

**CITY OF COLUMBIA  
ADMINISTRATIVE POLICY COMMITTEE  
MEETING REPORT  
DECEMBER 17, 2013 –8:00 A.M.  
CITY HALL 2<sup>ND</sup> FLOOR CONFERENCE ROOM  
1737 MAIN STREET**



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Members of the Columbia City Council conducted an Administrative Policy Committee Meeting on Tuesday, December 17, 2013 at City Hall located at 1737 Main Street, Columbia, South Carolina. The Honorable Leona K. Plough (Chair) called the meeting to order at 8:14 a.m. The Honorable Tameika Isaac Devine and The Honorable Moe Baddourah were present.

**COMMITTEE DISCUSSIONS**

1. [Affordable Housing Taskforce Recommendations](#) – Ms. Deborah Livingston, Director of Community Development

Ms. Deborah Livingston, Director of Community Development provided on the implementation of the Affordable Housing Taskforce recommendations.

Councilor Devine noted that the Columbia Housing Authority recently closed its Section 8 waiting list as there were almost 8,500 individuals seeking housing.

Councilor Plough inquired about the operational support costs and how they are funded; is it solely from water/sewer.

Mr. S. Allison Baker, Senior Assistant City Manager replied that Columbia Housing Development Corporation receives a mixture of funds while others receive solely water/sewer funds.

Councilor Devine inquired about the status of North Main, Willow Lakes and Prescott multi-family housing units.

Ms. Deborah Livingston, Director of Community Development advised the committee those properties are under review by the fire department for code violations. There has been a lot of discussion regarding these properties. Currently, HUD (Housing and Urban Development) is more focused on rental and not homeownership given the current economic state of the country.

Ms. Krista Hampton, Director of Planning and Development Services explained the concept of Inclusionary Zoning, which allows for a certain percentage of housing developments to have affordable housing. This zoning could be mandatory or voluntary with incentives for developers to have affordable housing intermingled in the development.

Councilor Plough inquired about including in any ordinance that any development would require 20% be affordable housing and a mechanism for tracking it.

Ms. Deborah Livingston, Director of Community Development informed the committee that Charlotte and Charleston did pass bonds for affordable housing and it has been successful.

Councilor Baddourah inquired about Gonzales Gardens.

Councilor Devine stated it is a huge issue; when it Gonzales Gardens gets redeveloped 200 people will be displaced. As the plan stands now once the redevelopment is done, there will be less housing available.

Councilor Plaugh inquired about a consolidated plan that works in conjunction with Richland and Lexington Counties.

Ms. Krista Hampton, Director of Planning and Development Services advised that they are in the planning process for the 2018 Comprehensive Plan. She envisions this plan as being interactive and she is working with the counties. The land use ordinance needs to be updated as it's vague.

Councilor Plaugh expressed the importance of making this a regional collaboration since that was emphasized in the Urban Land Institute's Reality Check.

Ms. Deborah Livingston, Director of Community Development added that HUD is focusing on regional collaboration as well.

Councilor Plaugh urged the importance of staff's recommendations for redevelopment areas.

Ms. Deborah Livingston, Director of Community Development outlined the three (3) areas that have been recommended by staff: Martin Luther King, Hyatt Park and Lyon Street. These were determined based on a number of factors like public works, income, and demographics.

Councilor Devine reiterated the importance of having a policy in place for future sales of property to specify an affordable housing component.

Ms. Deborah Livingston, Director of Community Development advised the committee that the Midlands Housing Trust could explore the benefits of establishing a community land trust.

This report was received as information.

- **The meeting was adjourned at 10:02 a.m.**

Respectfully submitted by:

Connie Lucius  
Office of the City Council