



**COLUMBIA AFFORDABLE HOUSING TASK FORCE MEETING AGENDA
TUESDAY, APRIL 13, 2021**

The Columbia Affordable Housing Task Force will conduct a meeting on Tuesday, April 13, 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 March 9, 2021 Meeting Minutes

COMMITTEE DISCUSSION

2. Committee Reports
 - *Accessibility - Ms. Julie Ann Avin, Chair*
 - *Financing - Mr. Reggie Barner, Chair*
 - *Legal & Zoning - Ms. Sue Berkowitz and Ms. Lila Anna Sauls, Co-Chairs*
 - *Partnerships - Ms. Jennifer Moore, Chair*
 - *Public Education & Awareness Committee - Ms. Brenna Bernadin, Chair*
3. Summary of National Housing Trust Fund - Dr. Bryan Grady, Chief Research Officer for the SC State Housing Finance and Development Authority

ANNOUNCEMENTS

NEXT MEETING DATE

May 11, 2021 at 11:00 a.m.

ADJOURNMENT



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

CALL TO ORDER

The meeting was called to order at 11:04 a.m. by Chair 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 checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input 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 type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Tonya Isaac	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Jeff Larimore	<input type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" type="checkbox"/>	11:20 AM
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 February 9, 2021 Meeting Minutes

Upon a motion made by Mary Louise Resch and seconded by Reggie Barner, task force members voted unanimously to approve the February 9, 2021 Meeting Minutes.

Attachment: AHTF_MN_030921 (6590 : Approval of March 9, 2021 Meeting Minutes)



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COMMITTEE DISCUSSION

2. Committee Reports

Councilwoman Devine said we have a definition for affordable housing. We will use 2021 benchmarks to set our goals for 2022, 2023, and 2024. The Accessibility Committee would like to delve into solutions for making access to quality affordable housing a reality for people within special populations.

Reginal Barner, Financing Committee requested an update on the City of Columbia local affordable housing tax abatement program. To stimulate the development of affordable housing, he proposed a social impact fund for private investors. Atlanta issued an affordable housing bond. Some cities are putting affordable housing mechanisms into their one cent sales tax program. Tax increment financing and the multi-county industrial park legislation can be used to create affordable housing, as well. In Ohio, unclaimed state funds are used to financially assist with the creation of affordable housing. Communities also have land banks. There are a lot of infill lots in the city that we can tap into. Lastly, an affordable housing impact fee can be assessed at the city and county level on new residential and commercial development. A portion of the assessment can go into a fund to help create affordable housing. The state tax credit program is attracting developers to South Carolina.

Jim Zieche asked if consideration was given to a countywide trust fund.

Councilwoman Devine asked Gloria Saeed, Teresa Knox, and Patrick Wright to do additional research and provide a legal opinion on what is currently available, what needs legislative support, and what will require education and lobbying.

Sue Berkowitz, Legal & Zoning Committee said we have an eviction crisis in Columbia and we want to talk about mechanisms to address the issue of providing assistance and funding. We want to look at innovative ideas and how zoning ordinances can help with abandoned properties like hotels and motels.

Lila Anna Sauls, Legal & Zoning Committee said Charlotte renovated motels into single-use apartments. We have to identify what already exists and what modifications need to be made to incorporate special projects into the overall affordable housing plan.

Councilwoman Devine requested information for tenants on their rights and how to report various concerns.



COLUMBIA AFFORDABLE HOUSING TASK FORCE MEETING MINUTES TUESDAY, MARCH 9, 2021

Sue Berkowitz, Legal & Zoning Committee requested an inventory of tax credit properties and properties that are accepting vouchers.

Brenna Bernadin, Partnership & Education Committees reported that the committees formed eight outreach categories: political developers, business and community partners, state and local housing agencies, funders and real estate partners, neighborhood associations, potential homebuyers and new renters, community and neighborhood coalitions, and the media in partnership with the City's Public & Media Relations Department. We want to start a success story model. The goal is to demonstrate the worth and positive side of affordable housing, to debunk the myths, and work with opposition. We will develop a one-pager with goals and a slogan for social media campaigns.

Councilwoman Tameika Isaac Devine said we will create a one-page document with the Task Force's goal and the committees' priorities by the end of this month. The document will be shared with all task force members for feedback. After next month's committee reports, we will finalize the document. Both Councilwoman Devine and Councilwoman Terracio will then present the report to their respective councils.

ANNOUNCEMENTS

Ivory Mathews invited property owners to partner with the Columbia Housing Authority by becoming landlords for the housing choice voucher program. A virtual meeting will be held on Monday, March 15, 2021 at 6:00 p.m. [Register here](#)

Jeffrey Armstrong announced that Family Promise is hosting a virtual Night of Promise Gala on April 24, 2021 at 7:00 p.m. It is a fundraiser to help find creative housing solutions for families and provide stability for children. [Click here to become a Gala Sponsor.](#)

Lila Anna Sauls, said Homeless No More opened the application process for Myrtle Grove, an affordable housing development for families on Waites Road. There are 15 units at 30%, 50%, and 60% AMI; they are not voucher driven. [Click here for an application.](#)

Councilwoman Devine asked the accessibility committee to consider barriers to affordable housing for individuals who don't make enough money and they don't qualify for certain programs because they don't have a family.

Sue Berkowitz, SC Appleaseed the NAACP is leading an Eviction Navigation Project. Individuals facing eviction will be partnered with a navigator.



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Councilwoman Allison Terracio said we had turnover on Richland County Council and some of the new members are excited about working on affordable housing. That will go a long way towards working with staff and others.

Councilwoman Devine acknowledged that this is campaign season. She pledged to not let the Task Force's work be politicized or derailed.

NEXT MEETING DATE

Tuesday, April 13, 2021 at 11:00 a.m.

ADJOURNMENT

The meeting was closed at 11:53 a.m.

Respectfully submitted:

Erika D. Moore Hammond, CMC
City Clerk