



COMMUNITY DEVELOPMENT COMMITTEE MEETING MINUTES TUESDAY, OCTOBER 1, 2024

CALL TO ORDER

The Community Development Committee conducted a meeting on Tuesday, October 1, 2024 at City Hall (Mayor's Conference Room) 1737 Main Street, 2nd floor, Columbia, South Carolina 29201. The Honorable Tina N. Herbert, Chair called the meeting to order at 11:01 a.m.

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

COMMITTEE DISCUSSION

1. Pending Development Projects - Ms. Felicia Kilgore, Director of Community Development – *Received as information*
 - External Projects
 - City Projects

Ms. Felicia Kilgore, Director of Community Development highlighted the following projects that are under the existing Five Year Consolidated Plan: assisting Homeless No More with 21 units (allocating \$1.2 million); constructing nine new single-family homes in collaboration with the TN Development Corporation (allocating \$2.1 million); and Midtown at BullStreet and Stoneridge Senior Housing Project both with \$500,000 allocated from the general revolving loan fund. She explained that now is the time to utilize our federal dollars to make changes in potential target areas, which would be changed in July 2025.

Ms. Melissa Gentry, P.E., Assistant City Manager for Development suggested sharing the maps showcasing the lots owned by either the city, city corporations, nonprofits or churches within the target areas. That data will help guide the decision-making process.

There was discussion about the timeline; location of homes being built; housing plans related to other opportunities; effect of funds allocated; funding needed to complete projects; longevity of conditional letters; location of targeted communities; and strategic goals.



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Ms. Teresa Wilson, City Manager reminded the committee that the request for qualification process is nearing completion, with updates expected this week. The first phase of the RFQ involved gathering proposals from qualified consultants to analyze current conditions and opportunities for affordable mixed-income housing.

There was discussion about areas of involvement; pending projects; point system connected to municipality support; funds allocated for multi-family homes; vacant lots; city-owned properties driving the strategy; and utilization of privately owned properties.

Councilor Herbert requested information about all of the pending projects that have been submitted for consideration.

Ms. Felicia Kilgore, Director of Community Development also presented the timeline for the current Five-Year Consolidated Plan, and 2025 Annual Action Plan.

2. Home Assistance Programs – Ms. Melissa Gentry, PE, Assistant City Manager for Development and Ms. Felicia Kilgore, Director of Community Development – *Received as information*

Ms. Melissa Gentry, P.E., Assistant City Manager for Development provided an update on the Home Assistance Program. A new contract has been established using state-allocated funds. By the end of the program, 49 residents in the Belvedere Community will have been served. A new round of state funding will support the communities of Greenview, Fairwold, Belvedere, and Booker Washington Heights, with an agreement for this funding appearing on tonight's City Council agenda. The funding list is further supplemented by disaster recovery, SHINE applications, and code enforcement. The allocated funds have already been committed.

There was discussion about emphasizing clear cases for funding and program promotion.

Councilor Brennan requested a program summary and talking points for City Council.

3. Next Meeting Date - The Honorable Tina N. Herbert – *Approved*

There was consensus of the committee for the next scheduled meeting to be on December 3, 2024 at 11:00 a.m.



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EXECUTIVE SESSION

Upon a motion made by Mr. Brennan and seconded by Mr. Bailey, the Committee voted unanimously to enter into Executive Session at 11:50 a.m. for the discussion of **Item 4**.

4. Receipt of legal advice relating to matters covered by attorney-client privilege pursuant to S.C. Code §30-4-70(a)(2)
 - Affordability Provisions with City Projects
 - Housing Assistance Programs

ADJOURNMENT

The meeting was adjourned at 12:17 p.m.

Respectfully submitted:

Erika D. Moore Hammond, CMC
City Clerk