



COMMUNITY DEVELOPMENT COMMITTEE MEETING MINUTES TUESDAY, JUNE 3, 2025

CALL TO ORDER

The Community Development Committee conducted a meeting on Tuesday, June 3, 2025 at City Hall (Mayor's Conference Room), 1737 Main Street, Columbia, South Carolina 29201. The Honorable Tina N. Herbert, Chair called the meeting to order at 11:08 a.m. The following members were present:

Attendee Name	Title	Status	Arrived
Tina N. Herbert	Chair	Present	
Will Brennan	Member	Present	
Tyler D. Bailey	Member	Present	

APPROVAL OF MINUTES

1. September 3, 2024; October 1, 2024; and May 13, 2025 Community Development Committee Meeting Minutes - *Approved*

Upon a motion made by Ms. Herbert and seconded by Mr. Brennan, committee members voted unanimously to approve the October 1, 2024 Community Development Committee Meeting Minutes and to defer the September 3, 2024 and May 13, 2025 Community Development Committee Meeting Minutes.

PUBLIC HEARING

2. 2025-2029 Consolidated Plan and 2025 Action Plan - Ms. Felicia Kilgore, Community Development Director; Mr. Erich Chatham, Principal / Civitas, LLC; and Ms. Cearra Harris, PhD, Citizens Advisory Committee Chair

Ms. Felicia Kilgore, Community Development Director stated that the 2025-2029 Consolidated Plan is being presented for a second public hearing as required by the United States Department of Housing and Urban Development.

Mr. Erich Chatham, Principal / Civitas, LLC presented the eligible activities for the Community Development Block Grant (CDBG), HOME Investment Partnerships (HOME), and Housing Opportunities for Persons with AIDS (HOPWA) programs. The city only disburses CDBG and HOME funds within its jurisdiction, but HOPWA is administered within a multi-county jurisdiction. The 2025 fund allocations from HUD include: \$1,137,467.00 for CDBG; \$660,423.89 for HOME; and \$1,908,324.00 for HOPWA. For the draft plan, Civitas assessed the needs of the community, conducted a housing market analysis, and assisted with citizen participation efforts.



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Based on 159 responses to a community survey, the top priority needs were affordable housing, public services and public improvements. He reviewed the priority needs and goals, while noting that the priorities were not in ranking order. He presented the 2025 action plan projects that align with the eligible use categories. This plan will be submitted to City Council on June 17, 2025; submitted to HUD by July 11, 2025; and effective July 1, 2025.

There was discussion about the difference in funding levels from 2024 to 2025 and the required set aside for Community Housing Development Organizations (CHDO) along with eligible and creative uses, recent changes in the certification process, and barriers to certification.

Ms. Cearra Harris, PhD, Citizens Advisory Committee Chair presented the committee's recommendations for the Community Development Block Grant (CDBG) program.

The committee recessed at 11:50 a.m. and reconvened at 11:59 a.m.

Ms. Cearra Harris, PhD, Citizens Advisory Committee Chair continued to present the committee's recommendations for the Housing Opportunities for Persons With AIDS (HOPWA) grant program. She was accompanied by Ms. Pat Meyer and Ms. Wanda Cannon who are also members of the Citizens Advisory Committee.

There was discussion about applications for improvements at other city parks.

The committee opened the public hearing at 12:05 p.m.

Mr. Larry Salley, Executive Director / Greater Columbia Community Relations Council (GCCRC) applauded the committee and City Council for their support of public and affordable housing. He stated that the best use of dollars is training for not-for-profit developers. He noted that the GCCRC was once a CHDO and board composition was an issue. The GCCRC will host its 61st annual luncheon on June 18, 2025.

Mr. Alton Cobb, Housing Services Director / Palmetto AIDS Life Support Services (PALSS) said PALSS is the oldest HIV/AIDS organization in the state and will celebrate its 40th anniversary this year. He stated that housing is health care. PALSS uses its funds to assist at-risk clients by ensuring they are stably housed through case management and outreach. PALSS also works with Rapid Shelter



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Columbia, The Cooperative Ministry, Homeless No More, the University of South Carolina and other housing services and medical providers.

Ms. Teleshia Stewart, Senior Vice President of Resident and Strategic Initiatives for the Columbia Housing Authority and Two Notch Development Corporation Board Chair expressed gratitude for the funding allocations made to both organizations. She stated that affordable housing is a national issue and she is proud to take today's information back to a national organization.

Ms. Caroline Seder, University of South Carolina School of Medicine / Supportive Housing Services and Prisma Health said thank you for the HOPWA and Housing First allocations. Through the Housing First Program clients who are experiencing chronic homelessness are connected with Columbia Housing and provided with case management and wraparound services. Additional partners include Rapid Shelter Columbia, Transitions, MIRCI, Columbia Area Mental Health and others. Rental assistance, mental health services, and wrap around case management services are provided to ensure that HOPWA program clients sustain housing. Additionally, the outreach team works with the homeless population.

Ms. Kameisha Heppard, Homeless Services Director / City of Columbia insisted that the real work comes in the form of after-care and it needs to be increased with all agencies in order to stabilize clients. She explained that funding will be used to expand the kitchen area and provide onsite job training for clients at Rapid Shelter Columbia. She said a lot of work will be done in the kitchen to rebuild our most vulnerable population.

Ms. Chanda Richardson, Program Manager / Two Notch Development Corporation explained that Oak Hill is a transitional property and mental health support is needed for the tenants. The mission is to provide safe, decent and sanitary communities. She expressed gratitude for the approval of TNDC's application.

Mr. Zach deMoya, Development Director / Mental Illness Recovery Center (MIRCI) said a lot of MIRCI's collaborative partners are present. He expressed gratitude for the work being done by City Council and the Community Development Department. MIRCI has done street outreach in Columbia for 14 years and has been in the homeless service and medical service space for 60 years. This year's project is targeting women. MIRCI provides street outreach and hygiene kits and encourages women to be screened by licensed clinicians and social workers.

The committee closed the public hearing at 12:35 p.m.



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Councilor Herbert thanked the service providers for attending this meeting.

COMMITTEE DISCUSSION

3. Columbia Housing Update: Vision 2030 - Mr. Barry Hall, Interim Chief Executive Officer / Columbia Housing - *Deferred*

ADJOURNMENT

The meeting was adjourned at 12:36 p.m.

Respectfully submitted:

Erika D. Moore Hammond, CMC, CPM
City Clerk