



**COLUMBIA AFFORDABLE HOUSING TASK FORCE MEETING MINUTES
TUESDAY, AUGUST 10, 2021**

CALL TO ORDER

Attendee Name	Present	Absent	Late	Arrived
Tameika Isaac Devine	<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 checked="" type="checkbox"/>	<input 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"/>	
Pamela Bynoe-Reed	<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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Ivory Mathews	<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 type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	

APPROVAL OF MINUTES

1. Approval of May 11, 2021 Affordable Housing Task Force Meeting Minutes – *Consideration of this item was deferred.*

COMMITTEE DISCUSSION

Councilwoman Tameika Isaac Devine introduced Pamela Bynoe-Reed of the Comet as a new appointee on the task force. She is a Columbia native who has worked in the community in various capacities and with various organizations.



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2. Revision to the Definition of Affordable Housing - The Honorable Tameika Isaac-Devine

Councilwoman Tameika Isaac Devine recalled that when the task force presentation was made to City Council, there were questions about the definition of affordable housing. There was discussion about using affordable housing versus attainable housing and about the language. We asked a subcommittee of the task force (Lila Anna Sauls, Sue Berkowitz, Brenna Bernardin, and Bryan Grady) to wordsmith the definition.

Lila Anna Sauls, EdD, HDFP, Homeless No More presented a revised definition: *Affordable housing consists of inclusive, equitable, and safe places to live, for owners and renters, priced such that all Columbians can afford necessities of living and fully participate in our community.* We were intentional about leaving out a number. We wanted this to be a definition that included our most at-risk and the working class. We wanted a true community definition.

Councilwoman Tameika Isaac Devine said we can reach our intended population by the goals that we set. This definition keeps people from stereotyping who affordable housing is for.

Lila Anna Sauls, EdD, HDFP, Homeless No More noted that she received a recommendation to change participate to engage.

Councilwoman Tameika Isaac Devine said after we wordsmith the definition, we can get it back to City Council for consideration.

Councilwoman Allison Terracio expressed concerns with continuing to use affordable versus attainable or another word. In order to get things done, the first thing you have to do is brand it in such a way to create more space for people to imagine something different.

Ivory Mathews, Columbia Housing said in my industry and trade association groups, we still use the term affordable because people easily understand it regardless of the housing options being provided. Affordable covers a broad spectrum of opportunities.

Bryan Grady, PhD, SC State Housing said the word affordable has been stigmatized so a group came up with attainable as a buzzword that says the same thing. The term used more broadly is affordable.



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Councilwoman Tameika Isaac Devine said we will talk about the educational plan and branding next month. Affordable is more widely used by practitioners. Are we stepping into our mission if we change the wording to make it more acceptable instead of doing the work to educate them as to why affordable housing is good? Let's think about that as we discuss the education roll out, our role, the schedule, and whether or not we want to change that terminology.

Pamela Bynoe-Reed, The Comet said from a marketing standpoint, I lean more towards attainable because it is more empowering. Affordable infers that the person is lacking while attainable infers that this is something I can reach for and actually get.

3. Columbia Housing Update: Vision 2030 - Ms. Ivory Matthews, Chief Executive Officer and Executive Director and Ms. Cindi Herrera, Senior Vice President of Development / Columbia Housing

Ivory Mathews, Chief Executive Officer and Executive Director for Columbia Housing reported that Columbia Housing has received final approvals to demolish Allen Benedict Court. Our Vision 2030 plan is a strategic framework by which Columbia Housing will use guiding principles to reposition our entire public housing portfolio and to create new, quality, affordable housing through public/private partnerships using private capital. Plans include the investment of over \$500 million for preservation, redevelopment, and new construction of affordable housing. We provide affordable housing to 6,500 families throughout the City of Columbia and Richland County through our housing choice voucher, public housing, and non-subsidized affordable housing programs. Conversion tools provided by HUD will result in the elimination of all public housing in the City of Columbia and transition to another affordable housing platform. HUD conversion tools provide protection for residents. Rents will be based on 30% of monthly adjusted income. There will be no negative impact on the families. Vision 2030 is the culmination of nearly two years of planning in which every public housing property we own has been thoroughly assessed by third party professionals. Columbia's public housing has capital needs of over \$250 million. To meet these needs, we will transition our entire public housing portfolio to HUD's Rental Assistance Demonstration (RAD) program and other programs that will enable access to market debt and equity.

Cindi Herrera, Senior Vice President of Development for Columbia Housing said RAD provides rental assistance for the converted property under a property based voucher platform with a long-term contract renewed in perpetuity. RAD requires ownership or control by a public or non-profit entity. A use agreement has to be recorded on the property to ensure that the units remain permanently affordable to low-income households. In South Carolina, over 1,800 units have been converted, raising \$53.3 million in private capital to improve the condition of those units.



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Last year, we issued a national solicitation to bring in private partners. We have some of the best national affordable housing developers that have partnered with local organizations to build more capacity. The Oaks at St. Anna's Park, which is the former Gonzales Gardens will consist of 95 senior units and 190 family units. The total development cost is over \$58 million and it is all private capital. We anticipate closing in November 2021 with occupancy in April 2023. The Haven at Palmer Pointe at Carter Street and Two Notch Road will replace the Marion Street High Rise. This is a three-story building with 150 senior units. The total development cost is over \$31 million. We plan to close in November 2021 with occupancy around April 2023. It will also include a small commercial component for medical offices and other complimentary services. We will be moving forward with the demolition of Allen Benedict Court within the next 30-days. We have begun our preliminary redevelopment plans for this site. The conceptual plan includes 168 senior units, 96 family units, and 99 workforce housing units. The total development cost is \$88 million. We anticipate that the first phase will close in June 2022 with occupancy in June 2024. We are still working on preliminary design concepts for Latimer Manor. This will be a new construction project under RAD. We anticipate that there will be over 220 rental units and 50 homeownership units. We anticipate closing on the first phase in the second quarter of 2022 with the entire project being completed by 2026. Arrington Manor is a small senior building. It will be a RAD demolition. We anticipate building a new senior facility with approximately 80 units. The Reserves at Faraway and Dorrah Randall are RAD projects that will be redeveloped by demolishing the existing housing and replacing it with new construction. These projects will probably move forward in 2024, 2025, and 2026.

We will be utilizing South Carolina Affordable Housing Initiatives, Inc., a non-profit to redevelop Hammond Village (78 units) and Lewis Scott Court (67 units) ourselves as a RAD conversion. We will be doing substantial rehab using the FHA financing under their 223f mortgage program. Columbia Housing's scattered site portfolio consists of 18 smaller properties that total 476 units. We have identified 70 units that need to be demolished and the remaining units will be rehabbed. We can also do these through our non-profit. We have almost 300 single family homes. About 155 of them will be substantially rehabbed and put under a lease purchase program for residents. The remaining homes will be demolished or sold to other non-profits. Our goal is to expand the number of affordable housing units. New developments include the Willows at Wateree (104 senior units and 160 family units), Hunt Club (160 units), and Huntington Court (228 family units). In 1998, the Housing Authority had 2,911 traditional public housing units. Today, we have 1,684 public housing units. Through Vision 2030, we are going to lose 323 units and the remaining 1,361 units will be converted. By the end of 2030, all of our public housing will be eliminated and replaced with affordable housing. We are creating 1,550 units in new development for a total of 2,911 affordable housing units in 2030. Columbia Housing also facilitates affordable housing development by serving as the conduit issuer of



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multifamily housing revenue bonds on behalf of developers. The tax exempt bonds result in substantial savings on interest costs on long-term debt which enables these units to become affordable. We have multiple pending bond projects. There are three projects with a total of 348 units that will be preserved. We have 1,128 units that are scheduled for new construction. All of these projects are scheduled to close in 2022. We are happy to expand affordable housing through tax exempt bonds, too.

Pamela Bynoe-Reed, The Comet said it would be great to ensure that public transportation is available where Columbia Housing is expanding properties.

Regina Williams, Booker Washington Heights Community asked if Columbia Housing is working with the Department of Mental Health to provide housing for our mentally challenged population.

Cindi Herrera, Senior Vice President of Development for Columbia Housing said a total of forty units have been set aside in two of our developments for mental health clients based on a grant we received.

Julie Ann Avin, MIRCI said we are working with the Department of Mental Health on the development of another youth home for females ages 17 to 24. We have properties specifically for individuals with mental illness. We have a voucher program through the continuum of care for homeless individuals who are experiencing mental illness. We have to increase those vouchers as well. Regina is welcome to join the accessibility committee.

Councilwoman Tameika Isaac Devine said we need to make sure we are looking at the number of those units that are available. Seeing this presentation and understanding the transformation of inventory will help to eliminate the stigma of affordable housing. We have to aggressively set goals and the expertise on the task force will help us to ensure that there is more inventory to supplement what Columbia Housing is transitioning from.

Shayla Riley, Coldwell Banker asked if there is a way to involve the real estate community as a resource to assist people with transitioning out of temporary or rental housing.

Jeffrey Armstrong, Family Promise suggested that elements of the presentation be extracted and used to create a FAQ or talking points for public education and awareness.

Tonya Isaac, North Pointe Estates asked if information on homeownership will be made available to the residents of North Pointe Estates.



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Cindi Herrera, Senior Vice President of Development for Columbia Housing said yes. We will be working with everyone when we launch the lease purchase program. The goal is to prepare the tenants while they are in the units.

ANNOUNCEMENTS

Councilwoman Tameika Isaac Devine asked the committees to meet and be prepared to make presentations next month. We will also lead with our education committee and next steps for engaging the community.

ADJOURNMENT

The meeting was closed at 12:08 p.m.

Respectfully submitted:

Erika D. Moore Hammond, CMC
City Clerk