



South Carolina Disaster Recovery Office



Pre-Bid Conference

Agenda

Welcome and Agenda

Stacy Gregg

Timeline Overview

JR Sanderson

Overview of South Carolina's Action Plan

JR Sanderson

The Procurement

Stacy Gregg

The Financial Situation

Chris Huffman

Questions and Discussion

Stacy Gregg

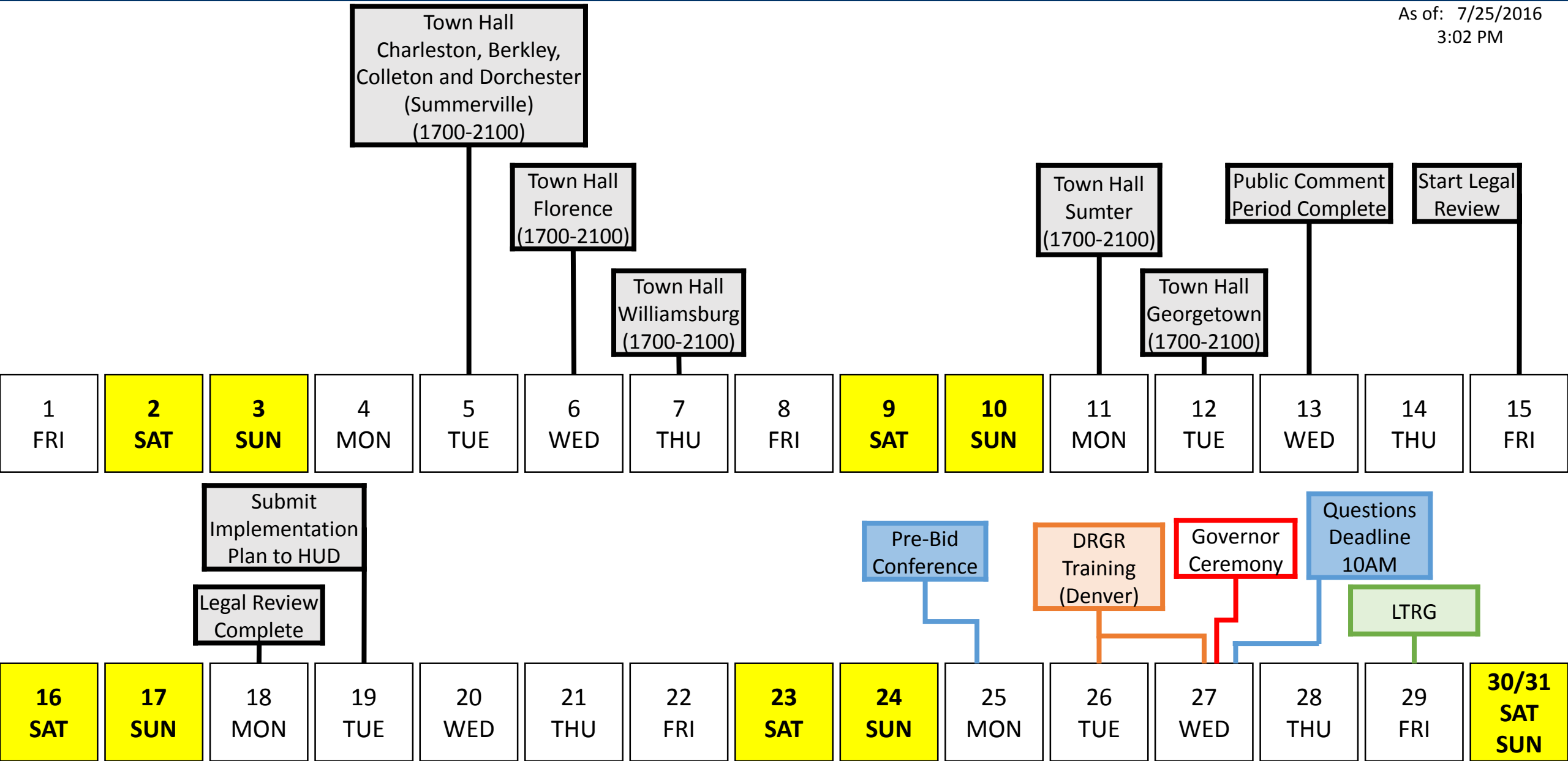




Tactical Timeline – July

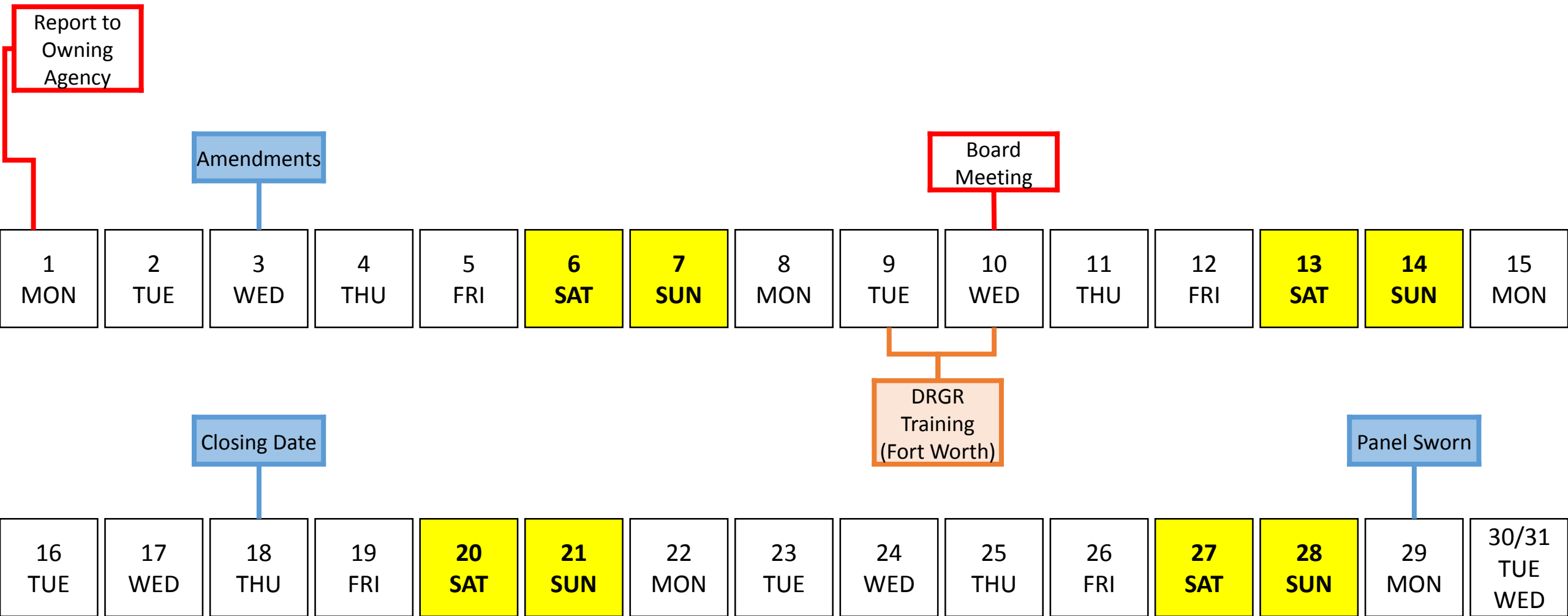


As of: 7/25/2016
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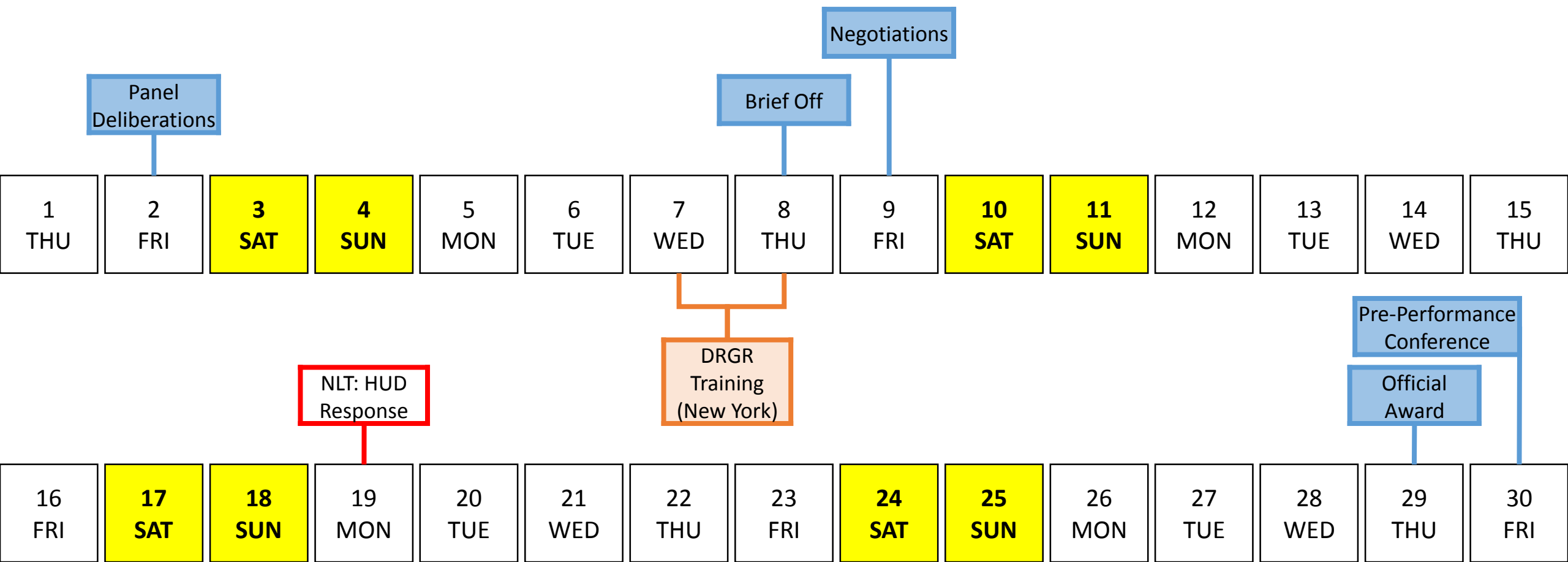


Tactical Timeline – August





Tactical Timeline – September

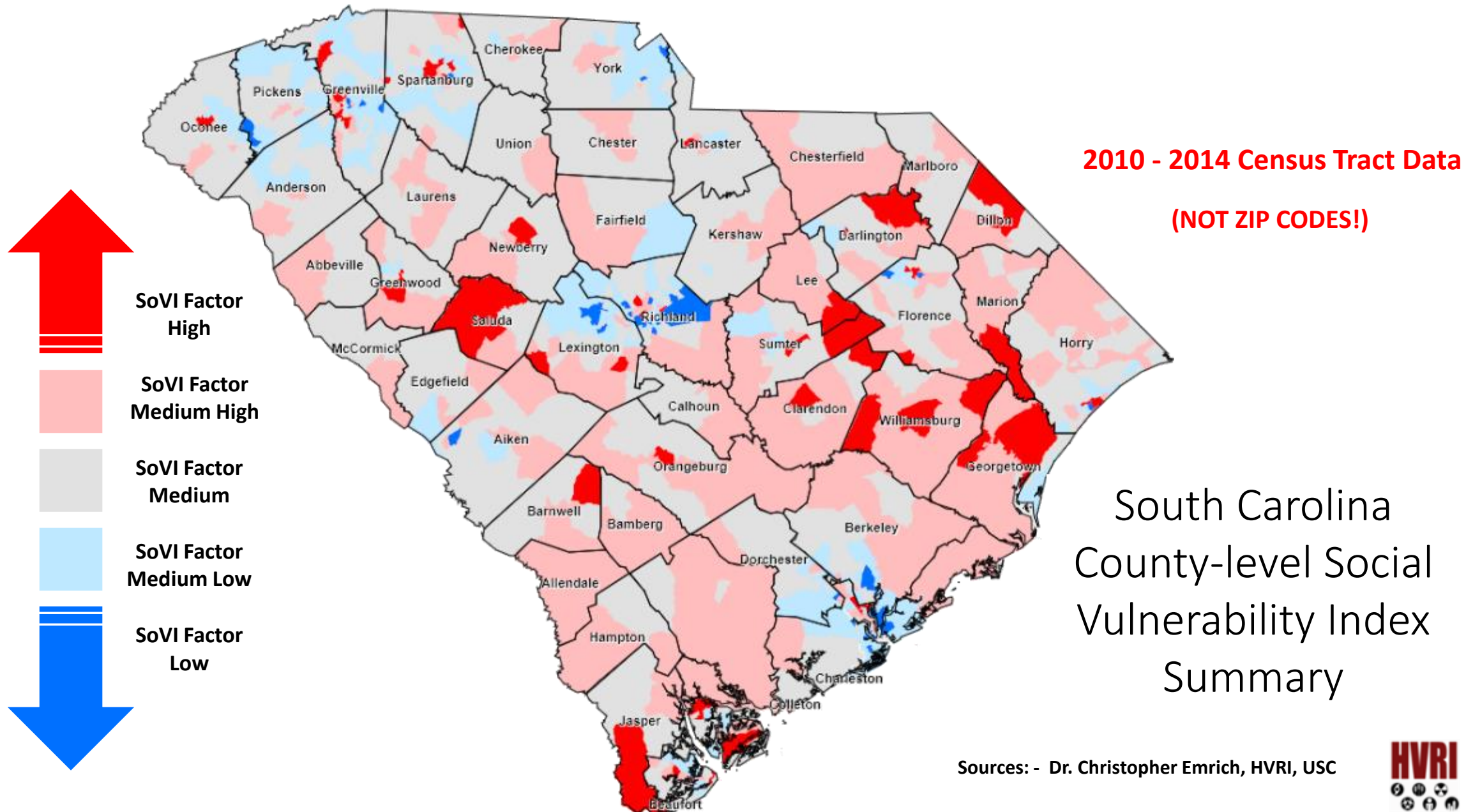




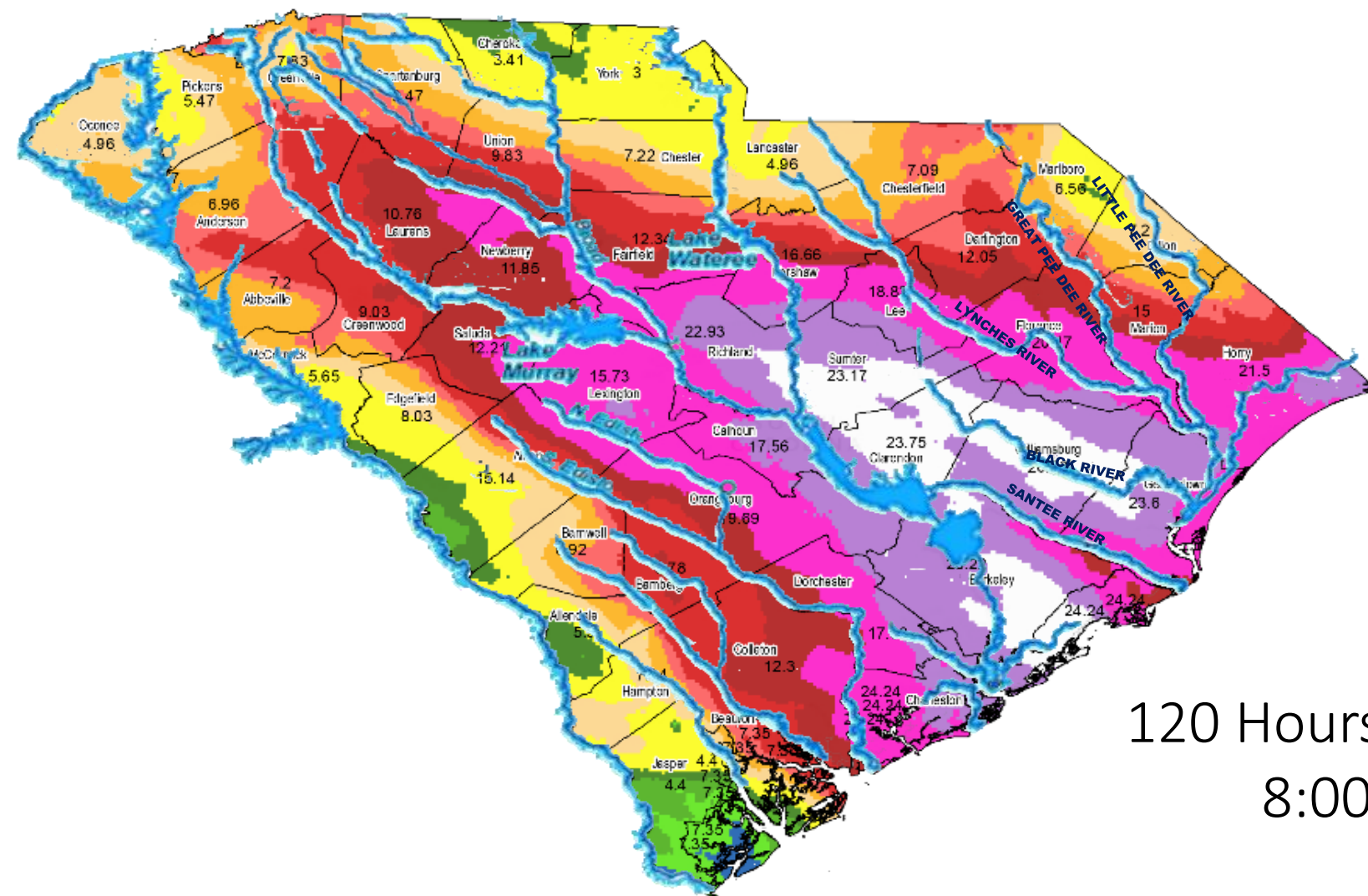
South Carolina Disaster Recovery Office

Town Hall Action Plan Briefing

Where are the Most Vulnerable?

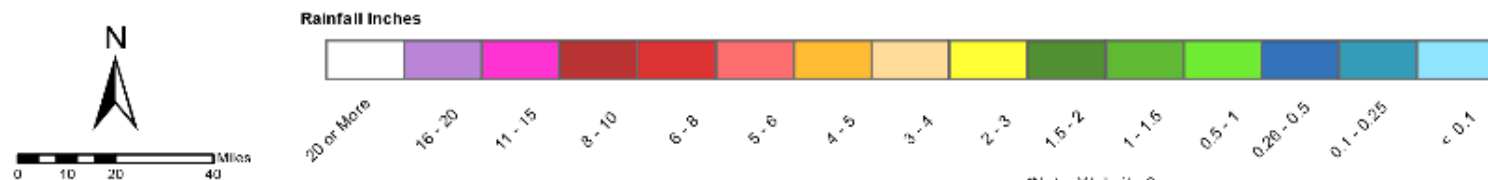


What Happened



County	Rainfall (Inches)
Williamsburg	26.63
Charleston	24.40
Clarendon	23.75
Georgetown	23.60
Berkeley	23.22
Sumter	23.17
Richland	22.93

120 Hours Of Reported Rainfall As Of
8:00 AM, October 5, 2015



*Note: Website Source
<http://www.srh.noaa.gov/ridge2/Precip/tqpehourlyshape/latest/>

Source: - FEMA

State Response

- ❑ October 2015, Requested \$140 million for Housing from Federal Government
- ❑ Stood up the South Carolina Disaster Recovery Office
- ❑ Provided guidance:
 - Provide a Non-Political Solution
 - Accelerate the Recovery
 - Focus on Most Vulnerable People in most impacted and distressed areas
 - Housing Focused
- ❑ Establish Disaster Recovery Board

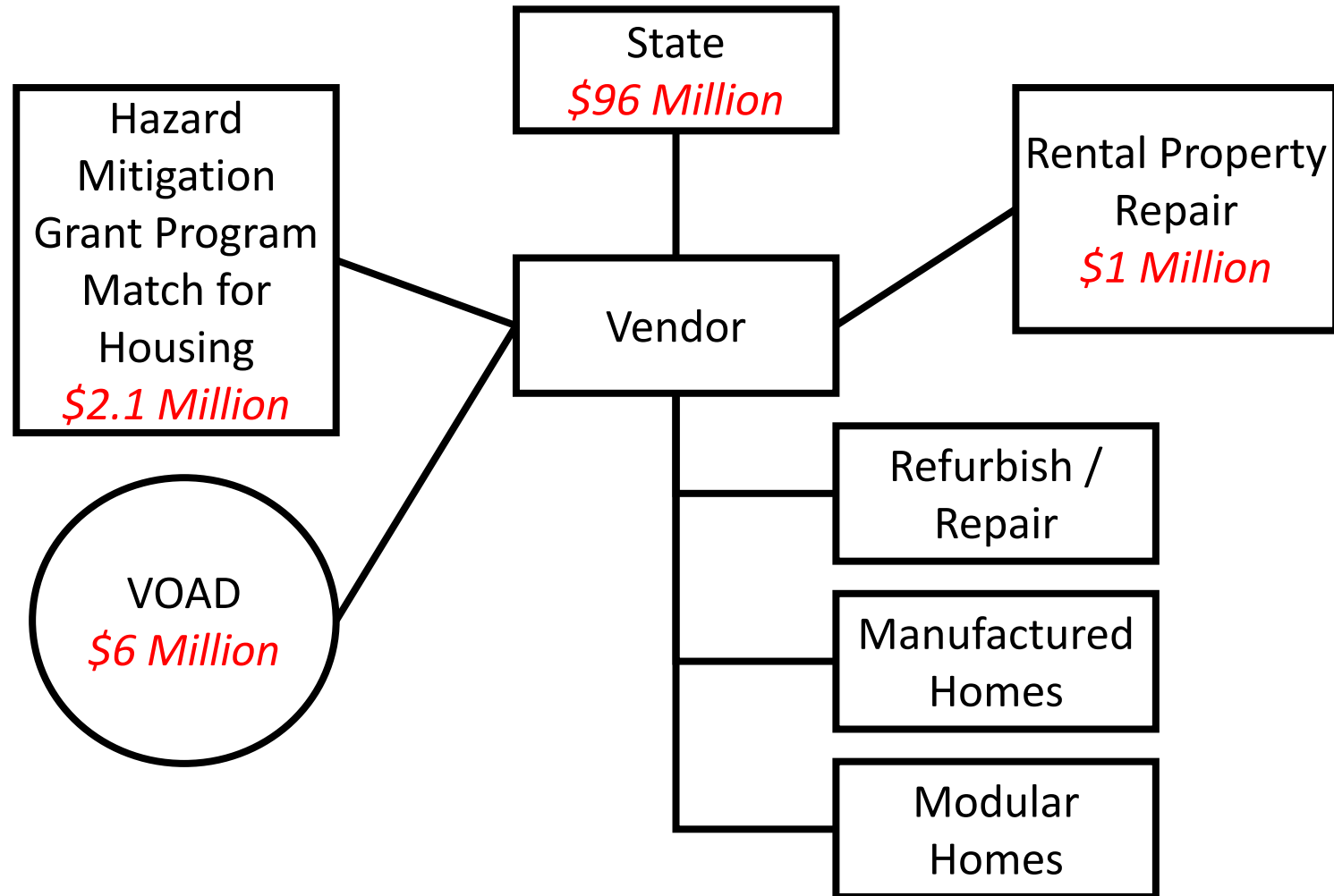


HUD Federal Requirements For Use of Disaster Recovery Money

- ❑ Gave South Carolina \$156,664,000 divided between:
 - The State received \$96,827,000
 - Lexington County received \$16,332,000 (10.4%)
 - Richland County received \$23,516,000 (15%)
 - City of Columbia received \$19,989,000 (12.8%)
- ❑ The State must spend a minimum of \$65 million on the most impacted counties
 - Charleston, Dorchester, Florence, Georgetown, Horry, Sumter, Williamsburg
- ❑ No duplication of benefits



State Plan: Method of Distribution



State Plan: Focus and Intent

- ☐ Focus on 22 of the Individual Assistance Disaster declared counties
- ☐ Consists entirely of Housing Program Activities
- ☐ Single Vendor to Repair, Rebuild or Replace approximately 1500 homes
- ☐ Spends 100% of funds on those in low to moderate income category
- ☐ Build/repair to HUD Quality Standards and warranty work for 1 year
- ☐ Opportunity to appeal decisions provided online
- ☐ Building to begin on or about Spring 2017



State Plan: Eligibility Requirements

- ☐ Damaged property must be in one of the 22 Individual Assistance declared counties
- ☐ Applicants must demonstrate ownership interest
- ☐ Damaged property must have been primary residence at time of October 2015 severe weather
- ☐ Applicant must agree to a 3 year lien for Home Owners
- ☐ Applicant must agree to a 5 year HUD Affordability Period for Rental Properties
- ☐ Priority to “the most vulnerable” -- defined as:
 - Verified household income at 80 percent or below **Area Median Income (AMI)** for the county in which you live
 - Persons with **documented disabilities**; and **age-dependent household members** (age 65 and above OR 5 and below)



State Plan: Prioritization Matrix

Priorities will be addressed as follows:	HOUSEHOLD'S LOW TO MODERATE INCOME CATEGORY (LMI)		
	30% AMI or BELOW (Extremely Low)	31% AMI to 50% AMI (Very Low)	51% AMI to 80% AMI (Low)
Applicant's Household Includes Both Age Dependent & Disabled	1st Priority	3rd Priority	5th Priority
Applicant's Household Includes Either Age Dependent or Disabled	2nd Priority	4th Priority	6th Priority
Applicant's Household Includes Neither Age Dependent or Disabled	5th Priority	7th Priority	8th Priority





South Carolina Department of Commerce

Vendor Payment Metrics Pre-Bid Briefing

Applicant Intake Payment Metrics

Performance Metric	Vendor Payment %	Total
Completion of Startup Activities	3.0%	3.0%
500 eligible intakes	4.0%	18.0%
1000 eligible intakes	4.0%	
1500 eligible intakes	4.0%	
1800 eligible intakes	3.0%	
Program has closed intake process	3.0%	



Housing Assistance Payment Metrics

Performance Metric	Vendor Payment %	Total
10 Houses Repaired, Rehabbed or Replaced (R3)	2.0%	56.0%
100 Homes R3ed	4.0%	
300 Homes R3ed	7.0%	
500 Homes R3ed	7.0%	
700 Homes R3ed	7.0%	
900 Homes R3ed	7.0%	
1100 Homes R3ed	7.0%	
1300 Homes R3ed	7.0%	
Program has expended all funds on Housing Assistance	8.0%	



HMGP Match Fund Payment Metrics

Performance Metric	Vendor Payment %	Total
Program expended 25% HMGP Match Funds	1.0%	5.0%
Program expended 50% HMGP Match Funds	1.0%	
Program expended 75% HMGP Match Funds	1.0%	
Program expended 100% HMGP Match Funds	1.0%	
Program has obligated all HMGP Match Funds	1.0%	



Rental Repair Program Payment Metrics

Performance Metric	Vendor Payment %	Total
Program expended 25% Rental Repair Program Funds	1.0%	5.0%
Program expended 50% Rental Repair Program Funds	1.0%	
Program expended 75% Rental Repair Program Funds	1.0%	
Program expended 100% Rental Repair Program Funds	1.0%	
Program has obligated all Rental Repair Program Funds	1.0%	



Open Complaint/Issues Payment Metrics

Performance Metric	Vendor Payment %	Total
Once 500 homes R3ed, if open complaints/issues with the State is less than 5% of all homes R3ed	1.0%	3.0%
Once 1000 homes R3ed, if open complaints/issues with the State is less than 5% of all homes R3ed	1.0%	
Once all homes R3ed, if open complaints/issues with the State is less than 5% of all homes R3ed	1.0%	



Miscellaneous Payment Metrics

Performance Metric	Vendor Payment %	Total
Warranty Coverage on 50% of R3 Homes Expires	2.0%	4.0%
Warranty Coverage on 100% of R3 Homes Expires	2.0%	
Program has expended 50% of grant award from HUD	2.0%	2.0%
Completion of Close Out Activities	4.0%	4.0%





Contractor Implementation Cost

The Contractor Implementation Cost should include all Offeror's cost associated with General Management, Strategic Communications, Intake and Eligibility Operations, Intake Centers, Construction Management, Environmental Reviews/Program, Training Program, and Offeror Compliance/Audit/Close-Out functions.



Program/Direct Costs

The Program/Direct Costs include the actual construction costs to repair/replace/rehab eligible homes, delivery/setup/other costs associated with new Mobile and Modular home program, and other programs included in the State's Action Plan.



Notes:

- Under no circumstance should the combined Contractor Implementation Cost and Program/Direct Cost exceed \$88,000,000.
- Percentages and measures may change as amendments to Action Plan are accepted by HUD



QUARTER	Projected Implementation Outcomes Schedule
Start-Up Tasks January 2017	Contractor established with a presence in South Carolina
	All program policies established and accepted by the State
	Contractor trained and certified up to 100 Contractor/State Employees
	Transparency website established and accepted by the State
	Strategic Communications Plan completed and accepted by the State
	Intake / Eligibility Operations Plan approved by the State
1 st Quarter Jan–Mar 2017	500 Eligible Intakes
	10 Homes Complete
	All Provision Training Requirements Complete
	Recurring Quarterly Responsibilities Complete
2 nd Quarter Apr– Jun 2017	Intake / Eligibility Operations Complete With 1800 Eligible Intakes
	90 Homes Complete
	Recurring Quarterly Responsibilities Complete
3 rd Quarter Jul – Sep 2017	200 Homes Complete
	Complete and Brief Internal Audit to the State
	Recurring Quarterly Responsibilities Complete
4 th Quarter Oct – Dec 2017	200 Homes Complete
	Recurring Quarterly Responsibilities Complete



QUARTER	Projected Implementation Outcomes Schedule
1 st Quarter Jan – Mar 2018	200 Homes Complete
	Recurring Quarterly Responsibilities Complete
2 nd Quarter Apr - Jun 2018	200 Homes Complete
	Completed Internal Audit And Brief To The State
	Recurring Quarterly Responsibilities Complete
3 rd Quarter Jul – Sep 2018	200 Homes Complete
	Recurring Quarterly Responsibilities Complete
4 th Quarter Oct – Dec 2018	200 Homes Complete
	Recurring Quarterly Responsibilities Complete
1 st Quarter Jan – Mar 2019	200 Homes Complete
	Recurring Quarterly Responsibilities Complete
2 nd Quarter Apr – Jun 2019	200 Homes Complete
	Completed Internal Audit And Brief To The State
	Recurring Quarterly Responsibilities Complete
3 rd Quarter Jul – Sep 2019	All Audit Findings Reconciled With State
	All Aspects Of Program Prepared For Closeout
	Recurring Quarterly Responsibilities Complete
4 th Quarter Oct – Dec 2019	Recurring Quarterly Responsibilities Complete
1 st Quarter Jan – Mar 2020	Warranty Coverage and Customer Support
	Recurring Quarterly Responsibilities Complete
2 nd Quarter Apr - Jun 2020	Warranty Coverage and Customer Support
	1 July – Final Payment



QUESTIONS?