



We Are Columbia

**COLUMBIA ECONOMIC AND COMMUNITY DEVELOPMENT COMMITTEE
MEETING AGENDA
TUESDAY, MAY 16, 2017**

The Economic and Community Development Committee will meet at 10:30 a.m. on Tuesday, May 16, 2017 at City Hall, Conference Room, 1737 Main Street, Second Floor, Columbia, SC 29201.

Members are: The Honorable Sam Davis, Chair ▪ The Honorable Tameika Isaac Devine, At-Large

Prior to entering the meeting please turn all electronic communication devices to the silent, vibrate or off position. All presenters are asked to speak directly into the microphone for recording purposes.

CALL TO ORDER

COMMITTEE DISCUSSION

1. Affordable/Mixed Income Housing

ADJOURNMENT



We Are Columbia

MEETING DATE: May 16, 2017

DEPARTMENT: City Clerk

FROM: *Erika Moore, City Clerk*

SUBJECT: Affordable/Mixed Income Housing

FINANCIAL IMPACT:

STRATEGIC GOALS: Foster a healthy quality of life

ATTACHMENTS:

- Mixed Income Housing proposal (PDF)



AFFORDABLE/MIXED INCOME HOUSING PROPOSAL

TO: Mayor Benjamin
CC: Heyward Harvin
FROM: Lauren Harper
DATE: Sept. 20, 2016
RE: Affordable/mixed income housing

There is an issue of homelessness and lack of affordable housing in Columbia.

The Columbia Housing Authority owns 2,200 units of public housing, administers 3,700 various housing choice vouchers and owns 600 units of private market housing. However, this does not meet the current demand of housing nor greatly alleviate the burden on families who may not qualify for traditional housing programs.

To provide more residents with much-needed housing and to reduce the stigma of affordable housing projects, I propose we put out an RFP to solicit a private developer(s) to construct four high quality mixed-used, mixed-income apartment complexes.

Each building will have 200 units with a mix of studio, 1, 2 and 3-bedroom units. The rent in 30 percent of the units will remain affordable for 20 years to individuals and families at 80 percent or below of the area's median income. Rents in 10 percent of the units will remain affordable for 20 years to individuals and families at 60 percent of the AMI.

The balance of the units (60 percent or 120 per complex) can be rented at market rates.

The complexes should be located throughout the city (one in each of the four districts) on major commercial corridors that will have nearby COMET, Richland One/Two schools and public amenities such as parks and libraries.

The complexes will be the same in design and engineering allowing for significant savings in soft costs. The exterior of each of the complexes should vary to ensure individuality and consistency with nearby desired architectural styles.

The ground floor of the developments must have complimentary retail uses. Other desired features would include "green" construction, solar paneled roof and qualify as a workforce development project (Work It Up).

Some incentives would include donated land, tax abatement, housing vouchers, parking variances and expedited approval (in terms of planning, design and zoning).

The buildings would hold approximately 200 units, which for four buildings, this would create 800 units total. This breaks down to be:

480 market rate

320 workforce housing

240 available at or below 80% AMI

80 available at or below 60% AMI.