



**COLUMBIA AFFORDABLE HOUSING TASK FORCE MEETING AGENDA
TUESDAY, FEBRUARY 14, 2023**

The Columbia Affordable Housing Task Force will conduct a Meeting on Tuesday, February 14, 2023 at 11:00 a.m. using Video Conferencing Technology. Members of the public may view the meeting online at www.columbiasc.gov. Please contact the City Clerk's Office at (803)545-3045 or cityclerk@columbiasc.gov if you have questions regarding the meeting.

Prior to entering the meeting please turn all electronic communication devices to the silent, vibrate or off position. All presenters are asked to speak directly into the microphone for recording purposes.

CALL TO ORDER

APPROVAL OF MINUTES

1. Approval of the October 11, 2022 Meeting Minutes

COMMITTEE DISCUSSION

2. All Things Housing Update - Ms. Missy Gentry, P.E., Assistant City Manager for Development Services
3. Advocacy Committee Report - Mr. Dylan Gunnels
4. Development Committee Report - Dr. Lila Anna Sauls

ADJOURNMENT



We Are Columbia

MEETING DATE: February 14, 2023

DEPARTMENT: City Clerk

FROM: *Erika Hammond, City Clerk*

SUBJECT: Approval of the October 11, 2022 Meeting Minutes

**FUNDING SOURCE &
ORIGINAL BUDGET:**

ATTACHMENTS:

- AHTF_MN_10112022 (PDF)



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**COLUMBIA AFFORDABLE HOUSING TASK FORCE MEETING MINUTES
TUESDAY, OCTOBER 11, 2022**

The Columbia Affordable Housing Task Force met on Tuesday, October 11, 2022 using video conferencing technology. The Honorable Tina N. Herbert, Chair called the meeting to order at 11:05 a.m. and the following members were present:

Attendee Name	Title	Status
Tina N. Herbert	Chair	Present
Jeff Armstrong	Family Promise	Absent
Julie Ann Avin	MIRCI	Absent
Reggie Barner	The Barner Group	Absent
Yvonda A. Bean	Columbia Housing Authority	Present
Sue Berkowitz	SC Appleseed Legal Justice Center	Present
Brenna Bernardin	Fast Forward	Present
Pamela Bynoe-Reed	Central Midlands Regional Transit Authority	Absent
Dylan Gunnels	Director at Haven Homes	Present
Tonya Isaac	Community Representative	Absent
Jeff Larimore	Midlands Housing Trust Fund	Absent
Jennifer Moore	United Way	Present
Shayla Riley	Coldwell Banker	Absent
Lila Anna Sauls	Homeless No More	Present
Gregory Sprouse	Central Midlands Council of Governments	Absent
Allison Terracio	Richland County Council	Present
Regina Williams	Board Member	Absent
Jim Zieche	More Justice	Present
Chris Zimmer	Truist Bank	Absent
Ward Mungo	Mungo Construction	Present
Kevin Connelly	Connelly Builders	Present
Brittani Richards	Habitat for Humanity	Present

APPROVAL OF MINUTES

1. Approval of August 9, 2022 Meeting Minutes

Upon a motion made by Dr. Sauls and seconded by Ms. Bean, task force members voted unanimously to approve the August 9, 2022 meeting minutes as amended to reflect that Kevin Connelly was present.



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COMMITTEE REPORTS

2. Advocacy Committee Report - Mr. Dylan Gunnels

Dylan Gunnels presented the Advocacy Committee report. The goals were reduced to three instead of five. We will develop an education campaign that focuses on landlords, tenants, and elected officials. For goal one, Sue and Yvonda will handle the storytelling campaign by creating a video in partnership with the city's Public Relations Department or Columbia Housing. This will include a partnership with the City of Columbia on a fair housing campaign. For the second goal, we changed the housing directory to a housing justice directory that is relevant to the shared resources we have as a network. Jeff Armstrong and I will take the lead on developing the directory. We will work on a shared calendar and research other platforms for information sharing. We want to follow up with Brenna and Jennifer on the list of contacts that was previously created. The third goal is to establish a housing court. Appleseed is already putting together a housing court and they recently hired a housing justice organizer.

Sue Berkowitz introduced Emily Blackshire as the housing justice attorney for SC Appleseed.

Dylan Gunnels continued to report that November 12-20, 2022 is Hunger and Homelessness Awareness Week.

Yvonda Bean said we will be reaching out to Councilwoman Herbert for potential resources to assist with the affordable housing presentation.

Councilor Herbert said I spoke with our internal folks and a marketing agency about ways we can approach this through digital media. We want professional videos and materials.

Ward Mungo suggested that social media would be the best platform.

Allison Terracio suggested that information will thrive on Facebook.

Kevin Connelly suggested that a better definition is needed for attainable.

Councilor Herbert suggested a proclamation for Hunger and Homelessness Awareness Week.

Jennifer Moore announced that the Hunger & Homelessness Awareness Week Prayer Breakfast is scheduled for November 18, 2022 at 9:00 a.m. at Shandon Presbyterian Church.



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3. Development Committee Report - Dr. Lila Anna Sauls

Lila Anna Sauls agreed to chair the Development Committee and Ward Mungo will serve as co-chair. We reviewed and streamlined the initial priorities for the Development Committee. We all agreed on the market analysis because what we do needs to be based on data. The SC Homebuilders Association on behalf of SC State Housing will have the market analysis that comes out every two years. We can couple that with data from Columbia Housing. You will have everything from 30% to 120% to talk about the entire picture of the need for attainable housing. We want to dig deeper into capital opportunities. We talked about approaching deadlines. The transparency and regulations of funding from State Housing is going to disqualify smaller agencies and church driven Community Development Corporations (CDCs). Capacity building is needed for those organizations followed by how you would develop the affordable housing. We talked about proposed changes to the rehab renovation program that a lot of the small CDCs use. It adds levels of inspections and the smaller CDCs may not have the capacity to take advantage of the program moving forward. We circled back to capital for developers. The money isn't there. What kind of incentives could be offered? What are other cities doing to make it attractive for affordable housing developers to build units?

Councilor Herbert asked if we are targeting affordable housing developers or developers to make sure we get more affordable housing.

Lila Anna Sauls said you can be a housing developer incentivized to build affordable units.

Ward Mungo asked what level of affordability we are going to tackle. A market rate developer may be able to hit the workforce levels, but tapping into the markets that allow developers to get tax credits is not a skill set that a market rate developer carries. They will need to partner with an affordable developer to make that a reality. It is important to define what we want so that we attract the right people.

Councilor Herbert said it is important to make sure the affordable housing developers continue what they are doing and to encourage market rate developers to build workforce/affordable housing.

Lila Anna Sauls said the market analysis is going to show that you need both. We talked about doing a deeper dive into the best use of condemned properties. We would use the task force meeting to bring in city staff to educate the group on one subject matter at a time. The next step would be finding best practices and programs that we can use while waiting on the market analysis.



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Councilor Herbert said I will talk with staff about getting the condemned properties list early next year. Is there anything else you need from me or staff?

Lila Anna Sauls said it would be helpful for them to bring programs to the table.

Melissa Gentry, Assistant City Manager for Development said the Catawba Project received tax abatement and one of the conditions was that they included an affordable housing component. They recently contacted us to ensure that they understand what that means. They are committed to it. Most of the other incentive projects are around a market that targets students. Catawba may be a good group for us to talk to and better understand how that works.

STAFF REPORT

4. Columbia Compass Housing Recommendations - Ms. Leigh DeForth, AICP, Comprehensive Planner / City of Columbia Planning and Development Services Department

Leigh DeForth, AICP, Comprehensive Planner / Planning and Development Services Department said Columbia Compass is the city's comprehensive plan. The work of the committee aligns with the guiding principles of the plan, especially those in the housing chapter. There are specific recommendations and other recommendations that overlap because land use, economic development, and transportation interrelate with housing. I created a spreadsheet with ten recommendations from Columbia Compass that align with the work of the committee: eight from the housing chapter; one from the economic development chapter; and one from the community facilities chapter. We noticed that the Advocacy Committee's goals align more closely with the recommendations tied to inter-organizational collaboration, outreach, education, and building social capital. The Advocacy Committee is spending less time on revising city standards and more time on developing those collaborative teams and neighborhood assistance. Partnering with the fair housing campaign will also help build life skills for tenants. There is not a recommendation in Columbia Compass tied to establishing a housing court. The spirit of that work is not against anything in the comprehensive plan and eviction data is supportive of the need to deal with that crisis. We have provided a cheat sheet, details on the recommendations, and case studies that look at what other communities are doing. Let me know if there is something that I can highlight or include in the annual report on the implementation of Columbia Compass.



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Councilor Herbert said my overarching reason for including this report is to make sure that we understand that the committee is not the lone wolf; we are helping the city achieve recommendations and goals that are part of Columbia Compass. This is our validation and every six months I want to make sure we are continuously validated in what we are doing to help the city reach its goals with affordable housing.

NEXT STEPS

5. Committee Meeting Schedule - Ms. Erika Moore Hammond, City Clerk

Erika Hammond, City Clerk said it is easier for the committees to meet on the Tuesdays that the task force is not meeting. The next committee meetings will be held on Tuesday, November 8, 2022. One committee can meet at 11:00 a.m. and the other meeting time can be determined.

6. Task Force Meeting Schedule - The Honorable Tina N. Herbert, Chair

Councilor Herbert said the task force will not meet in December.

There was consensus of the committee to conduct task force meetings on the second Tuesday of odd-numbered months at 11:00 a.m. and committee meetings will meet on the second Tuesday of even-numbered months effective January 2023.

ADJOURNMENT

The meeting was adjourned at 11:56 a.m.

Respectfully submitted:

Erika D. Moore Hammond, CMC
City Clerk

Attachment: AHTF_MN_10112022 (8257 : Approval of October 11, 2022 Meeting Minutes)



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FROM: *Erika Hammond, City Clerk*

SUBJECT: All Things Housing Update - Ms. Missy Gentry, P.E., Assistant City Manager for Development Services

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