



**COLUMBIA AFFORDABLE HOUSING TASK FORCE MEETING MINUTES  
TUESDAY, SEPTEMBER 14, 2021**

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**CALL TO ORDER**

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

Julie Ann Avin, MIRCI introduced Anita Floyd as a new member. Anita is one of the most respected advocates and planners of affordable housing in the Midlands. She has joined MIRCI as the chief operating officer and will be responsible for our housing projects.

Councilwoman Tameika Isaac Devine introduced Brittani Richards as a new member serving as the replacement for Mary Louise Resch. She is the grants manager for Habitat for Humanity.



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### APPROVAL OF MINUTES

1. Approval of May 11, 2021 Affordable Housing Task Force Meeting Minutes - *Approved*
2. Approval of August 10, 2021 Affordable Housing Task Force Meeting Minutes - *Approved*

Upon a single motion made by Jim Zieche and seconded by Ivory Mathews, taskforce members voted unanimously to approve the May 11, 2021 and August 10, 2021 Affordable Housing Task Force Meeting Minutes.

### COMMITTEE DISCUSSION

3. Committee Reports
  - *Public Education & Awareness Committee - Ms. Brenna Bernadin, Chair*
  - *Partnerships - Ms. Jennifer Moore, Chair*
  - *Accessibility - Ms. Julie Ann Avin, Chair*
  - *Financing - Mr. Reggie Barner, Chair*
  - *Legal & Zoning - Ms. Sue Berkowitz and Ms. Lila Anna Sauls, Co-Chairs*

Councilwoman Tameika Isaac Devine said the bulk of today's discussion will be committee reports and next steps. By December, we need to be recommending the amount of units we would like to see introduced into the market as a benchmark. Then we can make a presentation to city and county councils for next year. We also need a multi-year plan.

Erika Hammond, City Clerk read an email update from Brenna Bernardin, Public Education and Awareness Committee Chair: *The Public Education and Awareness Committee is ready to move forward once the new definition is adopted. Once the description is ready, we will meet again to review the 2-page Task Force fact sheet. For September, we are working with the Partnership Committee on a GoogleDoc with group suggestions for outreach, contact information, and who should make the first contact. We hope to have everything ready for October. If anyone has any ideas for outreach or how we should present the material, feel free to email me, and we will add it to our meeting.*



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Bryan Grady, Ph.D., SC Housing said during the last meeting, there was a question of affordable versus attainable. I came up with three options: go with what we previously had subject to changing participate to engage; have the same definition subject to changing affordable to attainable; or decouple the words affordable and attainable and develop multiple definitions for other existing terms such as workforce housing and priority housing.

Upon a motion made by Julie Ann Avin and seconded by Pamela Bynoe-Reed, the task force members voted unanimously to approve the following definition of Affordable Housing:

*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 engage in our community.*

Councilwoman Tameika Isaac Devine asked Dr. Grady if the recommendation is to have the main definition for affordable housing and have the four additional definitions as sub context. I think we should have workforce housing and priority housing spelled out in our documents.

Cindy Herrera, Columbia Housing suggested that a percentage be used for all definitions.

Bryan Grady, Ph.D., SC Housing said the definition we just approved was holistic and I didn't want to deviate dramatically from that.

Jim Zieche, More Justice asked if the greatest need is in priority housing.

Bryan Grady, Ph.D., SC Housing said that would be my conclusion from the available data. There are existing resources that serve higher income levels. The National Housing Trust Fund is the only funding source exclusively for the extremely low income population.

Councilwoman Tameika Isaac Devine said at some point we will have a document with our approved definition of affordable housing, our priorities, and a glossary of terms to include the definitions for priority housing and workforce housing. I will send this to Councilwoman Terracio and I will report out to City Council next week. Then we can move forward with this definition and Brenna and Jennifer can give us a public engagement plan. Melanie Huggins, executive Director for the Richland County Public Library has asked how they can be supportive of our efforts. Our award winning PR department at the City of Columbia will be positioned to help us move forward with getting this definition out. At the next meeting we will have a plan for public engagement. Please email your thoughts to Jennifer and Brenna.



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Julie Ann Avin, MIRCI, Accessibility Committee Chair said we are working to formalize a report that we can send to you. We continue to focus on universal design requirements for individuals with disabilities or for people to age in place; enhancing the federal fair housing minimums for ADA compliance; and working with landlords to make units accessible to individuals who were formerly incarcerated.

Councilman Sam Davis said when I worked with the state we tried to intercept the construction process to get commitments from the builders and owners to make sure they met the minimum federal set aside in terms of physical accommodations. That strategy can increase the numbers as they come online.

Councilwoman Tameika Isaac Devine asked if there are models that we need to research regarding housing for those returning from incarceration.

Sue Berkowitz, SC Appleseed Legal Justice Center, Legal & Zoning Committee Chair said an application has been submitted to HUD through 180 Place and other providers for eviction legal assistance. We are waiting to see if the application has been approved. I have been working to help people access rental assistance around the state.

**ANNOUNCEMENTS**

Jim Zieche, More Justice announced that they are working with Richland County Council to form an affordable housing trust fund. We believe that ARP funds can be used for that purpose.

Councilwoman Tameika Isaac Devine outlined the following next steps:

- Julie Ann Avin will submit a report for the Accessibility Committee.
- Reggie Barner will host a Financing Committee meeting and submit a report.
- Lila Anna Sauls and Sue Berkowitz will host a Legal & Zoning Committee meeting and submit a report.
- Jennifer Moore and Brenna Bernardin will develop our public education, awareness, and outreach plan.
- We will establish goals and recommendations for 2022 in October.
- We will draft a document for the councils to review prior to November.

Ivory Mathews, Columbia Housing thanked all housing ambassadors for supporting and advocating for federal resources for housing during the month of August. Housing has been considered in the reconciliation bill that is being considered by Congress. This week, we started



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the demolition of Allen Benedict Court. We are also partnering with the State Housing financing agency and Richland County to host an emergency rental assistance funds program on September 15, 2021. Click [here](#) to view “Calling all Landlords in SC!”

Cindy Herrera, Columbia Housing reported that the local fund administered by the State Fiscal Accountability Authority will reach its bond cap and by the end of the year we will not be able to address several projects in our pipeline. Columbia Housing has three priority projects and twelve private sector projects that may not come to fruition. We need assistance with opening discussion on moving bond cap that’s sitting with SC Housing to the local fund and advocating for these projects at the local level and for an increase in the per capita bond amount at the federal level.

Councilwoman Tameika Isaac Devine asked City Manager Wilson to discuss this with our lobbyists.

Teresa Wilson, City Manager added that the Turning Leaf Project is expanding to Columbia. It has been a great project to reduce recidivism in Charleston. They are having a grand opening on October 27, 2021. They have a significant strategy to ensure that individuals are able to acclimate to society with wraparound services when they have been formerly incarcerated. One of those services is identifying suitable housing after successful completing the program. We had a productive conversation with them on yesterday.

Dylan Gunnels said Haven Home is now official. I am available to meet with you, if you have questions about our methodology. We are raising funds to serve as a line of equity and we are on track to start purchasing properties by the beginning of 2022. The Haven Home Market will be held on Saturday, September 18, 2021 at 8:00 a.m. until 12:00 p.m. at Reformation Lutheran Church, 1118 Union St, Columbia, SC 29201.

Councilwoman Tameika Isaac Devine announced that Marcia Fudge, the secretary of HUD recently visited Columbia. One takeaway was her passion for ensuring that HUD is a partner at the state and local levels. She spoke a lot about equity, upgrading facilities, and evictions. I am working to identify a magistrate in Richland County who can help us establish an eviction court. I’ll be in Washington, DC this weekend for HUD and congressional meetings to talk about what we are doing here. Please email about the great things you are doing and I will include them in my report. We need resources to continue doing great things. Lastly, Ms. Shropshire, Executive Director of SC Housing has agreed for Dr. Grady to assist us with conducting a housing needs assessment.



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Bryan Grady, Ph.D., SC Housing said I have been the lead author of a statewide housing needs assessment, which puts all of the table on the table for policy makers and stakeholders to consider about the state of affordability, housing availability, the number of individuals unable to access affordable housing, challenges, demographics, and more. It helps to inform strategic planning and program design. Click [here](#) to learn more.

**NEXT MEETING DATE**

Tuesday, October 12, 2021 at 11:00 a.m.

**ADJOURNMENT**

The meeting was closed at 11:56 a.m.

Respectfully submitted:

Erika D. Moore Hammond, CMC  
City Clerk