



Agenda Item Report

Meeting Type: Plan Commission

Meeting Date: September 10, 2026

Item Title: Consider and take action regarding the housing survey and public input

Submitted By: David Bennett, Communications & Economic Development Coordinator

Detailed Description of Subject Matter:

The housing survey generated 118 responses. Most (nearly 80%) respondents are full-time residents that own single-family homes. About 16.5% of respondents lived in a duplex or 3+ unit apartment or condo. Most respondents (about 75%) think that the Columbus housing market is somewhat affordable or modestly unaffordable. Although young adults / first-time homebuyers were seen to struggle the most to afford housing in the city, seniors/retirees, single-parents, and low-to-moderate income workers were notable. Most respondents are favorable with adding more single-family homes and senior living type housing. The only opposition came from the quest regarding adding large multi-family housing. The other groups remained slightly favorable. Respondents noted that the City should be proactively engaged in creating and maintaining affordable housing. There was support for the City establishing a low-to-moderate income housing betterment program. Respondents favored steady, phased growth over the next 20 years using a balanced approach utilizing both infill and expansion.

There were 115 comments that largely addressed affordability, infrastructure, and growth management as the top concerns, with a generally neutral to negative sentiment. Sentiment analysis showed that most comments were Neutral (54%), followed by Negative (38%), and Positive (8%). Thematic analysis revealed the most common themes mentioned: Affordable and Senior Housing Options (13%), Infrastructure Maintenance and Upgrades (8%), Growth Management and Urban Sprawl (7%), and Property Tax Impact and Downtown Aesthetics/Revitalization (each about 6%). Other notable comments included Historic and Small-Town Character Preservation, Municipal Role in Development, Residential Housing Expansion, Apartment and Rental Housing Development, Business Growth Focus, Property Maintenance Standards, Traffic and Safety Concerns, and Community Engagement.

List all Supporting Documentation Attached:

- Survey results

Action Requested of the Plan Commission:

Review and consider for future housing goals and objectives

Strategic Plan Objective: