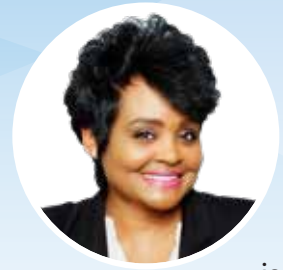


CommUNITY

Impact Report

July 2019 – August 2020





CEO Reflections by Ivory N. Mathews

The lack of affordable housing in communities throughout America is one of the most pressing issues of our time. In fact, the United States is facing a full blown affordable housing crisis. The National Low Income Housing Coalition found in 2018 that a renter working 40 hours a week and earning minimum wage cannot afford a typical two-bedroom apartment in any county in any state in America.

The access to decent affordable housing should be available to all American citizens. Sadly, it is not.

When I came to Columbia Housing in Columbia, South Carolina as its Interim Executive Director in July 2019, my goal was the same as it has been when I worked at public housing authorities in other parts of the country. That is, to provide the best affordable, safe, and decent housing to as many people as possible.

Six months prior to my arrival, Columbia Housing was challenged with the loss of public trust. Restoring public trust was paramount.

A transformation of this magnitude for an 85-year old company is no small undertaking, not the least during a year where we would face insurmountable challenges of a global pandemic.

We laid out our 12-month plan with the following four principles incorporated in transforming the culture of Columbia Housing:

1. **Putting Residents First**
2. **Rebuilding Public Trust**
3. **Increasing Organizational Efficiency**
4. **Creating a Climate of Transparency and Accountability**

Using these principles, my team and I have an unrelenting focus on the preservation and creation of quality affordable housing for the families we serve. We are determined to fully utilize the talents of all our staff and leadership team to meet these goals.

We are committed to provide quality service to our 6,000 families while meeting the mounting challenges that accompany the crippling health crisis with the COVID-19 pandemic. We have and will continue to develop and implement innovative and ingenious solutions to improve communications with our families, stakeholders and the general public; using technology, and a host of creative platforms to engage the community with us as we strive every day to be even better than we were the day before.

In the pages that follow, we invite you to read about our efforts over the past year. We do not take lightly our privilege and opportunity to provide quality affordable housing to the 16,000 residents in Columbia Housing's portfolio.

In Service,
Ivory N. Mathews
Chief Executive Officer/Executive Director

Leadership Team

Ivory N. Mathews
Chief Executive Officer

Yvonda A. Bean
Chief Operating Officer

Marisa Phoenix
Chief Financial Officer

Cynthia Hardy
Senior Vice President of Communications

Cindi Herrera
Senior Vice President of Development & Procurement

Cynthia Gore
Vice President of Human Resources

Nathan Childs
Vice President of IT Services

Talarria "TJ" Jackson
Vice President of Resident & Family Services

Taleshia Stewart
Vice President of Strategic Initiatives

Candice Tollison
Vice President of Housing Choice Vouchers Program

Tierria Hilton
Regional Property Manager

Latoya Nix
Regional Property Manager

Marlon Epps
Superintendent of Maintenance

Damian White
Community Safety Manager

Board of Commissioners

Ernest W. Cromartie, III, Esq.
Chairman | Chair of Executive Committee
05.10.2016 to 05.10.2021²



Anne Sinclair
Vice-Chairman
03.05.2019 to 03.05.2024

George Green
03.01.2016 to 03.01.2021²



Selena Pickens
Chair of Finance Committee
09.07.2017 to 09.07.2022²

Georgia Mjartan
03.05.2019 to 03.05.2024



Kara Simmons
Chair of Human Services Committee
03.05.2019 to 03.05.2024

James Chatfield
Chair of Development Committee
03.05.2019 to 03.05.2024



Chairman's Message by Ernest W. Cromartie, III, Esq.



It is my pleasure to serve as Chairman of Columbia Housing's Board of Commissioners. It has also been an honor to work alongside this committed Board of Commissioners: Vice Chair Anne Sinclair, and members Selena Pickens, George Green, James Chatfield, Kara Simmons, and Georgia Mjartan. The leadership and service of an involved Board of Commissioners, such as ours, are essential for meeting the housing needs of the residents we serve.

As Commissioners, we take seriously our responsibility for the governance of the Authority. At Columbia Housing, we are blessed with a very competent, qualified staff to execute programs and deliver services in support of our mission.

This has been a transformative year at Columbia Housing. In July 2019, the executive director of 20 years retired, and we hired Ivory Mathews as Interim Executive Director. A short six months after Mrs. Mathews was hired – we were hit with a global pandemic and SC Governor Henry McMaster issued a Stay-at-Home Order for all non-essential employees. Mrs. Mathews and her team made the operational adjustments to ensure quality resident services were still delivered—despite the global pandemic raging around us.

After serving a year as Interim Executive Director, in June 2020, the Board of Commissioners voted unanimously to hire Ivory Mathews permanently in the role of Chief Executive Officer & Executive Director. Mrs. Mathews is a proven leader and a highly regarded professional in the public housing industry.

It is also important that I express how grateful we are for the many community partners working in tangent to address affordable housing and social service needs of our 6,000+ families. We are especially appreciative of the City of Columbia and Columbia Mayor Steve Benjamin for their partnership and support.

As the Chair of the Board of Commissioners and on behalf of my fellow Board members, we applaud the commitment of our staff and that of our many community partners to put our residents first in all that we do to meet their affordable housing needs.

In Service,
Ernest W. Cromartie, III, Esq.
Chair, Board of Commissioners

Our Mission

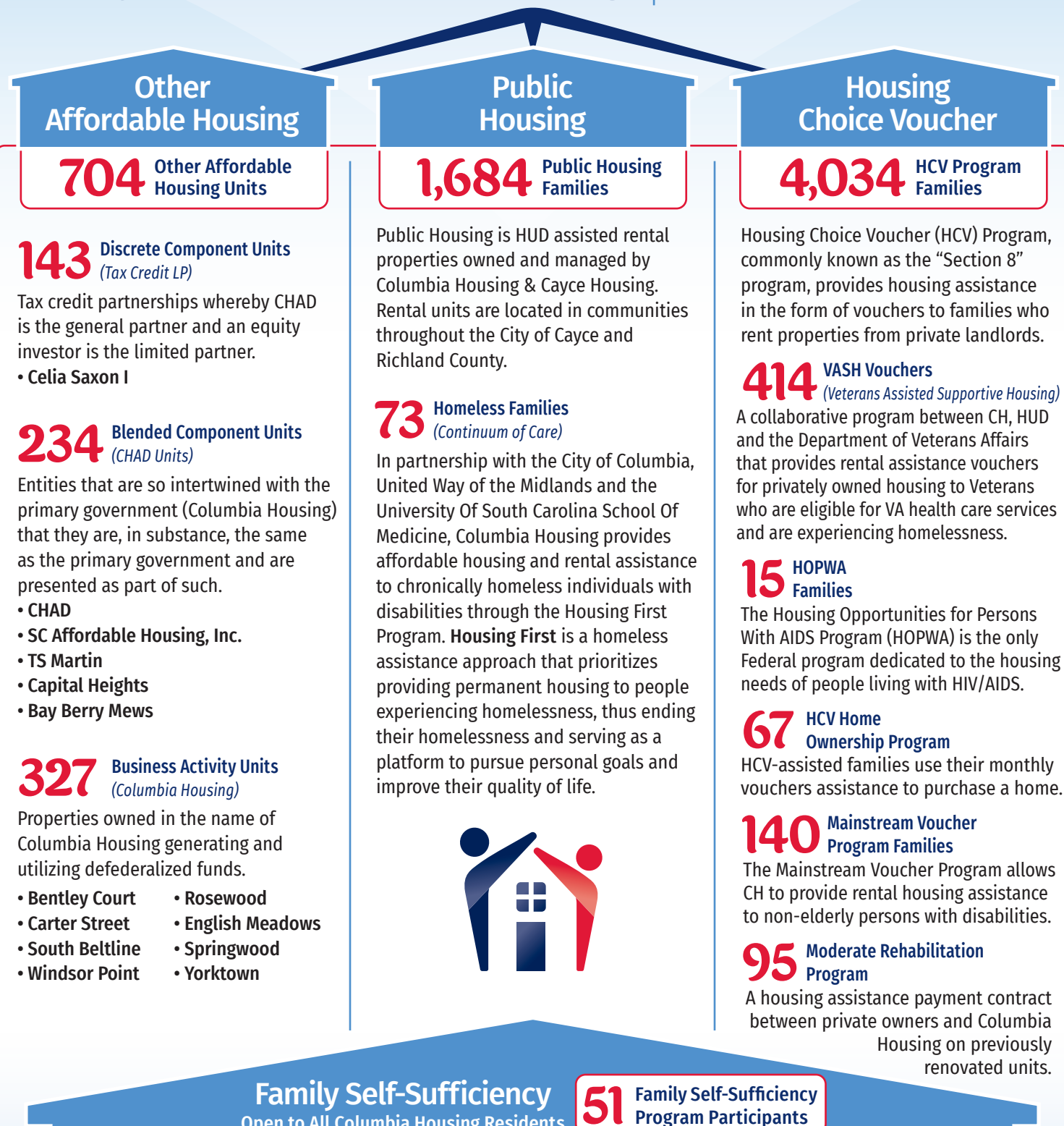
"Because Columbia Housing Cares, we are leveraging the power of housing to build a foundation for individuals to thrive."



Residents First • Rebuilding Public Trust • Transparency & Accountability • Organizational Efficiency



6,700+ Families Served by Columbia Housing | \$52 Million in HUD Grants



Family Self-Sufficiency 51 Family Self-Sufficiency Program Participants

Open to All Columbia Housing Residents
The Family Self Sufficiency introduces local strategies that connect participating families to resources that will promote financial empowerment and economic independence.

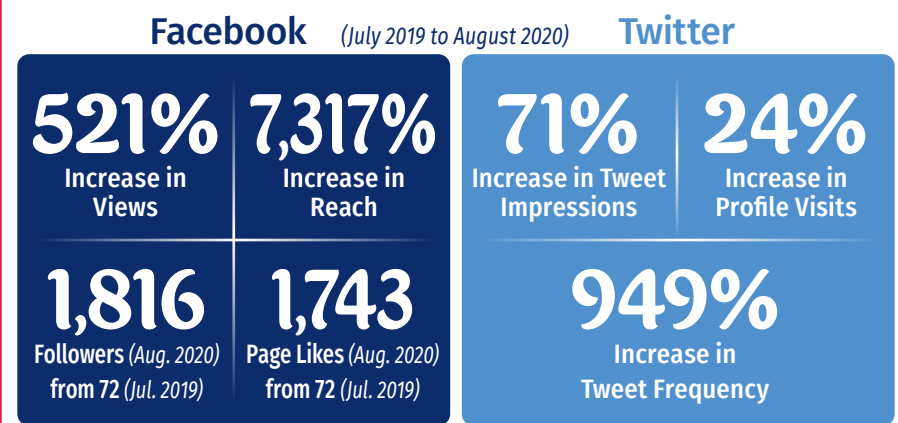
Communications & Public Relations

Highlights

- Over 11,000 website subscribers
- Almost 2,000 Facebook followers with over 3,000 total social media subscribers across Facebook, Twitter, LinkedIn and YouTube
- Utilized video and virtual technology to produce Public Hearings and Community Town Halls on Facebook, Zoom and YouTube resulting in enhanced community participation and outreach. Views of all videos are in the tens of thousands.
- Engaged community with "Spread the Word, Not the Virus" campaign in ongoing PSAs
- Developed meaningful relationships with local media contacts
- Engaged community with "Allen Benedict Court: Forever in My Heart" campaign to collect historical data as part of ongoing preservation project at property

Insights

- Social Media Increases Interaction
- Social Media Integrated with Website Improves Reach



85,088 visits from Google to ColumbiaHousingSC.org

Virtual Meetings

Columbia Housing has hosted several virtual meetings, creating a space for real-time interactions using integrated platforms such as Zoom, Facebook Live and YouTube.

Virtual meetings include our Neighborhood Associations, CH Resident Executive Council, Board Meetings and a host of community partner meetings.

Meetings with over 1,000 views:

Columbia Housing's 5-Year Annual Plan 1,400 Views Facebook Live/Zoom	Gonzales Gardens Update 2,300 Views Facebook Live/Zoom
--	--

New Website Launch and Rebranding

In one year, our website has reached **11,175** Subscribers That's a BIG Deal!



Month	Unique Visitors	Number of Visits
Jul 2019	1,168	1,485
Aug 2019	2,653	3,794
Sep 2019	3,547	4,940
Oct 2019	5,194	7,833
Nov 2019	5,495	8,918
Dec 2019	16,663	32,852
Jan 2020	9,785	18,276
Feb 2020	7,678	12,963
Mar 2020	13,201	33,155
Apr 2020	12,671	35,105
May 2020	10,375	24,679
Jun 2020	12,927	30,916
Jul 2020	11,340	25,387



Residents First • Rebuilding Public Trust • Transparency & Accountability • Organizational Efficiency



Ivory Mathews Joins Columbia Housing July 1, 2019



Following a successful tenure as Executive Director of the Greenville, SC Housing Authority - Ivory Mathews was selected to lead Columbia Housing.

Mathews is committed to working with the residents, the Board of Commissioners and Staff, the city of Columbia, and community partners to transform Columbia Housing's service-delivery and community presence as the agency works to continue to meet the affordable housing needs of some of the area's most vulnerable citizens.

Mathews Presents 12-Month Action Plan July 5, 2019

Within one week of being appointed Interim Executive Director, Ivory Mathews introduced her plan - during a Special-Called Board Meeting - to address agency challenges and elevate performance, including four major principles:

1. Putting Residents First
2. Rebuilding Public Trust
3. Transparency & Accountability
4. Organizational Efficiency

Mathews Taps Seasoned Leader as Chief Operating Officer August, 2019

Mathews named Yvonda Bean the agency's new Chief Operating Officer. A proven leader, Bean has over 20 years of progressive experience in executive leadership with affordable housing agencies in the Palmetto state, as well as in other parts of the country.



Housing America Month October, 2019

Councilman Edward McDowell presented Mathews with the City of Columbia's Proclamation recognizing October 30, 2019 as Housing America Day.



Benedict College Homecoming October, 2019

Columbia Housing tailgated at Benedict College Homecoming!



The Power of Partnerships WE are better together! CH

Collaboration and strategic partnerships are fundamental to improving the quality of life for the families we serve.

Harnessing the strengths and abilities of what you provide is one of the most strategic ways our agency solves complex challenges and successfully meets the needs of our families today and in the future. We cannot do it alone, and we are forever thankful to YOU!

2000+ Landlords
Providing safe affordable housing to 4000+ Housing Choice Voucher families

- #1 Stunna's - Car & Bike Club
- 180 Place
- Absolute Total Care
- Action Labor
- AFLAC
- Allen University
- Alpha Kappa Alpha Sorority



American Red Cross
Hosts four agency-wide onsite blood drives annually (CH Employees have donated 750 pints of blood since 2009)

- Alston Wilkes Society
- Ameris Bank
- Angel Oak Home Loans
- Antjuan Seawright
- Appleseed Legal Justice Center
- Apprenticeship Carolina

- Arthur Robinson
- Auntie Karen Foundation
- Bank of the Ozarks
- BB&T Bank (Truist Bank)
- Belmont Neighborhood Association
- Benedict College
- Bethlehem Baptist Church
- Bethlehem Community Center
- Blanketing Families, Inc.
- Bookert Agency

- Booker Washington Heights Neighborhood Association
- Bonita Clemons
- Brookland Center for Community Economic Change (dba Brookland-Lakeview Empowerment Center)
- Buffalo Soldiers of Columbia Motorcycle Club
- Central Midlands Council of Governments
- Changin Lanez - Car & Bike Club

Mathews Gives Congressional Testimony November 9, 2019

With the assistance of Tess Hembree of NAHRO, Mathews testified in support of CO ALERTS Act of 2019 - co-sponsored by Senators Tim Scott (R-SC) and Robert Menendez (D-NJ) - that would require all Public Housing Authorities nationwide to install carbon monoxide detectors in all units.



CH Employees Honored for Helping Reduce Homelessness December, 2019

Jamie Drew (Servant's Heart Award Nominee) and Gay Ferguson (Lifetime of Service Award Nominee) among Midlands Area Consortium for the Homeless (MACH) award nominees for front line staff serving individuals and families experiencing homelessness.



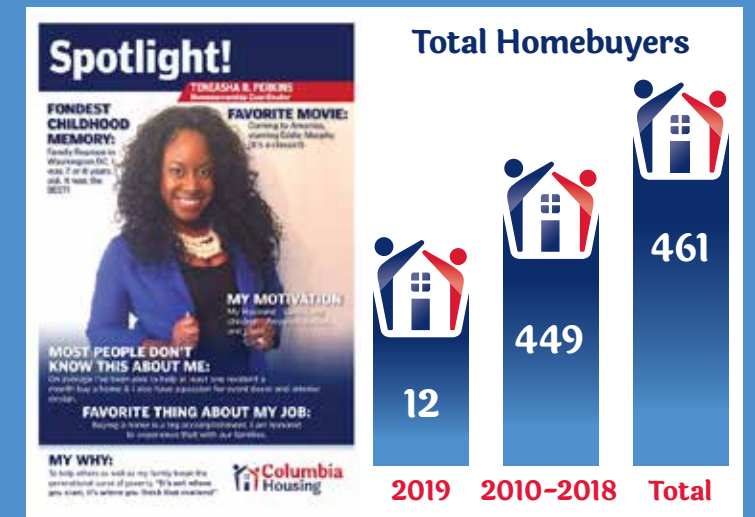
Jamie Drew



Gay Ferguson

Pathway to Homeownership

Efforts to make homeownership accessible to public housing and Housing Choice Voucher program families have been a long standing goal of Columbia Housing. Columbia Housing has successfully assisted 463 families in realizing their dream of homeownership. "Embracing each of our families where they are and developing individualized plans to walk them through the process of becoming a homeowner is where Ms. Teneasha Renee Perkins reigns excellence. We are grateful to have her as a key member of our team!" (Ivory Mathews, CEO)



Richland Library Launches Home-Spot Initiative

Columbia Housing Communities Receive WiFi Hotspots

Through the Library's Home-Spot Initiative, 65 resident families in 26 of our public housing communities now have Hot-Spots which bring high-speed Internet into their homes. After linking to the wireless networks, these residents now can attend classes remotely and complete schoolwork, reduce social isolation, and utilize basic services that have moved to digital platforms. In addition to the Hot-Spot digital devices, the Home-Spot Initiative also covers the cost of residents' Internet service for a full year.



American Red Cross Partners with CH

December, 2019

Since 2009, the American Red Cross has partnered with Columbia Housing to host four agency-wide annual onsite blood drives resulting in the donation of over 750 pints of blood.



SC Resident Initiatives Council Holiday Gala

December, 2019

Columbia Housing residents attended the SC Resident Initiatives Council Holiday Gala in Greenville, SC.



Junior League of Columbia

December, 2019

Junior League of Columbia provided residents with holiday gifts.

The Power of Partnerships

WE are better together!



City of Columbia Complete Count
Engaging our residents in the
2020 Census count

- Charlie Guider
- Chosen2Conquer International Ministries
- City of Cayce
- City of Cayce Department of Public Safety



City of Columbia Fire Department
Provides fire safety education
programs to residents in our four
elderly high-rise communities

- City of Columbia
- City of Columbia Community Development
- City of Columbia Office of Business Opportunities



City of Columbia Police Department
Works with our security team to
support systematic partnerships with
residents in our 26 public housing
communities

- City of Columbia Parks and Recreation
- City of Eastover
- Colonial Park Neighborhood Association



Comet Central Midlands Transit
Connecting our families to work,
recreation and other amenities

- Columbia Area Mental Health
- Columbia Empowerment Zone, Inc.
- Columbia Housing Development Corp.
- Columbia Workforce Center
- Community Assistance Provider
- Connect Home USA



Columbia Urban League, Inc.
Summer employment and job training
opportunities to high school students

- Cooperative Ministry
- Cox and Dinkins
- Davis Architecture
- Delores Nelson
- Delta Sigma Theta Sorority
- DESA, Inc

Oaks at St. Anna's Park

A SCAHI Community

Beginning in 2020

Formerly Known as
"Gonzales Gardens Redevelopment"

Nearly three years after Gonzales Gardens, Columbia's oldest public housing complex, was demolished, momentum is gaining toward the development of a new community known as Oaks at St. Anna's Park.



95 Unit Senior Building • 190 Townhomes

Oaks at St. Anna's Park

A SCAHI Community

Redevelopment Plans Timeline:

- Redesign - 02.28.20
- Stakeholder Engagement - 06.30.20
- Final Construction Docs - 07.31.20
- City Approvals - 08.15.20
- Financing Applications - 10.15.20
- Financing Approvals - 01.31.21
- Financial Closing - 03.31.21
- Construction Start - 04.15.21
- Construction Completion - 12.31.22
- Full Occupancy - 06.30.23



Residents First • Rebuilding Public Trust • Transparency & Accountability • Organizational Efficiency



Columbia Urban League 22nd Annual Dr. Martin Luther King, Jr. Breakfast January 20, 2020

At the event, Mathews had the opportunity for a brief, but informative conversation about affordable housing with former Vice President & Democratic presidential nominee, Joe Biden.



Red for Women Day February 7, 2020

CH residents attended the event, along with Mayor Steve Benjamin, to raise awareness for Women's Heart Health.

The Talented Tenth February 7, 2020

Access! Service! Elevation! The Talented Tenth hosted a highly informative, insightful and inspiring luncheon, featuring U.S. Senate hopeful Jaime Harrison, who engaged attendees with his story of how he overcame the challenges of poverty. **It takes ALL of us!**



The Power of Partnerships WE are better together! CH



Families Helping Families
Creates holiday memories with clothes and toys for our children

- Diane's Call
- Edgewood Foundation
- Edventure
- EmpowerSC
- ERA Wilder Realty
- Eau Claire Development Corp.



Food Share
Provides our families with affordable, fresh and healthy fruits and vegetables

- EXP Realty
- Fairfield County Elite Ladies Youth Dance Team
- Family Shelter
- Family Promise of the Midlands
- First Citizens Bank



Free Thinkers Radio
Fully administrates our virtual meetings and provides full video production/recording

- First Community Bank
- First Steps
- Free Medical Clinic
- Furniture Services
- Girls Scouts of SC
- GLEAMS Headstart



Harvest Hope Food Bank
Steps in when our residents need extra help feeding their families

- Goodwill Industries
- Healthy Blue
- Homeless No More
- InnerSole
- Integrity Insurance
- Jeanie Jackson



Historic Columbia
Helping us capture the rich history of Gonzales Gardens and Allen Benedict Court

- Keller Williams Realty
- Kimberlyn Hicks
- League of Women's Voters
- Lexington/Richland 5 Adult Education
- LRADAC (Lexington/Richland Alcohol and Drug Abuse Council)

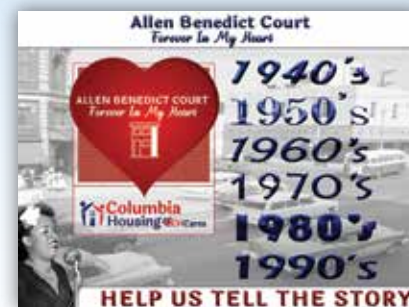
CH Earns Gold at the United Way "Live United" Awards February 7, 2020



With special thanks to Campaign Director Faye Daniels, CH employee contributions of \$46,448 exceeded last year's level as well as this year's goal, earning CH staff the GOLD Live United Award.

Allen Benedict Court: Forever in My Heart May 20, 2020

As Columbia Housing begins the process to demolish Allen Benedict Court, the agency hopes to retain some of the property's rich history by asking former residents who lived there over its 80-year history to share memories, photos and mementos.



Lorick Place A CHAD Property Opened May, 2020

- Partners:**
- City of Columbia
 - First Citizens Bank
 - Liberty Oak, Inc.
 - Mungo Homes
 - PNC Bank
 - NixDevco
 - Richland County
 - Superior Management
 - US-HUD

87 Units
2 & 3 Bedroom Apartments and Townhomes



Amenities

- Spacious Kitchens With All New Appliances
- Washer, Dryer & Microwave Included
- All Units Cable Ready
- Onsite Clubhouse



Leadership in the Midst of a Pandemic

Navigating Through COVID-19 for the Health & Safety of CH Residents & Employees

Face Masks Provided May, 2020

Through partnerships with **Prisma Health, Tina Torres** and **local mask vendors**, 19,200 cloth and disposable face masks were provided to CH residents.



NAHRO Panel May-June, 2020

Mathews was included on a **NAHRO** panel to discuss and share ideas related to the reopening of agencies during the pandemic.



Ray Tanner Foundation May 2, 2020

Ray Tanner Foundation provided over 2,000 Sunday Dinners to CH residents.



SC Women in Leadership May 6, 2020

SC Women in Leadership commended Mathews: "Director Mathews knew that many of the families living in the subsidized housing she manages were going to be immediately impacted by the coronavirus pandemic. She also knows bureaucratic change takes a long time. Her solution: get creative and allow families to self-report loss of income - and save their homes. The policy she introduced locally has become official policy at HUD and part of the #CaresAct."

DHEC COVID-19 Testing May 19, 2020

DHEC provided Free COVID-19 Testing for our Residents.



The Power of Partnerships WE are better together! CH

James E. Clyburn Scholarship & Research Foundation
Educational scholarships to many first generation college students

- Lyon Street Neighborhood Association
- Mental Illness Recovery Center, Inc.
- Midlands Fatherhood Coalition
- Midlands Mediation Center
- Midlands Technical College

Junior League of Columbia
Hosted holiday party and toys for 300+ public housing families

- Midlands Workforce Development Board
- MIRCI (Mental Illness Recovery Center, Inc.)
- Minority Small Business Development Center
- Mungo Homes
- NAACP

Latino Communications
Helps us serve Spanish-speaking populations in our service area

- NACA
- Nadia Rutherford
- National Association of Real Estate Brokers (Realtist)
- New St. Thomas Missionary Society
- Nickelodeon Theatre
- NixDevco

MACH
Midlands Area Consortium for the Homeless (MACH)
In collaboration with 50 partner members to end homelessness

- Oliver Gospel Mission
- Omicron Phi Chapter of Omega Psi Phi Fraternity, Inc.
- One Common Cause
- Optus Bank
- Palmetto Place Shelter

- PNC Bank
- Regina Brown
- Richland County
- Richland County Community Development
- Richland County Department of Social Services
- Richland County First Steps Policy Council
- Richland County Office of Parole & Probations

Columbia Housing Teams with DHEC to Fight COVID in Vulnerable Communities - Thousands Reached with Free Testing and Community Outreach

Our partnership with the South Carolina Department of Health and Environmental Affairs (DHEC) takes free COVID-19 testing to our residents living in zip codes seeing high concentrations of COVID-19 infections. By doing that, we help health officials identify patterns of infections in underserved communities, at the same time, giving our residents easy access to private quality testing located in the community rooms at senior high-rises and other properties. Residents get test results within 2-3 days. In addition, DHEC teams with our communications department to produce public service announcements and commercials featuring our residents and staff to stop the spread of COVID-19.



Ray Tanner Foundation is Making a Difference

Karen Tanner is a community giver. She, and her husband Ray Tanner—the Athletics Director at the University of South Carolina—look for ways their Tanner Foundation can fight poverty in the Columbia area. Karen used her network of resources to garner 300 20lb boxes of produce weekly to residents during the height of the COVID-19 pandemic. Before that, Tanner Foundation served thousands of hot Sunday dinners to residents. Thank you!



Leadership in the Midst of a Pandemic

Continued



5-Year Plan Strategic Goals June 5, 2020

Using integrated technology, including Website, Zoom and Facebook, CH has reached thousands throughout the pandemic. The Cayce and Columbia Housing's Public Hearing Videos on 5-Year Plan Strategic Goals have been viewed over 1,500 times.



Latino Communications Donates Supplies August, 2020

Latino Communications donated 2,000 gift bags with masks, hand soap and hand sanitizer for families.



Senior Meals & Masks Kicks Off August 20, 2020

Senior Meals and Masks, a joint partnership between **Senior Resources** and CH, will provide 323 senior residents frozen meal packs and masks on a weekly basis. Iacofano's Catering & Events is providing the nutritionally-rich, ready to eat meals.

Masks were supplied through a partnership with **CH, SC DHEC, Latino Communications Community Development Corporation (LCCDC) and Prisma Health.**



The Power of Partnerships WE are better together! CH



Prisma Health
Took the lead to make sure residents had a replenished supply of PPE (donated 20,000 disposable face masks and hand wipes)

- Richland County Sheriff Department
- Richland One Adult Education
- Richland School District 2
- Right Direction Church International
- R-LCOA



Ray Tanner Foundation
Donates fresh and healthy food to our families

- Ruff Ryders – Car & Bike Club
- Roscoe Wilson
- Salvation Army
- Satin Dolls – Car & Bike Club
- Save Our Sons of the Carolinas
- SC Department of Education



Richland Library
Secured grant from the McNulty Foundation for 65 hotspots

- SC Department of Employment & Workforce
- SC Department of Mental Health
- SC Department of Social Services
- SC Department of Vocational Rehabilitation



Richland School District 1
Delivers free nutritious meals

- SC Housing Finance & Development Authority
- SC Human Affairs Commission
- SC Legal Services
- SC Uplift Community Outreach
- SC Works Midlands
- Second Nazareth Baptist Church



SC Department of Health & Environmental Control
Provides invaluable assistance with our COVID-19 safety protocols



SC Thrive
Linking innovative and efficient access to quality of life resources

- Security Federal Bank

CH Votes

CH Votes is a non-partisan activity solely designed for the purposes of **Voter Registration, Education and Mobilization** for families served by Columbia Housing. Columbia Housing has actively engaged our residents in the voting process for decades. CH Votes is placing a brand around what we have and will continue to do to engage our residents in exercising their civic duty of voting in all local, state, and national elections. Voting is a vital part of our democracy and Columbia Housing will work to ensure all its families know their rights, make a plan, and exercise their right to vote in 2020 and beyond.



Prisma Health Partnership

If Columbia Housing needs volunteers for a large-scale event, Prisma Health is our go-to. When we need help coordinating health fairs and screenings for our 16,000+ residents, Prisma Health leads the way. When the COVID-19 health crisis hit the Columbia area and the rest of the state, Prisma Health began a practice of making routine donations of personal protective equipment to help us replenish face coverings, sanitation supplies and education materials to our residents. Thank you, Regina Brown, and Prisma Health!



Residents First • Rebuilding Public Trust • Transparency & Accountability • Organizational Efficiency



Columbia Housing Wins Website of the Year

August, 2020

Innovation • Interactivity • Ease of Use

The new, responsive CH website is among the first Housing Authority websites in the nation to fully address Section 508, WCAG and ADA Level AA accessibility success criteria with the site's design, programming, and content.

The website offers 24/7 telephone support for site visitors who are experiencing accessibility issues, and features an innovative Content Management System (CMS) which prompts the CH staff to properly describe and tag images to help maintain accessibility for site visitors who use assistive technology. These features are innovative for a Housing Authority of Columbia's size, due to the large volume of information and number of people served through the website.



ColumbiaHousingSC.org



Looking Toward the Future with Respect to Our Past

Allen Benedict Court Demolition

Plans are currently underway to clear the Allen Benedict Court properties to prepare the land for re-development.

Redevelopment Timeline:

- Environmental - 03.31.20
- Demolition Contract - 05.21.20
- Development Partner - 09.21.20
- Demolition Complete - 11.30.20
- Design Charrettes - Jan. 2021
- Final Development Plan - 03.31.21
- Financing Application - 06.30.21
- City Approvals - 06.30.21
- Final Construction Docs - 08.31.21
- Financing Approval - 12.31.21
- Financial Closing - 03.21.22
- Construction Start - 04.01.22
- Construction Completion - 09.30.23
- Occupancy - 12.31.23



The Power of Partnerships

WE are better together!

Senn Brothers Produce
Provides 20lb boxes of fresh produce to residents in senior citizen high-rises

- Sierra Club of South Carolina
- Sins of Sheba – Car & Bike Club
- Sister Care
- Sisters of Change #798
- Sisters of Charity Foundation of South Carolina

Steve Harvey Morning Show
Provides 100 holiday turkeys through the Marjorie and Steve Harvey Foundation

- Senior Resources
- South State Bank
- Southern Way Caterers
- SunTrust Bank
- Superior Property Management, LLC
- Synovus Bank

United Way of the Midlands
Through its 2-1-1 emergency hotline provides a host of social services

- Toby's Place
- Toys for Tots
- TNDC Development Corporation
- Transitions Homeless Shelter
- UMC Women's Ministry
- US Department of Housing & Urban Development

Visions Made Plain
Provides photography and videography for web and social media campaigns

- USC Supportive Housing Services
- USC School of Social Work
- VFW Post 4262
- Vince Ford
- Vital Care EMS
- WellCare

Wateree Community Actions, Inc.
Provides families with year-round emergency assistance

Wm. Jennings Bryan Dorn
Department of Veterans Affairs
Partners with us to provide 400 formerly homeless veterans with stable housing

- Woodforest National Bank
- Zion Canaan Baptist Church

“What Home Means to Me” Poster Contest

Exciting News! Two of our amazing young artistic leaders received affordable housing industry highly acclaimed recognitions for their entries in the “What Home Means to Me” poster contest.

Nyleen Thomas

- **1st Place:** Elementary School Category – CCHRCO
- **3rd Place:** Elementary School Category – SERC-NAHRO

Nadia Perry

- **2nd Place:** High School Category – CCHRCO

“If asked what home means to me, home is a place where endless love begins and the fun never ends. Home is where I can be myself and not be judged. Home is a place where I share my thoughts and feelings. Home is a place where my entertainment never ends (ps4, Fortnite, basketball, and ATV riding). Most of all, home is a place like no other, a place full of love from your mother. Home is a place where you laugh, grow and play. Home is where I like to stay and have fun every day.” - **Nyleen Thomas**



Poster by Nyleen Thomas

“Home is a place of safe haven and judgment-free zone. Home is my own little world where I love to make homemade lip gloss and lashes. Home is a place where I share my thoughts and feelings. Home is not a place, it's a feeling. Home is where I play, laugh, cry, and learn. Home is a place full of love and family that supports you. Home is a place you grow up wanting to leave, and grow old wanting to get back to. There is nothing more important than a good, safe, and secure home. Home is not just a place you live, but a place that lives in you.” - **Nadia Perry**



Poster by Nadia Perry

Summer Youth Employment Program

Over the last 40 years, through its Summer Youth Employment Program, Columbia Housing has provided approximately 925 of its high school students with summer jobs. Youth who participate in our Summer Youth Employment Program learn about the following opportunities: financial literacy, career and job readiness, personal enrichment, post-secondary education and much more.



Residents First • Rebuilding Public Trust • Transparency & Accountability • Organizational Efficiency



Entity-Wide Financial Highlights

Economic Impact
Public and Voucher-Assisted Housing are Economic Drivers
Ongoing Investments with Wide Reaching Returns:

Supporting the Local Real-Estate Market

\$25+ Million Annually in Rental Assistance Payments to 2,000+ Private Landlords

Reducing the Rental Burden for Low-Income Families

6,500 families can devote more of their limited resources to consumer spending in meeting other basic needs.

Employment Opportunities for High School Students

20+ public housing residents are provided employment opportunities annually

Ending Homelessness for Families

500+ veterans and families experiencing homelessness are provided stable housing

Capital and Maintenance Expenditure to Preserve Existing Housing Stock

\$6 Million in contract materials and labor cost to local business

Statement of Net Position

FYE 2019

Assets

Total Assets & Deferred Outflows: **\$111,496,165**

Current Assets: \$17,846,408

Capital Assets \$91,456,622

Other Non-current Assets \$146,666

Deferred Outflow of Resources \$2,046,469

Liabilities

Total Liabilities & Deferred Inflows: **\$43,338,899**

Current Liabilities \$5,065,739

Non-current Liabilities \$36,910,099

Deferred inflow of Resources \$1,363,061

Investments

Total Net Position: **\$68,157,266**

Investment in Capital Assets \$70,616,055

Restricted \$1,227,944

Unrestricted (\$3,686,733)

Total Liabilities, Deferred Inflows & Net Position

\$111,496,165

Statement of Revenues & Expenses

Net Position – Proprietary Fund Type

Primary Government Year End
June 30, 2019

Discrete Component Year End
Dec 31, 2018

Operating Revenues

Total: **\$46,136,987**

Dwelling Rent: \$7,131,963

Governmental Grants and Subsidy: \$38,530,195

Other Income: \$474,829

Operating Expense

Total: **\$53,472,611**

Net Operating Income (Loss): (\$7,333,624)

Administration \$7,981,181

Tenant Services \$2,047,658

Utilities \$2,076,922

Maintenance & Operations \$6,189,053

Protective Services \$1,004,413

General Expense \$2,419,347

Housing Assistance Payments \$25,456,719

Depreciation & Amortization \$6,297,318

Non-Operating Revenues (Expenses)

Net: **(\$3,081,020)**

Investment Income: \$175,264

Interest Expense: (\$754,587)

Gain (Loss) on Sale of Assets: (\$2,501,097)

Net Loss Before Capital Gains/Contributions **(\$10,416,644)**

Capital Grants/Contributions \$2,332,079

Increase (Decrease) in Net Position **(\$8,084,565)**

Total Net Position, Beginning \$76,241,831

Total Net Position, Ending

\$68,157,266

Operating Revenues

Total: **\$490,944**

Dwelling Rent: \$490,944

Governmental Grants and Subsidy: n/a

Other Income: n/a

Operating Expense

Total: **\$505,654**

Net Operating Income (Loss) (\$14,710)

Administration \$122,799

Tenant Services \$478

Utilities \$3,260

Maintenance & Operations \$103,069

Protective Services n/a

General Expense \$58,951

Housing Assistance Payments n/a

Depreciation & Amortization \$217,097

Non-Operating Revenues (Expenses)

Net: **(\$115,989)**

Investment Income: \$54

Interest Expense: (\$116,043)

Gain (Loss) on Sale of Assets: n/a

Net Loss Before Capital Gains/Contributions **(\$130,699)**

Capital Grants/Contributions \$1,107,906

Increase (Decrease) in Net Position **\$977,207**

Total Net Position, Beginning \$4,119,302

Total Net Position, Ending

\$5,096,509



Serving
Richland & Lexington
Counties



📞 803.254.3886 • 📠 803.376.6164

1917 Harden Street • Columbia, South Carolina 29204

cohasc711d.bjm091720.399

ColumbiaHousingSC.org

