



**Columbia Community Development Committee Meeting Agenda**  
**Tuesday, June 16, 2026 at 12:00 PM**  
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. April 21, 2026 and May 19, 2026 Community Development Committee Meeting Minutes

**Committee Discussion**

2. Affordable Multi-family Development Projects Update — Ms. Felicia Kilgore, Community Development Director

**Adjournment**



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**Meeting Date:** June 16, 2026  
**Department:** City Clerk's Office  
**From:** Erika Hammond, City Clerk

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April 21, 2026 and May 19, 2026 Community Development Committee Meeting Minutes

**Background Summary:**

**Attachments:**

1. April 21, 2026 Community Development Committee Meeting Minutes
2. May 19, 2026 Community Development Committee Meeting Minutes



## Columbia Community Development Committee Meeting Minutes Tuesday, April 21, 2026

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### Call to Order

The Columbia Community Development Committee conducted a meeting on Tuesday, April 21, 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 10:06 a.m. and The Honorable Sam P. Johnson was present. The Honorable Will Brennan arrived at 10:29 a.m.

Upon a motion made by Ms. Herbert and seconded by Mr. Johnson, the Committee voted unanimously to approve the agenda subject to adding the discussion of the purchase and development agreements for the sale of 4305 Catherine Avenue; 5315 N. Main Street; and 323 Pineneedle Road, Richland County TMS# R09207-09-35 as **Item 4**.

### Approval of Minutes

1. February 17, 2026 Community Development Committee Meeting Minutes

Upon a motion made by Ms. Herbert and seconded by Mr. Johnson, the Committee voted unanimously to approve the February 17, 2026 Community Development Committee Meeting Minutes.

### Presentations

2. Columbia Housing Update — Ms. Jessica Anderson-Preston, Chief Executive Officer Ms. Jessica Anderson-Preston, CEO of Columbia Housing provided an update on the Vision 2030 initiative, which aims to reposition the public housing portfolio and expand affordable housing through public-private partnerships. She said the agency expects to invest over \$500 million in preservation and expansion over the next nine years. From 2022 to 2026, Columbia Housing completed 711 new affordable units and preserved 581 more. She highlighted recent projects, including Oak Park Townhomes, Oak Terrace Senior, and Haven at Palmer Pointe. The Latimore Manor site is next, with families already relocated, and the vacant property now used for Fire and Police training.

There was discussion about additional reliance on tax credits; the Summit at Belmont project; the geographic area covered by Columbia Housing; communication with area residents; suggestion of door knockers for resident notifications; and housing vouchers upon returning to residence.

### Public Hearing

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

Ms. Kelly Mierkowski, Community Development Deputy Director outlined the City's Annual Action Plan process. She explained that the City receives HUD funding and must meet federal planning and reporting requirements, guided by a five-year Consolidated Plan developed through community input. The Annual Action Plan details how federal funds, including the Community Development Block Grant (CDBG), the HOME Investment Partnership Program (HOME), and Housing Opportunities for Persons with AIDS (HOPWA) will be used each year. She said the City issues Notices of Funding Availability (NOFA) to gather proposals from agencies, nonprofits, and departments to support activities that meet community needs and program goals. The Action Plan will be submitted to the Department of Urban Housing and Development (HUD) BY May 15.

There was discussion about using the NOFA process to address the City's affordable-housing priorities; program income; prioritization of needs and project goals; public versus non-public services; next steps; organization of the project timeline. Additional discussion included allocations for homeless services; the TN Development Corporation; clarification of why ABLE and Homeless No More were listed as non-public services; and potential changes to the approval process.

### **Committee Discussion**

4. The purchase and development agreements for the sale of 4305 Catherine Avenue; 5315 N. Main Street; and 323 Pineneedle Road, Richland County TMS# R09207-09-35

Councilor Herbert stated that she asked for these items be placed on this agenda because she was previously unfamiliar with them.

Ms. Felicia Kilgore, Community Development Director said the department has been working with Habitat for Humanity, which is interested in building homes in Columbia for families waiting on homeownership opportunities. The City has several vacant lots, and staff reviewed these sites with Ms. Wilson and consultant Tony Lawton to identify suitable locations. She noted the homes would serve low- to moderate-income individuals and families who qualify for homeownership assistance.

There was discussion regarding the properties included on the list; the proposed collaboration with Habitat for Humanity; agreement terms; benefits to the City; and differences between this and current workforce housing initiatives provided by the City.

There was consensus of the committee to defer this item from the April 21, 2026 Regular Meeting Agenda.

### **Adjournment**

The meeting was adjourned at 11:43 a.m.

Respectfully Submitted:

Erika D. Moore Hammond, MMC, CPM  
City Clerk





## Columbia Community Development Committee Meeting Minutes Tuesday, May 19, 2026

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### Call to Order

The Columbia Community Development Committee conducted a Meeting on Tuesday, May 19, 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 10:02 a.m. and The Honorable Will Brennan and The Honorable Sam P. Johnson were present.

### Committee Discussion

Upon a motion made by Ms. Herbert and seconded by Mr. Johnson, the Committee voted unanimously to approve the agenda subject to the addition of a brief overview of Contract Amendment No. 3 for Program Management of the Community Development Block Grant Mitigation (CDBG-MIT) Program as **Item 3**.

1. 2026/2027 Annual Action Plan — Ms. Felicia Kilgore, Community Development Director

Councilor Herbert said this is a continuation from our last meeting. Since then, staff has had additional conversations.

Mr. Jeff Palen, Assistant City Manager of Development and Finance / CFO reported that the Annual Action Plan remains unchanged from the version originally presented. He noted that committee members had identified a few items that were not being funded and requested further review. Additional funding in the amount of \$20,000 has since been identified for the expansion of workforce development opportunities for low-to-moderate income individuals experiencing homelessness. Although this is not federal funding, it has been approved, and staff are now working with Homeless Services to move that effort forward. He also addressed questions regarding the \$200,000 allocated to the TN Development Corporation for Pendleton Street, confirming that the project is potentially proceeding toward demolition of the property rather than redevelopment. The outcome of that decision will determine if there needs to be an amendment to how the funds are utilized.

Councilor Herbert inquired about the demolition process, noting her awareness of another historic property, the Lutheran Seminary, which cannot be demolished due to its historic designation. She asked staff to look into the available options, regarding the property.

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*

Ms. Ashley Jenkins, MPA, Special Projects Coordinator presented an overview of underused residential lots and the City's affordable and workforce housing strategy. She outlined the keys to the Dream program, noting that a 2025 professional services contract is guiding a

comprehensive plan for developing vacant lots in targeted neighborhoods. Originally focused on workforce housing, the effort has expanded to broader community needs. She highlighted planned home quality, including a partnership with US Brick, and shared a spreadsheet identifying 63 vacant lots and their proposed uses. She added that staff are also surveying employees about their housing interests and current living situations.

Ms. Teresa Wilson, City Manager outlined the City's development framework and how Project Dream and Project Growth support current housing and commercial efforts. She said data from earlier work with DreamKey and the Integral Group now guides updated residential and multifamily projects. An upcoming Procurement solicitation will let pre-identified partners propose work.

Ms. Felicia Kilgore, Community Development Director reported that the department offers a monthly homebuyer education course and noted that a staff member recently completed financial credit counseling training, enabling the department to provide more hands-on assistance to residents seeking to improve their credit while financing their homes.

Mr. Henry Simons, Assistant City Manager of Operations described the program as a game-changer, noting that several Parks and Recreation employees have participated, with one employee currently having a home under construction. He highlighted that participants now have the opportunity to finance and follow the development of their own homes.

Councilor Johnson requested that the materials provided include council district information, noting that the identified properties appear to span Districts 1, 2, and 3. He emphasized the importance of recognizing housing needs citywide.

Councilor Herbert requested that the materials provided also chart which addresses and/or individuals qualify for housing assistance.

Ms. Ashley Jenkins, MPA, Special Project Coordinator also shared that there are nine additional lots that they are looking to purchase in the Booker Washington Heights neighborhood. The City currently owns seven and all 16 lots will be utilized to invest in that neighborhood.

Mr. Tony Lawton, President and CEO of The CeBa Group, LLC reported on progress within the contracted areas, noting that the block-by-block approach is generating community excitement. He thanked Code Enforcement staff for identifying structures ready for demolition and stated that efforts are underway to bring Housing Authority properties back online. He highlighted plans for approximately 15 new builds per year, including potential opportunities for Section 8 voucher units, and stated that the overall goal is achievable within four years.

Ms. Teresa Wilson, City Manager said the strong quality of current projects is attracting more contractors and developers, though some will need vetting. She noted related Public Safety Committee work to address overlooked properties, including transitional housing. She emphasized that these efforts will help create the right conditions for reputable developers to invest and support the City's broader goals.

There was discussion about properties with a homeowner in progress; explanation of under-contract; identifying those in need of wraparound services; homebuyer training; getting participants into the homeownership pipeline; district-wide housing needs; public

service entity partnership; ensuring residents with similar housing needs are also able to participate; and the cost of builds.

3. Overview of the Contract for Providing Professional Services — Ms. Felicia Kilgore, Community Development Director

Ms. Felicia Kilgore, Director of Community Development reported that the department is seeking to renew its contract with ICF Incorporated, LLC, which has supported the City's CDBG Disaster Recovery Program over the past several years. She explained that additional funds are needed for more hands-on support from subject-matter experts. She emphasized the importance of completing these projects successfully while maintaining compliance with the Department of Housing and Urban Development (HUD) requirements and federal funding standards.

Councilor Brennan asked if this would essentially involve third-party auditors.

Ms. Missy Caughman, Assistant City Manager / Strategic Initiatives & Innovation stated that it concerns grant management.

**Adjournment**

The meeting was adjourned at 10:57 a.m.

Respectfully Submitted:

Erika D. Moore Hammond, MMC, CPM  
City Clerk



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**Meeting Date:** June 16, 2026  
**Department:** Administration - Strategic Initiatives & Innovation  
**From:** Missy Caughman, Assistant City Manager

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Affordable Multi-family Development Projects Update — Ms. Felicia Kilgore,  
Community Development Director

**Background Summary:**

**Attachments:**  
None