



# Appendix J

## Spring 2019 Survey

Public input is a valuable part of every comprehensive plan. Over time the importance of public input has changed, and it has now become an essential element of the planning process. Columbia Compass utilized a variety of outreach techniques throughout the process. The report that follows is a summary of the interactive survey that was conducted in the Spring of 2019. This analysis allowed the project team to fine-tune the recommendation set forth in Columbia Compass.

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## TOPICS

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Survey Techniques, Strategies  
for Implementation, Participant  
Demographics



## Introduction

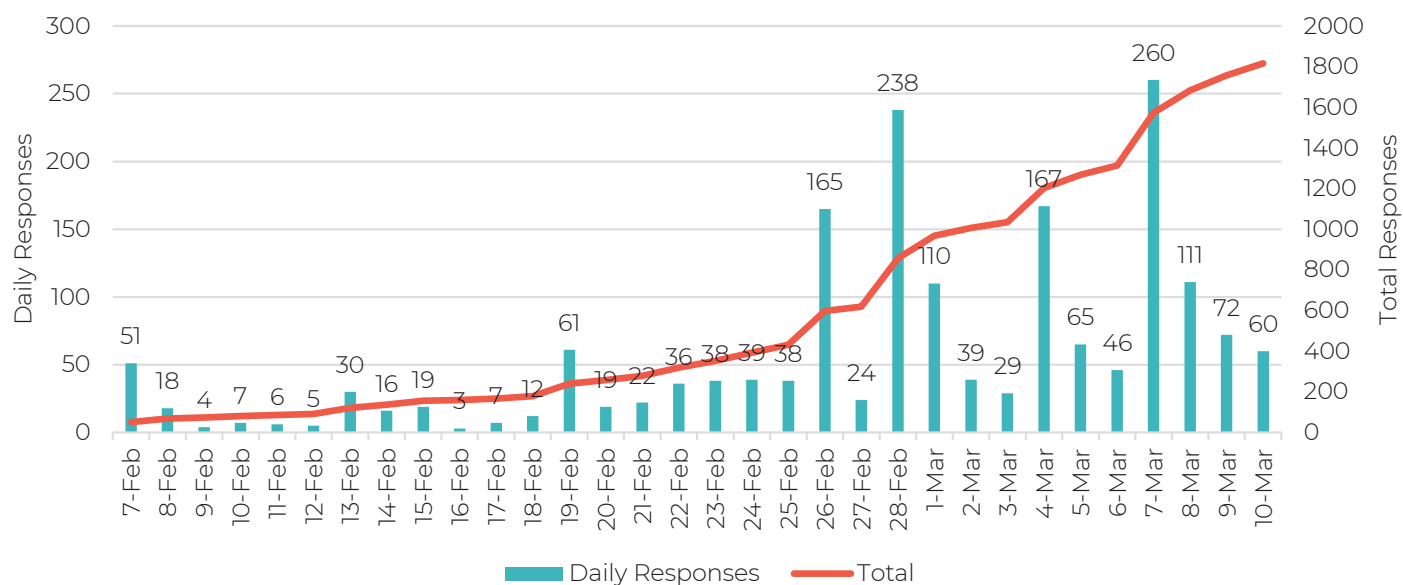
As part of the Columbia Comprehensive Plan update, Columbia Compass: Envision 2036, residents of Columbia and surrounding communities were given the opportunity to provide both their insight and input to city officials in order to help guide Columbia's growth and development. The survey, which ran from February 7th, 2019 to March 10th, 2019, had approximately 1,800 participants. The results of this survey are organized below by question type: housing and community culture, transportation, economic development, public and natural resources, and project prioritization.



## Survey Analysis

### RESPONSES

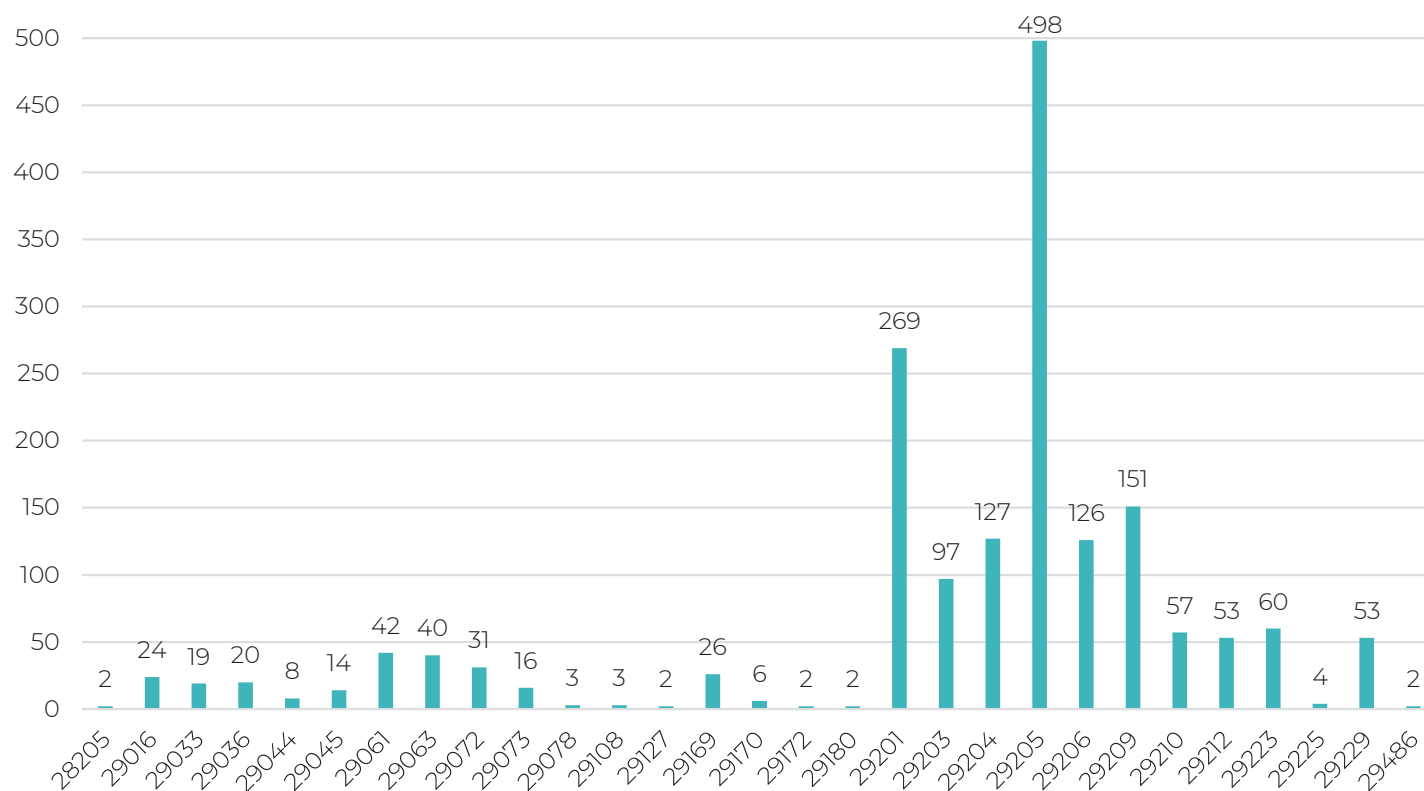
Responses from the survey were geographically distributed, with large concentrations coming from the 29201 and 29205 zip codes. The vast majority of respondents lived and/or worked within the City. Respondents had the option to select more than one response.



Response from participants based upon the days the survey was posted. Note in order to get more participation boosting of post on social media occurred in areas of the community that had lower participation and as a result those days with high participation are days where email blast, social media post etc. occurred.

## Survey Analysis

### RESPONSES BY ZIP CODE

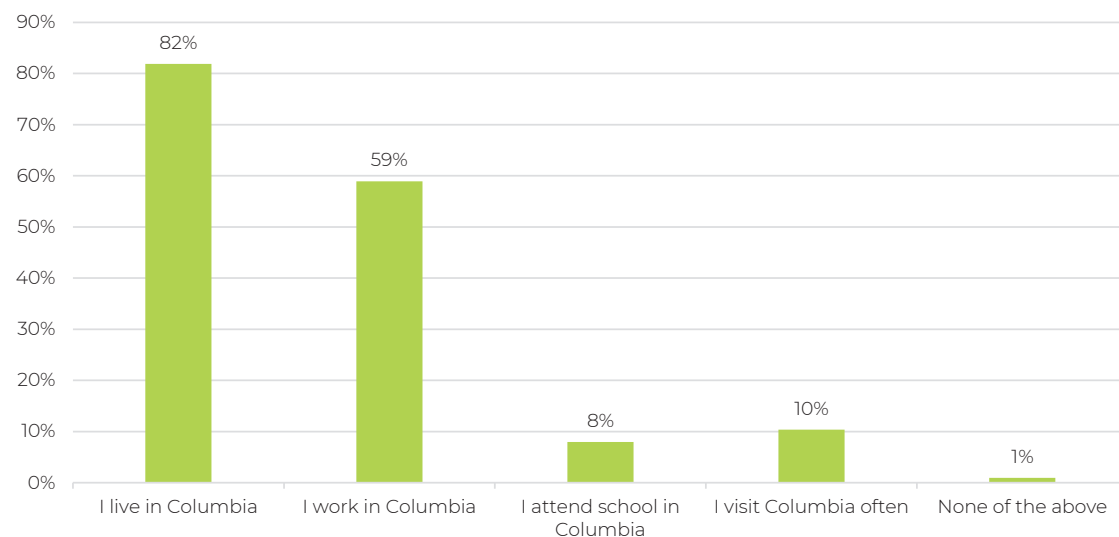


Response from participants with regard to which zip code they live in. Note responses were voluntary and only represent those participants that chose to provide this information.

## Survey Analysis

### SURVEY RESULTS

Survey questions were multiple choice, with some allowing participants to select multiple choices, add their own, or choose not to answer. A full list of choices written in by participants, along with the corresponding question, is provided in tabular format at the end of this appendix. It is important to note that for questions where “all of the above” was an option, instead of representing that choice separately, the number of votes for “all of the above” was added to the other answers. Their percentage of the total was then recalculated and displayed on the graph. None of the survey questions were mandatory. Certain questions that limited the number of selections required a response, in which case “not sure/prefer not to answer” was always provided as an option.



Response from participants with regard to where they live and work.

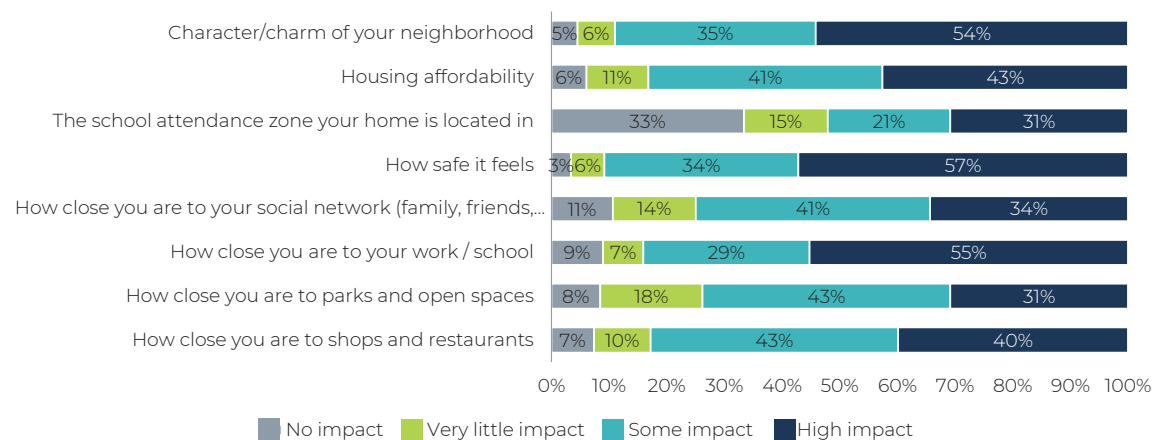
## Survey Analysis

### HOUSING AND COMMUNITY CULTURE

Of the community members surveyed, those who are residents of Columbia were asked to provide some insight into why they chose their neighborhoods. In addition to this question, community members were also asked if Columbia's proximity to Ft. Jackson played a role in their decision, or the decision of anyone they knew, to reside here. 83.94% reported that it did not.

After establishing what brought them to the City and their neighborhoods, participants were asked about the culture of their communities, the challenges they face, and possible ways to improve the culture and address those pressing issues.

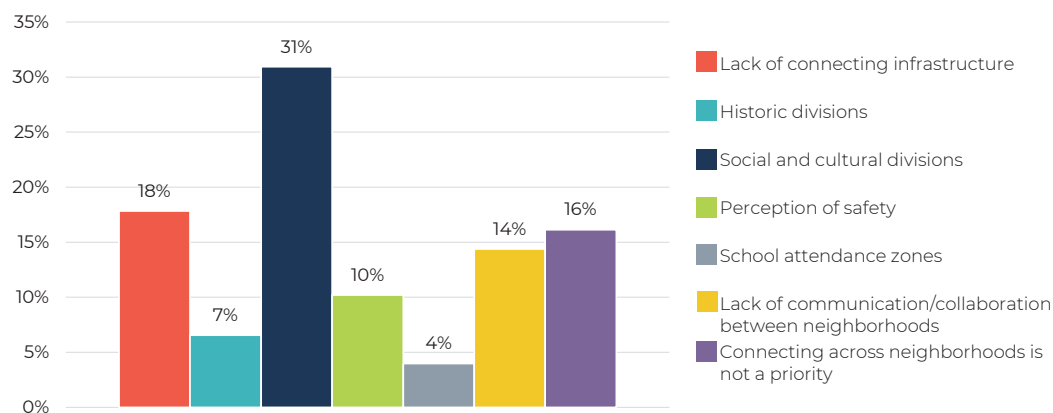
#### How much of an impact did each of the following have on why you chose to live where you do?



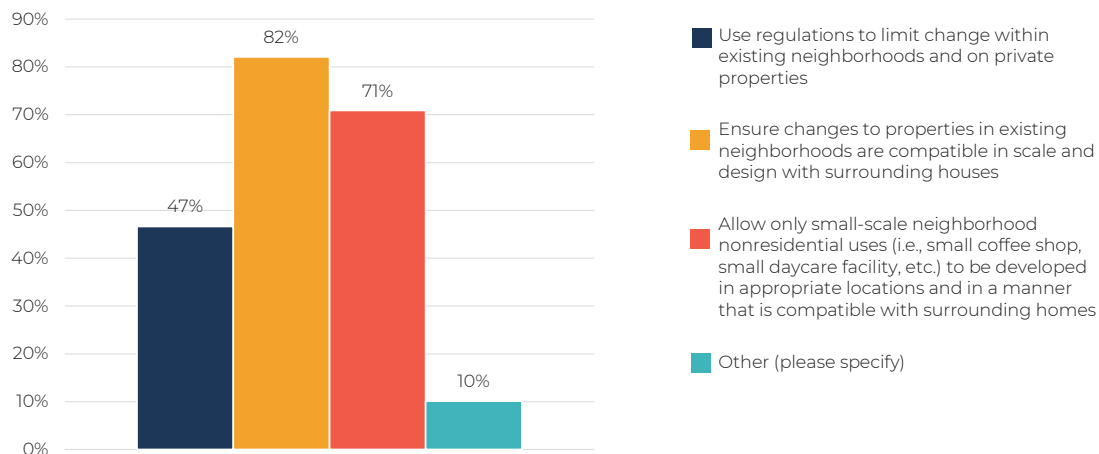
## Survey Analysis

### HOUSING AND COMMUNITY CULTURE, CONTINUED

Based on previous feedback, many people feel that Columbia's neighborhoods are disconnected from each other. Which of the following do you believe is the primary factor contributing to this?



Feedback from Columbia residents suggests that it is important to protect neighborhood character and culture in established communities. What approaches do you most support to manage changes to existing character and culture in neighborhoods? (Select all that apply)

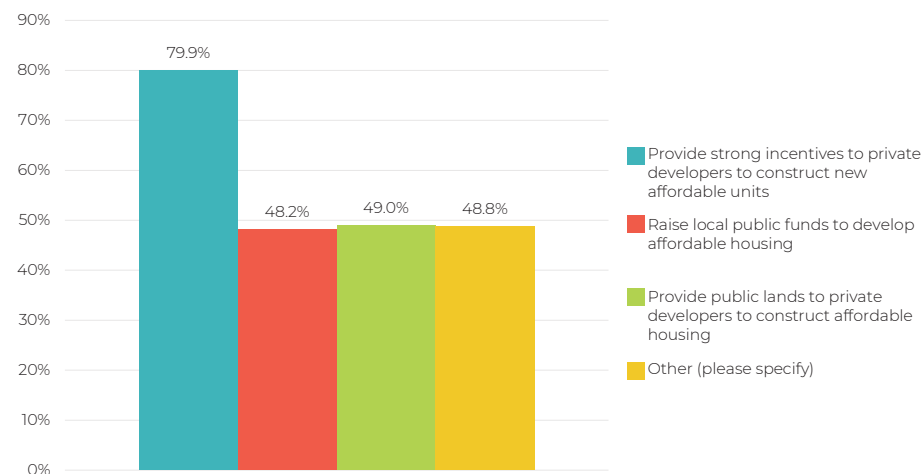




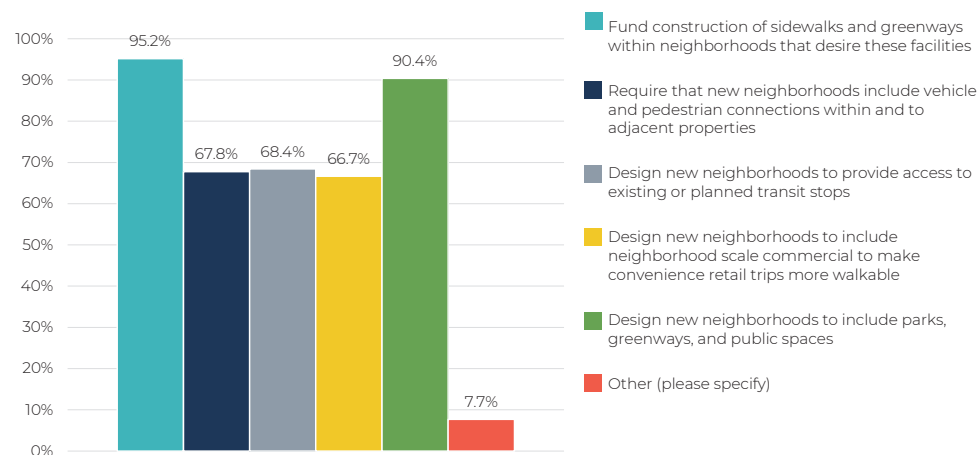
# Survey Analysis

## HOUSING AND COMMUNITY CULTURE, CONTINUED

**Local governments have limited tools to advance development of affordable housing. Which approaches do you support the most for Columbia? (Select all that apply)**



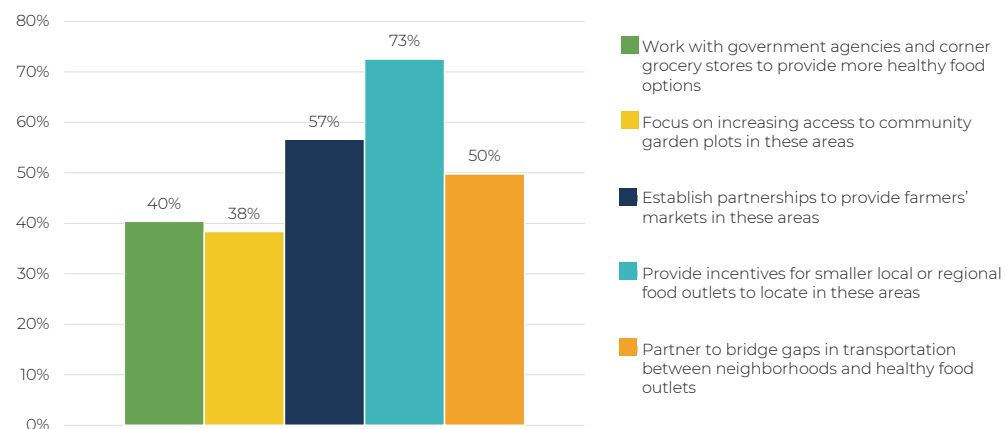
**Community feedback suggests that desirable neighborhoods are very easy to walk within and to adjacent places. What approaches do you most support to create walkable and vibrant neighborhoods? (Select all that apply)**



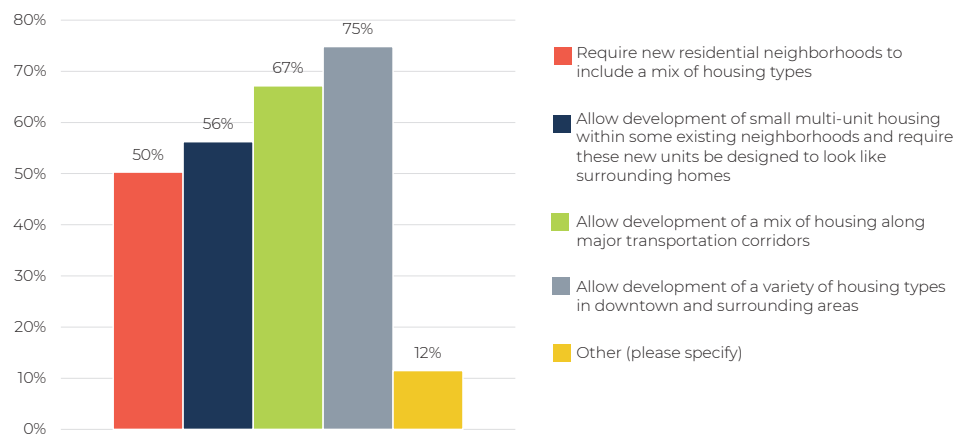
## Survey Analysis

### HOUSING AND COMMUNITY CULTURE, CONTINUED

**There are a number of areas throughout the City that do not have convenient access to healthy food outlets such as grocery stores. How should the City of Columbia work to address this problem? (Select all that apply)**



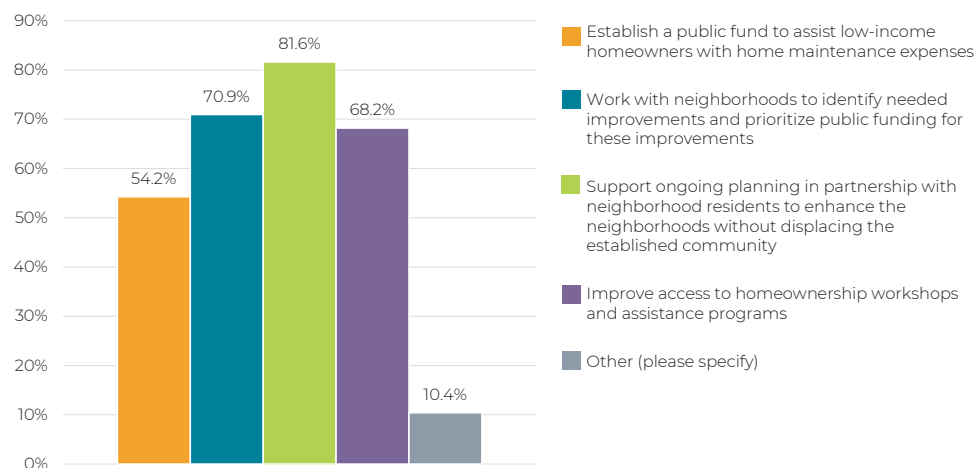
**Feedback from Columbia residents suggests that it is important to provide a variety of housing options for different types of households and changing housing preferences. What approaches do you most support to provide a variety of housing choices in Columbia?**



## Survey Analysis




### HOUSING AND COMMUNITY CULTURE, CONTINUED

**Some homeowners in Columbia are challenged by limited resources to maintain properties, which can result in blight. What approaches do you most support to address older neighborhoods in need of reinvestment? (Select all that apply)**



**What are the top three challenges your community faces? (select up to three)**

Top three responses:

-  Perception of safety (53%)
-  Transportation options (36%)
-  Access to quality schools (30%)

Bottom five responses:

- 28% Lack of shared sense of community/community identity
- 27% Lack of (re)investment
- 26% Access to affordable housing options
- 21% Lack of quality job opportunities
- 13% Public health issues

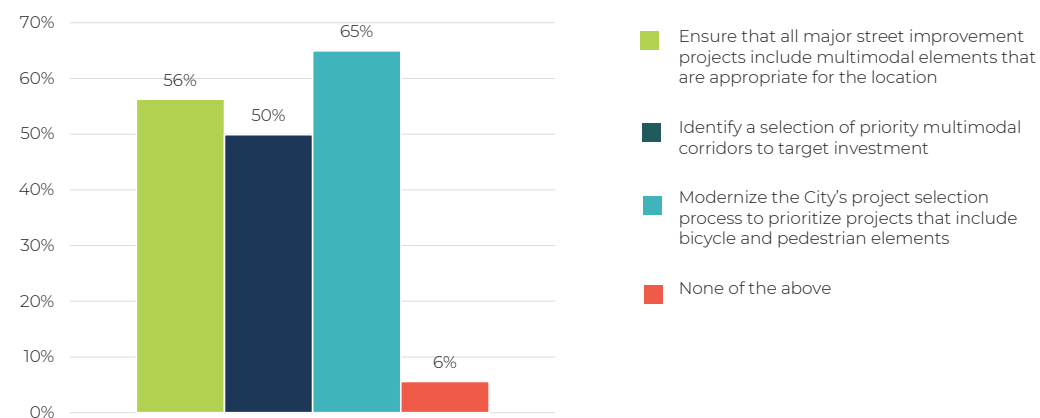
\*For this question, 11% of participants selected "Not sure/choose not to answer."

## Survey Analysis

### TRANSPORTATION

For this section of the survey, participants were asked what they thought were the best ways to update the transportation infrastructure as Columbia grows and changes, including everything from what projects to fund to how to implement effective safety measures.

**The first survey indicated that improving multimodal connectivity was a priority for the public. Assuming sufficient funding is available, which of the following methods would you most support to improve multimodal options? (Select one) \*For this question, “all of the above” was an answer choice.**

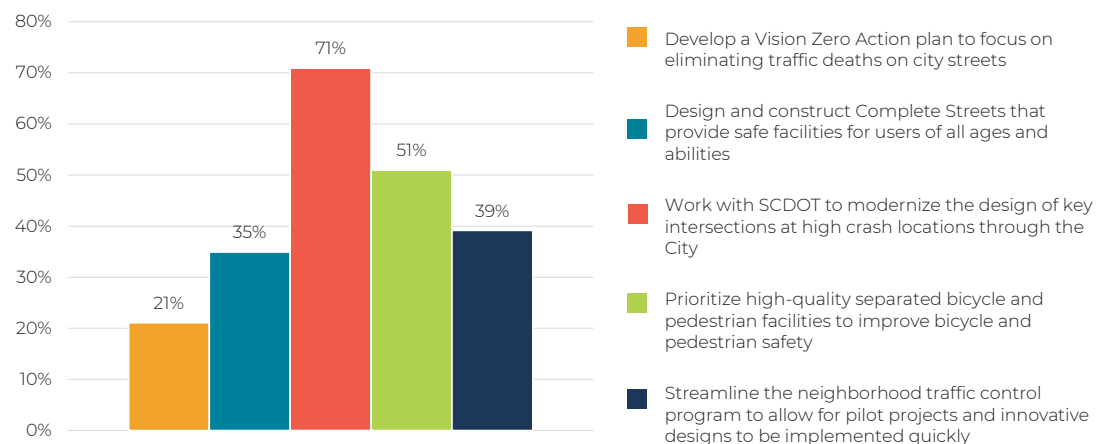




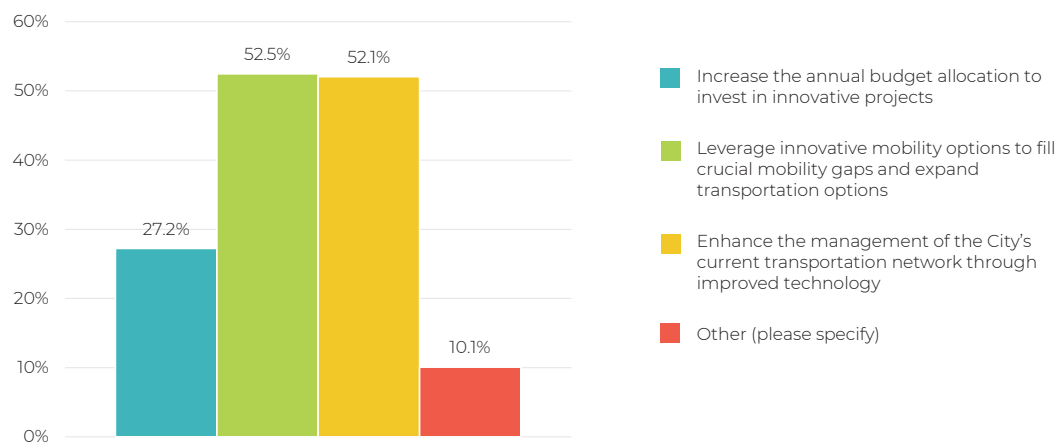
## Survey Analysis

### TRANSPORTATION, CONTINUED

**Improving transportation safety for all users is a key planning priority. Which of the following methods should the City prioritize?**



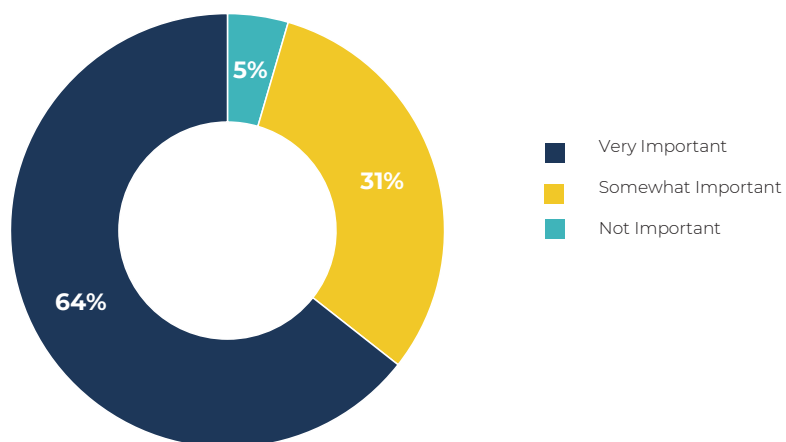
**Feedback suggests that residents do not feel the City is prepared for future transportation demand and changes in technology. How should Columbia best invest to prepare for the future? \*For this question, “all of the above” was an answer choice.**



## Survey Analysis

### TRANSPORTATION, CONTINUED

Today, most residents of Columbia rely on personal vehicles. As the region grows, how important will it be to increase the share of residents who walk, bike, or take transit?



When dealing with limited funding resources, how would you rank the following considerations when deciding which bicycle and pedestrian projects to fund?

What participants chose, in order of importance by weighted average (*higher score = higher priority*):

- 1 Connectivity to existing facilities to create a continuous network (3.62)
- 2 Improving connectivity to employment, education, community services, and healthcare for vulnerable populations (3.33)
- 3 Providing commuter connections to downtown (3.13)
- 4 Identify a selection of key corridors to invest in (3.05)
- 5 Providing high quality, separated facilities (2.01)

## Survey Analysis

### ECONOMIC DEVELOPMENT

Here, participants were asked questions relating to how friendly they believe the City is towards business and the ability of entrepreneurs to flourish, and what can be done to current City policy to change things.

#### What do you believe are the top three challenges businesses in Columbia face? (select up to three)

Top three answers:

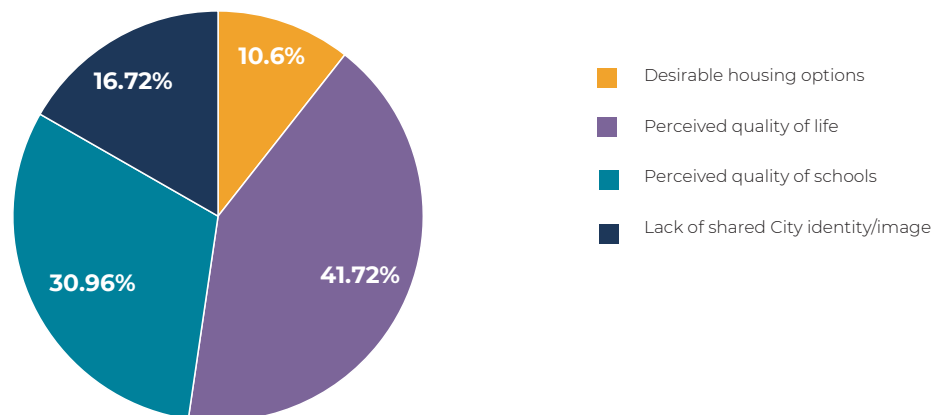
- 1 Attracting/retaining talent (60%)
- 2 High quality/modern infrastructure (48%)
- 3 Workforce skill set (41%)

Bottom three answers:

27% Commercial/industrial tax rates | 25% Training for next steps – business growth | 24% Access to appropriately-sized properties / facilities to rent or buy

\*For this question, 14% of participants selected "Not sure/choose not to answer."

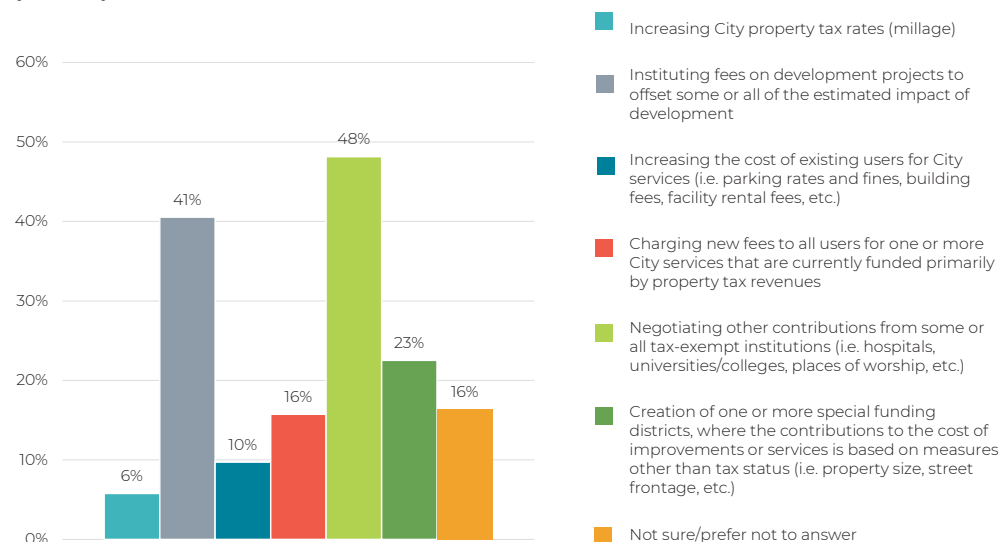
#### What do you feel is the top challenge employers face in attracting and retaining talent?



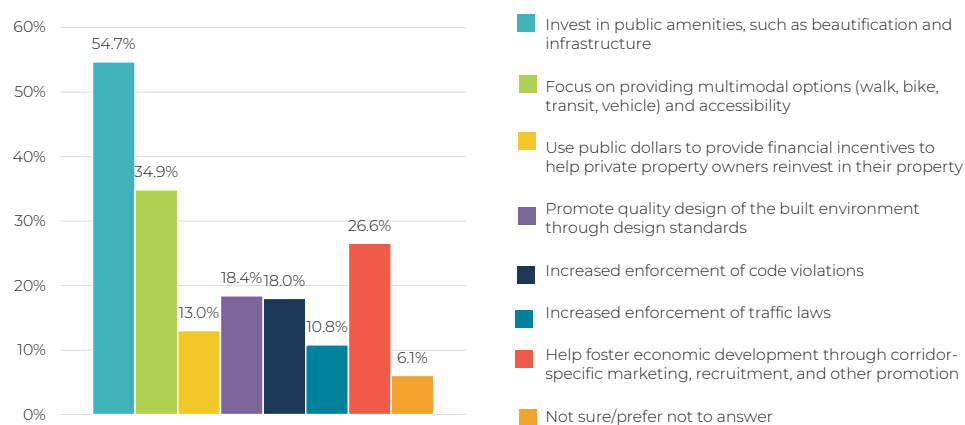
# Survey Analysis

## ECONOMIC DEVELOPMENT, CONTINUED

**A significant proportion of those who use City services or infrastructure are not required to pay property taxes. Acknowledging that there are advantages and disadvantages to each option, what are your preferred options for the City to explore seeking future revenue growth? (select up to two)**



**What would have the biggest impact on revitalizing commercial corridors in Columbia to encourage redevelopment and investment? (select up to two)**



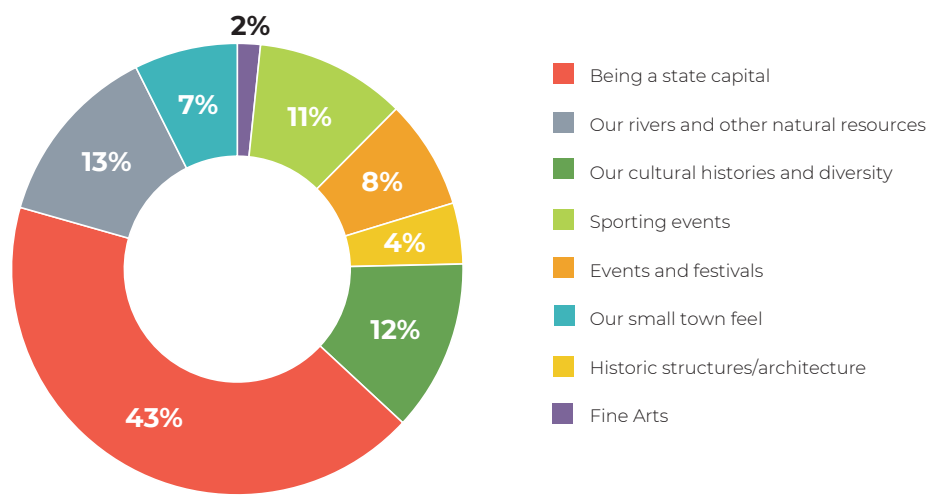


## Survey Analysis

### PUBLIC AND NATURAL RESOURCES

Next, community members gave their input into the resources they arguably rely on the most – city facilities, cultural resources, and outdoor spaces like greenways and parks.

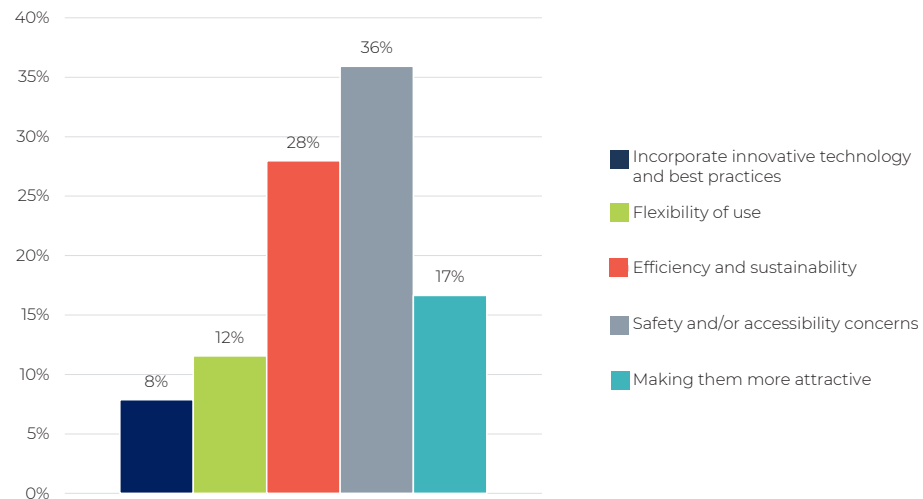
#### What primarily defines our cultural identity as a City? (select one)



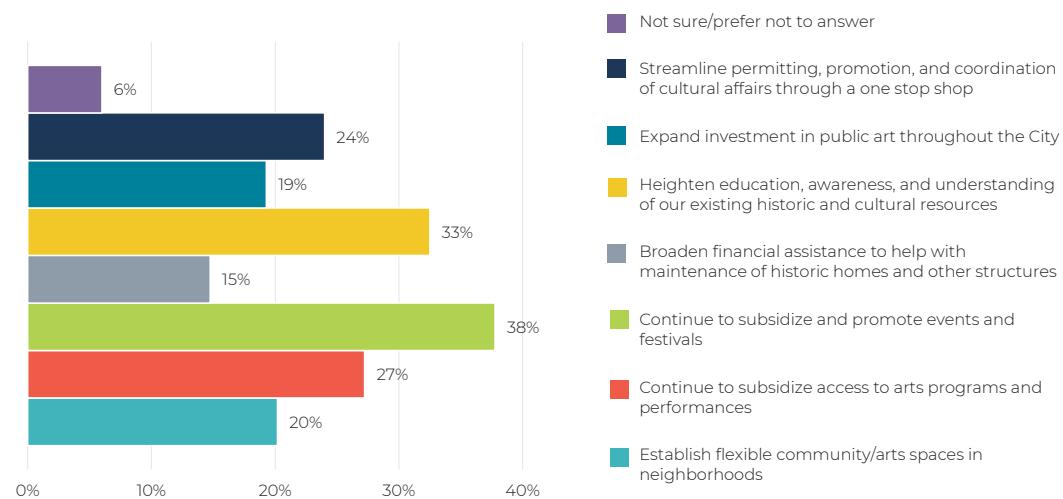
# Survey Analysis

## PUBLIC AND NATURAL RESOURCES, CONTINUED

**What should we prioritize first when investing in updates to our parks and other City facilities?**



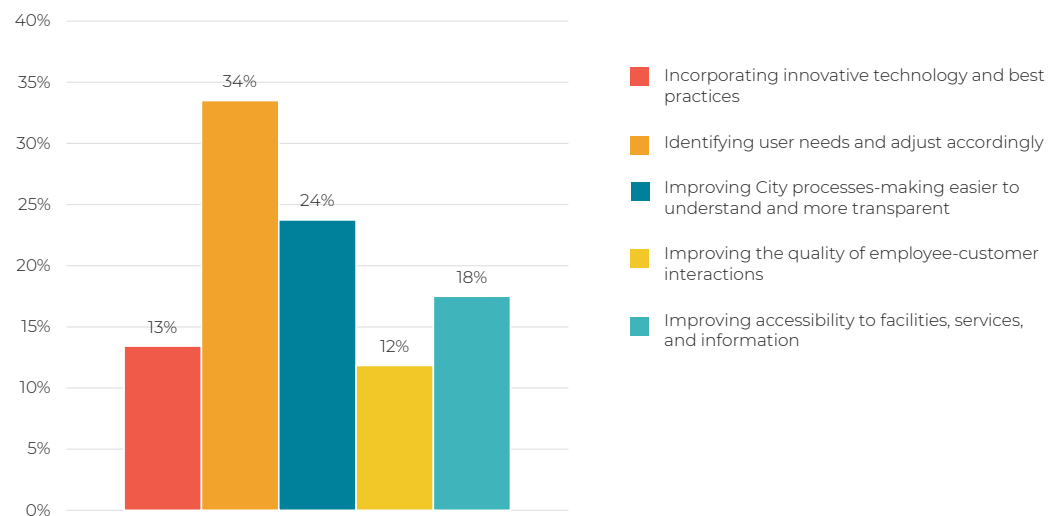
**Recognizing that funding is limited, how should the City prioritize investing in cultural resources over the next 10 years? (select up to two)**



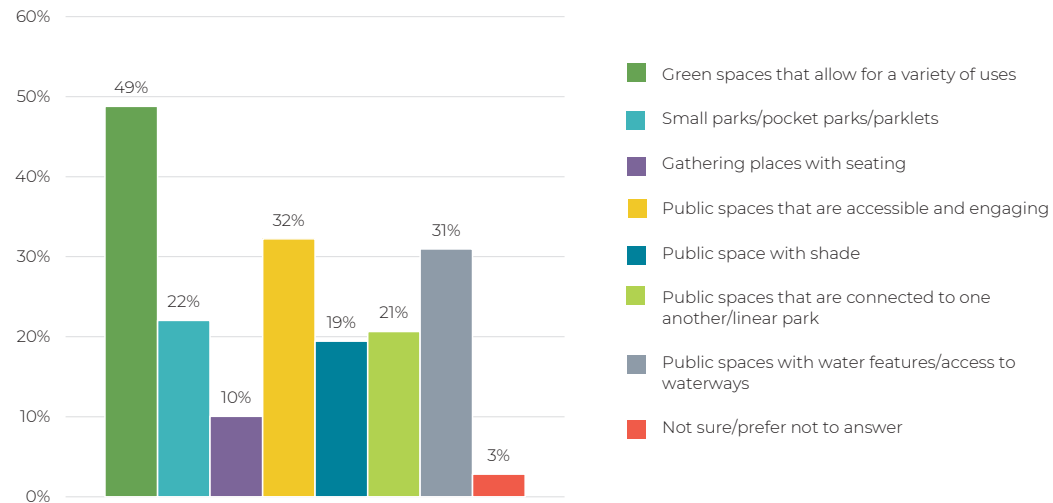
# Survey Analysis

## PUBLIC AND NATURAL RESOURCES, CONTINUED

How could we best improve the user experience of City facilities and services?



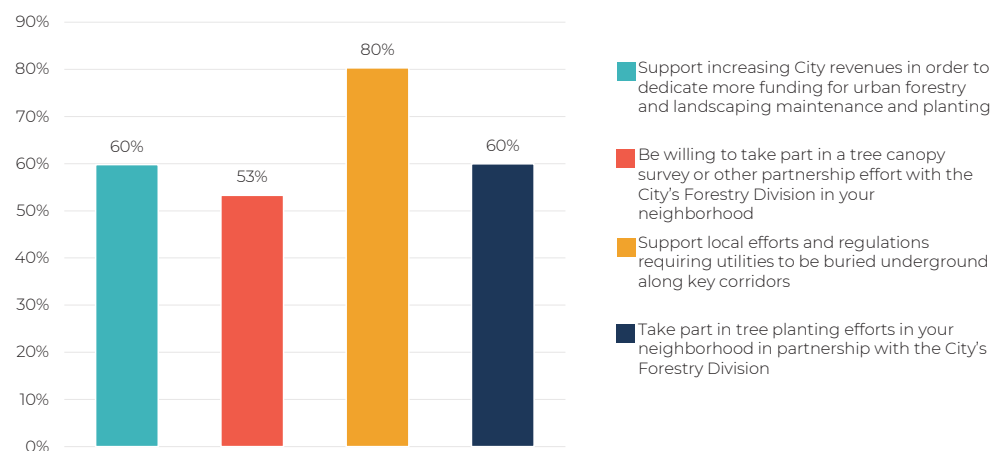
What types of public spaces should the City prioritize investing in? (Select up to two)



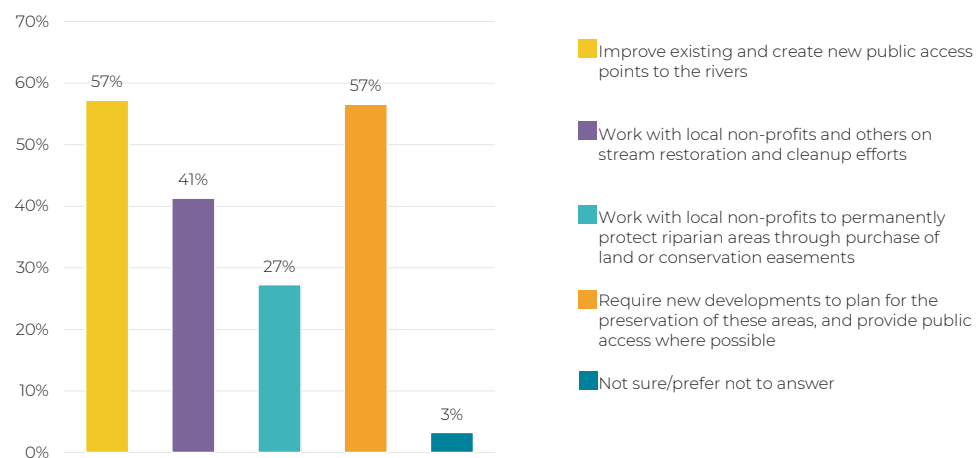
## Survey Analysis

### PUBLIC AND NATURAL RESOURCES, CONTINUED

Throughout the first phase of the planning process, we heard comments on the importance of the City's urban tree canopy. As a citizen, would you (Select all that apply):



During an earlier survey, respondents strongly agreed that land near rivers and streams should be protected and made accessible to the public. How should the City be involved? (Select up to two)

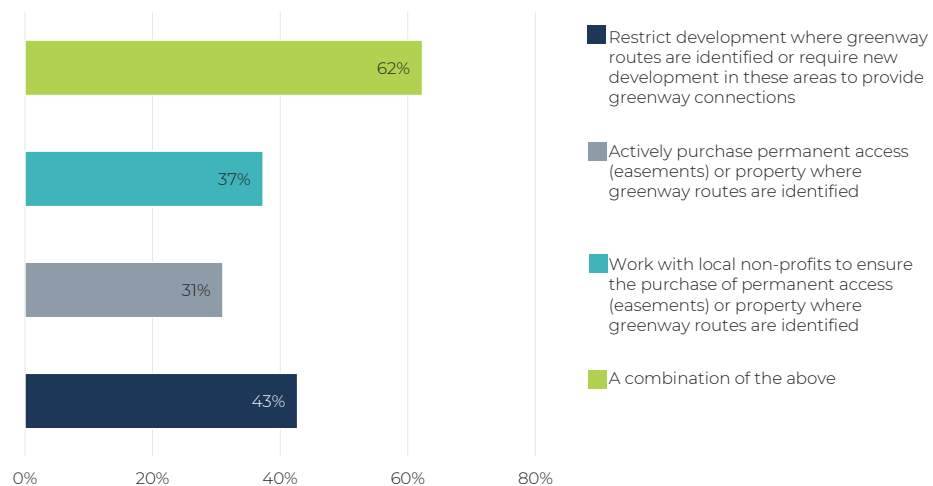




## Survey Analysis

### PUBLIC AND NATURAL RESOURCES, CONTINUED

During an earlier survey, respondents strongly agreed that a connected greenway system is essential to making Columbia a world-class city. The City has adopted an official greenway map as part of the land use planning and Walk Bike Columbia processes. How should the City approach implementation? (Select all that apply)

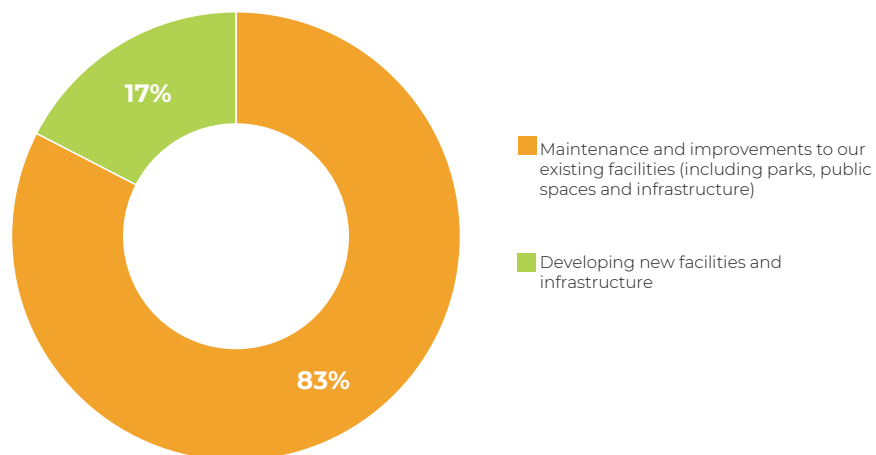


## Survey Analysis

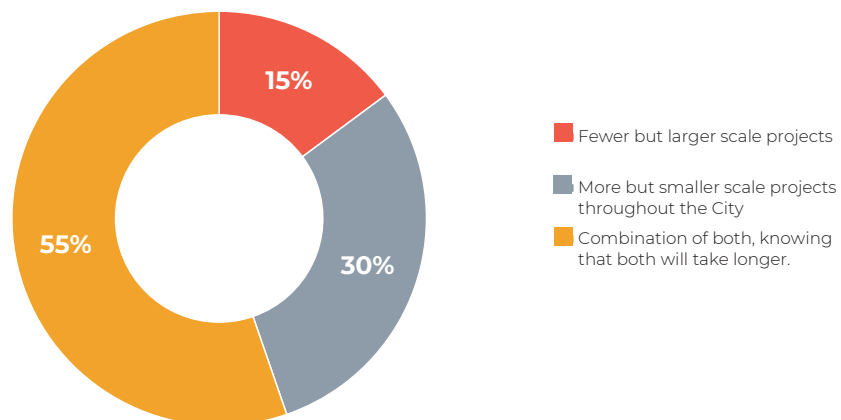
### PROJECT PRIORITIZATION

Finally, participants were asked to say what projects they believed the City should focus on overall, factoring in concerns like budget limitations and specific time frame.

**Over the next ten years, which of the following should the City prioritize?**



**Recognizing funding is limited, what types of projects should we dedicate funding to over a ten-year period?**



# Survey Analysis

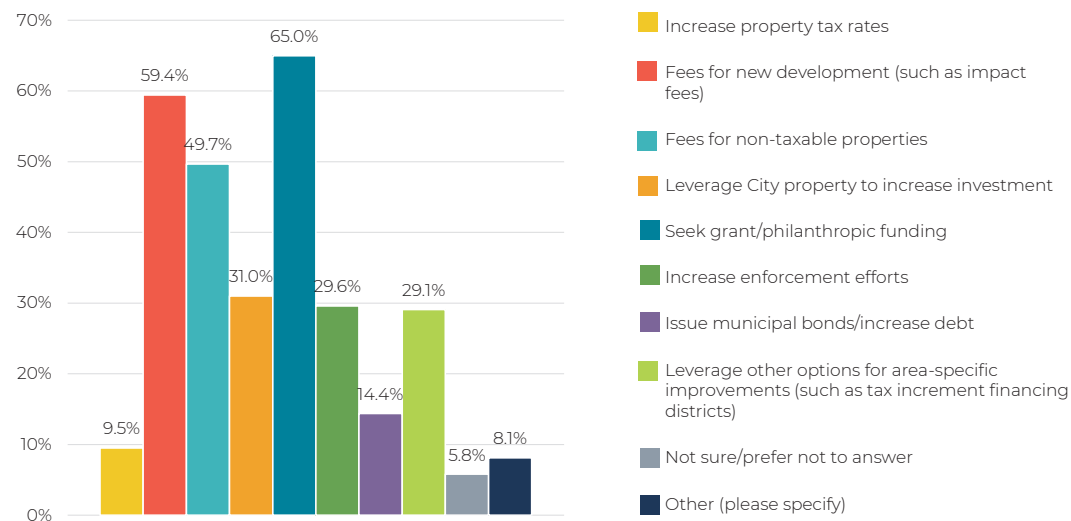
## PROJECT PRIORITIZATION, CONTINUED

### Rank the following statements in order of importance.

Participants' rankings, determined by weighted average (*higher score = higher priority*).

- 1 Implementation of projects and programs should be equitable – identify areas that have been left behind or suffered greater hardships first. (2.14)
- 1 Implementation of projects and programs should be focused in the core of the City and along corridors. (2.14)
- 3 Implementation of projects and programs should be balanced equally across Council Districts. (1.74)

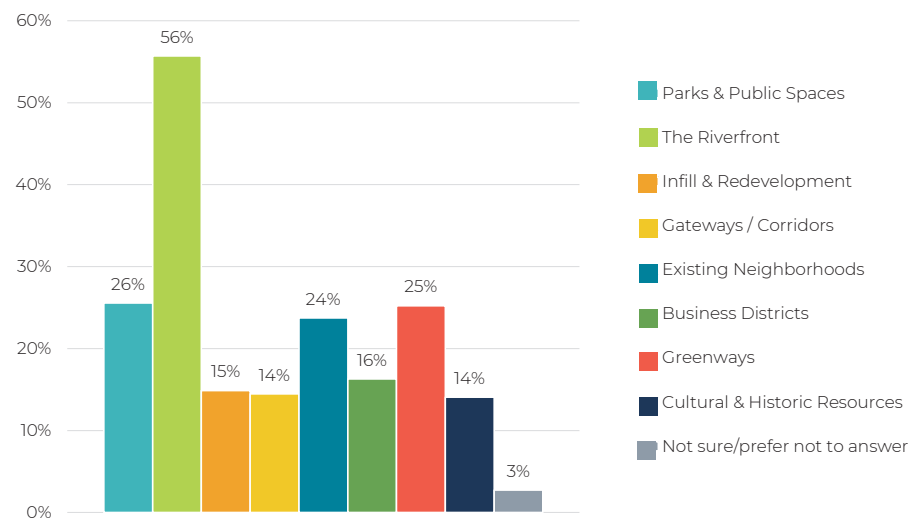
### How should the City increase funding in order to fund its top priorities (Select up to four)



## Survey Analysis

### PROJECT PRIORITIZATION, CONTINUED

Which of the following opportunities should Columbia capitalize on for the most impact?  
(Select up to two)



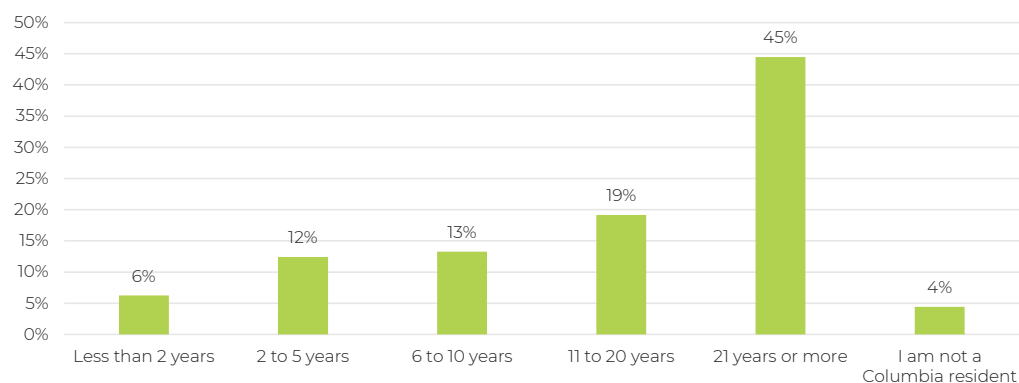


# Survey Analysis

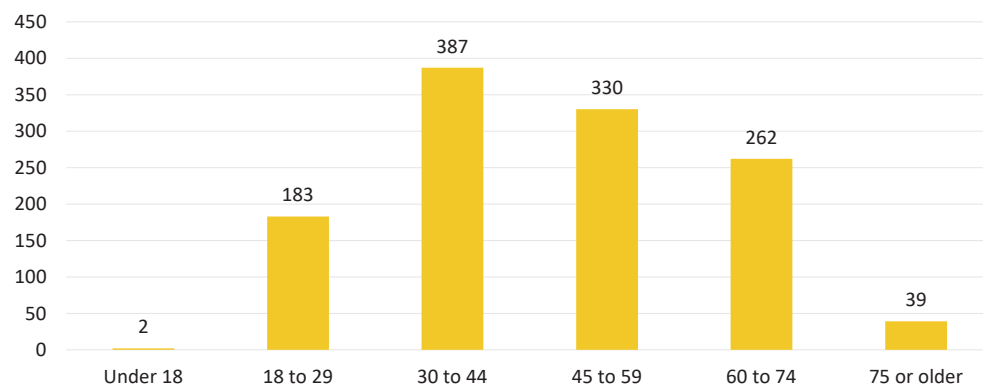
## ANALYSIS AND BIAS CONSIDERATIONS

By close of survey, over 1,800 community members had participated. While the vast majority of responses came from residents of Columbia, even those who work, play, and learn in Columbia made their voices heard. Along those same lines, 44.5% of the participants in the survey are middle aged and have lived in Columbia for 21 years or more. The diversity of the survey participants means that the feedback represents a wide range of thoughts and opinions, providing plenty of data points to consider.

### How long have you lived in Columbia?



### What is your age?



## Fill-In-The-Blank Responses

Local governments have limited tools to advance development of affordable housing. Which approaches do you support the most for Columbia? (select all that apply)

Give open land to any that request it for building! Stop charging for land unused/undeveloped. Someone may have a great idea, just not enough money to pay for it.

A gentrification question to run older Black citizens out of their homes. Don't like the question.

I'm not sure affordable housing is the issue. I think the issue is the lack of safety in many of the affordable neighborhoods in Columbia. The public school system should spend more time discussing morality than equality. "Education without values, as useful as it is, seems rather to make man a more clever devil." – C.S. Lewis

I think there is enough affordable housing in the city.

Limit year-over-year rent increases.

Apply for grants.

I'm of the opinion that people don't appreciate things when given to them. They have their hands out constantly for help but then don't take care of it. Maybe if people had to work for something instead of being handed things hand over fist, the results would be better.

Amend zoning to allow (and incentivize?) PRIMARY residences to have secondary income properties (the garage apartment). Subtly intermixing affordable options within "better" neighborhoods benefits everyone. Segregating housing does not enrich a community - low income neighborhoods lose key businesses like grocery stores b/c they aren't being supported and supplemented by higher incomes - i.e. food deserts develop!

The above sounds like socialism, certainly #2.

Incentives for renovations on existing housing, as the existing infrastructure will possibly not support additional housing units.

Give the private rentals the same breaks you gave the new apt construction.

Improve safety in neighborhoods lacking affordable housing

Don't do it for the developer, invest in people. If the demand is there, the development will be as well.

Prevent large, out of state companies from buying up available rental properties.

Need to improve infrastructure before more housing in 29209. E.g. roads, buildings, etc.

Education is key to being able to afford a home.

Limit/slow growth of student housing which is encroaching/overtaking prime areas of affordable housing.

Given the wide disparity between the definitions of adorable housing, city property taxes and zoning restrictions are some of the greatest barriers.

Use existing and update housing

Earlewood has absentee landlords/owners that inherit and charge rents with no investment. The city needs to review and require minimal upgrades or property loss.

Not for government to produce or pay for.

Encouraging more mixed-use development and mixed-income housing types.

Increase awareness of home owner incentives and available assistance for first time home buyers.

Reduce tax rates on multifamily units as a whole; current rates necessitate exorbitant rents due to Richland County/City of Columbia tax structures

Some survey questions allowed participants to add their own responses as a multiple choice option. The table above provides a list of these responses, organized by survey question. Comments have not been not edited for spelling or grammar.

## Fill-In-The-Blank Responses

Local governments have limited tools to advance development of affordable housing. Which approaches do you support the most for Columbia? (select all that apply)

Vouchers to provide quality, safe housing while implementing measures to control price gouging and unsafe housing by landlords

Apply for federal grant funding.

Most affordable housing built nowadays consists of shoddy workmanship and planning. Drive through neighborhoods that are 5-10 years old and you'll notice that most of the houses are literally falling apart.

Make all developers build mixed price housing in all areas they build in, not just high-priced housing.

Just keep crime out.

Building homes to match the avg pay.

LR high school does not attract builders for higher income homes, which would attract better businesses. All these low-income housing brings low income businesses.

Do tax abatements for 5yr or 10yr period for new owners. Do some housing units based on tenant income.

Improve the school systems and zoning lines.

Need support for home ownership and restoration of historic houses.

The historical areas are a pain to change houses.

Move current section 8 housing to areas where the land costs less. This is a model Charlotte has successfully used. Sell the low-income housing in center city for high dollar as inner-city property is more valuable and then build new affordable housing on edge of city in cheaper areas. This raises money to build updated, better and more housing than existed before.

Creative approaches to mix age, mix income housing that incorporates the university.

Zoning.

None! Poor enough!

Developments that combine affordable and market rate housing.

Development of infrastructure to support expansion of affordable housing.

Provide incentives to developers but have something in place to keep costs down for future resales if possible.

Columbia has an income distribution problem, reinforcing race segregation.

No government involvement other than incentives.

Improve infrastructure first. Increase law enforcement, provide access to medical care and social services.

The developers shouldn't have to be TOLD they are building too much high-end housing. It's obvious.

Don't feel the need to connect to other communities. It is fine the way it is.

Get government out of business.

Some survey questions allowed participants to add their own responses as a multiple choice option. The table above provides a list of these responses, organized by survey question. Comments have not been not edited for spelling or grammar.

## Fill-In-The-Blank Responses

Local governments have limited tools to advance development of affordable housing. Which approaches do you support the most for Columbia? (select all that apply)

Incentivize high density building and structures, stop fighting or allowing neighborhoods to fight buildings over 3-5 stories, decrease lot coverage maximums for land downtown. Affordable housing downtown will become harder and harder to find, we need to use the land we have smartly. Some of the new zoning changes will help, but this desire for historic neighborhoods to be against apartment and condo development has got to be questioned.

Eliminate the super-high non-owner-occupied property tax rate!

Update/improve existing structures as affordable housing.

What about spreading out the families that need more affordable housing and offer apartment complexes some incentives to house a % of their apartments at affordable rates for these people. I understand HUD has a lot of restrictions and things you need to provide, but I think it would make our communities stronger and more integrated if you could intertwine socioeconomic differences.

Ease of red tape burden, alleviation of infrastructure costs (impact fees, tap fees, permit fees, licensing, etc.), ease and assistance with federal tax incentives and grants

Definitely NOT raise local public funds. Local government is corrupt.

Make safe quality affordable housing an actual priority, not just a talking point.

Only affordable housing that is not an eyesore and has no crime

I question the presence of affordable housing in my community.

Not sure that this should be a role for local government

Make it a priority.

I don't favor distorting the private real estate market to create more slums

Look for other areas to build where the land is more affordable, as long as there is infrastructure for public transportation.

Repurpose underutilized or vacant buildings to construct affordable housing.

improve existing income-based housing communities and replace those that have been destroyed (i.e. Gonzales Gardens)

Provide more opportunities for low-income home ownership!

More flexibility to renovate in historic neighborhoods

not a fan of affordable housing options

Re-habilitate existing structures.

What is considered affordable?

Put money into improving, rebuilding, and re-invigorating existing neighborhoods through low interest loans and other incentives.

Affordable housing needs to be strictly regulated and done wisely with the surrounding community's approval and support, not just stuck in a convenient place for the developer or land owner. Affordable housing needs to be properly maintained and regulated.

Affordable housing is a difficult proposition. Housing, in and of itself, is not the solution but seems to be a by-product of the socio-economic and educational and social values issues of the population being served. Simply putting affordable housing in an area does not insure a desired outcome of socio-economic integration among the general population. If housing is not carefully considered, then the demographics of the population and where they chose to reside will shift.

Some survey questions allowed participants to add their own responses as a multiple choice option. The table above provides a list of these responses, organized by survey question. Comments have not been not edited for spelling or grammar.

## Fill-In-The-Blank Responses

Local governments have limited tools to advance development of affordable housing. Which approaches do you support the most for Columbia? (select all that apply)
Provide incentives to builders and developers.
None. Not the job of the city.
Let the market run its course.
None of the options are optimal bc all options involve increased levels of government funding.
Infrastructure - build it - they will come / new incentives and tax breaks for energy, ecology and neighborhood preservation.
Housing isn't the issue. Safety is the issue.
The housing should be public housing. Ban private affordable housing. Who owns the property and who guarantees it will always be affordable.
Rent control.
Cut down on greed - gouging is ongoing in the lower end housing market, and fee percentages are disproportionate to money spent.
Raise the revenue via non-regressive taxes (i.e., not sales taxes).
Help individuals to purchase their own homes.
Making housing accessible for ALL.
Consider more innovative tax structures (such as TIF).
Ensure that "affordable" housing is also QUALITY housing and that it is made available to those who need it most.
Not sure about this--would prefer private developers construct without providing incentives and/or public lands to them.
I don't think Columbia has an affordable housing problem.
Services are already suffering poor performance. Focus there first.
More focus should be on incentivizing private affordable housing - not using government funds to directly fund housing.
Affordable housing must be made to look attractive in appearance.
School districts should get the same per diem student cost and teacher salary. The state should pay teacher costs not the district. makes the rich flee to the good school districts and encourages racism and the poorer education of blacks and hispanics. This country is WAY behind.
Initiate rent gouging legislation as did Oregon and expose the rent gouging phenomenon rampant in the city, deny developers tax breaks for quick build student housing that in addition to getting tax breaks increases infrastructure cost and quality of neighborhoods.
Work with owners of existing structures (including malls) to repurpose for housing. Please no more tax breaks for student housing!
High county taxes I pay and must pass them along to my tenant, causing rent to be double what it could be if others like USC shares in the tax base or we found taxes other than property taxes paid by small landlords
I do not support incentives for private business. Public housing is not a good way to grow quality neighborhoods.
Promote education as the best way out of public housing.

Some survey questions allowed participants to add their own responses as a multiple choice option. The table above provides a list of these responses, organized by survey question. Comments have not been not edited for spelling or grammar.

## Fill-In-The-Blank Responses

Local governments have limited tools to advance development of affordable housing. Which approaches do you support the most for Columbia? (select all that apply)

I would not support donating public lands (parks?) for development. I like the idea of inserting units of affordable housing into other somewhat higher income units/parcels.

Create an organization that remodels old/abandoned homes that the city/county sells for \$1. The organization sells the home for affordable prices and assists with maintenance if needed.

I don't feel that I have the knowledge base from which to make recommendations on this. I do NOT support providing developers with public lands!

Overbuilt in apartment complexes. Use those with low occupancy for low cost housing. Do not build more apartments with tax incentives.

Look into the practice of using hay in construction as seen in homes being built for and by relocated peoples in the Gobi Desert. Affordable housing, wise use of otherwise wasted resources easily replenished.

Need to work on the root of why people can't afford housing and whether or not they are motivated to find affordable housing.

Pods- one-unit portable houses, also called "cubes"

Some sort of proportionate rent increase to salary, or some sort of limits to ensure rent doesn't increase more than the average cost of living

Housing in Columbia is very affordable. Better places to spend money.

Laws and regulations that make smaller, more modest units.

With so much property in Columbia and surrounding environs, we need to be far more conscious of the property owners/homeowners bearing the bulk of the city's tax burden.

Reinvest in older neighborhoods directly to homeowners. Push school choice.

Reinvest in current property. Stop giving money to the old guard.

None, Columbia already has too many homeless and CHA housing.

Limit the number of churches and other tax-exempt buildings, so property taxes are more distributed.

Tax / mortgage options for lower income families. Building low cost footage just results in increased isolation and increased crime.

Take those who don't work to get out of public housing and remove them. If they are not trying, then use the spot for someone who is.

Fix the houses we have and stop building these poorly structured vinyl siding homes neighborhoods.

Mandate Universal Design to include accessibility for people with disabilities.

Columbia has enough affordable housing

Affordable housing should be temporary.

Address the reputation and stigmas of public housing, deal with the CHA current publicity, and provide incentives for private landlords to participate.

Utilize existing under-utilized resources such as smaller rental houses, vacant single-family residences, etc., utilize incentives for small scale rental properties such as duplexes.

The consideration to raise local public funds (taxes) we pay too much for too little.

Encourage neighborhood development, not affordable cheap and quick builds. Creating a neighborhood provides a base for longevity.

None of the above.

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## Fill-In-The-Blank Responses

Local governments have limited tools to advance development of affordable housing. Which approaches do you support the most for Columbia? (select all that apply)
Local government should not be so involved in the real estate market.
Lower property taxes.
"Affordable housing" should not impose on existing neighborhoods, i.e. DO NOT cram affordable housing into neighborhoods and resultantly decrease the value of existing homes/neighborhoods.
Affordable housing should not be forced on existing neighborhoods.
Rent control.
Let the federal government subsidize.
Encourage using abandoned or neglected business properties for new affordable housing.
I do not think city-sponsored affordable housing works.
Stop prioritizing luxury apartments and student housing.
Creation of housing co-ops.
This is a low priority. We need lower taxes, cost of living and more jobs to help more people afford our existing housing.
Create publicly held land banks, or give public land to reputable Community Development Corporations to manage land banks with public MOU, or acquire funds to make land banks from Community Impacts from NEPA process from state road construction process that used federal funds.
Limit the amount of student housing being built!
Should not use tax money for this.
Buy homes and land near the city center in neighborhoods that are falling apart. Waverly, Lyon Street, and lower parts of Old Shandon are examples. Clear blight and create plots of land that developers would be able to buy and build affordable housing.
Sorry, but you didn't put the word "quality" in here anywhere. What we DON'T need is more "stack a shack" student housing projects or stand alone, monolithic, public housing developments. Affordable housing needs to be integrated into neighborhoods, not dropped in as giant projects.
Focus on appropriate areas of town and tasteful housing instead of cramming awful looking housing in wrong places.
Hold the private developers accountable after the units are built.
None needed.
Dissolve the Columbia Housing Authority and look to success stories in other cities to reimagine this agency with a new vision and new leadership. This agency has deep, decades long corruption problems and terrible management. While going through the motions of community input, they have been poor stewards of federal money and have bungled numerous affordable housing opportunities/developments. They are not sufficiently addressing senior housing needs and fail to recognize the need for housing designed for multi-generational families—example: in Rosewood Hills the number of two-story houses without a bedroom on the first floor was a staggering oversight when many families have a grandparent or disabled (permanent or temp) family member in the home. Community input was sought but largely ignored in the planning of this development...as a result, home sales were slow and the percentage of home ownership is disappointing.
Redevelopment.
We do not need more affordable housing in our neighborhood.
Incentives for private developers already exist and lots of land available in QCT.

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## Fill-In-The-Blank Responses

Local governments have limited tools to advance development of affordable housing. Which approaches do you support the most for Columbia? (select all that apply)
Make them all safer.
We have all the public housing we need.
SM pods throughout the City.
Tax incentives to revitalize old neighborhoods and structures for housing. We do not need new construction!
I think that if people cannot afford to live in the city they move to the suburbs.
In most areas people live outside the city and use public transportation to travel into the city. Additional infrastructure issues surrounding the lack parking options also play a huge role in this issue as people are who are forced to commute into the city on our crowded highways are unable to find parking options when they arrive into the city.
Renovate older empty buildings into affordable housing and update the current affordable housing. Give incentives to the builders and owners of property.
Higher taxes on the corporations.
Columbia does NOT NEED any more apartments downtown.
Any company who builds an apartment complex should be required to provide a certain percentage of those apartments as section 8 or low-cost housing.
Provide minimal incentives for private builders.
Require developers to set aside some affordable units.
Sorry to say but decades have taught me half-way houses always bring bad people.
Smaller affordable housing developments make it easier to maintain safety.
Housing vouchers! Market based mechanisms are more efficient (less costly) than providing subsidies to profit-maximizing developers
Choice depends on many factors and other options can be considered. We need a coalition that wants to tackle the issue.
Not many places to construct affordable housing without causing problems e.g., water runoff, flooding, etc. Maybe build on land where malls and strip malls have closed and are sitting vacant. Small community could be developed on those areas.
Housing trust fund.
Tax incentives ONLY should be provided.
Do not restrict all affordable and low-income housing to certain areas.
I feel we have too many student housing units. We need more high-end living units.
Any of the options above are fine, AS LONG as they have nothing to do with student housing. We have an overabundance of student housing and will have a problem come 2028 or so when there are not as many college students.
Actually build NON-Student Housing downtown for young professionals and starter families.
I don't see that as an issue.
Private developers set a small number of units aside as affordable but the rest remain market rate.

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Lord knows we've given enough to private developers. We need to invest in our public infrastructure in a meaningful way. Greenville and Charleston somehow figured it out.

Reduce regulation, make permitting and zoning faster and less onerous, until no owner-occupied property taxes are reformed, incentives only enrich the developer.

Concerned about the developments that are only geared towards helping the university grow its student population and the developers that are only making units geared towards more wealthy renters.

Redevelopment dilapidated properties for this purpose instead of using new land and green space for new development.

Stop making excuses.

Columbia isn't so congested and over populated building new houses is a poor idea. Work on poor neighborhoods for revitalization.

Develop a non-profit to rehabilitate outdated old homes across city through grants, revolving fund, loan programs, technical assistance.

Pass city mandate that all new construction include a certain number of affordable housing units.

Explore more options for shared housing or collectively owned affordable housing such as a cooperative model of housing.

Work with mortgage lenders on programs to gentrify existing historic neighborhoods.

Stop with Student Housing, it is a bubble. Go for market rate apartments/condos.

Improve public schools.

Do NOT sell Finlay Park!

Have min/max salary caps on certain housing areas so that certain people are able to purchase affordable housing within the category.

It is not the government's responsibility to provide affordable housing.

Government builds and runs its own public housing.

There need to be community supports in place for those in affordable housing. Also, you need to improve the lack of safety and high crime before people want more affordable housing which is perceived to bring more problems.

Support housing nonprofits focused on building affordable housing like Homes of Hope in Greenville.

Stop taxing people for this and let them decide.

Slow down cars and make it easier to bike and walk around the neighborhood.

This one is tough. Don't give in to big money! Reject gentrification for rich students!

Require mixed-use development in the downtown and surround areas.

I don't trust private developers to actually build affordable housing when they choose to build \$400k townhouse instead.

None of the above.

Affordable housing is available.

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## Fill-In-The-Blank Responses

Local governments have limited tools to advance development of affordable housing. Which approaches do you support the most for Columbia? (select all that apply)
Community land trusts.
Educate landlords about the benefits of accepting Section 8 vouchers AND City of Columbia ban discrimination based on income source (Section 8). These are a great resource for families but many expire because landlords won't accept them, but it's a win for landlords too because rent is a sure thing (...well, except during a gov't shutdown).
Overhauling & providing better funding to the Columbia Housing Authority.
Government retrofit existing housing.
Incentives to landlords to allow for some Section 8 housing in their existing developments to create truly diverse, mixed-income communities.
Promote the use or conversion of unoccupied commercial buildings for affordable housing sites.
Public housing shouldn't be a priority, keeping neighborhoods clean and safe and low crime will raise neighborhood quality and over time property values as people continue to be attracted to clean and safe communities.
Make the city a clean and safe place outside companies are willing to invest in.
Enforce/create better laws to force landlords to provide adequate maintenance and upkeep of houses so that tenants can rent safe and affordable housing.
You need to clean up the affordable housing you already have.
No more student only housing.
Raise taxes on the wealthy to pay for affordable housing.
Anything that prevents gentrification.
A statewide tax to develop affordable housing in multiple cities.
Ensure homeownership is well-balanced with renting.
Too much student housing. We should build more long term, QUALITY homes, like townhouses and condos.
I don't think it's Columbia's job to provide any help with affordable housing.
Utilizing and re-vitalizing already existing structures that are currently abandoned or dilapidated would be a far more beneficial use than clearing new tracts of land for this purpose.
Incentives to turn rental units into owner occupied units.
Eliminate over taxing owners of rental units in the city of Columbia. I don't know but does Richland city not receive any distribution of funds from the influx into Charleston? Best city in Nation 8 years increase in population and tourist dollars?
Inclusive zoning policies.
All developments should have a portion set aside for lower income residents.
Require developers to include a % of affordable units of building in city limits. NO public lands to private builders. NO raising public funds. Very limited incentives to privates.
Place workforce housing in all city of Columbia zip codes.
Stop support of USC's encroachment on city with expensive student housing.

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Public private partnerships and housing stipends.

Ensure that the "affordable" housing is safe, green, sustainable, equitable, and of good quality.

Change perceptions of what affordable housing is and is not.

This is a difficult one. I don't think any of these really provide an answer. A lot of "affordable" housing that I see being built, especially through public/private partnerships is really not that affordable for the demographic that needs it. We need a creative solution that helps those who need it most without some of the side effects. Allowing smaller units such as studios or even well run boarding houses could help. Allow and formalize a policy for accessory dwelling units. I have wondered if city-built and run housing where a tenant pays some percent, maybe 30% of their income could be helpful. As income goes up, there becomes an incentive to leave that housing and find something on the public market. "Market-rate" 2 bedrooms in some neighborhoods are less expensive than "Section 8" 2 bedrooms.

Incentives without further hurting the tax base!

Local government should not be developing "affordable" housing.

Inclusionary zoning

Provide quality fire, police and EMS services.

Not sure. I am opposed to any more student housing in Columbia. The supply exceeds the demand.

Come up with long term plan for city/county growth.

Focus on infrastructure (roads, water, sewer) in existing low-mod neighborhoods to help encourage infill housing.

Let the free market handle it.

Create a definition as to what exactly affordable housing is: a price point for rent, a sale price of a home? etc.

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Oh, so you want to refine Black neighborhoods to gentrify.

Get landlords to bring their buildings up to code.

Allow small and multiple types of housing without design restrictions.

Definitely not option 1.

Work to group student housing units closer to campus.

Again, if we just continue to give and not expect anything in return we will just be building replacements every 10 years when the current houses become unlivable.

Amend zoning to allow (and incentivize?) PRIMARY residences to have secondary income properties (the garage apartment). Regarding multi-unit housing in historic neighborhoods, duplex is maximum division without the property starting to become a blight.

Safety issues discourage investment in these areas.

Let the market decide. Government does not need to be involved in everything.

Protect old neighborhoods from the intrusion of commercial properties with multi-unit housing.

Rebuild public housing in same footprint.

Allow homeowners to have small income properties on their primary residential property (the "garage apartment").

None of the above.

Not concerned.

Leave decisions to local private developers, NOT to City of Columbia.

Incentivize re-use of frequently empty parking lots near downtown into a mix of multifamily/multistorey townhomes.

There are larger issues to address.

I do not agree with mixing housing.

Do not mix lower prices housing with higher prices houses. It will just lower the value of the higher price housing.

No mixed housing. I don't want apartments in a neighborhood.

Move low income residents out of inner city areas that are being renovated and renewed to new, clean, safer, more energy efficient areas on the edge of town that would include a transportation hub and local grocery. Again, see Charlotte. They sold low income housing in South Park area and built triple the housing with that money. Be smarter with development than what has occurred here in the past.

And improve transportation systems for existing housing.

Any of the above would quickly empty out your tax base...homeowners!

None of the above.

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Again, this reflects the City's issues with income distribution.

Stay out of housing and let the private sector handle it.

Improve infrastructure. Increase law enforcement both traffic and criminal. Provide insist upon close access to medical and social assistance facilities within the neighborhoods.

Incentives for low-middle-income housing.

Why fix what has worked? I grew up with different communities. I do not like everything lumped together.

Let the market place and developers solve this. More government regulations have no value.

I like the sentences that begin with the word "allow" versus the ones that begin with the word "require".

Let the market decide.

Make Columbia affordable for all its citizens.

More affordable options to buy in the downtown area for empty nesters and adults vs. tons of student and rental only properties.

Change nothing.

Allow development of a mix of housing downtown and surrounding areas with careful consideration to property values of current residents.

It is essential to the future of Columbia to conduct smart planning for housing and businesses; we have become a city of blighted areas and this is not acceptable.

More community involvement!

Allow for flexibility to renovate in historic neighborhoods.

Renovate existing properties long vacated by people and left to nature, as well as develop affordable housing for permanent residents and stop the incessant destruction of land and buildings exclusively for student housing.

Rental properties should be cost effective.

I would not be in favor of any of the proposals. I think an "option" for a developer to have a mixed housing development should be available, but the developer should be free to develop the property purchased for development in a manner desired for the economic return of the developer. I would be strongly opposed to allowing multi-unit housing to be constructed in existing neighborhoods.

None. Not the city's job.

All of these options involve government over-reach. None of these options are appropriate.

I think you have to be very careful so that property values are not affected.

Affordable housing downtown.

Encourage thoughtfully-planned housing mixes.

None of those.

Too many students already in residential neighborhoods; how would that be controlled?

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Help people to purchase their own homes.

Making housing affordable and accessible for all!

We are a built-out community so we use federal block grants for our low-income area to repair homes and to maintain the infrastructure.

Increase density (multifamily housing and other denser housing types) along designated transportation corridors (reference bus rapid transit and how it works with transit oriented development).

Enforce owners of rental properties to keep the homes up to code. example some of the rental homes have trash in the yards and need to cut the grass. Just fine the owners and they will make sure their tenants keep up the property.

Allow free market to determine.

Many primarily single-family neighborhoods in the downtown area are negatively impacted by transient residents and poorly managed rental properties - a mix is good, but adding too much multifamily housing in primarily single-family neighborhoods brings down property values and encourages single-family property owners to sell/leave the neighborhood due to constant problems with rentals and tenants from multifamily properties.

Focus first on priorities - provide incentives for developers to build workforce housing for critical types of people - teachers, police officers, etc.

there should be special districts in the city where affordable housing is created.

Wherever the builders build, they need to think about reforesting the area and the new community, not just mow down every tree in sight. This state needs to think green and that means reforestation. It's not just about people, it's for the animals that the planet. Our downtown city park should be a green space - not an ice rink!

Be more selective about the qualitative aspect of developers, moderate the timing, tempo, and sequence of development as designated in comp plans, maintain cultural and environmental assets for the future generations.

Don't tax small rental houses at high tax rates.

Use current apartment complexes.

Tiny house villages.

Columbia has enough apartments.

Fill-in on vacant lots with affordable housing. And enforce community standards to these units

We need more affordable single-level housing for our aging population.

Stop the growth of student apartments. Mature adults don't care to live next door to drunk 18-22 year olds.

Stop building low income housing and homeless shelters.

Allow capitalism to work. If there is a demand for housing options, developers will build those houses. Don't try to force mixed housing types in neighborhoods that do not want it.

None of the options make any sense to do.

Ensure that all types of new homes meet the needs of the aging population, families with young kids, and those with disabilities.

Make housing accessible for all!

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Keep your dirty hands off the neighborhoods.

Require accessible housing to be made in communities for individuals with disabilities.

Accessible housing.

How about not forcing anyone to build anything that the local neighborhood doesn't vote on.

None of the above.

I live in a senior community, and I would like it to stay that way. We did not have problems in the community, it is the outsiders that know it is a senior community.

Affordable housing options should not be forced upon existing neighborhoods.

Increase transportation to more affordable areas for people to commute.

City should focus resources on maintaining a clean, safe environment.

Promote and incentivize density and educate the public on the benefits of density and that parking is not always an issue.

You are missing the point, lower the cost of living (taxes, fees, water rates, etc), improve basic services and make this a desirable place to do business (=more jobs).

Not an issue for me.

Stay out of the way of design and other nonsensical things. Let the neighborhoods set those.

Land banking; community land trusts.

Require and/or allow housing transition from multifamily to duplex to single family. For example, a multifamily unit may be directly on a major thoroughfare and a duplex unit may be one plot in and then single-family home may start on the next plot.

Don't force mixed housing - it ruins property values and doesn't work. Focus on fitting in and not cramming in cheap housing. i.e., don't do what you did over at old CCI area. Disaster.

Higher density housing is more welcome in established neighborhoods when parking is sufficiently addressed. Over-the-limit occupation and insufficient parking options create a lot of tension in neighborhoods that have a mix of owner-occupants and renters. Columbia also has a poor record of code enforcement and absentee landlords who do not actively manage and maintain their properties.

Single-family housing as we have it in Shandon.

City should be very careful trying to dictate what the private developers have to do.

Bury power lines, develop mixed use like in Bull Street area, and rebuild Saxon as mixed use and lower cost with corner stores

Make all safe! Drug test lower income households!

Improve all Elementary schools in Richland.

Tax incentives for low income areas to revitalize their neighborhoods and fix up old buildings to provide more housing.

Support organizations like Habitat for Humanity provide home ownership opportunities for low to moderate persons so they can move out of affordable rental housing and create affordable rental units for those who are in unsuitable rental housing now.

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Less rental complexes (even student) and more affordable options for people to purchase.

Again, I think the main issue surrounding affordable housing is more of an issue of little to no public transportation and an embarrassing lack of parking.

I am not in favor of this. Most neighborhoods already have smaller units and larger units. I am not in favor of adding multi units to a neighborhood of homes. It devalues the property of a larger home. Neighborhoods were created for a reason. Some nicer than others and some more affordable, smaller, closer together or functional.

Create middle-class housing options - bridge the gap between low-income housing and areas like Forest Acres vs North Main Street

Lower the taxes for people who own rental houses.

Columbia has an overabundance of apartment buildings. What happens to those when they start to get run down? See the Bluff road developments.

Build high-end townhomes to encourage people to move in from suburbs.

Bonus density: reduce parking requirements.

Mixed housing should NOT be included in established neighborhoods which could drive down pricing

Keep houses in the same price range together.

Instead of focusing on new development, revitalizing what is already there (historic buildings) can also be a steady option.

Make zoning easier and less onerous. Allow the free market to address the issue.

Economic classification happens and is normal. Affordable housing for every social class is not going to happen.

Lower taxes and the development will come.

Incentivize developers to put workforce housing units in multi-family developments. This has worked in so many other cities. We've got to quit having our talking heads grandstand about incentives. They work. Look at the student housing incentives. Such a great example of how incentives can drive investment. Those parcels were all vacant and not contributing much to the tax based...now they are thriving developments. The HUB was one of the best deals out there for Main Street. It's a vibrant development. That and the work that the City Center Partnership is doing is amazing to see our Main Street coming back to life.

I don't know what mix of housing means. Our neighborhood has rentals, duplexes, apartments, etc. and we are plagued by porch pirates, car break-ins, daily gunshots, homeless squatters, panhandlers, and more that didn't used to be so prevalent in our downtown neighborhoods. Plenty of wonderful neighbors but code enforcement violations and crime seem to be getting worse not better. Please get it under control before adding to it. We seriously don't need another Hammond Village on our hands.

Stop with Student Housing see above.

Partner with local industry to promote job training for low income residents who live in public housing.

Relax historical standards for the historic districts.

This is not the government's responsibility.

The city should invest in vacant houses in town and sell at affordable price.

Increase density in urban areas.

Zoning to require mix of small retail within neighborhoods.

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Hire competent builders and set higher building codes and standards for all income levels. Fine landlords/property owners who do not maintain their properties. Put some automatic traffic cameras in and use the money from tickets for improvements.

There is already an abundance of options.

Hire competent staff to run housing authority. This issue is being solved in other areas. There's no excuse for the conditions some of Columbia public housing is in.

See above statement for #7.

Require Mixed-use development.

As a home owner, I wouldn't want multi-family housing in my neighborhood. It lowers property values.

Allow small square footages to be built. Stop thinking of ways to give away money and find reasonable solutions that are free.

Existing housing for low-income families should be held to higher quality standards. Particularly regarding the recent tragedy at Allen Benedict Court, the City should play a larger role in upholding safety standards.

Stop allowing so many student housing developments to be built. It's enough. These people have nowhere to live after they graduate - so forget the idea you're going to keep them in Columbia and the people that already live here and are our neighbors have nowhere to live. It's not an attractive community.

Encourage affordable condo development in downtown core.

I really don't think the focus should be entirely on development. There are lots of existing homes that could be rented at more reasonable rates if landowners can find a way to make it work.

Create rental cap regulations.

Better transportation would give individuals more options from existing housing.

Proper mass transit between housing areas.

Consider more transit-oriented development and high rise residential development

Neighborhood residents should have a strong voice in these decisions.

We've paid a lot of money (and taxes) to live where we live. We are NOT in favor of more student housing or apartments in the Vista. We'd like to see quality permanent housing (homes, townhomes, condos) for permanent residents that add to the economy, the neighborhoods, and the tax base. What about some over 50/55 places to welcome more that want to live and retire here?

Build a mix of housing that is meant to be owner-occupied.

Develop transportation systems and businesses that help attract people to a neighborhood. Something other than fast food, like good grocery stores.

Approach these ideas very thoughtfully and carefully. Remember- one size does NOT fit all, so a blanket approach is not good.

Set aside some of the prime, downtown real estate for those who are not wealthy.

Offer small multi-unit housing that is permitted to create its own co-op power using solar gardens maintained by neighborhood = autonomy and affordability!

Allow current property owners to build smaller units on their own properties within current neighborhoods.

Abolish single-family zoning.

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Let the free market work this out.

Provide incentives and/or use eminent domain/code violations to redevelop numerous corridors that look run down but have nice neighborhoods behind such properties.

I would agree with the blended look infill, but only in neighborhoods unlike University Hill which has severe parking issues already.

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## Fill-In-The-Blank Responses

Feedback from Columbia residents suggests that it is important to protect neighborhood character and culture in established communities. What approaches do you most support to manage changes to existing character and culture in neighborhoods? (select all that apply)

City government stay out of it.

Enforce city ordinances relate to yard/exterior maintenance. Remove city-owned Bradford pear trees, redo sidewalks, bury electrical lines and install street lamps.

Do not destroy character defining elements like the canopy of grand oaks!

It's not, that's sort of racist to do. Everyone should be allowed to love wherever they want. Change is a good thing.

Safety issues discourage investment in these areas.

Protect low income neighborhoods from gentrification that forces out residents.

No day care facilities in private homes .

Stop cutting down the grand oaks that are a primary defining character of the neighborhood!

Keep for profit activities out of residential neighborhoods that are established.

Relax zoning ordinances to allow neighborhoods the opportunity to have local coffeeshops, breweries, bars, and more - the most successful urban neighborhoods are not those which are thoroughly segregated by use.

There are larger issues to address.

Don't agree with the city's ability to put that many restrictions on what people can and can't do with their own property once they buy it. That's why I live outside city limits.

Too much government as it is. Businesses will build where they feel they will be profitable.

Support revolving loan funding for home ownership and restoration in historic neighborhoods.

Let people do what they want and build and remodel.

Don't lose the character of the beautiful old homes as Charlotte has. Control the greed of the developers who want to build low quality projects that don't fit into existing neighborhoods. Preserve our history!

Current historic district of does not work. Near the university student housing landlords use it to let their properties go. Encourage neighborhood maintenance over faux preservation (only original windows mean nothing if the house should be condemned).

All of these options will require regulations to implement. We need to think about how to change people's attitudes about diversity and inclusion and how we bring that into neighborhoods.

It's income distribution!

Emphasize the quality and character in public communications, public relations.

Preserving neighborhood character should NOT be a priority. Everything changes.

Again, a laissez faire mentality of government intrusion into the private sector.

Some regulations, but not as many as we currently have.

Get the City of Columbia out of the way of development and lower taxes.

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Allow regulations to be flexible enough to accommodate appropriate scale non-residential uses in and convenient to neighborhoods. Character and culture if too strictly defined will prevent development and restrict values for neighborhoods.

Let the market decide.

Many residents feel that the vocal few are holding investment and redevelopment of older neglected properties from being redeveloped. Neighborhood associations are typically run by a few vocal advocates against all change. It is healthy to allow tear downs and redevelopment of urban and suburban residential and commercial properties. It's small minded to hold back some change. Rental properties are also too prolific in residential neighborhoods and hold down values and are run down. Efforts have been made to help this but it's still a major drawback in our downtown areas.

Create more public spaces.

Ask the residents in the community what they want.

The city does not need to tell a homeowner he or she can't upgrade/improve their personal home by replacing windows or doors with the exact size/type/location but an energy efficient double pane window or insulated door. The city employees over the "historic" areas that are now all over our city prohibit or hold back people improving their own personal homes. This is a major issue that is keeping Columbia from not being improved/updated and looking better. It's 2019 and it's like the few historic people want every neighborhood to stay the same forever and never get upgraded.

I don't like the idea of excessive regulation or a city attempting to "socially engineer" areas or neighborhoods. Let the free market work things out.

More community feedback!

Not a concern. Many areas could use improvement and updating.

Allow for flexibility to renovate in historic neighborhoods.

Protecting neighborhood culture protects exclusiveness, and prevents collaboration between neighborhoods.

Don't do this.

We may need to balance culture with diversity needs.

All options are government over-reach.

Change should be unregulated.

Leave people be.

Deregulate.

Standardize zoning - manage appearances, style, etc. Respect and support local HOA rules.

Encourage neighborhood "branding."

Codify Historic overlays and DDRC regulations.

Enforce zoning; speak with neighbors to see their preferences.

Commission a set of defined design guidelines and a panel of stakeholders and active citizens with a background in design or community development to enforce the guidelines.

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Allow free market to determine.

Nuisance business types should also not be allowed in residential areas - nightclubs, sexually oriented businesses, pawn shops, liquor stores, etc.

Don't make uneducated and short-sighted decisions like allowing RSD1 to break their contractual promise not to build anything on the greenspace buffer between Dreher High School and the neighborhoods that surround it. Columbia is desperate for greenspaces and Columbia needs to protect its neighborhoods. Shame on City Council and Mayor Benjamin! Do better!

It ensures that the variety and character of these neighborhoods can be saved and maintained.

Make absentee landlords fully accountable for negative community impact, make city planning set forth is followed and used by politicians instead of grandstanding, severely de-emphasize college sports entitlement to neighborhood and traffic patterns severely impacting neighborhoods during events.

Take a look at zoning ordinances, I don't think most the above options are necessary when the city already has zoning power.

I favor some moderate limits, but I worry about restrictions making neighborhoods even less accessible/affordable.

I don't favor regulations since those often have unintended consequences and prevent good things too. Rather see partnerships with neighborhood organizations to vote on projects.

Don't change covenants on properties...people bought into a neighborhood knowing what restrictions were in place.

Make communities more accessible and inclusive for people with disabilities.

Involve the neighborhood by soliciting feedback, however don't allow neighbors to prevent mixed income housing over biased beliefs.

Use natural planning with plants, water designs like waterfalls

Hate the "regulations" city/Gov't using force to tell folks how to develop to what "they feel is right." Bring outside people to give their 2 cents worth.

Old houses need to be able to be torn down and updated for safety and use. Especially in the old mill neighborhoods and Shandon. Keep size restrictions but allow for homes to be restored updated renovated and rebuilt to modern standards.

Neighborhoods with historic overlays need to be re-evaluated.

Within reason, allow people to do what they choose to their property and homes.

Character and culture are important to all communities. The struggle is when we have different views on how to get there. If we take a long term view we will have to accept that things must change for any improvement. And if we take the view that we might take one step backwards but we will take two steps forward, then we can make serious progress. We tend to focus only on the one step backwards because those are the ones who tend to show up and speak the loudest.

Let it be governed by the neighborhood associations.

Only democrats in Columbia think we have the best neighborhoods. Places with good jobs and incomes means that they can take care of their houses. People in Columbia always want to tell their neighbors what to do but don't want to make their own houses nice. Good jobs, higher incomes, and reasonable cost of living should be priority

Do not restrict change. Simply provide exceptional public input opportunities when any change is proposed, way down to the neighborhood scale, i.e. share development or planning commission proposals and variances, directly and quickly to the Columbia Council of Neighborhoods and Richland County Neighborhood Council, or other similar neighborhood networking access points

Quit making it so hard for homeowners in the overlay to modify their property!

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Not an important issue for me.

Stay out of this. Let the neighborhoods do this.

Fix roads, enforce code violations and patrol more.

Require that rental landlords enforce regulations to limit number of tenants and enforce that only those listed on lease are living in properties. Also regulate in lease number of tenant cars allowed to park on our smaller, residential streets and fine tenants who ignore rules. We have too many landlords treating their rental properties as "cash cows" with little regard for property maintenance or preserving aesthetics of historic neighborhoods.

Do not allow entities to buy up adjacent residential properties for non-residential use. We have a very unfortunate situation in Rosewood where a private school was allowed purchase multiple residential properties and quietly had a section of public road ceded to the school. Now we have daily parking and traffic issues along a busy, yet poorly maintained access road into the neighborhood. By not allowing cars into the school's perimeter for drop-off or parking, during peak hours there are parents, teachers, children and cars crowded along a one-lane street (S. Maple) directly across from an access point of the Publix parking lot. Another concern is what will happen to all this property when the private school outgrows it and moves? In my opinion it's a disaster that was allowed to encroach too far into the residential zone of Rosewood. School parents from elsewhere (and a couple key allies in the neighborhood) were heard over the voices of nearly residents who learned too late how this would affect them.

I contend that "neighborhood character" concerns are just NIMBY resistance to change and diversity.

None of the above. These old neighborhoods are non-inclusive and raise rent in surrounding areas.

Again, the private sector should develop property. City needs to be careful trying to dictate everything. It sounds great but in practice, it makes development very difficult. The ideal of allowing only "small" coffee shops or "small" daycare sounds great, but such limitations are very difficult to achieve.

Limit amount of super homes built on small lots without proper set back and parking - for example the disaster on Devereaux that was allowed. Homes crowd the street and parking on main road where fire trucks, school buses and traffic cannot coexist. HORRIBLE that this was allowed.

Drug test all supplemental housing.

Get rid of DDRC and govt interference. The market will decide.

I'm not really in support of this.

Stop trying to merge everything. The character of neighborhoods should remain.

Tax incentives to support rehab of existing properties.

I don't think this should be a priority if it comes at the expense of housing of business development.

Less regulation.

Manage traffic and transportation options to allow for healthy living. Sidewalks, bike paths, bus options.

Do away with design restrictions so we can enjoy a variety of architectural styles.

Protect historic properties.

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I don't know that you'd specifically wanted to "allow only small-scale neighborhood nonresidential uses to be developed," but instead to provide INCENTIVES for small-scale nonresidential developments in the appropriate areas.

Allow existing neighborhoods a voice in all decisions made in their areas which might include live-work options instead of nonresidential use options only.

For those who have first-hand exposure to the character and culture in the neighborhoods, provide insight for what would be complementary to the established culture without causing too much of a shift.

Columbia always tries to regulate itself to an answer which most often stifles development. When unencumbered by government the market itself determines what is needed, here you have so many layers of approvals needed, it simply takes too much time to make too little money so developers go to Cayce, West Columbia, Irmo, and Lexington, so Columbia gets left behind

Within reason that doesn't damage the integrity of the neighborhood.

Use Arlington, Virginia as model.

I do not care about maintaining current culture and character; communities MUST change to grow.

It is ridiculous for Columbia to have 14 or more "overlay" protected neighborhoods. There needs to be more flexibility in design parameters - this is what has made neighborhoods in Columbia unique. Shandon varies, Melrose Heights varies, that is what makes them unique, not homogenizing the design parameters.

Provide design studio with technical assistance.

Prevent developers from buying and splitting lots to cram more houses in.

DO NOT do this. Cultures change throughout time throughout the city. Instead, increase development close to the CBD. This will help raise more affordable housing.

Adopted more form based codes.

Building more public schools.

Stop imposing government perception of what model neighborhoods should look like. Encourage communities to make their own decisions.

None of the above. We need to try various experiments in all neighborhoods to find what works best.

Realize that these requirements hurt the affordable housing.

These sound like "keep white neighborhoods white" and "poor neighborhoods poor," though your answers do not support my interpretation of that question.

Neighborhood engagement via "neighborhood watch" groups or other community associations in areas without HOAs. Some areas have Facebook groups, whatever works. My neighborhood's "culture" ensures that I get the packages left on my doorstep every week. Every part of town should be that trustworthy.

Bring on gentrification.

Capitalism works, let it work. No needed regulation. If people want the businesses there, they will pay to for their services. For large scale businesses, hold neighborhood forums.

Code enforcement.

We need more and better mass transit and denser housing construction.

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Keep Bad Big Business out!

Traditional neighborhoods have mixed housing with du-/tri-/quad-plexes, grannie flats, garage apartments, etc. Zoning conversion of these neighborhoods into single-family alters the character of the neighborhood and eliminates housing options when demographics show housing options are in demand

Provide incentives for historic preservation.

Let's really keep it local, which will benefit is all. Also, the City needs to take into consideration the City and its makeup have changed significantly in the past decade (in a positive way). Our living here and investing in the City should be respected and considered when development is planned.

Columbia has no business dealing with housing.

Be careful using regulations. What works for one neighborhood may not work for another.

Add sidewalks, help home owners find ways to update properties.

Columbia should be allowing the construction of more high rises for the city apartments. This will change the neighborhoods but keeps housing affordable. Let housing developers, within reason, build taller blocks.

Enforce laws about parking in yards. Limit number of vehicles per household.

Too late for that here. Too spread out and diverse to institute architectural guidelines.

I think each neighborhood needs to decide what it is comfortable with. Too much regulation can make it hard for someone to modify their home in an affordable way and stay in a neighborhood where they have long ties.

Enforce City codes.

No government regulations.

These answers are limiting with regard to keeping character and encouraging social and cultural diversity. I do not have the solution, but these appear to be too prescriptive.

Provide incentives for/and or require at time of sale, that multifamily converted properties are converted back to single family homes.

Nothing I hate more than a house being demolished and replaced by a McMansion. Hurts character and impacts mix of housing options.

Use an approach for each neighborhood that makes sense. A blanket restriction or requirement over all neighborhoods will not be a good idea.

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Encourage local school districts to open more vocational training centers, so students can be utilized in these efforts & companies also.

Warn them to repair their own property at their own expense, and condemn it and tear it down if they don't.

Community development assistance grants.

Educate people on the costs and time associated prior to purchasing. How many are rental properties run by slumlords? They should be held to the same standard.

Again, spending taxpayer money on things that are not appreciated or taken care of. What's next - pay to have someone do yard work for those in low income housing?

Part of owning a home is maintaining it, and it is the owner's responsibility to do so - IF you are physically able. Often the properties of the elderly become blighted because they are no longer able to do the work. These are the individuals that deserve direct physical and monetary assistance.

Apply fines.

Public funds should not be used to keep up private property.

Condemn and redistribute on the market.

Sell at public auction.

Use prison labor for work on homes no cash payments to individuals for home upkeep.

Stricter enforcement against landlords.

It is normal for neighborhoods to come and go. Redevelopment will come back.

Encourage nonprofits to provide neighborhood beautification.

Go after absentee landlords.

Work to keep neighborhood communities in place and not displaced with gentrification.

Keep government out of neighborhoods as much as possible.

Partner with local nonprofits - public/private partnerships.

Public funds should not be used to help individuals make improvements to their homes. That is their responsibility. Instead, work with local contractors and vendors to get them to reduce their charges. Putting on a new roof should not cost \$6000 for a small house. Compare what home improvement costs are here compared to other places. Why do you plan to only help low income residents? Middle income residents have just as much difficulty because they are actually working, paying taxes to help the lower income, and struggling payday to payday to make ends meet. If you offer help to one, offer it to all!

Homeowners should not be dependent on the government to keep their homes up. Maybe church groups or other charities could step in to help but not the government. It is not their job to fix up peoples' homes.

Ensure only people that can truly afford a house buy one.

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Force owners who do not take care of their properties to sell through the use of fines as seen in Georgetown, SC. Also, the City must start taking care of property. When the City doesn't take care of common areas, then many residents won't either. Many laws exist to force landlords to do so, but large land owners are exempt. This results in trashy urban blight areas that reduces the pride in the city and makes residents think, "why should I mow my yard when the millionaire landlord next door only mows his yard once per year?" This problem is purely the result of the City not enforcing its own ordinances. This city is poorly managed and is a shameful representation of the south - specifically South Carolina!

Provide assistance to those who need it.

Invest in schools, Job training, public transportation to get people to jobs - try to improve the economics of the neighborhood.

Volunteers from young and old in those neighborhoods with public involvement.

Keep harassing them with code enforcement officers...people enjoy harassment.

Work with non-profits and faith communities to address these needs. Public awareness campaigns.

Private sector should handle.

Hard to find workers to do small projects such as lawn and home maintenance!

If you own a property, you know what to do.

Establish an agency, group or position that would help connect these homeowners with charitable organizations and churches who have volunteers to help.

Require that homeowners maintain their properties.

Use the Habitat for Humanity model.

Focus on overall public maintenance (roads, curbs, gutters, sidewalks, and landscape) for all communities. Partner with local non-profits to help support blighted neighborhoods.

Why should the public establish a fund to maintain private property?

Condemn.

If you can't afford your property then it needs to be sited and a homeowner needs to move and find other options. Many of us are very tired of being surrounded by rundown houses and the vocal few making excuses for them. If I can't afford my home I would move and adjust my quality of life.

Everyone wants a nice home, but people may not have the money/assistance to fix problems.

Let homeowners improve their homes and make them more attractive/energy efficient.

Enforce zoning that already exists. There is no excuse to not keep up property; this is not just for low-income neighborhoods; downtown areas - especially where students live and rent homes have this problem, too.

Focus on job creation.

Develop & increase promotion of programs that improve properties, such as the tree planting initiative. Could this be expanded to include other forms of landscaping? Contract to offer discounted maintenance services such as cleaning & rehanging gutters.

More community feedback!

Allow for flexibility to renovate in historic neighborhoods

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Encourage people to take care of their own yards. Code enforcement.

Perhaps a "lending library" of mowers, clippers, brooms, etc. for poor neighborhoods.

I would not be in favor of the public funds being used to assist a homeowner's private property. This would essentially be theft from the citizens who can afford to pay their taxes and maintain their property. The existing fines process for homes that are not maintained works as fairly as any alternative practically available.

Plant trees and other beautiful plants which are proven to improve blight.

Don't do this.

Less government involvement for business owners would allow for more job creation. Thus, improving economic prosperity for more people.

Encourage partnership/investment from private developers/programs to offer assistance.

Work with Rotary Clubs, churches, and other community organizations to assist with neighborhood cleanup issues.

Support non-profit/church efforts with public funds for established entities such as Habitat, Christmas in Lexington who have working models. Channel some of these PTI folks into yard rehabilitation, work force is most expensive cost sector - using volunteers you can maximize funds.

The public fund must be honestly run and should be used for crisis situations rather than general maintenance.

I do not think the government should pay for this. Churches and neighbors should pitch in. My mother is 77 and rakes every day. If someone is able bodied, they should keep their yards clean. As for work on structures, let youth or local charities help out.

Provide TRAINING workshops in home repairs and home maintenance skills to homeowners so that they can tackle small projects themselves rather than neglecting to the point of blight.

Allow free market and charitable organizations to determine.

In my neighborhood (Keenan Terrace) the worst looking houses that result in a look of blight are RENTALS! - therefore landlords should be held responsible to maintain their properties with private funds, or be penalized/rental permit revoked for the property.

Have extensive list of approved contractors, recognize the variation in ability and culture with mixed housing, make absentee landlords fully accountable for renters, especially college students, impacting neighborhoods.

Hold landlords, especially out-of-state landlords, accountable for their blighted property through stiff financial penalties.

Work with colleges/universities to develop projects to help with blight - for credit or service. The city can help maintain homes in certain areas like they do in Celia Saxon.

Love to see home renovation loan program for all homeowners below a certain income. I own an older home and would love to renovate but there is no affordable loan to do so.

Encourage gentrification. Rising property values benefit residents who are vested in their community.

Go after slumlords. Don't encourage homeownership ignorance people can't truly afford it.

None - I do not support public funds to be used to improve properties.

Volunteer/church/community groups (UMC's Salkehatchie, etc.)

Hold home owners responsible for their property before it becomes a problem.

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Incentivize private investment into nonprofit housing supports to include financial literacy and individual development accounts (IDAs).

Provide funding to homeowners with disabilities to assist them with home maintenance and accessibility needs

None.

Enforce the laws on the books.

Provide support for communities to aid the DIY-ers, develop community networks to facilitate relationships between those with the knowledge and skill to make repairs and those who can't afford / can't make repairs themselves

Fine residents who don't maintain property. They have options to live elsewhere that do not require maintenance.

Create community organizations to help families maintain their property.

Reassess should not be raised in order for homeowners to maintain their residences.

Require those who do not maintain their property to sell and/or be fined.

Use of volunteers from churches, schools, and scouting programs.

Use of volunteers for housing improvements, give people jobs to raise money to afford improvements, maybe provide grants or services at a discount to assist

Fine property owners who fail to maintain. Freeze property tax re-assessment on renovations to the average of neighboring properties to incentivize investing on blighted blocks.

Incentivize the development of business and opportunities for economic prosperity in these communities. Bring jobs to these areas. Incentivize the revitalization of Broad River Road!

Truett Cathy said, "If we focus on getting better, the customer will demand that we get bigger." We cannot cure all problems in the city. If we focus on what we have going for us, then all areas of the city will eventually see improvement and growth. Attempts to throw band aids on blight rarely work. If we improve the livability and job availability in Columbia, I believe blight will begin to decrease.

Better jobs, higher incomes, lower cost of living (taxes, fees, utilities) means people can take care of their houses.

Dedicate city or county staff time to educate volunteer led groups like "HOME," and others who lead volunteer home cleanup/repair opportunities, on how they can apply for and access grants and other public funds at any level

No public money should be used. This should be a community volunteer effort.

I have found that many properties causing blight are rentals owned by people who do not care. Providing more options for affordable rentals and strongly enforcing code violations may be a better solution.

Stop sending threatening letters to people who cannot afford to do yard work and when an inspection is being done on one property don't go looking for problems in another property.

Enforce codes that require owners to maintain their properties or take them. The city can't do their work for them - it encourages non-action by owners.

Utilize existing volunteer networks (like City Year, Habitat for Humanity, etc.) to provide ongoing volunteer support for community residents that need gardening/maintenance support.

Rather than simple funding assistance, homeowners also need help in selecting qualified contractors and negotiating fair project rates. And rental property owners need to be held accountable for upholding a reasonable maintenance standard on their properties whether they are occupied or not. There are at least three rental/vacant properties on my street that are taxed at the owner-occupant rate and two are poorly maintained.

The city should not be afraid to demolish blighted properties that attract crime and drug issues in vulnerable neighborhoods. It puts at risk kids at greater risk.

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Encourage participation in neighborhoods in return for work in their neighborhood, so homeowners are required to contribute to the beautification efforts. In addition, include teens from local schools as service projects.

Nothing, homeownership is a personal responsibility, not a community's, to maintain your home.

Enforce the current laws! We need more people.

Not everybody should own a house, know that is not American but those who cannot maintain probably should not

Incentivize landlords to improve and then maintain their rental housing units in a decent, safe and sanitary condition in compliance with the City's Property Maintenance Code, which would increase the supply of decent, affordable rental housing units.

Volunteer organizations. So many corporate groups and nonprofits are looking for things to do to help community.

Create a community service program (either for criminals or a donation of time by community members OR BOTH) to help these homeowners with their properties. Also, a good idea is to change landscaping to maintenance free or low maintenance options.

Tax incentives to support rehab of existing properties.

Have neighborhood workdays.

Work with local churches to make them aware of where needs are and how they can help on a consistent basis.

Work with Habitat for Humanity.

Enforce code laws and seize property of deadbeat absent landlords/owners.

Consider hosting a volunteer day in these neighborhoods where the public funds provide supplies (pine straw, mulch, etc.) and the local neighbors pitch in to get the work done.

Specifically in my neighborhood, midlands terrace, we are looking at a large number of break in and theft. Please look into installing cameras at intersections and light poles to deter criminals. We are an up and coming neighborhood and safety is a top concern for reinvestment.

Provide housing purchase or renovation assistance programs - NOT FREE housing.

Work with more nonprofits, churches and foundations to help with this.

Use U of SC Leadership and Service Center to provide free labor to older residents.

If you can afford your home you should be able to afford the upkeep. If you can't, you can't afford the home purchased.

Blight doesn't happen in a vacuum. Lack of investment by the city and a lack of investment by residents often go hand and hand.

SC Housing Authority might consider some sort of Neighborhood-Home Repair/Maintenance grant, similar to the many down payment assistance programs that promote purchases of homes, that could be used for reinvestment in these neighborhoods you're referencing. Maybe HOA's or Neighborhood Assoc.'s could apply as an entity, if not individual homeowners.

See how this has been done elsewhere. It's my impression that Columbia leaders are not using other cities as examples to imitate.

Taxes. Simply put. I know this is a hard issue, but we've got over 50% of our property not on the tax roll. The taxes in the city (and Richland County) are unbelievable. We can do better. It takes bold leadership and collaboration but this will drive development and bring up those blight areas. Use Codes to enforce blight areas. I have rental property in the city. The taxes are so high that 3 months' rent cover the taxes for the year. I keep those houses looking great and they look better than most in the neighborhood. That's a choice.

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This will play out Due to incentivizing allowing houses to fall into disrepair. There are loan programs and plenty to help with this.

Partner with non-profits/churches hungry for mission opportunities.

This is not a government responsibility.

Private-Public partnerships work with local developers.

Building schools adjacent to promote new families reinvesting in community.

Get community and volunteer organizations involved to assist homeowners.

Lower taxes and stop imposing fines, but rather encourage volunteerism to rebuild and teach trade skills

Do not allow commercial development free reign. We do not need more Two Notch Road type development. It ensures that neighborhoods turn into slums.

People work for different lifestyles and hold different standards. It's hard to push on others your will and lifestyle and I don't want to pay for it.

Develop more Public/Private partnerships for affordable house at higher densities.

partner with existing nonprofits and agencies to support private businesses (who may be willing to reduce their costs) to help assist low-income home owners with expenses.

City water. Please make sure our infrastructure is fully rebuilt, problems with dams and pipes are addressed and that it's ready for natural disasters for years to come. Protect the homes we have.

Work with existing nonprofits (like Habitat) to provide assistance directly to residents, while providing skills.

New ownership.

Allow better public transportation and therefore a greater choice in jobs and education

Efficiency & accountability!

Limit white gentrification.

Ensure that neighborhood residents have a strong voice in assisting their neighbors.

Encourage people within a given neighborhood to help each other.

No public funding (and where would that come from anyway?). The infrastructure needs are too great to divert any money, and no way on raising taxes! Perhaps offer incentives to builders, contractors, painters etc. for work done in needed improvement area.

Downtown is prime property and needs to be developed so the city can receive taxes to help the city grow.

Work with local schools of all kinds to create a volunteer workforce to help lower income home owners.

Establish nonprofit to provide affordable home improvements.

Fix wage disparity issues.

People should maintain their own property, or move. Should not use public funds.

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I would suggest partnering with churches to provide assistance for the most needy (elderly, etc.). Is there some kind of partnership with something like Habitat for Humanity which could help with home maintenance? Maybe we need a new charity with volunteers who are builders, skilled tradesmen, etc., who could take donated items from people doing renovations, provide volunteer labor and instruction, etc.

Combine the above with better code enforcement.

Fine property owners who do not maintain their property properly.

We must create a real plan for this issue and City Council must find a way to fund this. Existing funds are simply not enough.

Enforce code violations and allow individuals to enter a system where they know how to access support programs.

Identify the properties and establish a volunteer force to perform the work or maintenance, such as churches, scouting groups, etc.

Continue to place pressure on landlords, who are operating a business after all, to maintain their properties.

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## Fill-In-The-Blank Responses

Community feedback suggests that desirable neighborhoods are very easy to walk within and to adjacent places. What approaches do you most support to create walkable and vibrant neighborhoods? (select all that apply)

We need sidewalks. It is difficult to walk in neighborhoods/communities with no sidewalks! This is the issue in the Skyland Drive area.

Don't forget about safety issues these designs may present!

Provide sidewalks but don't go overboard with the greenspace.

Definitely not option 4.

Protect pedestrians, enforce speeding violations more, offer free trolley that moves between each of the neighborhoods of commercial activity.

Safety issues discourage investment in these areas.

Builders should pay for their own infrastructure - most neighborhoods do not want pathways connecting them to others.

Provide easy access for emergency vehicles everywhere!

Safety. It is not safe in the lower Richland area to be out at night. I won't even walk my neighborhood during the day.

Expand public transportation to connect more neighborhoods to parks and retail.

Improve existing infrastructure, especially around schools.

Fix the drainage issues. It is difficult to walk along streets with standing water.

Stop crime.

Income inequality requires totally rethinking how Columbia works and plays.

Leave this to builders. Keep government out.

Not sure where all this comes from. Sounds expensive. Don't think we need to go there.

Update security measures to ensure that walking is safe.

Be careful on requiring commercial as the industry is changing so fast and will end up with vacant storefronts, which is not good for any community.

The city also needs to enforce the codes that are on the books, signage is bad and oversized and store windows plastered with posters. Houses and commercial buildings are allowed to get rundown and they need to be sited and fined. If an owner cannot maintain their property they need to lose it. The city is more concerned about new development than they are about holding existing businesses and residents accountable.

More community feedback!

Increase/improve sidewalks.

More speedbumps and crosswalks in existing neighborhoods - cannot cross EP to Cottontown - no Main St crosswalk.

Safety, law and zoning enforcement.

Sidewalks and bike lanes.

Making sure that it is accessible for all!

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## Fill-In-The-Blank Responses

Community feedback suggests that desirable neighborhoods are very easy to walk within and to adjacent places. What approaches do you most support to create walkable and vibrant neighborhoods? (select all that apply)

All neighborhoods should have more than adequate walkable and comfortable connection to local transit. As is, you cannot comfortable live in the city of Columbia without a car. Shameful really.

Allow free market to determine.

Clean up the undesirables in the old neighborhoods.

Developers seem to build fast, destruct fast, and leave barren land with cookie cutter houses. We need to think more environmental and less money/profit driven. We need to think about energy and the environment in our planning - go solar for example.

City wide walkability planning lags with the evolution of crosswalk design, e.g. Florida, and driver education about pedestrian priority at intersections.

Bike lanes.

Develop and design sidewalks for areas that have redevelop into residential.

Parks and public places are desirable, but lose their purpose when overcome by the homeless.

Construct speed bumps on most frequently used roads in neighborhoods.

Funding to encourage small businesses to renovate vacant properties (residential or commercial) into groceries, coffee shops, restaurants etc., within neighborhoods

Fix our current sidewalks. We have one street that has no sidewalks and requests to City have fallen flat!

Make it easier for existing neighborhoods to do the above as well. Work on making major corridors pedestrian safe.

Enforce trash and debris ordinance.

Sidewalks would be nice, but please fix the potholes in the streets first.

Require new neighborhoods to, at minimum, have SIDEWALKS - and bike lanes would be good, too.

All above the above, but especially encouraging neighborhood scale commercial spaces supporting local ownership.

Make all neighborhoods more inclusive for people with disabilities.

Enforce speed limits - the walking will take care of itself.

Sidewalks are almost nonexistent in this community in particular in many of the older more affluent neighborhoods inside the city as great as it would be to add sidewalks to these areas I believe there is no money for such a project. Where is there space within the current city limits to develop these new neighborhoods? Parks and greenways are a wonderful asset as well but where is the money to do this?

Tennis courts!

Protect pedestrians and cyclists from automobiles.

Add sidewalks. Greenery space is not necessarily a safe area. The new greenway space that runs from Elmwood to the Vista has become home to a large population of homeless people. I do not consider it a safe option of travel, especially alone.

Increase safety via lights and police presence.

Require curbs/sidewalks in any new development.

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Cultivate a feeling of safety: well-lit sidewalks, presence of law enforcement.

Why does this question talk about new neighborhoods? The city is full. We have what we have.

Deal with the homeless issue. I live in a walkable distance from Downtown Columbia. No way I would walk due to the sheer number of homeless hanging out in the streets and on the greenway leading to the vista. Columbia makes it way too easy for the homeless to hang out and panhandle.

The priority here should be well maintained roads and utilities at the lowest cost possible.

Add an ordinance that requires new developments include a minimum number of vehicle and pedestrian access points, into and out of the development, per number of households built.

Implement traffic easing with the DOT on major roads.

How about putting speed barriers in neighborhood like speed humps.

Add bike lanes and green spaces.

Unfortunately, the homeless issue will always keep a lot of people from walking in certain areas downtown.

Don't want city government dictating any of the above. Inefficient allocation of public money and too political.

Identify busy pedestrian routes and find ways to improve safety along them with curbs, traffic calming, etc. (S. Walker in Rosewood is a great example). Also, educate and enforce parking restrictions where there are frequent violations of parking in yards, up onto curbs and blocking sidewalks.

Designing "new neighborhoods" means far-flung areas of town. We have potentially-walkable, central communities right now, but there is a lack of infrastructure like sidewalks and public transit in favor of cars. Reduce incentives for driving, increase incentives for non-private car transit. And obviously support development and in-fill in areas like North Main.

Maintain sidewalks & build sidewalks for streets that have none.

Increase public transportation options to assist in facilitating and encouraging walking rather than driving.

Bury power lines!

More and safety sidewalks along South Kilbourne School.

I hate that so much of the greenway was shot down by the public. I don't feel they were properly educated on the good impacts.

Make sure the sidewalks are accessible for people who use wheelchairs. My husband uses a wheelchair and a lot of times can't go on walks with me because of the sidewalks.

Abolish the entire Compass project.

Flashing cross walks with enforcement, especially in low income areas on major roads (e.g., Millwood).

None of the above. This is NOT something that government should be requiring.

I agree with all of the above, but what about existing neighborhoods? We need a greenway connecting the established downtown neighborhoods so people have a safe option for walking or biking to work downtown from those neighborhoods.

We need more trees!

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If the neighborhood wants a greenway, the HOA will figure it out. It is not up to the government to determine what a neighborhood wants. If a homeowner wants a greenway, they will move to an area that has access to one, while others will target neighborhoods without.

All the options listed will make housing in the area less affordable, what is your priority?

Love this idea! Turning old and dilapidated areas into greenways, adding sidewalks, and/or adding small retail or restaurant spaces would be amazing and could have a huge impact. Making it easier to walk, jog, and ride bikes between various areas of the city would help reduce traffic and parking congestion. Soda City and the surrounding areas are exploding in population and the City's infrastructure isn't prepared for this so anything that can be done to promote less car use internally is a win in my eyes.

Invest into current neighborhoods with the idea of the new neighborhood suggestions above, e.g. sidewalks, green ways, etc.

Affordable housing is more important.

Builders/developers need urban planning/architecture education.

Redevelop blighted corridors to make walking safer.

Adopt and implement complete streets design for all new and existing neighborhoods.

Provide security in these places. People can't walk after dark with homeless, panhandlers, and thugs. My neighborhood wasn't like this when I first moved here. It's sad to see.

Connect the communities we already have. Make the pedestrians win, not the automobiles. Look at funneling rush hour traffic via main arteries. Shut down or road diet roads. Focus on walk and bike vs automobiles.

Develop master plan to have large interconnected greenways. Please visit Durham, NC.

Perception of safety is critical.

Building new schools.

Give more tax incentive to homeowners rather than businesses.

Address safety and homelessness in already walkable areas.

Lower taxes. Let communities decide how much improvement they want.

Require new developments be mixed use and priorities infill development.

It is shameful that the Comet has stops where there are curbs and someone in a wheelchair has only dangerous access.

Invest in lighted pathways to make walking safer.

Walkable neighborhoods are so because people feel safe. They don't feel threatened by neighbors and speeding cars. Some of the most walked neighborhoods don't have sidewalks or special designs...just respectful neighbors.

Bike lanes!

Lack of sidewalks and lack of easily/safely walkable access to the bus stop is one of my main complaints with my current neighborhood. It pretty much prevents me from using public transportation at all.

Bike trails.

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Especially increase public transportation funding.

Protected bike infrastructure!

Fund construction of sidewalks and greenways within neighborhoods that NEED these facilities. Predominately white neighborhoods, historically, have a higher ratio of these "facilities".

Value historic neighborhoods.

All neighborhoods should include sidewalks and bike lanes.

Easier crossing of Huger Street.

Talk and meet with current residents living in the area. Take into account our property values (and the taxes you benefit from). Get feedback and listen to us.

Small commercial establishments are fun, but may not be affordable for residents of some neighborhoods.

Implement quiet zones. It is extremely unpleasant to try to walk anywhere when those dang train horns are blowing. An engineer actually threw earplugs down to me while I was waiting at a crossing once.

Most important, find ways to connect and interconnect. Too much missing infrastructure.

Too many communities are divided by state owned five lane roads that operate like highways. They are hard to cross and often have dilapidated buildings. Work with the state to install traffic calming features such as landscaped boulevards and painted crossings.

Allowing commercial development near/in neighborhoods can be a huge asset. It should not be required where it is not viable, nor should it be unduly restricted when it could be an asset.

Develop a plan to underground utility lines, including requiring those investing more than a certain amount, or building more than a single lot, underground their lines. This enables tree canopy, without which it's usually too hot to walk.

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## Fill-In-The-Blank Responses

Feedback suggests that residents do not feel the City is prepared for future transportation demand and changes in technology. How should Columbia best invest to prepare for the future?

Add a subway - underground transportation.

Save money to adopt and implement the next big tech advancement.

Get rid of the car/train pedestrian/train conflicts on main roads.

This question is a little vague. Exactly what "changes in technology" are we trying to prepare for? A self-driving car can put itself in a garage just like any other car - the question seems better focused on demand. Do we have enough places to put a higher number of cars? Probably not. Can we reduce the number of cars by improving options for walking, biking, and ride sharing - and creating better downtown schools to reduce the number of people that live and commute from outside the city because of better school districts? Yes, we can.

Private partnerships.

Spend the money you already have wisely

Improve education and ease of using existing public transportation with online resources and marketing.

Better planning for growing areas.

Start working on light rail. Get land, pick one or two lines to start.

Ensure easy access for emergency vehicles (firemen, ambulances, and police) throughout Columbia.

Work with regional and state-level entities to develop a plan for the implementation of long-term mass transit (light rail, possibly?) along major commuting corridors like Lexington, I-26WB, and Northeast, allowing for greater downtown density and less vehicular infrastructure.

Just fix the current roadways before you build new ones.

Better spending of the available budget.

(1) increase current budget in these areas, and (2) establish a budget reserve for future needs in these areas.

Monitor and fix the potholes on the roadways in a timely manner as well as enforce trash cleanup.

Fix the roads.

Eliminate railroad crossing blockages.

Design an integrated transportation program with the university. Link the growing designated bike paths and greenways to create a suburban-urban bike pathway.

Nothing until more than two people are on each pink Comet.

Maybe something like Uber for those that had rather not drive at a reasonable cost.

Light rail, like Charlotte.

Provide shelters and benches at most bus stops.

Make sure that all left-hand turn lanes have dedicated left-hand turn signals so vehicles in those lanes have a chance to turn. Blinking yellow lights don't allow cars to move during periods of high traffic.

Elect better officials and get rid of dead weight on city and county payrolls.

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Improve bus service.

Think there needs to be vast improvements with regards to the testing and validation of things like the Soda City Connector and other bus routes. The connector was "tested" midday between the city where vastly fewer people would be using it instead of doing something comparable to Raleigh's "R-Line" (implemented nearly 20 years ago now). Bus routes are still very difficult to get me from Rosewood to Vista for work, etc., and doesn't account for any other types of people commuting, in my opinion. Investment in some alternative to people being stuck on malfunction junction from Irmo-Downtown (train, metro, etc.,) would also be a huge help; however, more research and money would be required

I feel like the city is trying to force public transportation into areas, and on streets that cannot handle large bus traffic. Devine St. from Beltline to 5 Points being an excellent example.

More community feedback!

Spend wisely, with extensive oversight to avoid corruption.

Use the budget you have most efficiently.

What we are currently doing is not working. For a city our size, the traffic is horrendous during non-peak hours.

The City does not have a genuine capacity to provide meaningful public transportation. A genuine effort would manifest as a meaningful alternative to driving a personal vehicle to work.

Don't do any of these.

Can we get a monorail?

All of these options involve more government spending, meaning less opportunity for small business owners.

Make public transportation that integrates with traffic flows/lanes.

We will ultimately need a train system to get folks from the suburbs to downtown. This will be a huge investment but the payoff in terms of traffic and pollution reduction, reduced traffic accidents, and overall city development will be important. Trains coming from the northeast up 277, across the bridge from West Columbia, down I-77, etc.

Plan to relieve so many traffic jams. For instance, the corner of Bull St. and Elmwood St. Also, Rabon Rd. should be widened in the near future.

Support the Comet Bus System.

Have smaller size buses.

Actually, seriously invest in the basics of a healthy transit system. The answer is not Bird scooters, it is reliable and thorough transit that is accessible via bike or foot.

Determine needs and adjust traffic flow before granting tax credits for housing.

Light rail from outlying neighborhoods into downtown.

Incentivize private investment. Better roads and infrastructure (bring the power grid into the 21st century, get lines underground, fix city/county roads) is an appropriate city priority.

Monitor the speed that people transverse the neighborhoods.

Car pools with designated spot parking areas.

Plane, rail, bus, paratransit, bikeways, walkways, and eliminate political legacy development where the public disagrees by vote referendum.

Have City, County & DOT operate as a team.

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## Fill-In-The-Blank Responses

Feedback suggests that residents do not feel the City is prepared for future transportation demand and changes in technology. How should Columbia best invest to prepare for the future?

We are missing a huge opportunity to start now on a rapid transit system. While it would reach outside the city limits (e.g., to Irmo, Northeast, Garner's Ferry), it would reduce commuter traffic, congestion, highway accidents, and vehicle emissions. The longer we procrastinate, the more it will cost. It's foolish not to be pressing SCDOT and Richland and Lexington Counties to partner on this. I can't believe the years of planning recently that only resulted in a recommendation (by the state? can't remember) to simply redesign Malfunction Junction. Another thing people forget is that many of us are unable to bike or walk, much as we wish we could. What happens when we can no longer drive to the grocery store? In other words, bike paths are fine for some, but not the answer.

Fix infrastructure to handle growth.

Cultivate good, basic city services.

No clue, but it is going to be a problem. Would like to see rail service from Columbia to Charleston.

Be more supportive of what we have (i.e. enforcing automobile laws to protect cyclists) before leaping to the future.

We need safe, reliable rapid transit for commuters. Raleigh, even in the 1970s, is a good example.

More EV charging options soon.

Increase oversight of existing funding.

Quit spending tax dollars to subsidize things like baseball stadiums. If that was a profitable idea, the developers would have paid for it themselves.

Grant limited monopoly to companies willing to develop with little or no public investment.

Get rid of the Soda Cap bus.

Fund the plans we have already determined are best for the city. Stop using bonds on parking meters as an excuse to stagnate.

Continue to enhance the public transit system so it is more attractive to those who may have cars.

Invest in a small-rail system for areas such as Irmo, Arthurtown, Eastover, Hopkins, Lexington, etc.

Determine the need & budget accordingly.

Focus on maintaining the City's current infrastructure to the highest possible standard, making Columbia a desirable place to live.

Work with CSX to help avoid trains.

Focus on getting fiscally stable, create a collective 50 year vision for Columbia and then execute on that, even when it is difficult.

There are too many unknowns about this, and we are not a wealthy enough city to make a mistake here. Let's let other larger and wealthier communities be trailblazers on this, then we can adopt what works and skip the parts that don't.

Support the Columbia transit system, by funding it more with city/county dollars. Also, dedicate x% of the general fund budget to slowly prioritize investments in sidewalk infrastructure adjacent to heavily used transit routes. Also, find a way to disincentivize private transit services that directly compete with the public transit system, IE private shuttles for student towers within the Columbia/W. Columbia/Cayce "Columbia" regional area. Also, ask USC to do the same. Also, ask USC to increase their annual vehicular parking fee to the market rate, and provide more bike parking.

I don't trust the current city leaders with tax money to solve this issue.

Add bike lanes, install traffic light cameras and synchronize stop lights to keep traffic flow.

Eliminate seldom used transportation routes to more effectively manage funds and free up resources for future needs.

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## Fill-In-The-Blank Responses

Feedback suggests that residents do not feel the City is prepared for future transportation demand and changes in technology. How should Columbia best invest to prepare for the future?
Tax incentives to businesses to offer electric charging stations.
Charge more for city bus fares.
The bus system is not the future.
Lean on large companies here in the Midlands for innovative input, and all new development must bury power lines!
Cut salaries for high government to increase budget.
Coordinate utility work and road maintenance as per the Smale Plan for Cincinnati in the 1990's.
Put people in place who are not ego driven and will do what is best for the city, not themselves.
Electric charging stations!
All of the above are too vague. HOV lane. Bike lanes! Many students/faculty would like to bike commute (which would reduce traffic) but feel it is not safe.
Keep public transportation off of primary streets in neighborhoods.
Put an end to trains blocking major roads for long periods of time.
We need to look into alternate transportation. More busses with more routes. Also, maybe trains? If there was a train line that ran between the Harbison area and downtown that was quick and reliable that might help congestion in Malfunction Junction. Also, a train between Columbia and Charleston and Columbia and Charlotte would make travel for business or pleasure.
Apply for any grant available to help fund this and promote innovation. Tie into USC and other college students/classes.
Get private industry involved and incentivized. Govt: hands off.
More public parking lots, not garages, that are safe to the public and not a haven for crime.
The project doesn't need to be innovative. They just need to copy what other cities have been doing for the past two decades.
Use outside management and construction. Not city employees.
You need a new and modern public transportation system. Look at Europe and its cities as an example. Street cars and buses for the entire county.
Two words: road diets.
Transportation must extend to surrounding communities such as Lexington, Chapin and even Camden.
Several streets in Columbia, e.g. Devine, could be improved by restricting traffic to TWO lanes, widening the sidewalks, and creating GUARDED bike lanes. That could be an amazing thoroughfare for bike commuters to reach downtown - I'd use it.
Set aside land acquirement funds with developers contributing to funds or assisting in traffic and pedestrian solutions...buy land when it is cheaper and do not allow development too close to roadways. Come up with a transportation and development plan that takes into consideration a growing population. Do not allow developers to create multi-unit buildings on a previously single house dwelling footprint without planning and assistance in creation of transportation avenues (pave an extra lane, develop less of land to allow future growth needs) the increased traffic and parking that goes along with it. New developments are building on a two-lane road too close to the right of way without further consideration for the ability of the existing roads to be widened in the future). This will become an increasing problem in areas that install sidewalks without plans for the roads to be widened to allow for buses, passenger rail lines, etc.
Work with other cities, such as Irmo, to develop mass transit options for commuters.

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## Fill-In-The-Blank Responses

Feedback suggests that residents do not feel the City is prepared for future transportation demand and changes in technology. How should Columbia best invest to prepare for the future?

Fire the city council/ticket people who run red lights, including the police.

Alter public transportation costs so they become financially beneficial to the City and make sense.

The Laurel Street bus station needs an overhaul. Places for people to stand outside out of the rain, redone/cleaner bathrooms, better audio systems, friendlier staff, no fear of getting caught up in a fight while just waiting on a bus. The atmosphere in the bus station is very bad compared to other cities and we can do better. Also, more clearly marked and consistent bus stops throughout the entire route. If a spot is just where a bus stops Friday, Saturday, and Sunday but not the rest of the week the sign at the bus stop should say that.

Look at best practices from other growing cities that are doing it right, like Nashville and Charlotte.

Revamp the Comet and other public transportation methods.

Light rail infrastructure.

Light rail to connect from downtown to Lexington, Irmo, and Fort Jackson.

Plan for electric and driverless!

Don't know what the current budget is, so don't know if it should be increased. Didn't really understand the jargon in the second option but I think it's good.

Columbia has historically been behind other major cities in terms of strategic planning and innovation. You need to make it clear you are working towards that and hire the proper professionals to manage the forward momentum.

Create a centralized planning and public works department so that planning and implementation occur under the same agency.

Remove all board members who are getting kickbacks. Look out for Cola's best interest.

Instead of putting Hampton and Calhoun on a road diet, perhaps they should be considered for bus rapid transit.

Develop dense pedestrian friendly neighborhoods.

Develop downtown transportation hub where trains, buses, and other alternative transportation modes congregate.

Create a commuter tax for those who live outside the city but commute into the city.

Elect qualified City leaders.

There is an existing culture where people cannot grasp the benefits of public transportation (racism). I think there needs to be a HUGE, MASSIVE behavior change idea to get people riding! Once they do, they will not go back to cars, but we need to address these attitudes.

Remain open to new technology outside of buses, bikes and cars.

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## Fill-In-The-Blank Responses

How should the City increase funding in order to fund its top priorities? (select up to four)

Legalize marijuana, tax high and generate a new source of revenue.

The last thing we need is for our taxes to go up. Richland county has the highest taxes in the state and if it keeps going up, people won't be able to afford living here.

Streamline the budget to focus on essential services and direct funds in a rational and strategy way to achieve specific goals over time.

No new taxes!

Private partnership.

Charge others that live in different cities larger fees than the city residents.

Tax churches.

Stop wasting tax money.

Discontinue wasteful city expenses (travel by city employees to conferences).

City tax rate is already too high and inhibiting growth, must find new way to capture university and major corporate investments currently being sheltered through nonprofit status. Should be treated differently than social-enhancing nonprofits (homeless services, etc.,).

Please don't increase property tax rates. Property owners already pay a lot--increase taxes on large business and non-profits.

Efficient use of existing funds.

Better spending of the budget available.

Tax the army base and students of USC!

Grow the economy more and better paying jobs

Take better care of the money it has!

Encourage development and incentives improvement long term raising value of property that would naturally increase tax base.

Stop giving tax breaks to developers building student apartments

Finite penny tax initiatives for specific, strategic projects that will push the whole city forward.

Properly use the amount of money you already have access to.

One problem the City has is that the total tax bill (city, school, county) is much too high. It's not competitive. Therefore, tax increases are not advisable.

Stop wasting our money, and spend wisely!

Use the funds you have wisely and well. Get matching grants from non-profits.

Public/Private investments.

Any increase in property taxes must be expressly tied to a project/priority and the City must be accountable to such priority

All bad options. This is all about more tax/fees. Taxes are already too high.

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Seek outside funds, like tourist income, rather than internal citizen funds.

None of the above.

Decrease tap fees and other measures that discourage investment. Work better with county.

Higher property taxes on rentals only. Fees for tax exempt properties since Columbia has a lot of them

Taxing people and businesses more will only feed your problem that's been created by over-taxing. Make it easier and more affordable to do business here - think taxes, zoning and code enforcement streamlining, etc., - as a business owner, that's the only way you're going to fix the revenue problem. Encourage private investment.

I see no reason why churches and the universities pay nothing, they keep raising their tuition, and they own half of Columbia...and then there's supposed to be the separation of church and state.

University system should be accountable for impacts as well has high density quick build developers, vote in government with the vision and talent to get things done for the future - plant the tree, the future gets the fruit. Deemphasis of promotions that describe Columbia as a, " college town," instead of a great cultural and environmental city.

Please no leveraging of city property or issuing bonds. We're in enough trouble with Bull Street!

Gas tax.

Make the developers pay for ALL road upgrades and increased problems from their development.

Collect fees or taxes from the people/businesses that will use whatever the City is trying to fund.

Elected officials' pay cut should pay for it.

Tax entities that currently don't pay taxes, at least the ones that can afford it.

Any/all of the above.

Has anyone looked into (not a huge tax revenue) but the ungodly amount of "private" folks cutting grass - do (or should) they have a city permit to work individually in the city limits? I hate the idea of more taxes, I personally don't have kids (won't) why should I waste money on school taxes, what about no school taxes, (no kids) but more property taxes based on the number of children you are burdening the system with.

Quit putting all of the tax burden on homeowners, we all, commercial and otherwise, put a demand on infrastructure yet you give property away to commercial developers without any requirement that they help pay for this infrastructure.

look for waste across the board. Let employees make recommendations on where they see waste and provide them incentives for any that will cut expenses.

Re-prioritize the money they already have!

Use or make existing funds or grants to fund projects. Do not raise taxes...taxes are already too high.

Consolidate similar city/county services, streamline bureaus/departments for cost-savings.

Must do better attracting tax paying investments and businesses.

Additional taxes on college students. Adding \$100 fee to USC, Allen, and Benedict students.

The City needs less government spending, not more. Government is choking off private investment.

Institute payroll tax within the City so that commuters pay fair share

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### How should the City increase funding in order to fund its top priorities? (select up to four)

Need to learn to spend within your means!

Increase fines.

Increase taxes and hospitality fees on out of state homeowners' second homes, and increase taxes on gas.

Work with Forestry Commission to plant tree farms in unused green spaces for eventual harvest.

1. Cut waste and boondoggles (I'm looking at you Bull Street Corridor) 2. Get everyone on the property tax rolls (I'm looking at you USC).

USC needs to pay more for student housing developments and new construction. I don't think the citizens need to pay more for those.

Spend less money.

Fees for new developments is an awful idea. It is already difficult enough to get new developments off the ground in this city. We should be working to make it easier to invest in Columbia, not more difficult by tacking on more rules, regulations, and fees.

Commuter tax.

Maintain the existing tax and fee rate, but double the number of businesses paying them.

Increase general tax rates for upper class residents.

Reallocate existing dollars

When funding is limited, you can't do everything you want. Do NOT go into debt.

Support more local companies. Stop giving everything away to USC, non-profits, churches, and large companies.

Quit adding Soda Pop bus stops and stick to maintaining what we have rather than adding more.

How about simply prioritizing existing revenue.

Do not raise property taxes. They are too high. That is why landlords can't make rent affordable to people who need to rent.

Absolutely do not increase property taxes. They are way too high as it is.

Y'all - higher taxes on big businesses. They shouldn't get a free ride at the expense of individuals and small businesses.

I'm sure the government is wasting money somewhere that could be re-allocated.

Get rid of lazy city employees.

Tax churches and USC.

Ticket ALL unlawful drivers, and use money to improve society. Especially the rich, who will be less affected by fines.

Set a more reasonable budget. Getting more money doesn't fix the problem. Make sure we use why we have efficiently first before we tax.

Environmental development subsidies

Increase University's contribution to city of Columbia.

Some survey questions allowed participants to add their own responses as a multiple choice option. The table above provides a list of these responses, organized by survey question. Comments have not been not edited for spelling or grammar.

## Fill-In-The-Blank Responses

How should the City increase funding in order to fund its top priorities? (select up to four)

Stop giving so many tax breaks.

How about being fiscally aware?

Review allocation of all funds, reassess, and reprioritize. I am opposed to increasing debt.

Parking tickets could be upped a little bit without being overly hurtful. You don't have to issue more of them, just up the price a bit. Also, allow advertising on city buses/in city spaces.

We've got some of the highest property taxes around, why would even consider than option when seeking to get people to relocate here?

Real property tax for ALL religious organizations.

Penny tax.

The city should first construct a budget based on current funding.

Fine property tax holders for messy or eye sore yards, car lot, unmoved grass, litter.

Legalize gambling.

Look at current budgets and do a better job at spending the money that is there before increasing other fees/taxes.

Tax higher income neighborhoods more, or tax by the ratio of current operable "facilities" in each neighborhood.

Legalize and tax cannabis.

Make the developers pay for ALL road upgrades and increased problems from their development.

Maybe on TIF, but it does not always work - careful there.

Increase primary residence property taxes, but not investment property tax rate which is already too high.

Only 4? Different projects lend themselves to different methods of funding. I would check the boxes for Fees for new development, fees for non-taxable properties, seek grants, leverage other options like TIFs, and issue bonds for large capital projects.

Increase street parking costs, consider congestion pricing.

Raise the franchise fee a small amount to pay for utility burial, which enhance infrastructure and allow for street trees.

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