Party Appraisal of Property                   <ul style="list-style-type: none"> <li>■ FEMA requires this appraisal amount to be the sole basis for the amount offered. Anything above appraised amount will not be reimbursed by FEMA</li> </ul> </li> <li>• Environmental review of property</li> </ul> </li> </ul>		

- Property Closing
- Key Point – Once the County buys these properties, they become ours forever – including our reoccurring cost of maintaining these properties

***Grant Integration Timeline***

<b>HMGP</b>	<b>DATE</b>	<b>CDBG-DR</b>
Projects Awarded; Submit Task Order	August 2017	Request and obtain FEMA ERR information or use of HUD Tier I and II Environmental Review
Begin Procurement Process	September 2017	Request and obtain release of funds from HUD including FEMA ERR Information (with SHPO exception). Begin verification process for applicants
Task Order Approved and Signed Appraiser and Demo RFPs Posted Select Appraiser	October 2017	Complete verification of applicant eligibility
Approve Appraiser, Begin Appraisals Select Demo Contractor	November 2017	Identify LMI (\$420,000) versus Urgent Need (\$1,260,000) Applications
Approve Demo Contractor	December 2017	
Begin Buying First Properties; Begin Demo First Properties	February 2018	Begin Provision of Match Funds
Complete Demo First Properties; Begin First Properties Restorations	May 2018	
Complete First Property Restorations; Complete Buying Properties	August 2018	
Complete Demo Properties	November 2018	
Complete App 32/34 Property Restorations	February 2019	

- Three major action requests:
  1. Approve three task orders for Tetra Tech to implement property buyouts (one for each of the three approved buyout projects).
    - These are all continuations of existing Task Order #9 with Tetra Tech. The amounts for each Task Order are not to exceed:
      - Task Order 14: \$63,150.38
      - Task Order 15: \$168,562.40
      - Task Order 16: \$270,030.00
    - All costs were anticipated and contained in the buyout estimates submitted in the applications to FEMA
  2. Post three RFQs to seek the following services:
    - Formal 3<sup>rd</sup> party property appraisal services
    - Legal services for property closings
    - Contractors to demolish homes, haul and dispose of debris and restore the land to a natural state
  3. As a result of 2015 Storm Damage County Council approved an Ordinance which:

	<ul style="list-style-type: none"> <li>• Temporarily waived building permit &amp; plan review fees for Homeowners, Contractors, and VOADs.</li> <li>• It also temporarily waived the business license fees for contractors and VOADs</li> <li>• Purpose: to expedite &amp; assist homeowners and business owners affected by the 2015 Flood Event</li> <li>• The Ordinance expired on June 30, 2017</li> <li>• With the anticipated rebuilding efforts in the coming months due to CDBG-DR initiatives, staff recommends renewing the ordinance for an additional two year period.</li> </ul>	
<p><b><u>HMGP 4286-DR (Hurricane Matthew Update)</u></b></p> <ul style="list-style-type: none"> <li>➤ Our two full applications were submitted by the due date of August 1, 2017 to receive 20 bonus points.</li> <li>➤ First Project: We identified one additional property for buyout in the Stoop Creek area under HMGP 4246-DR (Hurricane Matthew). The full application was approved by SCEMD and submitted by FEMA</li> <li>➤ Second Project: Public Works identified 15 other properties as potential buyouts for a mitigation project. We were able to contact 12 of the 15 property owners. All 12 property owners consented to buyout. The full application was approved by SCEMD and submitted to FEMA.</li> <li>➤ SCEMD said these were the best applications they have reviewed to date.</li> <li>➤ Initial estimate of Federal money available is \$36M.</li> </ul>		
<p><b><u>CDBG-DR SFHRP Update</u></b></p> <ul style="list-style-type: none"> <li>➤ All 575 applicants (and their case managers, if applicable) notified of their status: seeking verification, on hold or ineligible</li> <li>➤ Phone calls made to all 1A1 and 1A2 applicants to schedule consultations, total of 192 initial 1A1s and 1A2s</li> <li>➤ 148 completed initial applications <ul style="list-style-type: none"> <li>• 11 – 1A1 applications; 16 – 1A2 applications; 13 – 1A3 applications</li> </ul> </li> <li>➤ 65 completed scope and estimated cost of repairs (ECR)</li> <li>➤ 65 Tier II Field Inspections Completed</li> <li>➤ Cost of housing repairs is coming in significantly below \$70K cap</li> </ul> <p><b><i>CDBG-DR Small Rental Rehab Program:</i></b></p> <ul style="list-style-type: none"> <li>➤ Current Action Plan has prioritization based on these rental units that serve the elderly or disabled</li> <li>➤ We desire to streamline the selection process.</li> </ul>		

- Propose verifying applicants on a first-come first-serve basis.
- Any other prioritization process could be problematic for rental units
  - Multiple units per property makes prioritization challenging
  - We don't expect anywhere near the interest as we did with the single family rehabilitation program
  - We would not have to try to collect data from non-applicants (the renters)

***CDBG-DR Match Programs:***

- Current Action Plan has all residential homes have to be owner occupied to qualify for CDBG-DR match
- Some of our HMGP buyouts are not owner occupied.
- Propose eliminating the owner-occupied requirement for CDBG-DR match

***Business Assistance Program Update:***

- The RFP has been posted to seek bids on vendors to implement the program
  - Responses are due on 10/24/17

***Second Funding Allocation Timeline:***

- \$7.25M additional CDBG-DR approved funding
- Federal register has been issued.
  - The County has drafted a Substantial Amendment and it is posted on our website to begin collecting public input
  - Public comment period is from October 2<sup>nd</sup> to 16<sup>th</sup>
    - The County will facilitate at least two (2) additional public outreach meetings
      - Thursday, October 12<sup>th</sup> (Decker Center, Community Room, 2500 Decker Blvd.)
      - Monday, October 16<sup>th</sup> (Garner's Ferry Adult Activity Center, 8620 Garners Ferry)
    - The County has also posted within The State, Richland County Website, United Way, and other locations to include libraries, churches and schools to reach the digitally disconnected
    - Citizens can attend the above meetings or email comments to [recovery@rcgov.us](mailto:recovery@rcgov.us) or drop off comments to the Flood Recovery Office on the 1<sup>st</sup> floor or Community Development on the 3<sup>rd</sup> floor of 2020 Hampton Street, Administration Building.
- Amendment must be submitted to HUD within 90 days of effective date of notice (August 14, 2017) or no later than November 9, 2017.
- HUD will review the amendment within 45 days of receipt of the amendment
- Goal: Approved by HUD in November

	<p><b><i>Discussion on Use of Additional CDBG-DR Funds:</i></b></p> <ul style="list-style-type: none"> <li>➤ With the \$7.25M in additional CDBG-DR funds: <ul style="list-style-type: none"> <li>• Staff recommendation for funding disbursement: <ul style="list-style-type: none"> <li>■ 95% Housing</li> <li>■ 5% Grant Administration</li> <li>■ Our biggest unmet need remains housing</li> </ul> </li> </ul> </li> <li>➤ To date: County has received approximately 30 late applications for housing under the existing program <ul style="list-style-type: none"> <li>• Staff recommendations: <ul style="list-style-type: none"> <li>■ As part of the changes to the action plan, we accept these late applications for processing for housing rehab/mobile home replacement</li> <li>■ Establish a new outreach and intake period to try and capture additional 1A1 and 1A2s</li> </ul> </li> </ul> </li> </ul>	
	<p><b><u>ADJOURNMENT</u></b> - The meeting adjourned at approximately 3:10 p.m.</p>	