



Community Development Committee Meeting Minutes Tuesday, June 16, 2026

Call to Order

The Columbia Community Development Committee conducted a meeting on Tuesday, June 16, 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 12:04 p.m. The Honorable Will Brennan and The Honorable Sam P. Johnson were present.

Approval of Minutes

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

Councilor Herbert requested the following amendments:

- April 21, 2026

- **Item 3:** There was consensus of the committee to defer its endorsement of the 2026/2027 Annual Action Plan.
- **Item 4:** The procurement process was added as a discussion point.

- May 19, 2026

- **Item 1:** The cost associated with the Pendleton Street property was added.

Upon a motion made by Mr. Johnson and seconded by Mr. Brennan, the Committee voted unanimously to approve the April 21, 2026 and May 19, 2026 Community Development Committee Meeting Minutes, as amended.

Committee Discussion

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

Councilor Herbert said the City needs regular updates on federally supported multifamily projects, noting that staff has created a clear process for reviewing applications as they come in. She emphasized that project details can change quickly, making it important for Council to stay informed about shifting plans. She recommended receiving status reports twice a year on the multifamily projects the City supports financially.

Ms. Felicia Kilgore, Community Development Director provided an overview of the Low-Income Housing Tax Credit (LIHTC) projects the City supports, noting that commitments made in 2021 are now resulting in units coming online. She highlighted

funded projects including Midtown at BullStreet, Stoneridge Village, and the Villages at Congaree Pointe. She added that three projects: Sanctuary Landing, Fernwood at Five Points, and Longmire Creek, are currently seeking municipal support but have not received City commitments or LIHTC funding.

There was discussion about the approval of funds; the requirements for disbursing funds; revenue streams; potential location of Fernwood at Five Points; applications to be resubmitted; importance of tax credit versus market rate; legislation and SC Housing; tour of sites; application cycle and timeline; how the City can provide aide to those who don't receive LIHTC awards; debriefing, scoring, and criteria of projects; current status of the fund; and what happens when a project goes away after Community Development Block Grant Program funds have been committed.

There was consensus of the committee to revisit State Housing criteria and explore non-monetary support options, including coordination with Columbia Water on infrastructure impacts. There will be no meeting in July. The August meeting will cover the Consolidated Annual Performance and Evaluation Report Executive Summary and public comments, and the September meeting will include a Columbia Housing update.

Adjournment

The meeting was adjourned at 12:42 p.m.

Respectfully Submitted:

Erika D. Moore Hammond, MMC, CPM
City Clerk