



South Carolina State Housing Finance and Development Authority  
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C. Todd Latiff  
Chairman

Richard A. Hutto  
Executive Director

### COMMISSION MEETING

The Board of Commissioners of the South Carolina State Housing Finance and Development Authority convened a regular meeting on Wednesday, November 20, 2024, at approximately 10:00 a.m., at 300-C Outlet Pointe Boulevard, Columbia, South Carolina.

The following Commissioners were present at the meeting:

C. Todd Latiff, Chairman  
James G. Fleshman II, Vice Chairman  
Karla Buru  
Charles Gardner  
Brent Mackie  
Alisa Mosley

The following Commissioner was excused from the meeting:

Karl Haslinger

Staff and Guests attending the meeting included the following:

**STAFF:** Richard Hutto, Executive Director; Robert Macdonald, Chief of Staff; Lee Ann Watson, General Counsel; Marni Holloway, Deputy Director of Programs; Jennifer Cogan, Community Development; Steve Clements, Mortgage Production; Teresa Moore, Organizational Services; Chris McMillan, Development; Kim Wilbourne, Development; Ashish Kansupada, Procurement; Zach Tronco, Development; Jack Suber, Community Development; Del Collins, IT; Sarah Shinsky, Executive Assistant; Mitch Nance, IT; Jeff Player, IT; Tracey Lee, Legal; Justin Measley, CLA; Lindsey Daniel, Community Options; Vicki Wilkes, DDSN

### Freedom of Information Act Statement

Chairman Latiff called the meeting to order and asked Richard Hutto 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.”

### **Adoption of Proposed Agenda**

Chairman Latiff asked if there were any changes to the proposed agenda. There being none, the Chairman called for a motion to approve the agenda.

**MOTION** Commissioner Fleshman moved to adopt the agenda as presented. The motion received a second from Commissioner Mackie. 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 October 16, 2024. There being none, he called for a motion to approve the minutes.

**MOTION** Commissioner Mosley moved to approve the minutes of October 16, 2024, as presented. The motion received a second from Commissioner Mackie. There being no discussion, all Commissioners voted in the affirmative and the motion carried.

### **Review of Audited Financial Statements for FY2024**

The Chairman asked Justin Measley from CliftonLarsonAllen LLP (CLA) to present the financial audit review. Mr. Measley presented the audited financial statements as issued by CLA, for the period ending June 30, 2024. He provided an in-depth overview of the audited statements.

The Board accepted the report as information.

### **Program Committee**

#### **SC Housing Trust Fund – Consideration of the HTF FY2024 Annual Report**

The Chairman invited Jennifer Cogan to present the Housing Trust Fund FY2024 Annual Report. She gave a brief overview of the report and stated that staff recommends approval of Housing Trust Fund FY2024 Annual Report to go to the Governor and General Assembly.

The Chairman asked if there were any questions. There being none, he called for a motion to approve the report.

**MOTION** Commissioner Gardner moved to approve the Housing Trust Fund FY2024 Annual Report to go to the Governor and General Assembly. The motion received a second from Commissioner Buru. There being no further discussion, all Commissioners voted in the affirmative and the motion carried.

### Consideration of a Supportive Housing Award

The Chairman asked Ms. Cogan to continue by presenting the Consideration of a Supportive Housing Award. Ms. Cogan shared the request for \$318,777 for Wannamaker CTH II, an acquisition and rehabilitation of a four-bedroom dwelling that will provide housing for four individuals with long-term disabilities in a non-institutional setting. She continued by sharing that this project will provide multiple supportive services including, but not limited to, habilitation services related to daily living and social and adaptive skills necessary to live in a non-institutional setting. Ms. Cogan stated that staff recommended approval of the project.

The Chairman asked if there were any questions. After a brief conversation, he called for a motion to approve the Wannamaker CTH II project.

**MOTION** Commissioner Fleshman moved to approve the project. The motion received a second from Commissioner Gardner. There being no further discussion, all Commissioners voted in the affirmative and the motion carried.

### Consideration of a Recommendation for Appointments to the SC HTF Advisory Committee

The Chairman asked Ms. Cogan to present the Consideration of Appointments to the SC HTF Advisory Committee. She reported that Housing Trust Fund regulations require the establishment of an advisory committee consisting of nine members. She reminded the Board that three of the nine members must be appointed by the Authority's Board of Commissioners and must include two community representatives and a representative of a nonprofit organization that pursues housing programs. Ms. Cogan recommend the following individual be newly appointed to serve on the advisory committee for the 2025 calendar year, due to a vacancy: Ms. Jessica Malovic. Ms. Cogan recommended the following individual to be re-appointed to serve on the advisory committee for the 2025 calendar year: Ms. Elizabeth Taylor.

The Chairman asked if there were any questions. There being none, he called for a motion to approve the report.

**MOTION** Commissioner Mackie moved to approve the Consideration of a Recommendation for Appointments to the SC HTF Advisory Committee. The motion received a second from Commissioner Fleshman. There being no further discussion, all Commissioners voted in the affirmative and the motion carried.

### Consideration of the 2025 Qualified Allocation Plan

The Chairman invited Kim Wilbourne to present the 2025 Qualified Allocation Plan for Consideration. Ms. Wilbourne provided a report on the FY2025 Qualified Allocation Plan, including a detailed timeline for the comment period. She continued her report by going over the change summary and answering questions related to those changes. Ms. Wilbourne explained that the Authority engaged in discussion with participants from the development community on many topics and provided opportunities for feedback. She also reported that the Joint Bond Review

Committee (JBRC) would review the FY2025 Qualified Allocation Plan Draft at their December 2, 2024, meeting.

After a detailed discussion, the Chairman called for a motion to approve the FY2025 Qualified Allocation Plan as presented.

**MOTION** Commissioner Mackie moved to approve the FY2025 Qualified Allocation Plan. The motion received a second from Commissioner Fleshman. There being no further discussion, all Commissioners voted in the affirmative and the motion carried.

## **Reports**

### Hurricane Helene: Post-Disaster Housing Recovery Update

The Chairman invited Renaye Long to provide the Hurricane Helene: Post-Disaster Housing Recovery Update. Ms. Long shared a presentation that listed the unprecedented impact that this storm had on SC, which was the most impactful, costly and deadliest storm to hit the state and the southeast in general, having the most impact in the upstate/midlands areas vs. the coastal region. She gave a brief overview of the damages throughout the state and a summary of how SC Housing is working with other State agencies to provide disaster relief.

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

### Homeownership

Chairman Latiff asked Steve Clements to provide the Homeownership update. Mr. Clements proceeded to provide an update on Single Family Programs to include a brief overview of Single Family Production for Calendar Year 24. In addition, he shared a comparison on the amount of rate locks in October 2024 vs. October 2023.

The Board accepted the report as information.

### Chairman Report

The Chairman spoke briefly about the current state of the agency sharing that after two and a half years since joining the SC Housing Board of Commissioners, he felt that we were finally in a position where we can begin playing offense and guiding the direction of the great work being done throughout the state. He thanked the agency staff for the hard work they put into the Qualified Allocation Plan each year and acknowledged that it is a work in progress that will continue to change with the needs of the state. He also challenged the other board members to attend groundbreaking and ribbon cutting events throughout the state in 2025.

The Board accepted the report as information.

### Executive Director

Mr. Hutto began his report by thanking Renaye Long and the Communication and Outreach Team for their hard work before, during and after Hurricane Helene, especially as they attended

events through the state providing information on the programs at SC Housing and working with other state agencies with recovery efforts. He then provided a brief update on Mortgage Revenue Bond FY25A scheduled to close in late January of 2025 and ongoing work in the Finance division led by Robert Macdonald. He shared that the Disaster Assistance Program Workshop took place the previous week and had over 100 participants. He closed out his report with a brief summary of the groundbreaking that he attended for the Addison Pointe project in Richland County.

The Board accepted the report as information.

Chairman Latiff asked if there was any other new business or comments for discussion. Commissioner Mackie took a moment to echo Chairman Latiff's comments about the Qualified Allocation Plan and expressed his agreement in the agency's progress to being able to play offense as we look forward in the coming year. He finished out by thanking Director Hutto and the staff for their hard work.

**Adjournment**

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

**MOTION** Commissioner Mackie moved to adjourn the meeting. The motion received a second from Commissioner Buru. All Commissioners voted in the affirmative and the motion carried.


Respectfully submitted,



Richard A. Hutto  
Secretary

Approved: January 22, 2025

By: \_\_\_\_\_



C. Todd Latiff  
Chairman