

**Minutes of the  
LOWER SAVANNAH REGIONAL HOUSING CONSORTIUM  
Technical Review Committee  
September 20, 2023**

The Lower Savannah Regional Housing Consortium Technical Review Committee (TRC) met on September 20, 2023 at 10:07 a.m.

**ATTENDANCE**

The following Technical Review Committee members attended:

Evelyn Coker, Vice Chair	Barnwell County
Trudy Boyd	Aiken County
Joel Duke	Aiken County
Wilbur Cave	Allendale County
Amanda Sievers	Calhoun County
Spencer Donaldson	Bamberg County
Deloris Frazier	Orangeburg County

**ABSENT**

Harold Young, Chair	Orangeburg County
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The following staff members from Lower Savannah were present:

William Molnar, Emory Langston, Regina Jackson, Wayne Battle, Nora Sanders, Nick Terry and Samuel Nelson.

Vice-Chair Coker call the meeting to order with roll call. There was a quorum.

**Approval of the Agenda**

Agenda -- A motion was made by Mr. Cave and duly seconded by Mr. Donaldson. The agenda were unanimously approved.

**Approval of Minutes**

Minutes – A motion was made by Mr. Cave to be approved with any necessary corrections and duly seconded by Mr. Donaldson. The minutes were unanimously approved.

**Staff Welcome**

Regina gave an All-Members' welcome to the partners in attendance. She shared the agenda, that a brief Business meeting with the Technical Review Committee will take place first followed by a presentation, open discussion, and lunch for All Members.

**LSRHC Project Update**

Wayne updated the Homeownership Rehabilitation Owner-Occupied Program.

49 applications received since June 2023. 3 properties (Zenith Drive, Gold Drive and Old Bellville Road) meet required programmatic standards and are prepared to go out for bid and brought back to the committee for approval. Of the remaining 46 applications, 4 visits are

scheduled for inspection, 20 in process waiting required attachments, 2 ineligible, 11 place on six-month hold for non-responsiveness and 9 were denied.

Advertisements for Contractors have been placed on the LSCOG website, Facebook, and SC Business Opportunities (SCBO). Letters to contractors previously approved have been sent requesting information updates and recertifications. Questioned asked, "what's the maximum amount for Housing Rehab", and answered, "temporary increase \$85,000 expires December 2023".

### **Election of New Officers**

Regina stated that the Bylaws gives instruction that at the annual all members meeting of each calendar year, members shall select a Chair and a Vice-Chair by majority vote.

Nomination from the floor for Chair.

Ms. Sievers made a motion to nominate Ms. Evelyn Coker as Chair and was duly seconded by Mr. Cave. No other nomination Ms. Sievers motioned, and Mr. Duke seconded. The Vote for Ms. Evelyn Coker as Chair was unanimous.

Nomination from the floor for Vice-Chair.

Ms. Sievers made a motion to nominate Mr. Wilbur Cave as Vice-Chair seconded by Mr. Duke. No other nomination from the floor. The Vote for Mr. Wilbur Cave for Vice Chair was unanimous.

### **Overview HOME Program and CAPER Review**

Regina gave an overview.

Training: IDIS systems. Affordable Housing. CHDO's expectation following HUD guidelines.

Visits. Orangeburg Samaritan House and Scheduled Council Members Meetings to share HOME program.

Planned visits with Community Actions and other Non-profits

HOME-ARP

LogicModel. Steps/Projects/Plans

Focused on timeframe given by HUD for expiration of allocation.

CDC applying for CHDO Designation/Recertification

Allendale Alive – Decision Made – with a future meeting date with Mr. Ennis

Southern Carolina – Seeking recertification.

Second Baptist – Seeking recertification.

Blackville CDC – Seeking designation.

CAPER

A review PY22

\$1,199,888.00 Home funds available

Home expenditure \$581,107.62

Match 100% fiscal distress.

Questioned asked by Mr. Cave were answered, “the most recent allocation: PY23 \$1,187,579.00. We do have funding from previous years and will provide the total, and the time limit for yearly allocations is 7 years after the program is identified”.

CAPER Approval:

No copy given to TRC prior to meeting. A copy will be emailed by Regina to all TRC members and wait for an electronic vote for approval.

**Presentation:**

Presentation with PowerPoint by Regina. Guest speaker did not attend due to not feeling well but shared the PowerPoint. Each slide discussed on their goal for homeownership for

**Introduction**

The Technical Review Committee and All Members present introduced themselves with their county representation.

**Opening Discussion:**

Sabina -City of Aiken

The City of Aiken partnered with Security Federal Bank with a Homeownership Mortgage Loan Program. The new budget year offers \$1000 for closing cost assistance.

Dr. Molnar

- 1) Executive committee presentation of HOME Program. – Presentation – Oct. 2<sup>nd</sup>  
Other places in the Consortium – have available. Update – asked by the counties and we started there.
- 2) Wheelchair ramps for Owner Occupied homes. We have funding to purchase the material needed to build ramps. Sam and Wayne seeking contractors/volunteers to except the material with a CAP of \$3,000 to build the wheelchair ramps.

Donaldson:

Containers into Tiny Houses in Estill, SC. Will share contact information.

**Dates for next meeting:**

November 29<sup>th</sup> @ 10:00A In-person at the LSCoG.

**Adjourn @ 12:08p**

Motion by D. Frazier and seconded by S. Donaldson.

Lunch Served.