



COMMUNITY DEVELOPMENT COMMITTEE MEETING MINUTES TUESDAY, JUNE 4, 2024

CALL TO ORDER

The Community Development Committee conducted a meeting on Tuesday, June 4, 2024 at the Busby Street Community Center, 1735 Busby Street, Columbia, SC 29203. The Honorable Tina N. Herbert, Chair called the meeting to order at 11:10 a.m.

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

APPROVAL OF MINUTES

1. Approval of the January 16, 2024, February 13, 2024 and May 7, 2024 Community Development Committee Meeting Minutes

Upon a motion made by Mr. Brennan and seconded by Mr. Bailey, committee members voted unanimously to approve the January 16, 2024, February 13, 2024 and May 7, 2024 Community Development Committee Meeting Minutes.

PUBLIC HEARING

2. 2024 Annual Action

Ms. Felicia Kilgore, Director of Community Development reported that the 2024 Action Plan is the last phase of the 2020-2024 Consolidated Plan. The 2024 allocations include: Community Development Block Grant (CDBG) at \$1,106,616; HOME Investment Partnership Program at \$710,287; and Housing Opportunities for Persons With AIDS (HOPWA) Program at \$1,898,963. Over 85% of funds received have been invested heavily within the City's eight target areas and at least 70% of those funds have benefited low to moderate income individuals. The 2024 planned activities include CDBG at \$374,785 for program administration, public services and public facilities improvement projects; CDBG at \$2.5 million for housing rehabilitation and administration; HOME at \$1,310,287 for administration and operations, support of Community Housing Development Organizations, loans for acquisition, rehabilitation and new construction, and program income to support the affordable housing loan program; and HOPWA at \$1,830,275 for sub recipients.



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There was discussion about reducing the number of target areas in the next five year consolidated plan; timeliness with the disbursement of CDBG funds; aligning guidance with the issuance of Notice of Funds Availability; and the provision of gap funding as a grant versus a loan.

The public hearing was opened at 11:35 a.m.

No one appeared at this time.

The public hearing was closed at 11:35 a.m.

Upon a motion made by Mr. Brennan and seconded by Mr. Bailey, committee members voted unanimously to authorize the Community Development Department to proceed with submission of the 2024-2025 Annual Action Plan to the United States Department of Housing and Urban Development.

PRESENTATIONS

3. Columbia Council of Neighborhoods Strategic Plan - Mr. Patrick Mason, CCN Assistant Secretary and Vice President of the Sherwood Forest Neighborhood Association

Mr. Patrick Mason, CCN Assistant Secretary said the leadership team spent 80 hours developing a three-year strategic plan for the organization. There are 117 neighborhoods in Columbia and 40 neighborhoods are enrolled with CCN. The plan is to add 10 neighborhoods each year and to strengthen governmental relations, communications, and financial stability.

There was discussion about CCN being the fiscal agent for other neighborhoods; a neighborhood engagement strategy; the Love Your Block grant; and training future neighborhood leaders.

Ms. Teresa Wilson, City Manager explained that attendance at the National Night Out kick-off event has declined. The thought is to not have the kick-off event this year. Some of the smaller neighborhoods could use funds to help with hosting their event. The money could be better spent by providing small grants for NNO activities for neighborhoods that truly need it.

Mr. Patrick Mason, CCN Assistant Secretary agreed that funds from the NNO kick-off event would be more impactful if used as grants towards grassroots efforts.

There was discussion about neighborhoods hosting NNO in October instead of August and CCN's forthcoming request for funding.



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Ms. Teresa Wilson, City Manager asked if the request was for grant funding. She noted that the city is currently in budget season. The Love Your Block grant line item is pending for future consideration. Any other requests should be sent to myself and Missy Caughman.

COMMITTEE DISCUSSION

4. Five Year Real Estate Strategy: How to Activate City-Owned Vacant Lots - The Honorable Tina N. Herbert

Councilor Herbert said as we are looking at city-owned properties, I want to make sure we didn't forget about the five year real estate plan as discussed by the Economic and Community Development Committee in 2022. The Economic Development Department is working on the commercial properties. We also have city-owned properties, city demolished properties that we don't own, and vacant lots. We discussed investment buyers and rental versus purchase. The key point is where can the City control some aspects and advocate for other aspects.

Councilor Brennan said we are putting our real estate inventory to better use and leveraging the vacant properties that we own to promote livability in all neighborhoods.

Ms. Teresa Wilson, City Manager said the Economic Development and Infrastructure Committee has focused on city-owned properties. We will have a municipal complex that will allow us to pull in city offices that have been spread out. By doing so, we can work better together and put city-owned properties on the tax roll. We are trying to create opportunities with developers, investors, etc. that will inform some of the things you are talking about. There are also opportunities for the City to be involved with catalyst mixed use projects on larger parcels. That commercial aspect has also been discussed in the Economic Development and Infrastructure Committee.

There was discussion about knowing where we are and determining how funds can be used; curating or removing an overlay district to help further the goals of certain areas; using a programmatic approach to home ownership readiness; community engagement; parallels between commercial and residential development; and creating guidelines for the City's involvement.

5. Affordability Requirements for City-Owned Property - The Honorable Tina N. Herbert

Councilor Herbert said the federal government stipulates the following under the provision of housing: *the recipient agrees that the dwelling shall be used solely for the purpose of providing housing to members of very low and low income households. This is dictated by the funds that*



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are used. I would like to work with staff to develop similar language for city-owned residential properties. The intent is develop long-term affordability requirements for homes that the City is going to sell.

There was consensus of the committee to defer to the city's legal department to research affordability requirements for city-owned property.

Ms. Missy Gentry, P.E., Assistant City Manager for Development said when we make affordable housing loans, we require homes to remain owner-occupied for the period of the loan. If they were to sell it, they would have to pay the loan back.

6. Let's Build Together Update - Mr. Ryan Coleman, Economic Development Director

Mr. Ryan Coleman, Economic Development Director announced that the Let's Build Together seminar will be held on June 5, 2024 at 8:30 a.m. to 10:00 a.m. at the Eau Claire Print Building, 3907 Ensor Avenue. We sent 60 letters of invitation to property owners. We will provide information about zoning overlays, available funding and programs, and other business friendly initiatives along the North Main corridor. There are opportunities to rehabilitate and revitalize properties and put them to use. Currently, there is only one property available along that corridor.

Councilor Herbert noted that the Columbia Empowerment Zone, Inc. has one space available at the Huffman House.

7. Mobile Market Location Update - Ms. Ayesha Driggers, Office of Business Opportunities Director

Ms. Ayesha Driggers, Office of Business Opportunities Director explained that the Tom's Creek Family Farm Mobile Market moved from Hyatt Park to the corner of Cartwright Drive and North Main Street. The Edgewood location will now be in front of the former Save-A-Lot on Harden Street. An additional site will be at COMET Central on Tuesdays in July. An education component will be presented at the next meeting.

There was discussion about finding more visible locations for the mobile market; sharing pop-up locations via social media; working with the COMET to promote the market with their ridership; and creating an educational program in conjunction with the City of Columbia summer camps.



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8. Juneteenth Event Planning - Ms. Ayesha Driggers, Office of Business Opportunities Director

Ms. Ayesha Driggers, Office of Business Opportunities Director announced that the Juneteenth Event is designed to celebrate, educate and inspire by honoring the legacy of black entrepreneurship, culture and art through film and television. Various events will be held during June 18-19, 2024.

9. Review of Referral to Establish an Ad Hoc Committee - The Honorable Tyler D. Bailey

Councilor Bailey explained that the ad-hoc committee will focus on student rentals, gentrification and investment ownership. There is a timeline, purpose and plan for the committee. I would like guidance from staff on the best way to move forward with community participation from the corridors that are experiencing challenges. How can we further the City's goals while addressing these issues? I want to review the data and determine what policy can be developed from there. A taskforce could share the residents' experiences and an ad-hoc committee would develop the policy after reviewing data and receiving input.

There was discussion about how ad-hoc committees and task forces have been created; including investors; generating buy-in; stakeholder input; and possible paths forward.

Ms. Teresa Wilson, City Manager sought clarification on the expected outcomes. The more clearly defined the outcomes are, the better chances we will end up where you want to be. I am conscious about the intersection of these conversations and the things we are moving forward with. This also relates to the discussion City Council will have about the target areas.

There was consensus of the committee to develop the proposed ad-hoc committee's purpose for review on August 6, 2024.

ADJOURNMENT

The meeting was adjourned at 12:52 p.m.

Respectfully submitted:

Erika D. Moore Hammond, CMC
City Clerk