



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, August 18, 2021, at approximately 10:00 a.m., at 300-C Outlet Pointe Boulevard, Columbia, South Carolina. The meeting was held via ZoomGov.

The following Commissioners were present at the meeting:

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

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
John Tyler, Housing Initiatives and Innovation
Teresa Moore, HR
Eric Alexander, Development
Steve Clements, Homeownership
Jennifer Cogan, Development
Bryan Grady, Research
Kim Wilbourne, Development
Zan Zettler, Development
Chris Winston, Communications
Aimee Gornto, Development
John Thompson, Development
Demian Carpenter, Development
Joshua Hanley, IT
Jeff Player, IT
Sarah Shinsky, Executive Assistant

GUESTS:
Alisa Mosley, Affordable Housing Coalition
Rebecca Reape, Wells Fargo
Sam Howell

Feneshia Wright
Nancy Lee
Jay Cox
B. Kimes
Lovern Benn
Joseph Thompson
Joan Pou
Landrea Morris
Darnell Davis
Gaybriel Gibson
Mary Lemon
Kevin Connelly, Connelly Builders LLC
Tekira Woods
Dawn Willingham, City of Rock Hill

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 Sieck moved to adopt the agenda. The motion received a second from Commissioner Allen. 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 June 16, 2021. There being none, he called for a motion to approve the minutes.

MOTION Commissioner Allen moved to approve the minutes of June 16, 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.

Bond Matters

Eastside Amendment

Chairman Mickle called on Tracey Easton to present the Eastside Amendment. Ms. Easton explained that the housing sponsor is requesting approval of an amended and restated resolution for a bond issue for a new money issue for James Lewis, Jr. Eastside Apartments. This is a new

construction and will consist of 64 units having a target population of family. It will utilize not exceeding 14 million dollars aggregate principal amount of multifamily rental housing revenue bonds. Staff recommends the approval of this resolution.

The Chairman asked if there were any questions. After some discussion with staff, the Chairman called for a motion to approve the resolution.

MOTION Commissioner Allen moved to approve the amended and restated resolution. The motion received a second from Commissioner Ormand. There being no further discussion, all Commissioners voted in the affirmative and the motion carried.

Consideration of the FY2023 Budget

The Chairman called on Ellen Eudy for consideration of the FY 2023 Budget. Ms. Eudy presented the proposed FY 2023 State Spend Authority Budget and indicated it is more expense focused than revenue. Ms. Eudy reported that there were no changes from the Budget Draft presented on June 16, 2021, and gave a brief overview.

The Chairman asked if there were any questions. There being no questions, the Chairman called for a motion to approve the FY 2023 Budget.

MOTION Commissioner Gardner moved to approve the Fiscal Year 2023 Budget. The motion received a second from Commissioner Allen. There being no discussion, all Commissioners voted in the affirmative and the motion carried.

Homeownership Update

Chairman Mickle asked Steve Clements to deliver the Homeownership update. Mr. Clements began by highlighting new loan reservations for the month of July, which totaled \$24 million in new reservations (net of cancellations). He added that first mortgage loan purchases totaled \$21.6 million and \$1.2 million in down payment assistance. This translates to 130 new homeowners. Mr. Clements also reported that the 2021 Palmetto Heroes program launched on April 1 and has approximately \$42.2 million in reservations (net), translates to 220 new homeowners. He went on to show Bond Program Minority Breakdown for fiscal year 2021.

The Board accepted the report as information.

Housing Trust Fund (HTF) Update

The Chairman called on Eric Alexander to provide the HTF Update. Mr. Alexander gave an overview of the process for 2021 proposed changes to the HTF program. He stated that staff is reviewing comments that were received during the public comment period of the process and will incorporate any changes necessary to the draft and post the updated draft no later than September 10.

The Board accepted this report as information.

Executive Director

Chairman Mickle called on Ms. Shropshire for the Executive Director report. Ms. Shropshire began her report by thanking the commissioners for their time and commitment to SC Housing. She continued with an update on the Emergency Rental Assistance Programs – SC Stay and SC Stay Plus – discussing ongoing challenges and various ways we are working to get information out about the SC Stay Plus program and the adjustments that are being made to the program. Ms. Shropshire shared that the NCSHA Annual Conference is scheduled to be in Detroit, MI, in September and the annual Board Workshop is scheduled for October.


The Board accepted this report as information.

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

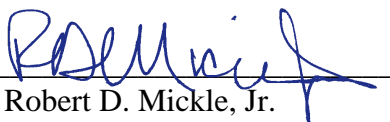
Adjournment

There being no additional business to come before the Board, Chairman Mickle adjourned the meeting.

Respectfully submitted,


Bonita H. Shropshire
Secretary

Approved: September 15, 2021

By: 
Robert D. Mickle, Jr.
Chairman