



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, January 22, 2025, 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
Karl Haslinger
Brent Mackie
Alisa Mosley

The following Commissioner was excused from the meeting:

Charles Gardner

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; John Morrison, Finance; 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

GUESTS: Parker Zee, Rion Foley

Freedom of Information Act Statement

Chairman Latiff called the meeting to order and asked Director 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 Mosley. 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 November 20, 2024. There being none, he called for a motion to approve the minutes.

MOTION Commissioner Mosley moved to approve the minutes of November 20, 2024, as presented. The motion received a second from Commissioner Fleshman. There being no discussion, all Commissioners voted in the affirmative and the motion carried.

Bond Committee

Consideration of Final Resolution – Talford Greene

Chairman Latiff asked Ms. Watson to present for consideration the Final Resolution for Talford Greene Apartments. She shared that Talford Greene Apartments is a new money issuance for a new construction project in Chester, SC, and this development will have 58 units and a target population of family and will utilize not exceeding \$7,947,217 aggregate principal amount of multifamily housing revenue bonds. She informed the Board that the Preliminary Resolution was approved by the SC Housing Bond Committee in October 2024 and then approved by the SFAA at its December 2024, meeting. Staff recommended approval of this resolution.

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

MOTION Commissioner Fleshman moved to approve the Final Resolution for Talford Greene Apartments. The motion received a second from Commissioner Haslinger. There being no further discussion, all Commissioners voted in the affirmative and the motion carried.

Consideration of a Final Resolution – MRB2025A

Chairman Latiff asked Ms. Watson to present the Mortgage Revenue Bonds (MRB) 2025A Final Resolution. She explained that this Resolution makes final provision for approval of a bond issuance/refunding not exceeding \$172,000,000 in aggregate. She further explained that the bonds

for Series 2025A are expected to be tax-exempt bonds. Ms. Watson shared that this Resolution provides for approval of the supplemental resolution present in substantially final format with changes as may be approved by the Executive Director. She reported that the preliminary resolution was approved at the October 16, 2024, Bond Committee Meeting and the issuance was approved by the State Fiscal Accountability Authority at their December 10, 2024, meeting. Staff recommends approval of the resolution.

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

MOTION Chairman Latiff moved to approve the MRB 2025A Final Resolution. There being no discussion, all Commissioners voted in the affirmative and the motion carried.

Program Committee

Consideration of a Recommendation for Appointment to the SC HTF Advisory Committee

The Chairman asked Jack Suber to present the Consideration of Appointment to the SC HTF Advisory Committee. He reported that Housing Trust Fund regulations require the establishment of an advisory committee consisting of nine members. He 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. Mr. Suber recommend the following individual be newly appointed to serve on the advisory committee for the 2025 calendar year: Ms. Jacqueline Green.

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

MOTION Chairman Latiff moved to approve the Consideration of a Recommendation for Appointment to the SC HTF Advisory Committee. There being no further discussion, all Commissioners voted in the affirmative and the motion carried.

Consideration of the Workforce Housing Initiative Pilot Program

The Chairman shared that after much collaboration with agency staff, the Workforce Housing Initiative Pilot Program was being presented to the Board for approval. He asked Steve Clements to present the Workforce Housing Initiative Pilot Program for consideration. Mr. Clements provided a brief overview of the program and reminded the Board that this pilot program was originally presented to the Program Committee Meeting in October 2024 and that staff recommends approval.

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

MOTION Commissioner Mosley moved to approve the Workforce Housing Initiative Pilot Program. The motion received a second from Commissioner Haslinger. There being no further discussion, all Commissioners voted in the affirmative and the motion carried.

Reports

Homeownership

Chairman Latiff asked Steve Clements to continue by providing the Homeownership update. Mr. Clements proceeded to provide an update on Single Family Programs to include a brief overview of interest rates over the last four years, comparison of total sales of various price ranges on houses for the past year.

The Board accepted the report as information.

HR Quarterly Report

Chairman Latiff asked Teresa Moore to provide the HR Quarterly Report. Ms. Moore shared an update that included the current employee count and an update on the internship program at the agency.

The Board accepted the report as information.

The Chairman, not having anything to report, asked Mr. Hutto if he had a report to share with the group.

Executive Director

Mr. Hutto began his report by thanking the Board and the staff for all the work on the Workforce Housing Initiative Pilot Program. He then shared the following updates: a House Ways and Means Budget Hearing had been scheduled for the following week; and a team from the local Field Office of HUD is inhouse conducting a review of the Housing Choice Voucher Program. Mr. Hutto ended his report by thanking the team that is behind the scenes for all the public meetings hosted by the agency.

The Board accepted the report as information.

Chairman Latiff asked if there was any other new business or comments for discussion.

Adjournment

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

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

Respectfully submitted,



Richard A. Hutto
Secretary

Approved: March 19, 2025

By:  _____
C. Todd Latiff
Chairman