



**COLUMBIA AFFORDABLE HOUSING TASK FORCE MEETING MINUTES  
TUESDAY, FEBRUARY 9, 2021**

**CALL TO ORDER**

<b>Attendee Name</b>	<b>Present</b>	<b>Absent</b>	<b>Late</b>	<b>Arrived</b>
Tameika Isaac Devine	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
John Andoh	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	11:31 AM
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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Brenna Bernadin	<input checked="" type="checkbox"/>	<input 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 type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Gregory Sprouse	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Allison Terracio	<input type="checkbox"/>	<input checked="" 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

**APPROVAL OF MINUTES**

1. Approval of January 12, 2021 Meeting Minutes

Upon a motion made by Ivory Mathews and seconded by Jennifer Moore, task force members voted unanimously to approve the January 12, 2021 Meeting Minutes as amended to mark Christ Zimmer as present during the January 12, 2021 meeting.



We Are Columbia

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### COMMITTEE DISCUSSION

#### 2. Definition of Affordable Housing

Upon a motion made by Sue Berkowitz and seconded by Ivory Mathews, task force members voted unanimously to approve the following definition: *Affordable housing is a continuum of equitable, inclusive, and quality rental and homeownership opportunities for people at every income level, which is critical to creating safe, complete, and thriving communities.*

#### 3. Affordable Housing Unit Goal

Krista Hampton, Planning and Development Services Director reported that multi-family housing projects are coming along. Lorick Place has been constructed in two phases with 12 units per building. The Pointe at Elmwood is under construction as a 58-unit senior housing project. Both are low income tax credit projects. There has been an increase in single-family construction over the past several years. A good amount of that is affordable at 80% to 100%. We are still lacking below that point. There are up to 160 multi-family units under construction.

Gloria Saeed, Community Development Director said both projects also received community development block grant disaster recovery funding as an incentive.

Councilwoman Devine noted that the Waites Road project is also coming online and Kevin Connelly and Bob Hughes are looking to develop affordable housing projects. We settled around a goal of 10,000 units over 10 years. We need a goal for 2021.

Ivory Mathews, Columbia Housing Authority said a number of private developers have contacted us to issue multi-family tax incentive bonds. This will allow us to help preserve a lot of housing units. Preservation will have a great economic impact. She described how the Columbia Housing Authority is addressing maintenance challenges and redevelopment strategies.

There was an in-depth discussion about the lack of low-to-moderate income housing inventory, benchmarks, and the need to track rental and homeownership units, levels of income (affordability), permits, and certificates of occupancy.

There was a consensus of the task force members to track both the permits and the certificates of occupancy for 2021. During the fourth quarter of 2021, the task force will set goals for 2022, 2023, and 2024 based on the actual certificates of occupancy that have been issued. Krista Hampton was asked to provide the 2019 and 2020 numbers, as well.



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**ANNOUNCEMENTS**

Councilwoman Devine asked the committees to meet before the next task force meeting. Let's start talking about plans for community conversations and the education component.

Sue Berkowitz, SC Appleseed announced that they are working with the NACCP on the Housing Navigator Pilot Project. There is an eviction diversion program and we hope to help people access the resources they need. Columbia is 8th in evictions and we hope this program will help to create stability.

Bryan Grady, PhD, SC Housing Finance and Development Authority announced that the SC Stay Mortgage and Rental Assistance Program is available to assist households who are unable to pay mortgage or rent due to COVID-19. For more information, visit <https://www.schousing.com/Home/SC-Stay>.

**NEXT MEETING DATE**

*Tuesday, March 9, 2021 at 9:00 a.m.*

**ADJOURNMENT**

The meeting was closed at 12:09 p.m.

Respectfully submitted:

Erika D. Moore Hammond, CMC  
City Clerk