



## **COLUMBIA AFFORDABLE HOUSING TASK FORCE MEETING AGENDA TUESDAY, AUGUST 9, 2022**

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The Columbia Affordable Housing Task Force will conduct a meeting on Tuesday, August 9, 2022 at 11:00 a.m. using video conferencing technology. For questions regarding the meeting, please contact the City Clerk at (803)545-3045 or [cityclerk@columbiasc.gov](mailto:cityclerk@columbiasc.gov).

The Honorable Tina N. Herbert, Chair

### **CALL TO ORDER**

### **APPROVAL OF MINUTES**

1. Approval of June 14, 2022 Meeting Minutes

### **COMMITTEE DISCUSSION**

2. Overview of Development Committee Goals
    - I. *Capital for development*
      - a. *City property*
      - b. *Market analysis*
    - II. *Zoning challenges*
      - a. *mixed use corridors*
      - b. *maximum parking requirements*
      - c. *placement*
    - III. *Taxes and fees/offer incentives*
    - IV. *More multi and single family revitalization/renovation projects*
    - V. *Capacity building for churches*
  3. Overview of Accessibility & Affordability Committee Goals
    - I. *Develop an education campaign*
    - II. *Educate landlords on the importance of safe housing*
    - III. *Partner with Fair Housing campaigns to educate tenants*
    - IV. *Create a housing directory*
    - V. *Establish a Housing Court*
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**COLUMBIA AFFORDABLE HOUSING TASK FORCE MEETING AGENDA  
TUESDAY, AUGUST 9, 2022**

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4. Nomination of Committee Chairs
  - *Accessibility & Advocacy Committee*
  - *Development Committee*
5. Affordable Housing Projects - Ms. Missy Gentry, P.E., Assistant City Manager for Development
6. Home Loan Programs and Other Funding Opportunities - Ms. Gloria Saeed, Community Development Director
7. Future Meeting Dates

**ADJOURNMENT**



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**MEETING DATE:** August 9, 2022

**DEPARTMENT:** City Clerk

**FROM:** *Erika Hammond, City Clerk*

**SUBJECT:** Approval of June 14, 2022 Meeting Minutes

**FUNDING SOURCE &  
ORIGINAL BUDGET:**

**ATTACHMENTS:**

- AHTF\_MN\_061422 (PDF)



**COLUMBIA AFFORDABLE HOUSING TASK FORCE MEETING MINUTES  
TUESDAY, JUNE 14, 2022**

**CALL TO ORDER**

The Columbia Affordable Housing Task Force met on Tuesday, June 14, 2022 using virtual meeting technology. The Honorable Tina N. Herbert, Chair called the meeting to order at 11:00 a.m. The following members were present:

| <b>Attendee Name</b> | <b>Title</b>                                      | <b>Status</b> |
|----------------------|---|---------------|
| Tina N. Herbert      | Chair   | Present       |
| Jeff Armstrong       | Family Promise                                    | Present       |
| Julie Ann Avin       | MIRCI   | Present       |
| Reggie Barner        | The Barner Group                                  | Absent        |
| Yvonda A. Bean       | Columbia Housing Authority                        | Present       |
| Sue Berkowitz        | Director of the 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                       | Present       |
| Jennifer Moore       | United Way  | Present       |
| Brittani Richards    | Habitat for Humanity                              | Absent        |
| Shayla Riley         | Coldwell Banker                                   | Present       |
| Lila Anna Sauls      | President and CEO of Homeless No More             | Present       |
| Gregory Sprouse      | Central Midlands Council of Governments           | Present       |
| Allison Terracio     | Richland County Council                           | Absent        |
| Regina Williams      | Board Member                                      | Present       |
| Lester Young         | Just Leadership                                   | Absent        |
| Jim Zieche           | More Justice                                      | Present       |
| Chris Zimmer         | Truist Bank                                       | Present       |

**APPROVAL OF MINUTES**

1. Approval of May 10, 2022 Minutes

Upon a motion made by Yvonda A. Bean and seconded by Sue Berkowitz, the task force members voted unanimously to approve the May 10, 2022 meeting minutes.



**COLUMBIA AFFORDABLE HOUSING TASK FORCE MEETING MINUTES  
TUESDAY, JUNE 14, 2022**

**COMMITTEE DISCUSSION**

2. Review of Task Force Work Plan Questionnaire Results

Councilwoman Tina Herbert reviewed the Task Force Work Plan Questionnaire results. The top five impediments to affordable housing are capital for developers; zoning; accessibility / affordability / and safety of quality units; supportive services for residents of affordable housing; and NIMBY/education/addressing the stigma of affordable housing.

The areas that you believe this task force can effectively change are NIMBY / education / addressing the stigma of affordable housing; capital for developers; streamlined governmental process for development; zoning; high fees and taxes for affordable housing; and accessibility/affordability/and safety of quality units.

Sue Berkowitz, SC Appleseed Legal Justice Center said there is a need to deal with the eviction crisis.

3. Assignment of Smart Goals

Councilwoman Tina Herbert suggested changing the committee structure to two committees: one that focuses on development and another to focus on advocacy and accessibility. We can divide the suggestions for the work plan between the two committees. City staff is already working on some of these things through the Columbia Compass Plan and we are trying to fill the gap. The goal of establishing incentives to encourage developers to construct affordable housing units has been assigned to the Community Development Department.

Krista Hampton, Planning and Development Services Department said we are pre-empted from inclusionary zoning. This will require advocacy.

Jennifer Moore, United Way requested a briefing document on the Columbia Compass Plan and the efforts of staff. We can figure out how to leverage and supplement that work.

Jeff Larimore, Midlands Housing Trust Fund suggested that items be defined for the new committees to start with. Once there is traction in the reorganization of the committees, you can begin to filter in the supplemental subject matters that complement the defined tasks of the subgroups. We have a sense of the top three items to develop in phases.



**COLUMBIA AFFORDABLE HOUSING TASK FORCE MEETING MINUTES  
TUESDAY, JUNE 14, 2022**

The following committee selections were made:

| <b>Development Committee</b>     | <b>Accessibility and Advocacy Committee</b> |
|----------------------------------|---|
| Councilwoman Tina Herbert, Chair | Councilwoman Aditi Bussells                 |
| Yvonda Bean                      | Yvonda Bean                                 |
| Jim Zieche                       | Jeff Armstrong                              |
| Jennifer Moore                   | Anita Floyd                                 |
| Jeff Larimore                    | Regina Williams                             |
| Chris Zimmer                     | Sue Berkowitz                               |
| Gregory Sprouse                  | Brenna Bernardin                            |
| Julie Ann Avin                   | Dylan Gunnels                               |

Councilwoman Tina Herbert asked for input on potential private developers who could serve on the task force.

Julie Ann Avin, MIRCI recommended Kevin Connelly as a private developer.

Sue Berkowitz recommended adding someone from State Housing to provide assistance.

4. Next Meeting Date and Topics

*Tuesday, August 9, 2022 at 11:00 a.m.*

Topics:

- *Overview of City of Columbia Housing Programs*
- *Committee Reports on Goals*

Councilwoman Tina Herbert said the committees should meet in July and come back on August 9, 2022 with a specific work plan. We will assign a city staff person to each committee. The committees are to draft one or two sentences to describe what we consider development and advocacy.

Councilwoman Aditi Bussells said there are a lot of parallels between the work we will be doing around homelessness as well as affordable housing. The Task Force to Prevent and End Homelessness met on May 18, 2022. It was an opportunity for people to share their perspectives and to set a mutual foundation for how we are going to move the conversation forward. I encourage you to attend our next meeting on Wednesday, June 29, 2022 at 4:00 p.m. to 6:00 p.m. at the Busby Street Community Center.



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Sue Berkowitz asked to receive anything that the Task Force to Prevent and End Homelessness has developed.

There was consensus for the task force to continue meeting virtually. Councilman Herbert will schedule an in-person meeting later.

**ADJOURNMENT**

The meeting was adjourned at 11:52 a.m.

Respectfully submitted:

Erika D. Moore Hammond, CMC  
City Clerk

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**MEETING DATE:** August 9, 2022

**DEPARTMENT:** City Clerk

**FROM:** *Erika Hammond, City Clerk*

**SUBJECT:** Overview of Development Committee Goals

**FUNDING SOURCE &  
ORIGINAL BUDGET:**

**PURPOSE:**

- 1) Capital for development
  - a. City property
  - b. Market analysis
- 2) Zoning challenges
  - a. mixed use corridors
  - b. maximum parking requirements
  - c. placement
- 3) Taxes and fees/offer incentives
- 4) More multi and single family revitalization/renovation projects
- 5) Capacity building for churches



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**MEETING DATE:** August 9, 2022

**DEPARTMENT:** City Clerk

**FROM:** *Erika Hammond, City Clerk*

**SUBJECT:** Overview of Accessibility & Affordability Committee Goals

**FUNDING SOURCE &  
ORIGINAL BUDGET:**

**PURPOSE:**

1. Develop an education campaign
2. Educate landlords on the importance of safe housing
3. Partner with Fair Housing campaigns to educate tenants
4. Create a housing directory
5. Establish a Housing Court



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**MEETING DATE:** August 9, 2022

**DEPARTMENT:** City Clerk

**FROM:** *Erika Hammond, City Clerk*

**SUBJECT:** Nomination of Committee Chairs

**FUNDING SOURCE &  
ORIGINAL BUDGET:**

**PURPOSE:**  
Accessibility & Advocacy Committee  
Development Committee



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**MEETING DATE:** August 9, 2022

**DEPARTMENT:** City Clerk

**FROM:** *Erika Hammond, City Clerk*

**SUBJECT:** Affordable Housing Projects - Ms. Missy Gentry, P.E.,  
Assistant City Manager for Development

**FUNDING SOURCE &  
ORIGINAL BUDGET:**



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**MEETING DATE:** August 9, 2022

**DEPARTMENT:** City Clerk

**FROM:** *Erika Hammond, City Clerk*

**SUBJECT:** **Home Loan Programs and Other Funding Opportunities - Ms. Gloria Saeed, Community Development Director**

**FUNDING SOURCE & ORIGINAL BUDGET:**



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**MEETING DATE:** August 9, 2022

**DEPARTMENT:** City Clerk

**FROM:** *Erika Hammond, City Clerk*

**SUBJECT:** Future Meeting Dates

**FUNDING SOURCE &  
ORIGINAL BUDGET:**