

HOUSING AUTHORITY OF THE CITY OF CHARLESTON
550 MEETING STREET, CHARLESTON, SC 29403
REGULAR BOARD MEETING
October 26, 2026

Please visit www.chacity.org to access the Microsoft Teams Webinar link.

PROPOSED AGENDA

CALL TO ORDER

COMMUNICATIONS

APPROVAL OF BOARD MEETING MINUTES

- Regular Board Meeting: September 28, 2026

CITIZENS' PARTICIPATION PERIOD

Citizens wishing to address the Board will be given three (3) minutes to speak. Those attending in person may sign up at the meeting location, and those attending virtually may request to speak when completing the webinar registration process. All requests must be made before the Board Meeting begins.

Speakers are asked to be respectful of the Board, staff, and other members of the public. Comments should be made only during the Citizens' Participation Period. Once the Citizens' Participation Period has ended, citizens are asked to allow the Board to conduct the remainder of its business without interruption.

INTERNAL REPORTS

- Mr. Nathan F. Simms, Jr., President & CEO
- Ms. Debra Stephens, Chief Housing & Real Estate Officer
- Mr. Lester Simpson, Real Estate Development & Acquisitions
- Mr. Jeremy Erling, Chief Financial Officer
- Mrs. Aris H. Ferguson, General Counsel

NEW BUSINESS

1. Resolution #5235, Approval of Tenant Accounts Receivable Write Off
2. Resolution #5236, Approval of HCV Utility Allowances for 2027
3. Resolution #5237, Approval of HCV Payment Standards for 2027
4. Resolution #5238, Approval of LIPH Flat Rent and Utility Allowances for 2027
5. Resolution #5239, Approval of Line of Credit with KeyBank to Support Operational Cash Flow, Capital Funding Needs, and Public Housing Maintenance
6. Resolution #5240, Approval of Inducement for Issuance of Essential Function Bonds to Refinance Bank of America Loans with Additional Capital for Improvements at Magnolia Downs and Ashley Oaks

EXECUTIVE SESSION

- Pursuant to S.C. Code § 30-4-70(a)(2), the Board will convene in Executive Session to discuss legal matters related to due diligence being conducted by Parker Poe.

ACTION, IF ANY, RESULTING FROM EXECUTIVE SESSION