



# City of Columbia

## Affordable Housing Task Force Report Update



**Community Development Department**

## **Recommendation:** Continue to Fully Fund the products of the CityLiving Loan Program

- ∞ To date the City has provided money from the General Fund twice; November 2000---\$1,700,000 and December 2002---\$900,000
- ∞ Total Funding \$2,600,000.
- ∞ From 2009-2011 the loan fund was suspended due to a lack of funding .
- ∞ Since inception the CityLiving II Loan Program has produced 458 loans for a total of \$7,604,254
- ∞ Currently have 5 partner banks
- ∞ Staff recommendation-- funding should be considered every two years and should be replenished should the balance fall below \$250,000



**Recommendation:** Continue to Support the Activities of the City's Affiliated Development Corporations.

- ∞ Burton Heights Phase II (12 units), Waters Crest (8 units), and the redevelopment of 14 NSP homes have been supported by the CD Department during the past 5 years.
- ∞ The Community Development Department supports the development for the Corporations from Federal Funds.
- ∞ The City of Columbia provides operational support for all of its development corporations
- ∞ Currently
- ∞ The Columbia Housing Development Corporation has been approved to build 6 houses in the Lyon Street Community for a total of \$564,779.
- ∞ Eau Claire has a pending request to build out Burton Heights, 6 new houses for a total of \$732,800

**Recommendation:** The City of Columbia should provide quality multifamily rental units that are affordable for households with incomes that are 80% of the Area Median Income or less. These rental units should cost no more than thirty percent (30%) of the family's monthly income to be considered affordable



- ∞ The development corporations provide multifamily rental units on behalf of the city. Since 2007 TN Development has brought 8 new units on line, and maintained their other 196 units.
- ∞ All CHDO's and Development Corporations that receive funding from the CD Department abide by the HUD rental guidelines of no more than 30% of the family's monthly income is utilized for housing .

**Recommendation:** The City should address the need for an increase in the number of affordable multifamily housing units by dedicating a set amount of funds toward the development of new multifamily rental units, by creating subsidy programs to allow low-income families to access private-market multifamily units, by steadfastly preserving and rehabilitating existing multifamily units and by imposing conditions on the sale of property owned by the City or its affiliated development corporations.

**Table 14: Housing Priority Needs**

	5-Yr.	Yr. 1	Yr. 2	Yr. 3	Total	5-Yr.
Priority Housing Needs	Goal	Goal	Goal	Goal	Goal	Goal
	Planned	Actual	Actual	Actual	Actual	Actual
		2010	2011	2012		% Complete
<b>CDBG</b>						
Rental assistance		25	0	0	25	66%
Rental assistance (City General Fund)	125	0	25	32	+ 57 82	
<b>HOME</b>						
Acquisition of existing rental units	15	3	0	8	11	73%
Production of new rental units	2	0	8	4	12	600%
Rehabilitation of existing rental units	15	3	0	4	7	47%
<b>HOPWA</b>						
Rental assistance	475	95	98	95	287	61%
Short term rent/mortgage utility payments	1600	320	121	127	568	36%
Supportive services	2000	400	579	790	1,769	89%

**Recommendation: The City of Columbia should draft and adopt an ordinance allowing for voluntary Inclusionary Zoning based on the following terms and conditions.**

- ∞ Development Services is willing to include language concerning Inclusionary Zoning in rewriting the zoning ordinance.
- ∞ The recommendation includes financial implications to the City in the form of possible incentives and staffing.

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- ∞ We currently have recapture language on all units utilizing HOME funds
- ∞ The development corporations have deed restrictions that run with the property
- ∞ Unaware of any restrictions imposed when the City of Columbia sells property.
- ∞ To date no subsidy programs have been developed to allow low-income families to access private-market multifamily units has been created.

**Recommendation:** The City of Columbia should implement specific requirements for the sale of City of Columbia owned property to help meet the need for affordable housing.

- ∞ In October 2012 the City of Columbia passed the new Housing Program Rules and Regulations that includes new policy regarding the “Affordable Housing Loan” for City owned properties and designated communities. This includes 100% financing with a \$500 down payment , a loan term of 30 years at 3% interest rate.
- ∞ For surplus property that the City owns I am unaware of any restrictions to help meet the need for affordable housing



**Recommendation:** The City of Columbia should investigate the feasibility of Community Land Trusts and implement them, if feasible.

∞ To date this option has not be explored or implemented, however, I would recommend that the Midlands Housing Trust Fund & the City consider the feasibility of implementing policy by establishing a committee to explore the benefits of a Community Land Trust.

**Recommendation:** Develop a policy allowing for the re-establishment of accessory dwelling units that have lost their grandfather status where these units will be used for affordable housing.

∞ Development Services is willing to include language concerning Inclusionary Zoning in rewriting the zoning ordinance.

**Recommendation:** The City should encourage and actively participate in the development of the State of South Carolina's Qualified Action Plan for the issuance of tax credits to insure that the requirements of the plan meet the needs of Columbia.



- ⌘ This has been successful in some parts of Columbia (northeast) and less successful in other areas (North Main). The Community Development department will be happy to actively participate in the development of the State's QAP if we have positive dialogue with neighborhoods where development is being considered to ensure that we have positive results.

**Recommendation:** Form an Oversight Agency to Monitor and Enforce Affordable Housing Policies and Regulations.

- ∞ This agency has not been established
- ∞ This requires action on the part of City Council and has financial implications.

**Recommendation:** The City should take a consistent, unwavering position against NIMBYism and ensure that its actions relating to residential land use and development comply with this position so that there will be an impartial distribution of affordable multifamily rental housing throughout the City.

- ∞ The Community Development Department, Development & Planning Services, and the Development Corporations, are ready and willing to work with any neighborhood and developer where affordable multifamily housing is being considered.
- ∞ By establishing city wide design standards and sustainable long term management plans NIMBYism might be met with less resistance and provide for more positive acceptance in all communities where multifamily rental units are being considered.

**Recommendation:** The City should be the leader in this area and should bring regional partners to the table to develop a comprehensive strategy for developing affordable housing in the region, not just in the City of Columbia.

- ∞ Establishment of the Housing Trust Fund 2011
- ∞ Better collaboration with the other governmental entities has been established to include joint projects
- ∞ Lexington County and the City of Columbia will be working on our 2015-2020 Consolidated Plans collaboratively



**Recommendation:** Determine the requirements and needs of any existing development projects and effectively invest funds to bring them to completion.

- ∞ An application process along with Policy and Procedures has been established for the request of HOME funds.
- ∞ There are underwriting guidelines and an improved vetting process for all request
- ∞ There is a lack of general fund money to bring projects to fruition

**Recommendation:** The City of Columbia's Homeownership/Homebuyer workshops will institute Fair Housing as one of the focuses in order to increase awareness of Fair Housing among all city residents.

- ∞ We have partnered with the Greater Community Relations Council, Latino Communications, Human Affairs Commission, Richland and Lexington Counties to hold informational sessions and increase awareness of Fair Housing for all citizens.
- ∞ The 2012 Consolidated Annual Performance and Evaluation Report (CAPER) reports that for the last two funding years, the city has allocated over \$10,000 in Community Development Block Grant (CDBG) to provide Fair Housing Education and information to the citizens of Columbia.

**Recommendation:** The City's Credit Counseling program will be heavily marketed to increase the number of qualified applicants who are ready to become homeowners, including Housing Authority residents. Additional educational workshops will be offered to include credit, budgeting, banking, and the loan application process.

- ∞ Community Development unveiled it's "I Own it, I Love it" campaign in April 2013. The number of people counseled in the past year one-on-one was over 300 and 27 financial literacy, Credit and Homebuyer Counseling, Fair Housing sessions were provided to the public.
- ∞ Implementation of the Owning Maintaining and Gardening (OMG) of Homeownership was established in 2012. This year 200 people attended from all sectors of the community.