



Columbia Community Development Committee Meeting Agenda

Tuesday, May 19, 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

The Honorable Tina N. Herbert, District I, Chair

The Honorable William Brennan, District III • The Honorable Sam P. Johnson, At-Large

Call to Order

Committee Discussion

1. 2026/2027 Annual Action Plan — Ms. Felicia Kilgore, Community Development Director
2. Five-Year Residential Development Strategy — Ms. Ashley Jenkins, MPA, Special Projects Coordinator / Office of the City Manager

City of Columbia Vacant Lots for Redevelopment

Adjournment

Community Development Department 2026-2027 Annual Action Plan Executive Summary

Public Meeting
April 21, 2026

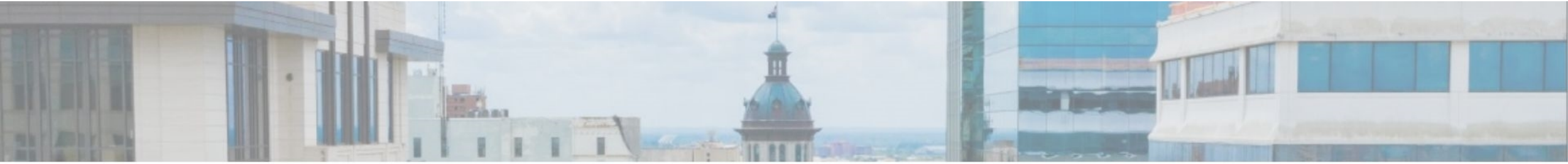
Felicia Kilgore, Director
Community Development Dept.
1401 Main Street, 4th Floor
Columbia, SC 29201
Phone (803) 545-3373
Fax (803) 255-8912



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

Expand & Improve Public Infrastructure & Facilities	1A Expand/Improve Public Infrastructure
Preserve & Develop Affordable Housing	2A Increase Affordable Housing Opportunities 2B Provide Housing Rehabilitation
Public Services & Quality of Life Improvements	3A Provide Supportive Services for LMIO & Special Needs
Housing & Supportive Services for Persons HIV/AIDS	4A Provide Housing Opportunities Persons HIV/AIDS
Effective Program Management	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	32,150
Very Low (50%) Income Limits	32,450	37,100	41,750	46,350
Low (80%) Income Limits	51,950	59,350	66,750	74,150



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
Total CDBG Public Services		\$165,649	

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			
Able South Carolina	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.)
CoC Parks & Recreation	Lorick Park Improvements and E.B. Sessions Park Improvements	\$243,492	Lorick – resurface basketball court, install artificial grass; E.B. Sessions – install artificial grass
TN Development	To rehabilitate an historic three-bedroom, one-story mid-20 th 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
Homeless No More	Expanded Transitional Housing Services at St. Lawrence Place	\$45,000	To convert 13 existing affordable housing units into transitional shelter to expand services
Homeless No More	St. Lawrence Place Rehabilitation	\$48,000	Upgrade and rehab 8 existing transitional housing units, replacing aging HVAC units
	Total CDBG Non-Public	\$678,913	

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
	CDBG Non-Public Service & Housing Rehab Admin	\$2,083,588	
	CDBG Program Total	\$2,470,103	

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
	HOME Program Total	\$1,247,208

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
HOPWA Program Total		\$2,015,320



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:
Community Development Department
1401 Main Street, 4th Floor
Columbia, South Carolina 29201
- By email:
CoCCommDevCompliance@columbiasc.gov
- By phone:
(803) 545-3373



Program and Compliance Division

Kelly H. Mierkowski, Deputy Director
(803) 545-3958
Kelly.Mierkowski@columbiasc.gov

Payton Simmons, CD Compliance Specialist
(803) 545-3046
Payton.Simmons@columbiasc.gov

Nicolette Parker, CD Compliance Specialist
(803) 545-4121
Nicolette.Parker@columbiasc.gov

Thank You!