



South Carolina State Housing Finance and Development Authority

300-C Outlet Pointe Blvd., Columbia, South Carolina 29210

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C. Todd Latiff
Chairman

Robert Macdonald
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 19, 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
Alisa Mosley
Karl Haslinger

The following Commissioners were excused from the meeting:

Karla Buru
Brent Mackie

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; Kim Wilbourne, Development; John Brown, Internal Audit; Kelly McMullen, Chief Financial Officer; 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; Raymond High, BofA; Ron Scott; Tradd Bruce; Caryn Winter; Jessica Malovic; Lila Anna Sauls; Lindsey Daniel; Tyler Percell; Heather Waddell; Michael Byron; Ray Mones; Jared Houser; Barrett Bock; Fred Altman; Alex Frazier; Emily Zackon; Alexis Pierre; Brian Moloney; Jim Sari; Sam Howell; Jay Bernstein; Charlie Irick

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 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 October 15, 2025, and October 29, 2025. There being none, he called for a motion to approve the minutes.

MOTION Commissioner Mosley moved to approve the minutes of October 15, 2025, and October 29, 2025, as presented. The motion received a second from Commissioner Fleshman. There being no discussion, all Commissioners voted in the affirmative and the motion carried.

Review of Audited Financial Statements for FY2025

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, 2025. He provided an in-depth overview of the audited statements.

The Board accepted the report as information.

Mortgage Revenue Bonds (MRB) 2025C Pricing Review

Chairman Latiff called on Raymond High, with Bank of America, for a presentation of the recent MRB 2025C transaction. He gave a comprehensive summation of the issuance, which included a financing overview.

The Board accepted the report as information.

Consideration of Preliminary Bond Resolutions**Consideration of Preliminary Resolution – Fairview Gardens**

Chairman Latiff asked Ms. Watson to present for consideration the Preliminary Resolution for Fairview Gardens. She shared that Fairview Gardens is a new money issuance for an acquisition/rehabilitation project in Anderson, SC, and this development will have 160 units and a target population of family and will utilize not exceeding a total of \$25,700,000 aggregate principal amount of multifamily housing revenue bonds, tax-exempt, with an amount of cap not exceeding \$25,700,000. 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 Haslinger moved to approve the Preliminary Resolution for Fairview Gardens. 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 Preliminary Resolution – 82 Canal Street Lofts

Chairman Latiff asked Ms. Watson to continue with the consideration of the Preliminary Resolution for 82 Canal Street Lofts. She shared that 82 Canal Street Lofts is a new money issuance for a new construction project in Graniteville, SC, and this development will have 124 units and a target population of family and will utilize not exceeding a total of \$17,000,000 aggregate principal amount of multifamily housing revenue bonds, tax-exempt, with an amount of cap not exceeding \$17,000,000. 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 Preliminary Resolution for 82 Canal Street Lofts. The motion received a second from Commissioner Mosley. There being no further discussion, all Commissioners voted in the affirmative and the motion carried.

Consideration of Preliminary Resolution – Berea Heights Villas

Chairman Latiff asked Ms. Watson to continue with the Preliminary Resolution for Berea Heights Villas. She shared that Berea Heights Villas is a new money issuance for an acquisition/rehabilitation project in Greenville, SC, and this development will have 72 units and a target population of family and will utilize not exceeding a total of \$6,572,400 aggregate principal amount of multifamily housing revenue bonds, tax-exempt, with an amount of cap not exceeding \$6,752,400. 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 Preliminary Resolution for Berea Heights Villas. 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 Preliminary Resolution – Church Hill Apartments

Chairman Latiff asked Ms. Watson to continue with the Preliminary Resolution for Church Hill Apartments. She shared that Church Hill Apartments is a new money issuance for an acquisition/rehabilitation project in Florence, SC, and this development will have 166 units and a target population of family and will utilize not exceeding a total of \$23,500,000 aggregate principal amount of multifamily housing revenue bonds, tax-exempt, with an amount of cap not exceeding \$23,500,000. 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 Preliminary Resolution for Church Hill Apartments. The motion received a second from Commissioner Mosley. There being no further discussion, all Commissioners voted in the affirmative and the motion carried.

Consideration of Preliminary Resolution – West Yard Lofts

Chairman Latiff asked Ms. Watson to continue with the Preliminary Resolution for West Yard Lofts. She shared that West Yard Lofts is a new money issuance for an acquisition/rehabilitation project in North Charleston, SC, and this development will have 60 units and a target population of family and will utilize not exceeding a total of \$5,249,893 aggregate principal amount of multifamily housing revenue bonds, tax-exempt, with an amount of cap not exceeding \$5,249,893. 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 Preliminary Resolution for West Yard Lofts. The motion received a second from Commissioner Mosley. There being no further discussion, all Commissioners voted in the affirmative and the motion carried.

Consideration of Preliminary Resolution – Appian Way

Chairman Latiff asked Ms. Watson to continue with the Preliminary Resolution for Appian Way. She shared that Appian Way is a new money issuance for an acquisition/rehabilitation project in North Charleston, SC, and this development will have 204 units and a target population of family and will utilize not exceeding a total of \$35,000,000 aggregate principal amount of multifamily housing revenue bonds, taxable or tax-exempt, with an amount of cap not exceeding \$26,342,894. 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 Preliminary Resolution for Appian Way. 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 Preliminary Resolution – Cherokee Landing Phase II

Chairman Latiff asked Ms. Watson to continue with the consideration of the Preliminary Resolution for Cherokee Landing Phase II. She shared that Cherokee Landing Phase II is a new money issuance for a new construction project in Greenville, SC, and this development will have 108 units and a target population of family and will utilize not exceeding a total of \$15,000,000 aggregate principal amount of multifamily housing revenue bonds, taxable or tax-exempt, with an amount of cap not exceeding \$13,000,000. 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 Preliminary Resolution for Cherokee Landing Phase II. The motion received a second from Commissioner Mosley. There being no further discussion, all Commissioners voted in the affirmative and the motion carried.

Consideration of Preliminary Resolution – Palomino Estates Apartment Homes

Chairman Latiff asked Ms. Watson to continue with the consideration of the Preliminary Resolution for Palomino Estates Apartment Homes. She shared that Palomino Estates Apartment Homes is a new money issuance for a new construction project in Blythewood, SC, and this development will have 216 units and a target population of family and will utilize not exceeding a total of \$37,000,000 aggregate principal amount of multifamily housing revenue bonds, tax-exempt, with an amount of cap not exceeding \$34,103,720. 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 Haslinger moved to approve the Preliminary Resolution for Palomino Estates Apartment Homes. 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 Preliminary Resolution – Town Park Apartment Homes

Chairman Latiff asked Ms. Watson to continue with the consideration of the Preliminary Resolution for Towne Park Apartment Homes. She shared that Towne Park Apartment Homes is a new money issuance for a new construction project in Piedmont, SC, and this development will have 204 units and a target population of family and will utilize not exceeding a total of

\$37,000,000 aggregate principal amount of multifamily housing revenue bonds, tax-exempt, with an amount of cap not exceeding \$34,050,004. 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 Preliminary Resolution for Towne Park Apartment Homes. The motion received a second from Commissioner Mosley. There being no further discussion, all Commissioners voted in the affirmative and the motion carried.

Consideration of Preliminary Resolution – Village at Crabtree

Chairman Latiff asked Ms. Watson to continue with the consideration of the Preliminary Resolution for Village at Crabtree. She shared that Village at Crabtree is a new money issuance for a new construction project in Conway, SC, and this development will have 117 units and a target population of family and will utilize not exceeding a total of \$17,500,000 aggregate principal amount of multifamily housing revenue bonds, tax-exempt, with an amount of cap not exceeding \$15,000,000. 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 Preliminary Resolution for Village at Crabtree. The motion received a second from Commissioner Mosley. There being no further discussion, all Commissioners voted in the affirmative and the motion carried.

Program Committee – SC Housing Trust Fund

Consideration of a HOME-ARP HTF Award

The Chairman ask Jennifer Cogan to present the Consideration of a HOME ARP Project – Myrtle Grove Phase II. Ms. Cogan shared that Myrtle Grove Phase II was a permanent supportive rental housing project requesting \$454,867. 20 in HTF funding.

Applicant: Homeless No More

Project Name: Myrtle Grove Phase II

Project Type: Permanent Supportive Rental Housing

Target Population: HOME-ARP Qualifying Populations - homeless, at risk of homelessness, domestic violence/sexual assault/human trafficking victims, other populations that without HOME-ARP assistance are at risk of becoming homeless

Location: 2436 Waites Rd., Columbia, SC 29204 **County:** Richland

HTF Award Amount: \$454,867.20

HTF Loan Terms: \$219,729.00 as a repayable loan, 20-year term, 20-year amortization, 3% interest and \$235,138.20 as a deferred forgivable 20-year loan

Total Development Costs: \$5,458,406.42 (\$454,867.20 per unit, \$160,541.36 per br.)

Acquisition Costs: \$0.00

New Construction Costs: \$4,759,631.78

Soft Costs/Professional Fees: \$285,513.00

Initial Operating Reserves/Developer Fee: \$413,261.64

Capitalized Operating Reserve: \$483,742.50

Total Square Footage: 15,766 (\$346.21 per sq. ft.)

Additional Funding Sources: • **HOME-ARP Program: \$5,487,281.72** provided as a 15-year forgivable loan. Includes \$483,74.50 to capitalize an operating reserve account that will be accessed during the 15-year compliance period.

Project Description: The Applicant proposes the new construction of a **12-unit** rental development for Qualifying Population households. The project is the 2nd Phase of Myrtle Grove. Phase I was funded through the SRDP program in the 2018 funding cycle and consisted of the new construction of 15 units. Phase II of Myrtle Grove is proposing the new construction of 12 additional units consisting of two 2-bedroom units and ten 3-bedroom units with access to supportive services through HNM's established programs at St. Lawrence Place and the Family Shelter, which are located 2 blocks from Myrtle Grove. Supportive services will include case management, life skills, employment readiness, educational programs, and access to child care, including after school and summer camps.

The Chairman asked if there were any questions. There being none, he called for a motion to approve the Myrtle Grove Phase II Permanent Supportive Rental Housing Award.

MOTION Commissioner Mosley moved to approve the Myrtle Grove Phase II Project. 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 Supportive Housing Group Home – Fancy Trail CTH II

Chairman Latiff asked Jack Suber to present the Proposed Supportive Housing Group Home – Fancy Trail CTH II. He reported that total funds requested are \$394,814.21.

Developer: Tri-Development Center of Aiken County, Inc. **Project Name:** Fancy Trail CTH II

Project Type: Supportive Housing **Units:** 2250 sqft 4 Bedroom, 3.5 Bath Group Home

Location: 3063 Fancy Trail, Aiken, SC 29803 **County:** Aiken

Acquisition Cost: \$371,555.00 **Construction/Rehab:** \$22,809.21

Soft Costs/Professional Fees: \$5,731.69 **HTF Award Amount:** \$394,814.21

Owner: \$5,281.69 **HTF Loan Term:** 20-year, forgivable loan

Total Development Costs: \$400,095.90 (\$100,023.98 per unit/br)

Project Description:

Tri-Development Center of Aiken County, Inc. is a South Carolina Department of Behavioral Health and Developmental Disabilities (BHDD) nonprofit affiliate. The Sponsor proposes the acquisition and rehabilitation of a four-bedroom dwelling to provide housing for four individuals with long-term disabilities in a non-institutional setting. Residents will receive 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.

The Chairman asked if there were any questions. There being none, he called for a motion to approve the Fancy Trail CTH II Supportive Housing Group Home Award.

MOTION Commissioner Mosley moved to approve the Fancy Trail CTH II Project. 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 a Supportive Housing Group Home – Piedmont CTH II

Chairman Latiff asked Jack Suber to continue with the Proposed Supportive Housing Group Home project – Piedmont CTH II. He reported the total funds requested was \$384,775.29.

HTF Award Amount: \$384,775.29	Developer: Community Options, Inc.
Project Name: Piedmont CTH II	Project Type: Supportive Housing
Units: 1794 sqft 4 Bedroom, 2 Bath Group Home	
Location: 600 Piedmont Lane, Ladson, SC 29456	County: Berkeley
Acquisition Cost: \$332,000	Construction/Rehab: \$48,569.00
Soft Costs/Professional Fees: \$4,206.29	HTF Award Amount: \$384,775.29
HTF Loan Term: 20-year, forgivable loan	
Total Development Costs: \$384,775.29 (\$96,193.82 per unit/br.)	

Project Description:

Community Options, Inc. is a South Carolina Department of Behavioral Health and Developmental Disabilities (BHDD) nonprofit affiliate. The Sponsor proposes the acquisition and rehabilitation of a four-bedroom dwelling to provide housing for four individuals with long-term disabilities in a non-institutional setting. Residents will receive 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.

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

MOTION Commissioner Fleshman moved to approve the Piedmont CTH II. The motion received a second from Commissioner Mosley. There being no further discussion, all Commissioners voted in the affirmative and the motion carried.

Consideration of Supportive Permanent Housing – Grand Village Phase II

Chairman Latiff asked Mr. Suber to continue with the Grand Village Phase II project. He reported the total funds requested was \$2,956,525.03.

Developer: Homeless No More	Project Name: Grand Village Phase II
Project Type: Permanent Supportive Housing	Units: 10 Units
Location: 3003 Two Notch Road, Columbia, SC 29204	County: Richland
Acquisition Cost: \$0.00	Conversion: \$2,446,525.03
Soft Costs/Professional Fees: \$260,000.00	
Developer Fees – (up to \$25,000 per unit): \$250,000.00	
HTF Award Amount: \$2,956,525.03	
HTF Loan Terms:	
• SC Housing Trust Fund – Deferred Forgivable Loan of \$2,936,531.00, Interest Rate –	

0%, Term – 20 Years

- SC Housing Trust Fund – Repayable Loan of \$20,194.00, Interest Rate – 3%, Term – 20 years

Total Development Costs (TDC): \$2,956,525.03 TDC per unit: \$295,672.50

TDC per BR: \$155,617.10 Total Square Footage: 8682 (\$340.56 per sq. ft.)

Project Description:

Grand Village Phase I was funded through SC Housing's Small Rental Development Program (SRDP) in 2023, for the new construction of 20 affordable units. Grand Village Phase II will convert an existing Motel on the same site into 10 affordable one- and two-bedroom apartments for families with children. This project is an example of Homeless No More's commitment to build quality affordable housing with a sense of community in mind to the Midlands. This gated community will use an innovative design concept and serve as a new gateway to the Two-Notch and Beltline corridor. On-site services will be provided by Homeless No More and other community partners and will include access to after-school and mentoring programs, plus classes such as healthy cooking and employment advancement classes.

The Chairman asked if there were any questions. There being none, he called for a motion to approve the Grand Village Phase II project.

MOTION Commissioner Mosley moved to approve the Grand Village Phase II. 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 Supportive Permanent Housing – Hidden Wounds, Alpha Village

Chairman Latiff asked Mr. Suber to continue with the Hidden Wounds, Alpha Village project. He reported the total funds requested was \$3,600,000.

Developer: VALanthropy, Inc. **Project Name:** Hidden Wounds, Alpha Village
Project Type: Permanent Supportive Rental Housing **Units:** 12 One Bedroom Units
Location: 22 S. Washington Street, Sumter, SC 29150 **County:** Sumter

Acquisition Cost: \$90,000.00

Construction/Rehab: \$3,119,986.41 (New Construction of 12 One Bedroom Units)

Soft Costs/Professional Fees: \$175,309.00

Developer Fees (up to \$25,000 per unit): \$214,704.59

HTF Award Amount: \$3,600,000 **Owner:** \$44,700.00

HTF Loan Terms:

- SC Housing Trust Fund – Deferred Forgivable Loan of \$3,476,827.00, Interest Rate - 0%, Term - 20 years
- SC Housing Trust Fund - Repayable Loan of \$123,173.00, Interest Rate - 3%, Term - 20 years

Total Development Costs (TDC): \$3,644,700.00 **TDC per unit:** \$303,725.00

TDC per # of bedrooms: \$303,725.00 **Total Square Footage: 8660 (\$420.86 per sq. ft.)**

VALanthropy Project Narrative

Hidden Wounds, Alpha Village will provide safe, affordable, sanitary permanent housing for low to very low-income veterans facing homelessness. The village will consist of 3 newly constructed

buildings containing 4 one-bedroom apartments with living room, kitchen, and handicap accessible bathroom. Each unit will be approximately 667 sq. ft. The facility will include a 538 sq. ft. Community Room and a 118 sq. ft. laundry facility. Supportive Services will be coordinated through Hidden Wounds, which operates a Community Center for veterans located across the street from the Alpha Village site. Alpha Village residents will have access to case management, counseling, job training, transportation, addiction treatment, financial counseling and amenities (exercise equipment) available at the Hidden Wounds community center. Hidden Wounds collaborates services with the Department of Veterans Affairs, S.C. Department of Veterans Affairs, South Carolina Department of Behavioral Health and Developmental Disabilities (BHDD).

The Chairman asked if there were any questions. There being none, he called for a motion to approve the Hidden Wounds, Alpha Village project.

MOTION Commissioner Fleshman moved to approve the Hidden Wounds, Alpha Village. 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 Recommendation for Reappointments to the SC HTF Advisory Committee

The Chairman asked Mr. Suber to continue with the Consideration of Appointments 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 recommended the following individuals be reappointed to serve on the advisory committee for the 2026 calendar year: Ms. Jacqueline Green, Ms. Elizabeth Taylor and Ms. Jessica Malovic.

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

MOTION Commissioner Haslinger moved to approve the Consideration of a Recommendation for Reappointments 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.

SC Housing Trust Fund – Consideration of the HTF FY2025 Annual Report

The Chairman asked Mr. Suber to continue with the Housing Trust Fund FY2025 Annual Report. He gave a brief overview of the report and stated that staff recommends approval of Housing Trust Fund FY2025 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 Mosley moved to approve the Housing Trust Fund FY2025 Annual Report to go to the Governor and General Assembly. 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 the 2026 Qualified Allocation Plan

The Chairman invited Kim Wilbourne to present the 2026 Qualified Allocation Plan for Consideration. Ms. Wilbourne provided a report on the FY2026 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 FY2026 Qualified Allocation Plan Draft at their December 2, 2025, meeting.

After a brief discussion, the Chairman called for a motion to approve the FY2026 Qualified Allocation Plan as presented.

MOTION Commissioner Haslinger moved to approve the FY2026 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

Homeownership

Chairman Latiff asked Mr. Clements to provide the Homeownership update. Mr. Clements proceeded to provide an update on the new Made It Home! Program. He shared an overview of what the program offers, awards that were made and the current status of the program, along with the impact and some reactions to the program at this early stage following awards.

The Board accepted the report as information.

Human Resources

The Chairman called on Teresa Moore to provide the Human Resources update. Ms. Moore provided a brief overview of the November Talent Acquisition Report and the status of current open positions. The Chairman thanked Ms. Moore for all the hard work that the HR department has been doing.

The Board accepted the report as information.

Chairman Report

The Chairman used his report to recognize Richard Hutto and thank him for all of his work in the last two and a half years that he has served as the Executive Director. He noted all the hard

work, the leadership team that he has mentored and led into this next phase as we prepare for Mr. Hutto's retirement in January 2026.

The Board accepted the report as information.

Executive Director

Mr. Hutto gave his final report. He shared a brief overview of his time at SC Housing. He recognized the positive improvements that SC Housing has made during his tenure. He gave his final thoughts on the programs and business of the agency.

The Board accepted the report as information.

Executive Session

The Chairman asked for a motion to go into Executive Session.

MOTION Commissioner Haslinger moved to enter a closed Executive Session for discussion of a personnel matter pursuant to SC Code Section 30-4-70(a)(1) and that Richard Hutto, Sarah Shinsky, Lee Ann Watson and Teresa Moore remain. The motion received a second from Commissioner Mosley. There being no discussion, all Commissioners voted in the affirmative and the motion carried.

[EXECUTIVE SESSION]

Any Actions, Votes Necessitated After Executive Session

Upon rising from executive session, the Chairman reported that there were no actions or votes taken.

He then asked if there were any actions that need to be made as a result of discussions during executive session.

MOTION Commissioner Fleshman made a motion to approve the following actions: that as of January 5, 2026, (1) the Executive Director position, with the roles and responsibilities in accordance with the Agency's Bylaws and pursuant to all statutory provisions, be filled by Robert Macdonald; and (2) that he be appointed as Secretary of the Board, which will be left vacant with the departure of Director Hutto, pursuant to the Bylaws in Article III. The motion was seconded by Commissioner Mosley. There being no discussion, all Commissioners voted in the affirmative and the motion carried.

The Chairman asked if there was any other business to come before the Board.

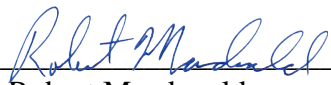
Commissioner Mosley took a moment to recognize Sarah Shinsky, Executive Assistant, for all the hard work that she does to support the agency and the Board of Commissioners.

Adjournment

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


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

Respectfully submitted,



Robert Macdonald
Secretary

Approved: January 21, 2026

By: 

C. Todd Latiff
Chairman