



We Are Columbia

**COLUMBIA AFFORDABLE HOUSING TASK FORCE MEETING AGENDA
TUESDAY, JANUARY 12, 2021**

The Columbia Affordable Housing Task Force will conduct a meeting on Tuesday, January 12, 2021 at 11:00 a.m. using Video Conferencing Technology. The meeting can be viewed online at www.columbiasc.gov.

CALL TO ORDER

APPROVAL OF MINUTES

1. Approval of December 8, 2020 Meeting Minutes

COMMITTEE DISCUSSION

2. Discussion of 2021 Goals
 - A. *Affordable Housing Unit Goal*
 - B. *Definition of Affordable Housing*

ANNOUNCEMENTS

NEXT MEETING DATE

ADJOURNMENT



**COLUMBIA AFFORDABLE HOUSING TASK FORCE MEETING MINUTES
TUESDAY, DECEMBER 8, 2020**

CALL TO ORDER

The meeting was called to order at 11:00 p.m. by Chairwoman Tameika Isaac Devine.

Attendee Name	Present	Absent	Late	Arrived
Tameika Isaac Devine	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
John Andoh	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Jeff Armstrong	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Julie Ann Avin	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Reggie Barner	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Sue Berkowitz	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Brenna Bernadin	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Bryan Grady	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Dylan Gunnels	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Tonya Isaac	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Jeff Larimore	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Ivory Matthews	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Jennifer Moore	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Mary Louise Resch	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Shayla Riley	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Lila Anna Sauls	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Gregory Sprouse	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Allison Terracio	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Regina Williams	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Lester Young	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Jim Zieche	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Chris Zimmer	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	

APPROVAL OF MINUTES

1. Approval of October 13, 2020 Meeting Minutes

Upon a motion made by Lila Anna Sauls and seconded by Bryan Grady, Council voted unanimously to approve the October 13, 2020 meeting minutes.



**COLUMBIA AFFORDABLE HOUSING TASK FORCE MEETING MINUTES
TUESDAY, DECEMBER 8, 2020**

COMMITTEE DISCUSSION

2. Real Estate Liquidity for Affordable Housing - Ms. Lauren Taylor, CEO of The Haven Group

Lauren Taylor, CEO of The Haven Group provided an overview of real estate liquidity for affordable housing model. There is a lack of liquidity in the real estate market place. We will purchase, renovate, and lease single family and two to four-unit housing to offer as rentals to the under-served affordable housing market through our iBuyer platform, MLS, and auctions. In the past two years, we have done almost 2,000 homes. Housing affordability isn't showing any signs of improvement and the National Low Income Housing Coalition estimates a shortage of seven million homes. Home values are growing four times as fast as wages and rent rates are growing twice as fast as wage growth. Institutional investors account for 30% of purchases and they are incentivized to increase property values and rents due to the debt they have on assets. The traditional mom and pop localized investors are dying out. There is a big shortage across all government incentive programs. More institutional or large scale investors are consistently deciding not to entertain vouchers for the properties they manage. Our non-profit will own all of the homes. The for-profit will run the operation of those properties and create liquidity back to the non-profit. We are using the negative attributes that are causing inflation to solve the problem in a positive way. We can harness the power of the private market in order to further the overall mission. We will start in Columbia first, get a lot of assets under management, and then we will strategically move across the southeast. We are opening up a wide range of inventory in areas that need improvement. We will focus on green renovations and financial coaching.

Councilor Devine asked how many units The Haven Group owns in the Columbia area and how many units do they want to add to the market in the next few years.

Lauren Taylor, CEO of The Haven Group said the non-profit is approved in South Carolina and our goal for the first year is 500 units.

Tonya Isaac asked if the company does rent to own?

Lauren Taylor, CEO of The Haven Group said the traditional rent to own model is not to the benefit of the individual. We want to allow people to rent in our program until they have the ability to buy. They can buy the asset they live in from the non-profit at the cost of what we have in the property.

Councilor Davis said there's interest in renting quality units and I look forward to learning more about the model.



**COLUMBIA AFFORDABLE HOUSING TASK FORCE MEETING MINUTES
TUESDAY, DECEMBER 8, 2020**

Jeff Larimore asked what metric do you concentrate on to purchase in bulk.

Lauren Taylor, CEO of The Haven Group said we did one off purchases. When you have purchasing power, you can get properties. We have an acquisition division and a renovation division. At full scale we employed over 1,000 people in South Carolina.

Bryan Grady, PhD said thank you for being willing to accept Housing Choice vouchers. Why do you think your model is superior to a community land trust or other shared equity approach?

Lauren Taylor, CEO of The Haven Group said a community land trust doesn't give you enough power. We want to provide affordable units across the board based on average incomes.

Ivory Matthews said the Housing Authority released a solicitation for property management services particularly for our units under the non-profit arm. We recently awarded a contract to The Haven Group to oversee 400 of our units in Bayberry Mews, Capital Heights, which is a single family affordable rental model, Celia Saxon I and II, T.S. Martin, Bentley Courts, and Rosewood Student Housing. We are excited about engaging with that relationship. We have an aggressive plan to bring those properties up to a new standard.

Tonya Isaac asked if financial coaching will be passed along to people in housing.

Ivory Matthews said the Housing Authority has a certified housing counselor who works with our families. We will engage in more of those conversations with our new property management team to get that information to all of our families.

Dylan Gunnels asked what are you looking for from the community and what can the task force members do.

Lauren Taylor, CEO of The Haven Group said we are looking to make connections. We would love to collaborate with other non-profits and garner overall community support.

Mary Louise Resch introduced herself as the Director of Philanthropy for Central Carolina Habitat for Humanity. We also focus on affordable home ownership and neighborhood revitalization. We are embracing the one block at a time community model. Today, we dedicated another house in the City of Cayce for a young mother and her family. We represent Richland, Lexington, and Fairfield Counties. We will be building and rehabbing homes in the City of Columbia next fall.



**COLUMBIA AFFORDABLE HOUSING TASK FORCE MEETING MINUTES
TUESDAY, DECEMBER 8, 2020**

3. Report from the Public Education & Awareness Committee - Ms. Brenna Bernadin, Chair

Jennifer Moore reported that the Partnership and Public Education & Awareness Committees held a joint meeting. There's the need to have messaging for this entire group, to make sure we are using consistent definitions for affordable housing, sharing common messaging when talking about the benefits and who can benefit from affordable housing; and the need we have for affordable housing versus the stock that's available. It is important to condense all of this into bullet points. We would like to request help from the City's Public and Media Relations Department with crafting that messaging. We would also like assistance from interested committee members.

Councilor Devine said it is key for us to have a consistent definition of affordable housing and that we are concise with our messaging.

4. Additional Committee Reports - *No additional reports were made at this time.*

ANNOUNCEMENTS

Tonya Isaac requested information to share with residents on employment, financial coaching, and other opportunities.

Councilor Devine asked Ms. Saeed to draft a document that can be shared broadly.

Ivory Matthews announced the release of a solicitation for development partners. The Housing Authority is looking at comprehensive renovations to every residence they own and the development of new affordable units on vacant properties.

Jim Zieche reported that the Charleston referendum failed by a slight margin. More Justice continues to work with the powers in Columbia to put our trust fund on a referendum in the future.

Jeff Armstrong said Family Promise is working to build partnerships for various renters and welcome homes for families. We are focusing on child and youth development. Clayton Homes donated a house to us and we will bolster that relationship in the future.

Shayla Riley said the last three houses for D. H. Swinton Pointe on Read Street closed this week. The eight families are from different walks of life and this is a great representation of what affordable housing is.



**COLUMBIA AFFORDABLE HOUSING TASK FORCE MEETING MINUTES
TUESDAY, DECEMBER 8, 2020**

Bryan Grady, PhD said SC Housing is focusing on evictions. The CDC moratorium is set to expire at the end of the month. There are tens of thousands of renters facing evictions unless action is taken. SC Housing is working with partners to come up with more resources for a renter and homeowner assistance fund.

Dylan Gunnels said Mutual Aid of the Midlands is seeing an uptick in calls for utility and rent assistance. We created a resource roadmap and we want to share it with the community.

Missy Gentry, Assistant City Manager said we will pull definitions out of our consolidated plan and comprehensive plan so that we will have a draft to start with.

Councilor Devine said the first session for The Color of Law is Thursday at 6:00 p.m. We have 300 folks registered to participate and we have a great panel that will be moderated by Warren Bolton. In addition to discussing a definition for affordable housing at our next meeting, I want us to come up with a goal that we can recommend to City Council for adding affordable housing units to our market over the next five or ten years.

Councilor Davis said it is important to give policymakers goals for the future. It is important to know that we will take your recommendation seriously.

NEXT MEETING DATE

Tuesday, January 12, 2020 at 11:00 a.m.

ADJOURNMENT

The meeting was closed at 12:19 p.m.

Respectfully submitted by:

Erika D. Moore Hammond, CMC
City Clerk