



**Columbia Community Development Committee Meeting Agenda**  
**Tuesday, April 21, 2026 at 10:00 AM**  
City Hall • Mayor's Conference Room  
1737 Main Street, 2nd Floor, Columbia, SC 29201  
City Clerk's Office: (803)545-3045 or [cityclerk@columbiasc.gov](mailto:cityclerk@columbiasc.gov)

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The Honorable Tina N. Herbert, District I, Chair  
The Honorable William Brennan, District III • The Honorable Sam P. Johnson, At-Large

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**Call to Order**

**Approval of Minutes**

1. February 17, 2026 Community Development Committee Meeting Minutes

**Presentations**

2. Columbia Housing Update — Ms. Jessica Anderson-Preston, Chief Executive Officer

**Public Hearing**

3. 2026/2027 Annual Action Plan — Ms. Felicia Kilgore, Community Development Director

**Adjournment**



## Columbia Community Development Committee Meeting Minutes Tuesday, February 17, 2026

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### Call to Order

The Columbia Community Development Committee conducted a meeting on Tuesday, February 17, 2026, at City Hall (Mayor's Conference Room), 1737 Main Street, Columbia, South Carolina 29201. The Honorable Tina N. Herbert, Chair called the meeting to order at 10:00 a.m. The Honorable Will Brennan and The Honorable Sam P. Johnson were present.

### Approval of Minutes

1. September 23, 2025 Community Development Committee Meeting Minutes

Upon a motion made by Mr. Brennan and seconded by Mr. Johnson, the Committee voted unanimously to approve the September 23, 2025 Community Development Committee Meeting Minutes.

### Committee Discussion

2. Mobile Market Update — Ms. Ayesha Driggers, Director / Office of Business Opportunities and Mr. Larry Schneeberger / Toms Creek Mobile Market

Ms. Ayesha Driggers, Director of the Office of Business Opportunities provided an update on the city's Mobile Market. She reported that approximately \$300,000 in American Rescue Plan Act funding supported operations over the past two years, but the funding has been exhausted. The market operated at Hyatt Park, the COMET Transit Center, the corner of Millwood Avenue and Gervais Street, and the former Save-A-Lot site. About \$335,645 in city funds and a \$30,000 contribution from Elevation Church also supported the Mobile Market. Tom's Creek plans to pursue additional grant funding for continued operations. The Mobile Market will resume in May with two fixed locations and one rotating day.

Mr. Larry Schneeberger, Tom's Creek Mobile Market discussed several partnerships that have developed through the program with FoodShare, the University of South Carolina Campus Store, Richland County Public Library, and the Broad River RV Park. He noted that these partnerships have been strengthened through the city's collaboration and the visibility created by the Mobile Market trailer.

There was discussion regarding sustainable business models for small business ownership; library clientele; free partnerships; products offered on the trailer; grant opportunities; the proposed operating schedule; top-selling produce items; use of senior vouchers; connectivity planning; and an update on the brick-and-mortar location.

3. NeedNoMore Initiative — Ms. Ayesha Driggers, Director / Office of Business Opportunities, and Ms. Svitlana Koval and Mr. Yurii Koval, Co-Founders / NeedNoMore

Ms. Ayesha Driggers, Director / Office of Business Opportunities introduced a new initiative involving an app designed to improve communication and access to food resources through local food banks. The concept was recently presented at Launchpad Cola. She explained that the founders have been working on a Memorandum of Understanding with the Office of Business Opportunities.

Ms. Svitlana Koval and Mr. Yuri Koval, Co-founders / NeedNoMore presented a digital platform designed to improve access to food resources by connecting food pantries with people in need. The app provides a real-time map of pantry locations, allows users to update information, and enables filtering by food type and eligibility requirements. Pantries can also indicate available items and send alerts when they have excess donations. The platform helps to reduce food waste, improve communication, and provide real-time data to help the city better understand food access needs.

Mr. Alan "Blake" Blackborough, representative of Launchpad Cola explained that the program supports early-stage entrepreneurs by helping turn ideas into scalable businesses. He highlighted NeedNoMore as a strong example of this process and emphasized the platform's potential to reduce food waste and better connect available resources with people in need through community-driven technology.

There was discussion about technology accessibility; a potential partnership with the library; maintaining the platform as a web-based application; funding opportunities; organizational outreach and networking; working alongside grocery stores; the number of food pantries in the area; and a potential connection with the Mobile Market.

There was consensus of the Committee to endorse the proposed Memorandum of Understanding with NeedNoMore for City Council's consideration.

## **Adjournment**

The meeting was adjourned at 11:29 a.m.

Respectfully Submitted:

Erika D. Moore Hammond, MMC, CPM  
City Clerk

# VISION N 2030

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*5 YEAR CHECK UP  
Presentation to City Council  
April 21, 2026*

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# *Strategic Framework*

*(August 2021)*

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***Vision 2030*** is the strategic framework through which Columbia Housing will reposition our Public Housing portfolio and create new affordable housing in through the creation of **public/private partnerships** utilizing **private capital**.

Conversion tools provided by HUD will result in the **elimination of all Public Housing** in the City of Columbia and transition to other affordable housing platforms.

Over the next 9 years, Columbia Housing will make an investment of over **\$500 million dollars** in preserving and expanding affordable/

This investment will improve the quality and increase the supply of affordable housing, while also creating **a significant contribution to the local economy**.

SUMMARY TO DATE		
NEW CONSTRUCTION	711	\$209,228,480
PRESERVATION	581	\$82,029,186
<b>TOTAL</b>	<b>1292</b>	<b>\$291,257,666</b>



COMMUNITY	UNITS	TOTAL DEVELOPMENT COSTS	STATUS
Oak Park Townhomes	190	\$52,136,901	Complete
Oak Terrace Senior	95	\$25,124,988	Complete
Haven at Palmer Pointe	150	\$36,967,628	Complete
Oak Grove at Hunt Club	96	\$35,560,843	Closing 5/2026
Willowbrook	104	\$34,372,592	Closing 5/2026
Summit at Belmont	76	\$25,066,338	Closing 8/2026
<b>TOTAL</b>	<b>711</b>	<b>\$209,229,290</b>	






*2022-2026*

PRESERVATION			
COMMUNITY	UNITS	TOTAL DEVELOPMENT COSTS	STATUS
Lewis Scott Court	67	\$7,679,733	Complete
Hammond Village	78	\$9,864,471	Construction
Harbor Cove Homes	200	\$47,626,264	Construction
Rosewood Hills	106	\$7,414,601	Closing 7/2026
Celia Saxon	130	\$9,535,117	Closing 10/2026
<b>TOTAL</b>	<b>581</b>	<b>\$82,120,186</b>	



# Redevelopment of Former ABC Site

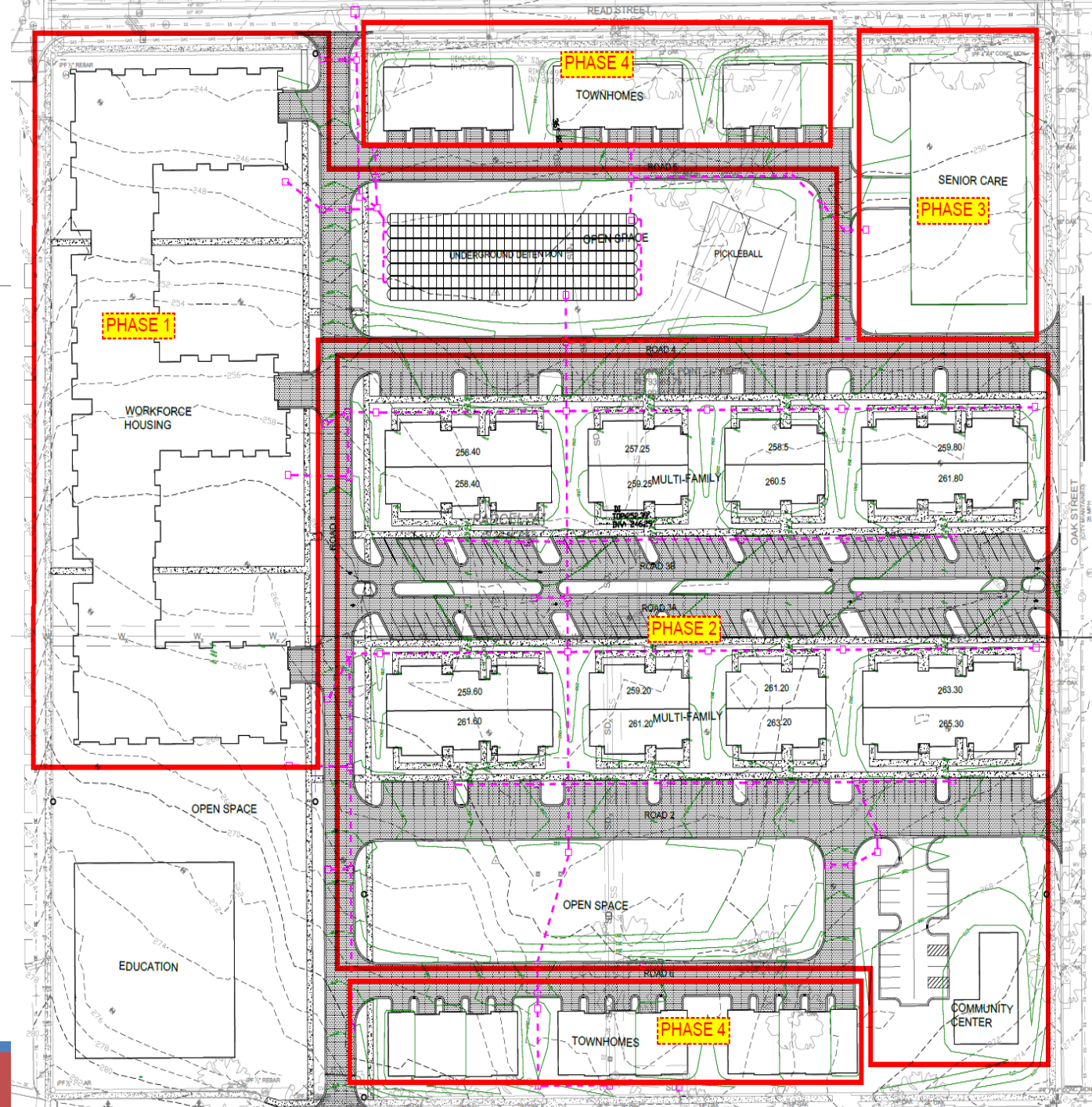


	TOWNHOMES:	30 TOTAL UNITS
	MULTIFAMILY (9%):	80 TOTAL UNITS
	1-BED UNITS (800SF):	32 UNITS (40%)
	2-BED UNITS (1200SF):	32 UNITS (40%)
	3-BED UNITS (1400SF):	16 UNITS (20%)
	SENIOR HOUSING (9%):	70 TOTAL UNITS
	WORKFORCE HOUSING:	156 TOTAL UNITS
	RETAIL:	APPROX. 10,000 SF

# Redevelopment of Former ABC Site

## Infrastructure

- Working with City to collaborate on funding of infrastructure
- 4 Phases of infrastructure to tie to housing phases
- Total estimated costs \$8.65M for all 15.3 acres
- Provided city staff with Chao engineering plans and cost details



# Redevelopment of Former ABC Site

PHASE	UNITS	ESTIMATED START	FINANCING	ESTIMATED COMPLETION
Phase I Affordable Family	80	2026	9% LIHTC PH Set Aside	2028
Phase II Workforce/Retail	156	2026	Private Financing	2028
Phase III Affordable Senior	70	2027	9% LIHTC PH Set Aside	2029
Phase IV Homeownership	30	2028	Private Financing	2029



## *Latimer Manor*

- All families relocated November 2025
- Training agreements with City of Columbia Fire and Police, Richland County Sheriff
- Demolition start May 4, 2026
- Demolition completion estimated February 2027

<b>LATIMER MANOR UNITS</b>	
<b>Total Latimer Public Housing Units</b>	<b>200</b>
Transfer to 5 Separate Locations	116
Replacement Units On Site	84
<b>TOTAL REPLACEMENT UNITS</b>	<b>200</b>

# Candleberry at Colonial Park

(Latimer Manor Site)

CANDLEBERRY AT COLONIAL PARK		
Senior	83	\$21,165,000
Family	134	\$34,170,000
Homeownership	26	\$6,663,000
<b>TOTAL</b>	<b>243</b>	<b>\$61,998,000</b>
Funding		2026
Closing		2027
Occupancy		2029

134 Family units include 84 Latimer replacement units.



# VISION N 2030

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*5 YEAR CHECK UP  
Presentation to City Council  
April 21, 2026*

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QUESTIONS??

*More to come... 2027- 2030*

# Community Development Department 2026-2027 Annual Action Plan Executive Summary

Public Meeting  
April 21, 2026

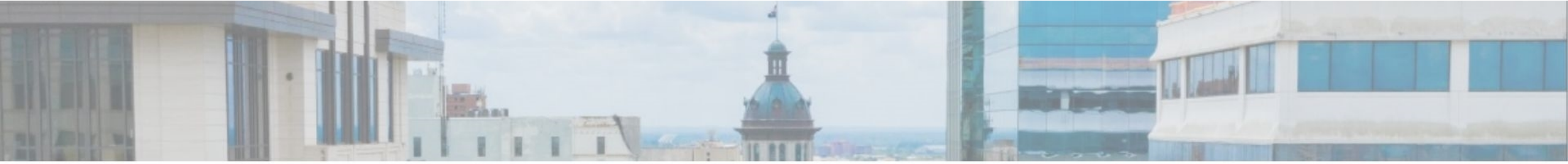
**Felicia Kilgore, Director**  
**Community Development Dept.**  
**1401 Main Street, 4<sup>th</sup> Floor**  
**Columbia, SC 29201**  
**Phone (803) 545-3373**  
**Fax (803) 255-8912**



# Annual Action Plan Process/Requirements

## Annual Action Plan

- Submitted to HUD every year during the 5-year ConPlan cycle. (2nd Year)
- Addresses the City's Program Priorities as identified in the City's 2025-2029 Consolidated Plan
- Describes the specific planned uses for HUD programs, and other program requirements.
- Helps grantees determine activities and organizations to fund in the coming years.
- Managed through HUD's Integrated Disbursement and Information (IDIS) Online



# 2026 HUD Funding Allocations/Revenue

Source	Entitlement	Program Income/RLF (estimated)	Total Revenue (estimated)
CDBG	\$1,104,332	\$1,404,675	\$2,509,007
HOME	\$647,208	\$600,000	\$1,247,208
HOPWA	\$2,015,320	\$0	\$2,015,320
Total	\$3,766,860	\$2,004,675	\$5,771,535



# Priority Needs & Goals

<b>Expand &amp; Improve Public Infrastructure &amp; Facilities</b>	1A Expand/Improve Public Infrastructure
<b>Preserve &amp; Develop Affordable Housing</b>	2A Increase Affordable Housing Opportunities 2B Provide Housing Rehabilitation
<b>Public Services &amp; Quality of Life Improvements</b>	3A Provide Supportive Services for LMIO & Special Needs
<b>Housing &amp; Supportive Services for Persons HIV/AIDS</b>	4A Provide Housing Opportunities Persons HIV/AIDS
<b>Effective Program Management</b>	6A Effective Program Management for Compliance



# Low to Moderate Income (LMI) Limits/Areas

- LMI = Less than 80% of area median income

Household Size	1	2	3	4
Extremely Low (30%) Income Limits	19,500	22,250	26,650	<b>32,150</b>
Very Low (50%) Income Limits	32,450	37,100	41,750	<b>46,350</b>
Low (80%) Income Limits	51,950	59,350	66,750	<b>74,150</b>



## Annual Action Plan Activities - CDBG

CDBG Administration			
Applicant	Project Name/Summary	Grant Award Amount	Performance Outcomes
City of Columbia (CoC) Community Development Department	Administration & Operations Not to exceed 20% Entitlement	\$220,866	Administration, Oversight, & Compliance

## Annual Action Plan Activities - CDBG

CDBG Public Services Activities			
Able South Carolina	Expanding Able SC's Independent Living services for individuals with disabilities living in the City of Columbia	\$10,000	Serve 150 individuals with disabilities through Independent Living services
Communities in Schools of South Carolina	CISCC will embed a site coordinator at one City school to support students living in City limits but attending school outside City of Columbia	\$20,000	3444 LMI households (30% - 49%)
Mental Illness Recovery Center, Inc.	Assertive Community Treatment employment specialist services demonstrate expansion in workforce development capacity.	\$32,493	Minimum of 50 ELI households
Fast Forward	Program expands housing stability, employment readiness, and life-skill support services for LMI residents	\$25,000	Approximately 120 unduplicated LMI residents
PALSS, Inc.	Program is increasing its overall capacity by offering more workshops, and providing additional one-on-one coaching sessions	\$30,000	Assist 100 clients re housing stability, life skills, employment, etc.
Pink & Green Community Service Foundation	To improve the quality of life, independence, safety, and wellness for LMI seniors by providing education, resources, and community-building opportunities	\$10,000	120 seniors, 10 monthly workshops, 4 special events, 120 meals
Well Partners Dental & Eye Clinic	To expand the number of dental and vision visits delivered to LMI residents by adding clinical capacity.	\$38,156	Provide approximately 400 LMI individuals with dental/vision screenings
City of Columbia Homeless Services K.I.T.C.H.E.N.	To expand workforce development opportunities for low-to-moderate income individuals experiencing homelessness	\$0	Provide on-the-job training opportunities for 30 LMI homeless individuals/6 weeks
Greater Columbia Relations Council-Community Housing Assistance Program	to operate a housing education initiative to train potential homebuyers and provide information resources and referrals for low to moderate income residents	\$0	To educate/assist at least 125 people with housing information in workshops
Midlands Housing Alliance – Emergency Room Diversion Program	to reduce inappropriate use of the hospital emergency departments by individuals experiencing homelessness by providing timely, on-site urgent care and clinical triage	\$0	To formalize and scale an urgent care model in downtown Columbia
<b>Total CDBG Public Services</b>		<b>\$165,649</b>	

*The list above includes applicants who applied for funding for CDBG Public Service activities. All applications were reviewed and decided upon by the Citizens Advisory Committee.*



## Annual Action Plan Activities – CDBG continued

CDBG Non-Public Service			
<b>Able South Carolina</b>	Making home modifications i.e. grab bars, permanent or portable ramps, and other modifications for persons with disabilities	\$75,000	15 LMI households with disabilities for home modifications (i.e. grab bars, ramps, etc.)
<b>CoC Parks &amp; Recreation</b>	Lorick Park Improvements and E.B. Sessions Park Improvements	\$243,492	Lorick – resurface basketball court, install artificial grass; E.B. Sessions – install artificial grass
<b>TN Development</b>	To rehabilitate an historic three-bedroom, one-story mid-20 <sup>th</sup> century stucco bungalow with a tin roof located at 2346 Pendleton St.	\$267,421	Preserve the historic character of the home, while correcting health, safety, code compliance, and energy efficiency
<b>Homeless No More</b>	Expanded Transitional Housing Services at St. Lawrence Place	\$45,000	To convert 13 existing affordable housing units into transitional shelter to expand services
<b>Homeless No More</b>	St. Lawrence Place Rehabilitation	\$48,000	Upgrade and rehab 8 existing transitional housing units, replacing aging HVAC units
	<b>Total CDBG Non-Public</b>	<b>\$678,913</b>	

*The list above includes applicants who applied for funding for CDBG Non-Public Service activities. All applications were reviewed and decided upon by the Citizens Advisory Committee.*

## Annual Action Plan Activities – CDBG continued

CDBG Housing Rehabilitation & Administration			
CoC Community Development Dept	Housing Rehabilitation, Administration & Operations	\$137,805	Administration for Housing Loans & Rehabilitation
CoC Community Development Dept	Affordable Housing Program	\$906,870	Loan Assistance for 4 LMI Households
CoC Community Development Dept	City Lender I/Uplift Down Payment Assistance Program	\$360,000	Up to 6 LMI Housing loans
	<b>CDBG Non-Public Service &amp; Housing Rehab Admin</b>	<b>\$2,083,588</b>	
	<b>CDBG Program Total</b>	<b>\$2,470,103</b>	

## Annual Action Plan Projects – HOME

HOME Allocations		
Applicant Name	Allocation Name	Amount
CoC Community Development Department	Administration & Operations (10% of Entitlement Cap)	\$64,720
CoC Community Development Department	Community Housing Development Organization (CHDO) Set-Aside (15% of Entitlement)	\$97,081
CoC Community Development Department	Residential Affordable Loans/Acquisition/Rehabilitation/New Construction	\$485,407
CoC Community Development Department	Estimated Program Income – Acquisition/Rehabilitation/New Construction/Development	\$600,000
	<b>HOME Program Total</b>	<b>\$1,247,208</b>

## Annual Action Plan Projects – HOPWA

HOPWA Sponsor Awards		
Applicant/Proposal Name	Overview & Outcome	CAC Recommendations
Community Development Admin & Resource ID	3% Administration Cap for Grantee & Resource ID for Training and Outreach	\$60,459
Columbia Housing Authority (CHA1)	TBRA that serves over 56 individuals and families living predominately 1 bedroom units	\$562,420
Columbia Housing Authority (CHA 3)	TBRA that serves over 15 individuals in 1 bedroom units	\$157,547
Columbia Housing Authority (CHA 4)	TBRA that serves 9 households as a utility allowance to participants with no income and to assist with payment of routine and emergency expenses	\$20,373
Palmetto AIDS Life Support Services (PALSS)	Provides supportive services for up to implement provision of emergency of housing assistance and housing development for up to 737+ individuals/HH	\$509,521
The Cooperative Ministry (TCM)	Provides short-term rent, mortgage, and emergency utility assistance(STRMU) and related support services for up to 145 individuals/HH	\$280,000
Upper Savannah Care Services (USCS)	Provides Short-Term Housing assistance and supportive services for up to 40 individuals/HH	\$25,000
University of SC – Dept of Med. (USC -DOM)	Provides housing information, permanent housing placement, emergency housing assistance and supportive services for up to 450 individuals/HH	\$400,000
<b>HOPWA Program Total</b>		<b>\$2,015,320</b>



## Next Steps

Public Comment Period: April 1, 2026 – May 1, 2026

Public Forum: April 21, 2026 at the Community Development Committee Meeting

Public Hearing: April 23, 2026 at Busby Street Community Center

Submit Annual Action Plan: May 15, 2026

Program Year Starts – July 1, 2026



## Questions or Comments

- By mail:  
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Columbia, South Carolina 29201
- By email:  
[CoCCommDevCompliance@columbiasc.gov](mailto:CoCCommDevCompliance@columbiasc.gov)
- By phone:  
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# Program and Compliance Division

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# Thank You!