HOUSING AUTHORITY OF THE CITY OF CHARLESTON
550 MEETING STREET, CHARLESTON, SC 29403
SPECIAL BOARD MEETING
November 16, 2026

Meeting ID: 250 126 519 047 507 1
Passcode: Bs6Tk9Rj

UPDATED AGENDA

*Please note that the Regular Board Meeting originally scheduled for October 26, 2026, was cancelled.

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 in the chat section of the Microsoft Teams webinar. 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 #5237, Approval of HCV Payment Standards for 2027 - Updated
2. Resolution #5238, Approval of LIPH Flat Rent and Utility Allowances for 2027
3. Resolution #5239, Approval of $20 Million Line of Credit with KeyBank to Support Operational Activity
4. Resolution #5240, Approval for Issuance of Essential Function Bonds to Refinance Bank of America Loans with Additional Capital for Improvements at Magnolia Downs and Ashley Oaks
5. Resolution #5241, Approval of Tenant Accounts Receivable Write Off
6. Resolution #5242, Approval of HCV Administration Plan - HOTMA Changes
7. Resolution #5243, Approval of RFP Fleet Vehicle Lease & Maintenance Services - Job No. 261005
8. Resolution #5244, Approval of Credit Usage Policy

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