

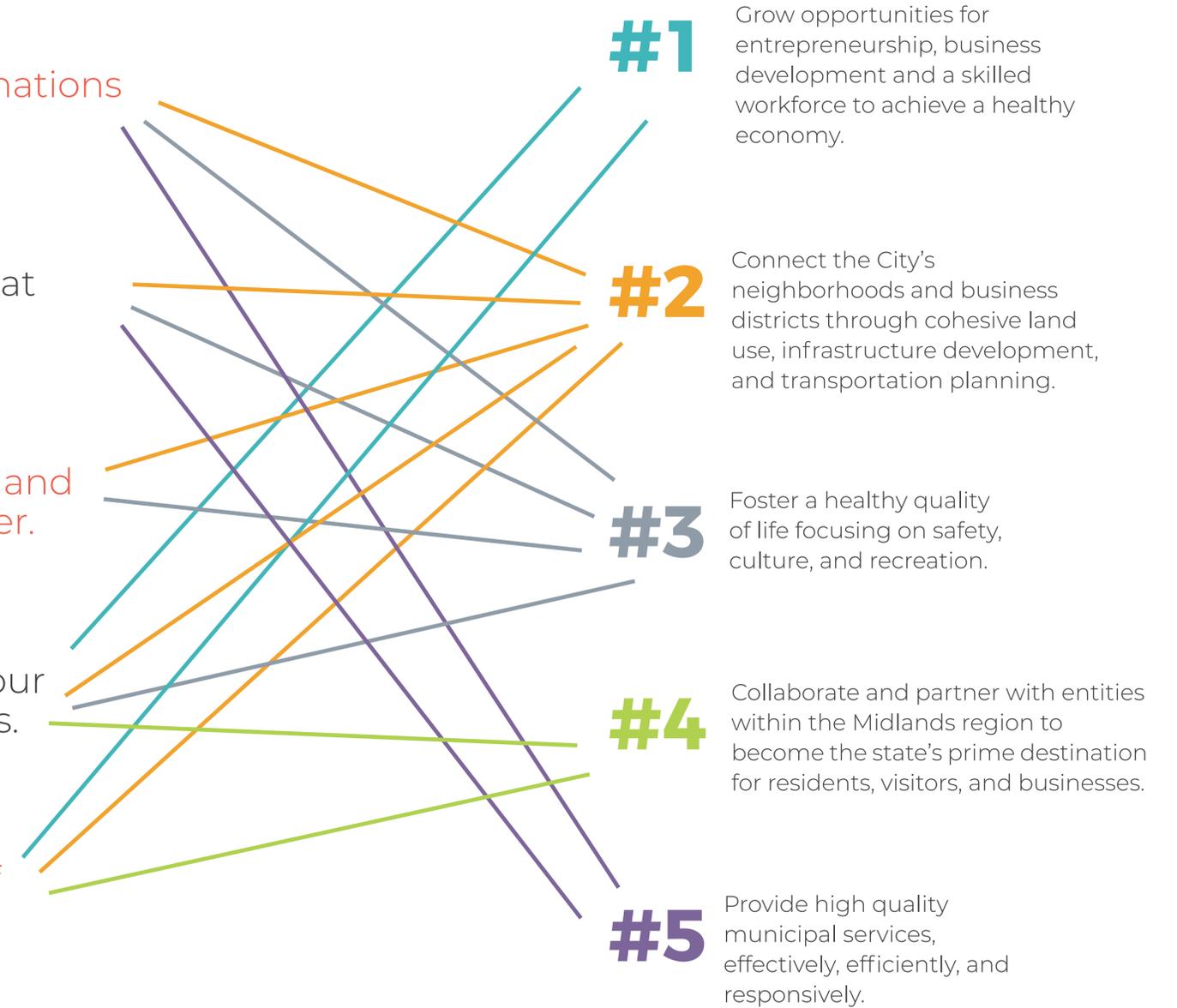


HOUSING GUIDING PRINCIPLES

We believe in...

-  ...creating **walkable and vibrant neighborhoods** connected to destinations where residents can learn, shop, work, and play.
-  ...**enhancement and stabilization of underserved neighborhoods** that expands opportunity, choice, and safety.
-  ...managing change in existing neighborhoods to **protect historical and cultural characteristics** and **reduce impacts on established character**.
-  ...advancing **development of adequate and affordable housing** for our families, workers, seniors, and disadvantaged community members.
-  ...ensuring the Columbia community has access to a **wide variety of housing and neighborhood choices** throughout the City.

ENVISION COLUMBIA GOALS



Are we missing any guiding principles for this element?
If so, leave yours with us on a sticky note.





KEY COMMUNITY FEEDBACK THEMES

(Round #1: October-November 2018)

The following key community feedback themes were identified after evaluating input from multiple focus group meetings, two public workshops, and an online community survey conducted in the fall of 2018.



Housing Affordability - Columbia is experiencing a shortage of affordable housing, particularly for young professionals, the elderly, low-income and middle-income households, and critical employees such as police officers and teachers.



Mix of Housing Options - The type of housing units offered in the City may not be meeting the needs of current and future residents, particularly at price points they can afford and in locations they prefer.



Transit Accessible Housing - The housing market has pushed most of those who cannot afford cars to the edges of the community and away from public transit. It is imperative to connect affordable housing units and workforce to public transit options.



Managing Change to Neighborhood Character - It is important to manage change to neighborhood character and protect historically designated properties and neighborhoods.

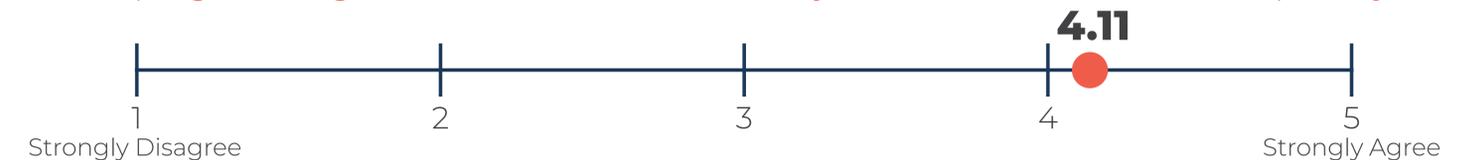


Revitalization of Aging Neighborhoods - There are several older neighborhoods in Columbia that are in need of investment to maintain the quality and safety of housing and ensure that the housing stock does not decline to the point of creating unsafe living conditions. It is crucial to identify ways to prevent the displacement of residents as new investment occurs.



Almost 1,200 community members participated in the online survey. The graphics below represent the average responses for five survey questions related to housing issues.

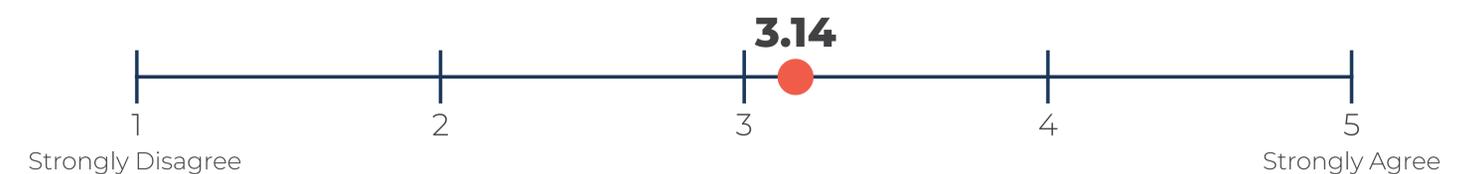
Developing housing that is affordable for a variety of households should be a priority:



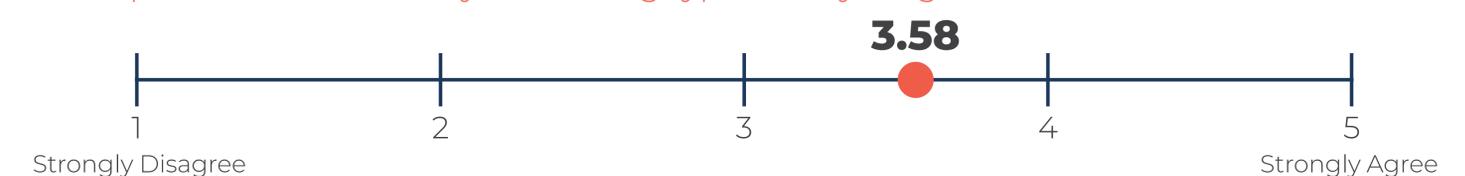
The City needs a wider variety of housing options to provide better choices to residents:



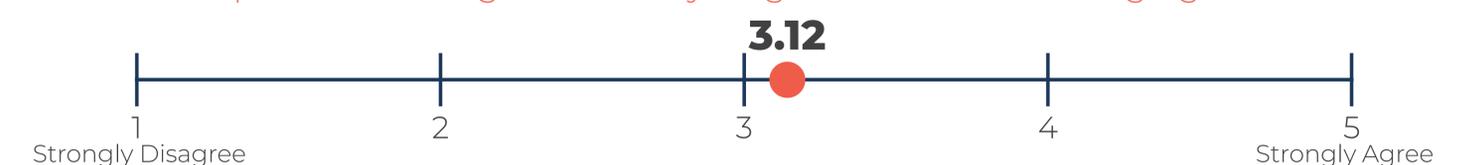
Housing options provided in the City are adequate to meet my housing needs:



I am open to a wider variety of housing types in my neighborhood:



The most important housing issues in my neighborhood is encouraging reinvestment:





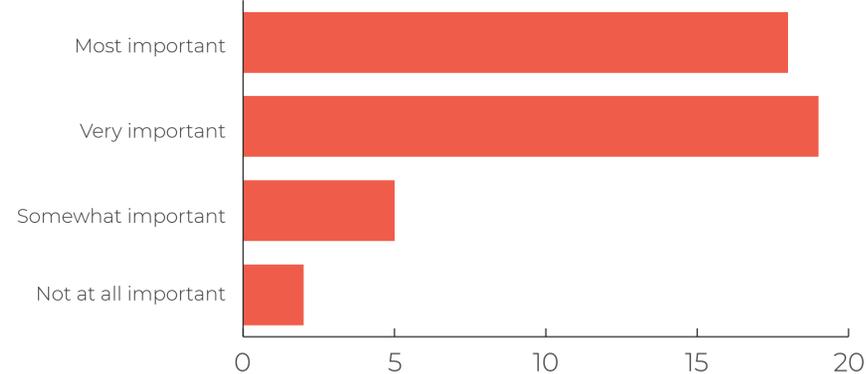
KEY FINDINGS

As part of the Columbia Compass comprehensive plan process, two public engagement workshops were held in the fall of 2018. The charts below represent the total responses from two interactive boards presented at these workshops. One additional graphic relays data from the online survey.

Housing Affordability

Each participant was asked “How would you change housing for the Columbia community?” Most believe that affordable housing options are very important.

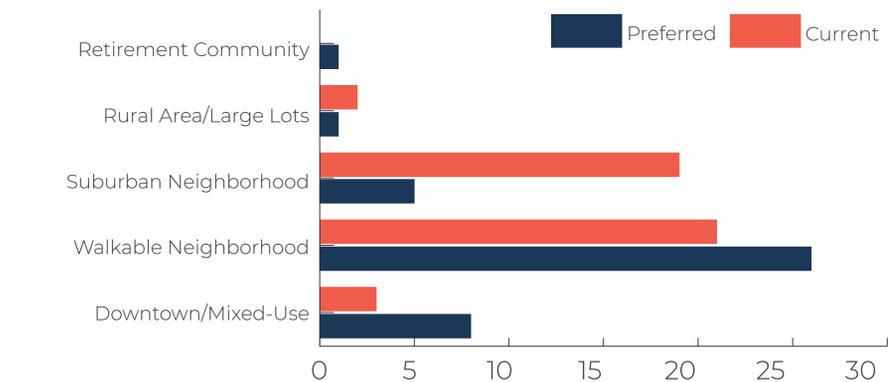
How important is it to provide more affordable housing options for seniors, blue collar workers, and young professionals?



Transit Accessible Housing

A large majority of participants expressed interest in living in a walkable neighborhood or in a downtown/mixed-use area in the future. These types of areas tend to be accessible by public transportation.

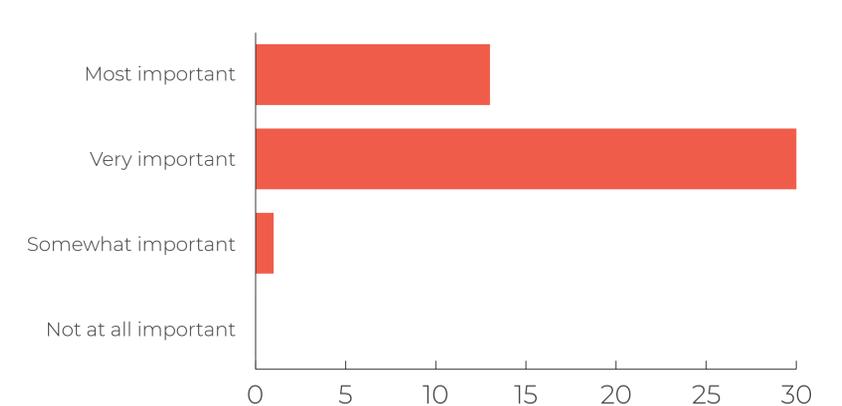
What type of neighborhoods do you live in currently? Where would you prefer to live?



Revitalization of Aging Neighborhoods

Most participants found the promotion of reinvestment in existing neighborhoods to be very important.

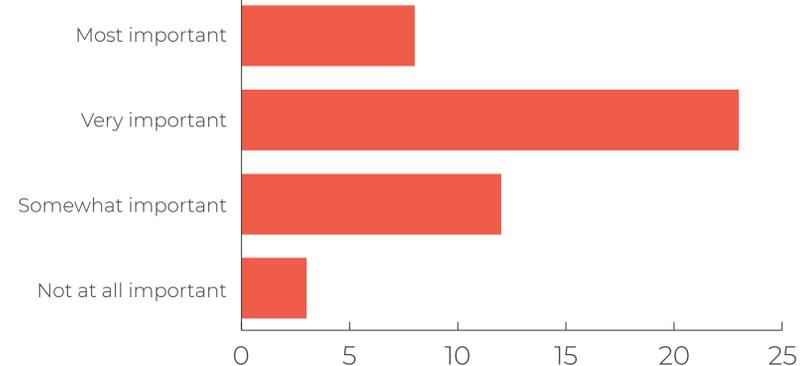
How important is it to promote reinvestment in existing neighborhoods?



Mix of Housing Options

It is very important to most participants that the City create more housing and neighborhood options for current and future residents.

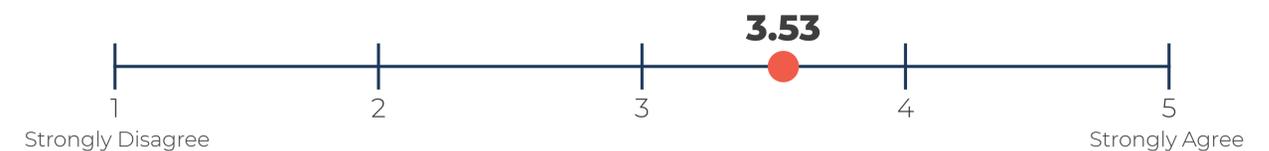
How important is it to create more housing and neighborhood options for current and future generations?



Protecting Historic Character

Participants agree that preservation is an important aspect of the Columbia community.

Preservation is an economic driver in our community:





WHY HISTORIC PRESERVATION?

There are many benefits that come from preserving, enhancing, and expanding historic building and neighborhood character. Here are a few objectives preservation achieves:

-  **Strengthens neighborhoods**
Studies have found that home values are strengthened by historic districts. Preserved structures add character and charm, enhance neighborhood pride, and can foster identity.
-  **Supports place-based economic development**
According to the National Trust for Historic Preservation, distinctive historic structures attract new investment and improve quality of life.
-  **Stimulates local economic growth**
Rehabilitation offers higher return on investment in terms of job creation than new construction. Preservation directly benefits local businesses and the tourism economy.
-  **Conserves natural resources**
Restoring historic buildings revitalizes already-developed areas where infrastructure exists. It also reduces reliance on new building materials.
-  **Encourages energy-efficiency**
Many features of historic structures, like awnings, overhangs, building orientation, and materials are designed to take advantage of natural light and maximize energy efficiency.
-  **Provides more inclusive living environments**
Many historic neighborhoods feature a mix of housing types in close proximity to one another, a pattern which better supports families and individuals of all ages and income levels.

Home Maintenance Program

The Home Maintenance Incentive Rebate Program in Port Hueneme, California provides cash grants to stimulate preservation of housing in mature neighborhoods. Grants are adjusted based on income level and tenancy.

WHY NEIGHBORHOOD CHARACTER?

All neighborhoods experience change over time, but it is important to protect valued neighborhood characteristics. Building and supporting neighborhood character is important because it:

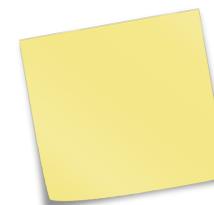
-  **Supports local decision-making**
Ensuring new development conforms to the architectural character of existing neighborhoods is often supported by neighborhood residents.
-  **Strengthens walkable neighborhoods**
Many valued neighborhoods were built to support pedestrian travel.
-  **Provides livable places**
Stewardship of neighborhood character is key to supporting vibrant, meaningful, and livable places. Neighborhoods with centrally-located parks, street trees, and a variety of housing types help foster active lifestyles.

Although the two houses below are different architectural styles and eras, they are compatible in width, height, setback, and window and door placement.



Potential Strategies

- Strategy: Ensure infill development and redevelopment is compatible in scale and design with surrounding buildings.
- Strategy: Use regulations to preserve the fabric of existing neighborhoods and on private properties.
- Strategy: Provide incentives to property owners to maintain neighborhood character and the quality of the existing housing stock.
- Strategy: Create user-friendly guidelines for owners of historic homes.
- Strategy: Leverage local resources and funding tools to accomplish harmonious goals supporting mixed-income neighborhoods and vibrant historic character.





WHY HOUSING CHOICES?

It is important to make sure people have options that meet their demands for housing and neighborhoods. Housing choice is important because it:

-  Offers ways for residents to age in place
-  Improves quality of life by giving people the freedom to choose where they live
-  Makes Columbia a more attractive place to live in and locate a business

Potential Strategies

Strategy: Permit and encourage multiple housing types downtown and along corridors

Strategy: Encourage a variety of housing types in new neighborhoods



This single block features multifamily, small and medium-sized single-family attached units, and single-family detached units.

WHY AFFORDABLE HOUSING?

The average household is spending an increasing share of their income on housing, leaving less disposable income to spend on other needs. It is important to invest in permanent affordable and workforce housing because it:

-  Benefits the entire community, not just affordable housing tenants
-  Supports economic competitiveness and business growth
-  Stabilizes neighborhoods and improves property values
-  Can complement the design and character of surrounding areas.
-  Fosters a well-balanced, resilient, and inclusive community

Potential Strategies

Strategy: Adopt an incentive-based inclusionary housing ordinance

Strategy: Invest public funding into City's infrastructure of affordable housing units

Strategy: Establish and support a community land trust

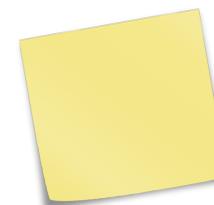
The Community Home Trust in Chapel Hill, NC

The Community Home Trust is a nonprofit entity that works to preserve homes in a permanent state of affordability. The trust oversees 315 homes and serves households earning less than 60% of the area median income.

The trust acquires homes, constructs them, or receives them from conveyance by developers who constructed them to meet inclusionary housing requirements or incentives.

Funding comes from:

- Local Government Contributions 70%
- Private Donations 15%
- Earned incomes from operations 10%
- Other sources 5%





WHY REVITALIZATION WITHOUT DISPLACEMENT?

It is important to plan with residents to improve neighborhoods and make sure they have a voice in their community's future. Inclusive revitalization is important because it:

-  Strengthens residents' sense of belonging
-  Supports equitable growth
-  Strengthens existing neighborhoods
-  Encourages public participation

The Community Involvement Commission in Seattle, WA

Displacement may be easier to avoid if current residents of a neighborhood are consulted earlier in the planning or development process, so that resources they rely on can be protected. Seattle has reformed its entire public engagement program toward achieving meaningful involvement from under-served and under-represented communities, the type of communities often displaced by gentrification. The new Community Involvement Commission is developing recommendations beyond the traditional public meeting. Among the founding principles of the commission is to build community capacity for meaningful participation and authentic outreach and engagement.

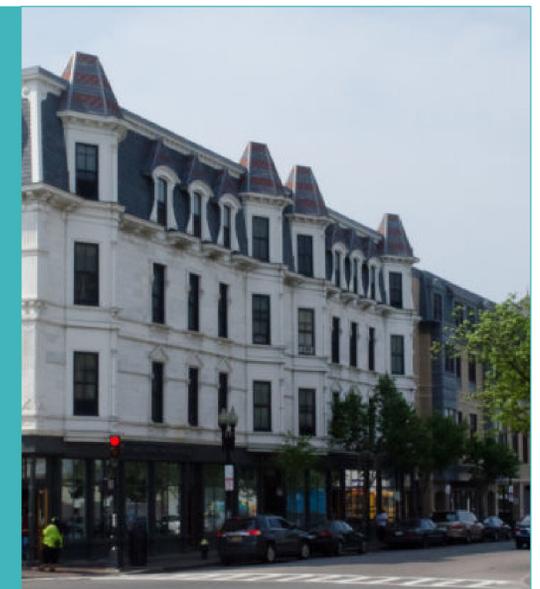


Potential Strategies

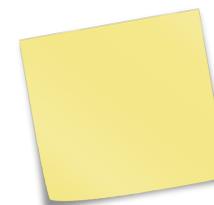
- Strategy: Provide ongoing planning assistance to vulnerable neighborhoods
- Strategy: Identify and prioritize improvements in vulnerable neighborhoods
- Strategy: Fund construction of sidewalks and greenways in existing neighborhoods
- Strategy: Improve access to homeownership assistance

Getting Ahead of Gentrification and Displacement in Boston, MA

In the Roxbury neighborhood of Boston, MA, the city and its partners are purchasing land "ahead" of gentrification. Knowing that commercial investment has already caused displacement along certain transit paths, the current hot neighborhoods are skipped while the city tries to predict and act on the next target of development pressure. By owning more of the land in the area before speculative development starts, cultural institutions that are important to current residents can be preserved, buildings that contribute to the character of the neighborhood can be protected, and affordable housing can be more readily developed.



Do you have ideas about inclusive ways to revitalize neighborhoods? If so, leave them with us on a sticky note.





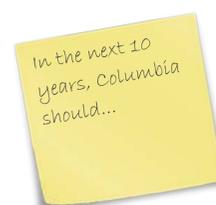
Housing

IMPLEMENTATION STRATEGIES

Which five of the below are the most important (●) for Columbia to accomplish in the next 10 years? Let us know by placing your dots.

Pick 5!
most important (●)

Affordable Housing	INCENTIVES FOR DEVELOPERS TO BUILD AFFORDABLE HOUSING Provide strong incentives to private developers to construct new affordable units.	
	LOCAL FUNDING FOR AFFORDABLE HOUSING Raise local public funds to develop affordable housing.	
	PROVIDE DISCOUNTED PUBLIC LAND FOR AFFORDABLE HOUSING Provide discounted public lands for construction of affordable housing.	
	CREATE A COMMUNITY LAND TRUST Create a new community land trust that can produce, own, and manage local affordable housing units	
Housing Choice	INCLUDE A MIX OF HOUSING TYPES IN NEW NEIGHBORHOODS Require new residential neighborhoods to include a mix of housing types.	
	ALLOW FOR SMALL MULTI-UNIT HOUSING IN EXISTING NEIGHBORHOODS Allow development of small multi-unit housing within some existing neighborhoods and require these new units be designed to look like surrounding homes.	
	ALLOW FOR A MIX OF HOUSING TYPES ON MAJOR CORRIDORS Allow development of a mix of housing along major transportation corridors.	
	ALLOW FOR A MIX OF HOUSING TYPES IN DOWNTOWN Allow development of a variety of housing types in downtown and surrounding areas.	
Neighborhood Character & Historic Protection	REGULATIONS TO ENSURE NEIGHBORHOOD CHARACTER Use regulations to limit change within existing neighborhoods and on private properties.	
	COMPATIBILITY REQUIREMENTS FOR INFILL AND REDEVELOPMENT Ensure changes to properties in existing neighborhoods are compatible in scale and design with surrounding homes.	
	INCENTIVES TO MAINTAIN EXISTING HOMES Provide incentives to property owners to maintain neighborhood character and the quality of existing housing stock.	
	INCREASE AWARENESS OF HISTORIC ASSETS Improve awareness of historic assets and create tools to assist owners of historic properties to understand historic preservation objectives and regulations.	





Housing

IMPLEMENTATION STRATEGIES

Which five of the below are the most important (●) for Columbia to accomplish in the next 10 years? Let us know by placing your dots.

Pick 5!
most important (●)

Neighborhood Revitalization Without Displacement

FUND HOME MAINTENANCE ASSISTANCE TO LOW-INCOME HOMEOWNERS

Establish a public fund to assist low-income homeowners with home maintenance expenses.

IDENTIFY AND PRIORITIZE IMPROVEMENTS IN VULNERABLE NEIGHBORHOODS

Work with vulnerable, low-income neighborhoods to identify needed improvements and prioritize public funding for these improvements.

PROVIDE ONGOING PLANNING ASSISTANCE TO VULNERABLE NEIGHBORHOODS

Support ongoing planning in partnership with neighborhood residents to enhance vulnerable, low-income neighborhoods without displacing the established community.

IMPROVE ACCESS TO HOMEOWNERSHIP ASSISTANCE

Improve access to homeownership workshops and assistance programs.

FUND CONSTRUCTION OF SIDEWALKS AND GREENWAYS IN EXISTING NEIGHBORHOODS

Fund construction of sidewalks and greenways within neighborhoods that desire these facilities.

Walkable and Vibrant Neighborhoods

REQUIRE NEW NEIGHBORHOOD STREETS TO CONNECT

Require that new neighborhoods include vehicle and pedestrian connections within and to adjacent properties.

PROVIDE ACCESS TO TRANSIT IN NEIGHBORHOODS

Ensure design of neighborhoods provides access to existing or planned transit stops.

PROVIDE A MIX OF USES IN NEIGHBORHOODS TO SUPPORT WALKABILITY

Ensure the design of neighborhoods includes neighborhood-scale commercial to make convenience retail trips more walkable.

PROVIDE PUBLIC SPACES IN NEIGHBORHOODS TO SUPPORT WALKABILITY

Ensure design of neighborhoods includes parks, greenways, and public spaces.

