



South Carolina State Housing Finance and Development Authority  
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Robert D. Mickle, Jr.  
Chairman

Bonita H. Shropshire  
Executive Director

## COMMISSION MEETING

The Board of Commissioners of the South Carolina State Housing Finance and Development Authority convened a regular meeting on Wednesday, May 19, 2021, at approximately 10:00 a.m., at 300-C Outlet Pointe Boulevard, Columbia, South Carolina. Due to COVID-19 the meeting was held via WebEx.

The following Commissioners were present at the meeting:

Robert D. Mickle, Jr., Chairman  
Bradley J. Allen  
Chris Goodall  
Ken Ormand  
Myra Reece  
Mary Sieck

The following Commissioner was absent from the meeting:

Charles Gardner

Staff and Guests attending the meeting included the following:

**STAFF:**  
Bonita Shropshire, Executive Director  
Ellen Eudy, Chief Financial Officer  
Tracey Easton, General Counsel  
Carl Bowen, Rental Assistance and Compliance  
Del Collins, IT  
John Tyler, Housing Initiatives and Innovation  
Teresa Moore, HR  
Eric Alexander, Development  
Steve Clements, Homeownership  
Jennifer Cogan, Development  
Renaye Long, Communications & Outreach  
Bryan Grady, Research  
Kim Spires, Mortgage Servicing  
Yolanda Dennison, Rental Assistance and Compliance  
Lisa Wilkerson, Compliance  
Zan Zettler, Development  
Jeff Player, IT  
Sarah Shinsky, Executive Assistant

**GUESTS:** Alisa Mosley, Affordable Housing Coalition  
Kevin Connelly, Connelly Builders  
Nicholas Fluer, Wells Fargo  
Rebecca Reape, Wells Fargo  
Mike Tosh, Guidehouse  
John Van Duys, Haynesworth Sinkler Boyd, P.A.  
Ron Scott, Haynesworth Sinkler Boyd, P.A.  
Andy Spraker  
Drew Schamber  
Gary Long  
Gravel Tate  
John Gantt  
Mike Ujcich  
Ray Jones  
Sam Howell  
Doug Hart  
Angela Lazorchak  
Danyetta Toney  
Stacey Denaux

**Freedom of Information Act Statement**

Chairman Mickle called the meeting to order and asked Bonita Shropshire to read into the record the Freedom of Information Statement.

“As required by the provisions of Section 30-4-80(e) of the Code of Laws of South Carolina, notification of this meeting has been given to all persons, organizations, local news media, and other news media which have requested such notifications.”

**Agenda**

Chairman Mickle presented the agenda and asked if there were any amendments or corrections. There being none, he called for a motion to approve the agenda.

**MOTION** Commissioner Allen moved to adopt the agenda. The motion received a second from Commissioner Goodall. There being no discussion, all Commissioners voted in the affirmative and the motion carried.

**Minutes**

The Chairman asked if there were any additions or corrections to the minutes of March 19, 2021. There being none, he called for a motion to approve the minutes.

**MOTION** Commissioner Allen moved to approve the minutes of March 19, 2021, as presented. The motion received a second from Commissioner Sieck. There being no discussion, all Commissioners voted in the affirmative and the motion carried.

**Homeownership****Homeownership Update**

Chairman Mickle asked Steve Clements to deliver the Homeownership update. Mr. Clements began by highlighting new loan reservations for the month of April, which totaled approximately \$19.2 million in new reservations. He added that first mortgage loan purchases totaled \$15.6 million and \$706k in down payment assistance, which translates to 100 new homeowners. Mr. Clements reported that the current interest rate for FHA (bond) loans is 3.125% and 3.375% for Conventional. He next shared an update of a new master servicer, Lakeview Loan Servicing, that had been selected beginning February 1, 2021, for an alternative funding source (TBA) that was introduced a couple years ago. Mr. Clements reported that since February 1, 2021, 116 new loans have been reserved for a total of \$23.3 million. He then gave an updated on the 2021 Palmetto Heroes Program, which launched on April 1, 2021. He stated that 132 loans have been reserved for a total of \$24.8 million. He then shared a comparison of an inventory of homes for sale from March 2020 in comparison to March 2021, showing the inventory 50% less than last year.

The Board accepted the report as information.

**Resolution – Homeownership Month**

Mr. Clements next presented the Resolution for Homeownership Month. He reported that the Resolution asks the Board to designate June 2021 as Homeownership Month. He stated the Resolution further endorses and encourages all South Carolinians to join in recognizing the economic and social benefits that homeownership brings to the state.

Chairman Mickle asked if there were any questions. There being none, he called for a motion.

**MOTION** Commissioner Allen moved to approve the Resolution. The motion received a second from Commissioner Sieck. All Commissioners voted in the affirmative and the motion carried.

**SC Stay Plus**

Chairman Mickle asked Ms. Shropshire to introduce Mike Tosh from Guidehouse and the team from the agency that is working with Mr. Tosh on the SC Stay Plus Emergency Rental Assistance Program. Mr. Tosh provided information on what SC Stay Plus is, who can apply and what support applicants can receive. He went on to provide an overview of the workstreams administering the Grant and the timeline of the program. Ms. Shropshire added to Mr. Tosh's report to remind the Board of the Emergency Rental Assistance Advisory Panel that is meeting monthly. She went on to give more information of work that is being done to ensure that information is shared with all the various partners across the state to make this program as successful as possible.

The Board accepted this report as information.

**Housing Needs Assessment, 2021 Update: State Overview**

The Chairman called on Bryan Grady to provide an overview of the 2021 Housing Needs Assessment. He went over the updated 2021 Housing Needs Assessment: State Overview. He explained that much has changed since the initial Housing Needs Assessment done in 2019, but that the majority of the data is pre-pandemic. Dr. Grady gave a brief overview of the overall housing supply and demand, followed by updates to the figures from the 2019 report.

After a brief discussion, the Board accepted the report as information.

**Executive Director**

Chairman Mickle called on Ms. Shropshire for the Executive Director report. Ms. Shropshire gave a brief explanation of the differences between SC Stay and SC Stay Plus Emergency Rental Assistance Programs and informed the Board of the Homeownership Assistance Program that SC Housing has been asked to administer. She explained that the agency is working with Guidehouse on that program in addition to SC Stay Plus. Ms. Shropshire then gave a brief update on the SC Stay Program.

The Board accepted this report as information.


The Chairman asked if there were any other new business or comments for discussion.

**Adjournment**

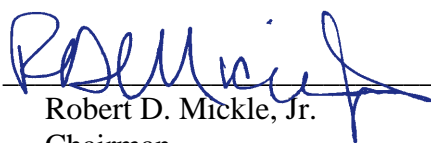
There being no additional business to come before the Board, Chairman Mickle called for a motion to adjourn.

**MOTION** Commissioner Goodall moved to adjourn the meeting. The motion received a second from Commissioner Allen. There being no discussion, all Commissioners voted in the affirmative and the motion carried.

Respectfully submitted,

  
Bonita H. Shropshire  
Secretary

Approved: June 16, 2021

By:   
Robert D. Mickle, Jr.  
Chairman