



We Are Columbia

**COLUMBIA AFFORDABLE HOUSING TASK FORCE MEETING MINUTES
TUESDAY, APRIL 13, 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 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 checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input 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"/>	
Pamela Bynoe-Reed	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

APPROVAL OF MINUTES

1. Approval of March 9, 2021 Meeting Minutes

Upon a motion made by Lila Anna Sauls and seconded by Ivory Matthews, task force members voted unanimously to approve the March 9, 2021 Meeting Minutes.



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COMMITTEE DISCUSSION

2. Committee Reports

Councilwoman Devine said it is prudent for us to give an update to the Columbia City Council and Richland County Council. I would like buy-in and approval of our definition of affordable housing. Let's review the draft report.

After an in-depth discussion, the affordable housing unit goal was revised as follows to focus on the need to produce and preserve housing for individuals with extremely low and low incomes:

To adequately address the needs of affordable housing in our community, it is imperative that we set aggressive but realistic goals to help add or preserve affordable housing units giving special attention to low income and extremely low income residents' needs. The Affordable Housing Task Force will monitor 2021 building permits and certificates of occupancy to establish unit goals for 2022, 2023, and 2024.

The list of outreach categories was also amended to include housing developers. A letter and the final report will be sent to members of the Richland County Legislative Delegation.

3. Summary of National Housing Trust Fund - Dr. Bryan Grady, Chief Research Officer for the SC State Housing Finance and Development Authority

Councilwoman Devine announced that additional funds have been allocated for affordable housing under the American Rescue Plan. Dr. Grady and Ms. Cogan are going to tell us about the National Housing Trust Fund and what it means for South Carolina.

Bryan Grady, PhD, Chief Research Officer at SC Housing reported that bill H.3770 authorizes SC Housing to administer emergency rental assistance funding in the 39 counties that did not receive a direct allocation. Richland County received funding and has launched a program. There is a second round of rental assistance that will provide states and counties with \$274 million. There is also the homeowner assistance fund. The Department of Treasury has not released guidance and it is too early to say who will administer that. There was \$5 billion nationally in HOME appropriations designed for homeless prevention services. The statewide non-entitlement total is over \$26 million. The City of Columbia will receive \$2.5 million and Richland County will receive \$6.7 million. The National Housing Trust Fund is an annual fund that was created in 2008 and funded in 2016. The funding to SC Housing doubled to slightly less than \$8 million. In the past, we used the funds for small rental development.



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Jennifer Cogan, Development Director at SC Housing said the National Housing Trust Fund has been combined with the HOME Investment Partnerships Program and the State Housing Trust Fund as funding sources for the small rental development program. The program has financed affordable housing developments between 4 and 39 units. This year, we are accepting applications in a two tier system with tier one applications due on May 14, 2021 and tier two applications are due on August 31, 2021. The National Housing Trust Fund only serves individuals who meet the ELI at 30% and below and developments must remain affordable for 30 years. We created an underwriting model that allows us to utilize the HOME and SC Housing Trust Fund units to support the higher income brackets and make up the cash flow you won't see from the National Housing Trust Fund units. We typically see 25% of the units serving those 30% and below AMI. We have specific requirements for rehab that have been approved by HUD. You can apply for new construction or rehabilitation affordable housing through the small rental development program. We have two years to commit the funding and it is a competitive process.

ANNOUNCEMENTS

Councilwoman Devine announced that Lila Anna Sauls will have her doctorate on Friday.

Lila Anna Sauls, Homeless No More announced a wreath hanging ceremony for the 15 units at Myrtle Grove on Wednesday, April 28, 2021 at 9:00 a.m. A ribbon cutting ceremony for the family shelter and new administrative space will be held on Thursday, May 27, 2021.

Ivory Matthews, Columbia Housing Authority invited everyone to join the Housing Power Hour: Residents First interactive presentation on Wednesday, April 14, 2021 at 4:00 p.m. via Zoom. ICYMI, click here to view: <https://youtu.be/Cx2XH-da9aI>.

Mary Louise Resch, Habitat for Humanity announced the dedication of two new homes in Cayce on Tuesday, May 4, 2021 at 4:00 p.m.

Sue Berkowitz, SC Appleseed Legal Justice offered to schedule a presentation to the task force on Charleston's Housing Eviction Court.

Councilwoman Devine announced expansion of the child income tax credit and earned income tax credit under the American Rescue Plan. Families will start receiving monthly payments in July if they have filed taxes.



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Jeffrey Armstrong, Family Promise announced the virtual Family Promise Gala on Saturday, April 24, 2021 at 6:00 p.m.

Jim Zieche, More Justice announced the Nehemiah Action Assembly on Monday, April 26, 2021 at 6:30 p.m. via Zoom. We are requesting gun violence intervention and establishment of a housing trust fund for Richland County.

Tonya Isaac, North Pointe Estates resident announced the formation of a library at North Pointe as a donation from Ms. Devine.

Regina Williams, Booker Washington Heights Organization noted that the youth were provided with stipends for helping with the library. This will encourage financial literacy.

Shayla Riley, Coldwell Banker announced the development of more affordable homes. Additional information will be provided.

NEXT MEETING DATE

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

ADJOURNMENT

The meeting was closed at 12:06 p.m.

Respectfully submitted:

Erika D. Moore Hammond, CMC
City Clerk