



COLUMBIA COMMUNITY DEVELOPMENT COMMITTEE MEETING MINUTES TUESDAY, FEBRUARY 7, 2023

The Columbia Community Development Committee conducted a meeting on Tuesday, February 7, 2023 at City Hall (Mayor's Conference Room), 1737 Main Street, Columbia, South Carolina. The Honorable Tina N. Herbert, Chair called the meeting to order at 11:02 a.m.

Attendee Name	Title	Status
Tina N. Herbert	Chair	Present
Howard E. Duvall	Member	Present
Will Brennan	Member	Present

COMMITTEE DISCUSSION

1. Community Development Director Update - Ms. Missy Gentry, P.E., Assistant City Manager for Development – *Received as information*

Ms. Missy Gentry, P.E., Assistant City Manager for Development said the Community Development Director position is posted and we've created a brochure that we hope to finalize this week. It's a widespread outreach effort to see who will apply for the position. We will also promote the position to various associations and partner agencies.

There was discussion about a prospective timeline and City Council's vision being included in the job posting.

2. Community Development Month - Ms. Missy Gentry, P.E., Assistant City Manager for Development – *Received as information*

Ms. Missy Gentry, P.E., Assistant City Manager for Development said Community Development Week is April 10 - 14, 2023. April is also National Fair Housing Month and National Financial Literacy Month. We've created a draft agenda for activities throughout the month based on some activities that have taken place in prior years.

Ms. Charmaine Clark, Program Manager for Community Development reported that proclamations are being prepared for National Community Development Week and Fair Housing and Financial Literacy Month. Plans include creating a video showcasing projects funded by CDBG grants and featuring individuals who secured housing through the loan program. Additionally, a Day of Service is being considered. We're also talking about doing a home buying workshop and a financial workshop, possibly on April 20 at Busby Street. From April to October, we will do community improvement projects in collaboration with Code Enforcement and Public Works. They will do a clean sweep within a neighborhood for an entire week.



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Council Herbert requested that the Belmont Community be nominated for a clean sweep.

There was discussion about community nominations; a potential video campaign; collaborating with the Affordable Housing Task Force; potential individuals to showcase; target audience; and the importance of the involvement of leadership.

3. City of Columbia Development Corporations - Ms. Missy Gentry, P.E., Assistant City Manager for Development – *Received as information*

Ms. Missy Gentry, P.E., Assistant City Manager for Development discussed a pre-COVID decision to reorganize the funding for development corporations. The plan is to consolidate from five to two corporations: one focusing on residential and the other on commercial development with both including multi-family projects. The aim is to improve collaboration and efficient use of funds. The merger of CHDC and TNDC into the new residential corporation is nearing completion. The Eau Claire Development Corporation is undergoing title searches and they will need to vote to dissolve, by dividing its assets between the new commercial and residential corporations by the end of the fiscal year.

There was a discussion about potential name changes; claiming of assets; Eau Claire's core property; engaging corporations in development; development corporations and the City being unified in their vision; and board member appointments for the corporations.

4. City of Columbia Residential Property Inventory - Ms. Missy Gentry, P.E., Assistant City Manager for Development – *Received as information*

Ms. Missy Gentry, P.E., Assistant City Manager for Development noted that many residential lots owned by the city and corporations have been vacant for some time. Efforts over the past year have focused on developing affordable housing on these lots, primarily through collaboration with CHDC. An initial RFP for targeted communities has been responded to and a new RFP was released recently for Booker Washington Heights, Belmont, and the King Street areas. Decisions will be made by the respective corporation boards, with the city's collaboration. Support from the boards is anticipated and the city will advocate for land donations to builders. The continuation of the city's Affordable Home Loan program will be essential to make these homes available.

Ms. Delores Shabazz, Senior Program Manager for Community Development said we eliminated the employee loan program but employees can use the city's Lender One or Lender Two programs. Lender One is specifically for applicants that are 80% below the area median income



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and those income limits are set by HUD. With Lender One, the partner lender holds 80% of the mortgage and we hold 20% to keep it a conventional loan with no private mortgage insurance (PMI). This helps with mortgage costs being more affordable. With the Affordable Home Loan Program, we hold 100% of the mortgage and we do that at a three percent interest rate. Both are 80% below the median.

There was discussion about the number of lots owned by the city versus those owned by corporations; the use of the Affordable Home Loan program to purchase homes owned by the corporation; details on available loan programs and the appraisal process; allocation of funds; restrictions on the loan programs; and the need to strategize with development corporations regarding infill development.

5. Town & Gown Advisory Board - The Honorable Will Brennan – *Received as information*

Councilor Brennan discussed the Town and Gown initiative, a collaborative effort between higher education institutions, neighborhood participants, and city leadership to address quality of life issues for citizens and students. The goal is to retain talent from higher education and enhance community integration. Meetings with the Town and Gown Association have provided insights into the advisory board's structure. The focus is on developing a mission statement and setting goals. Additionally, a USC Ambassadors Program is being considered to engage students living in and help them feel welcomed.

There was discussion about the potential USC Ambassadors Program.

ADJOURNMENT

The meeting was adjourned at 12:07 p.m.

Respectfully submitted:

Erika D. Moore Hammond, CMC
City Clerk