



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

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.

There was consensus of the committee to defer its endorsement of the 2026/2027 Annual Action Plan.

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; terms of the agreement; **the procurement process**; benefits to the City; and differences between this and the 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