



Using the Bailey Bill;

Columbia's Success Story



# *Team Members*



**Amy Moore**

Principal Planner



**Rachel Walling**

Senior Planner

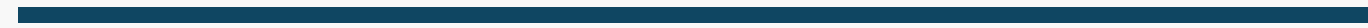


**Betsy Kleinfelder**

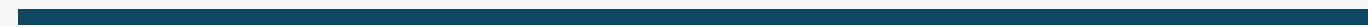
Preservation Planner



# *Introduction*

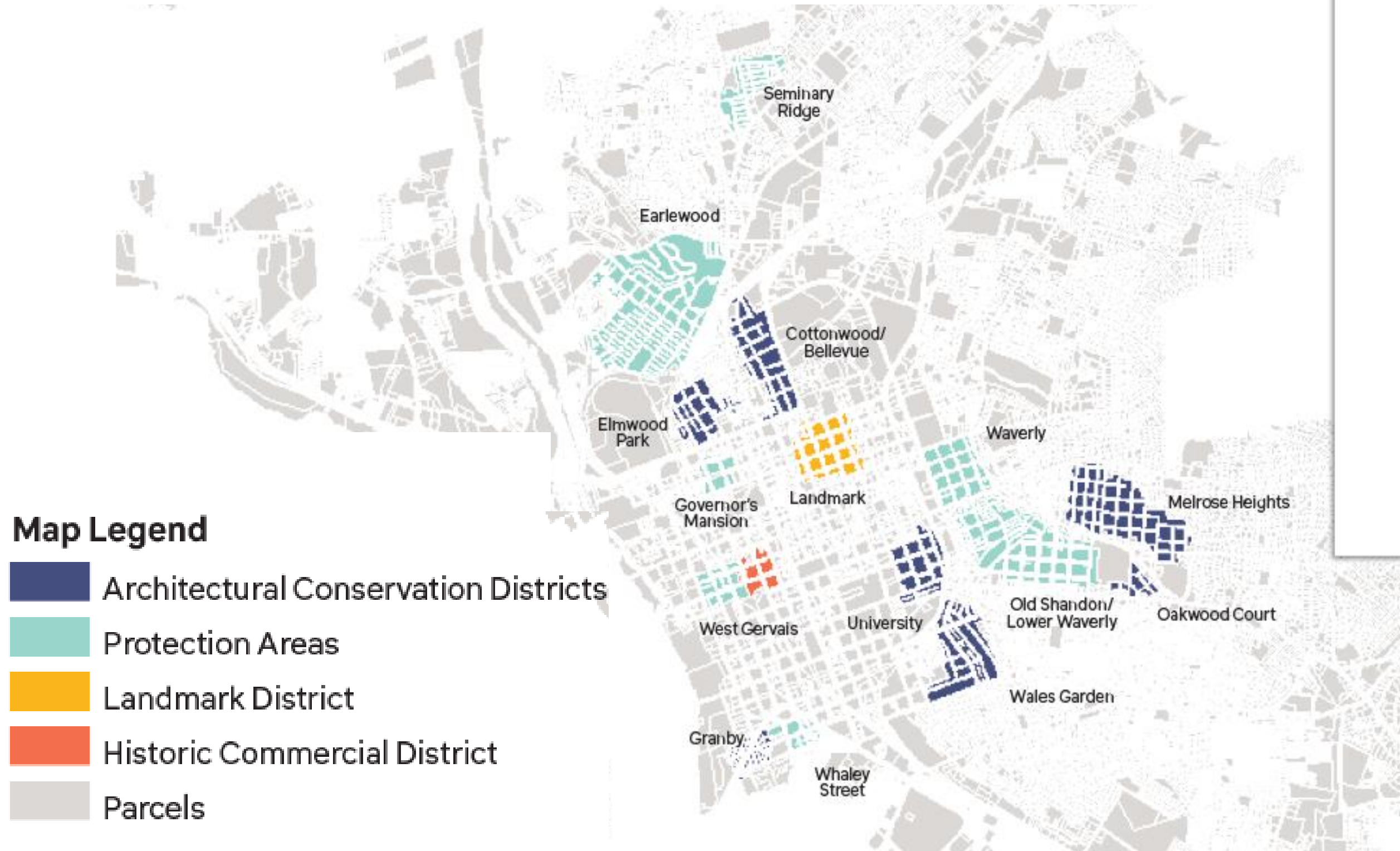


The Bailey Bill was passed by the state legislature in 1992 to give local governments the option of granting property tax abatement to encourage the rehabilitation of historic properties





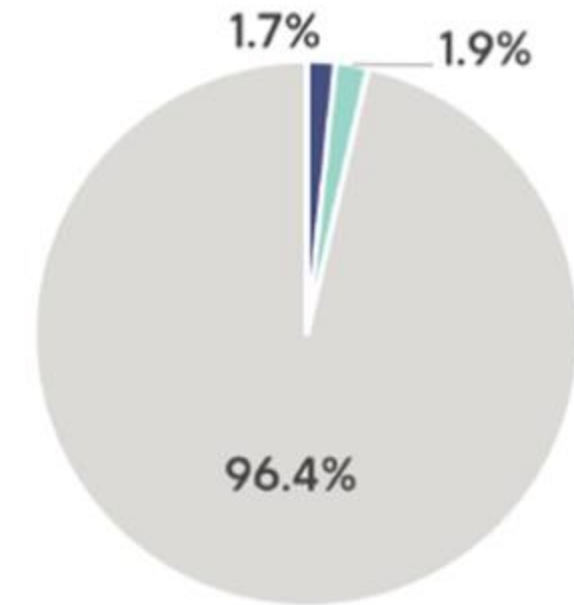
# Historic Districts



## Map Legend

- Architectural Conservation Districts
- Protection Areas
- Landmark District
- Historic Commercial District
- Parcels

**LAND AREA**  
(excluding Fort Jackson)



- Architectural Conservation Districts
- Protection Areas
- Rest of City



# Where can the Bailey Bill be Used?

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**Local Historic Districts**



**City Landmarks**



**National Register Districts  
and Structures**



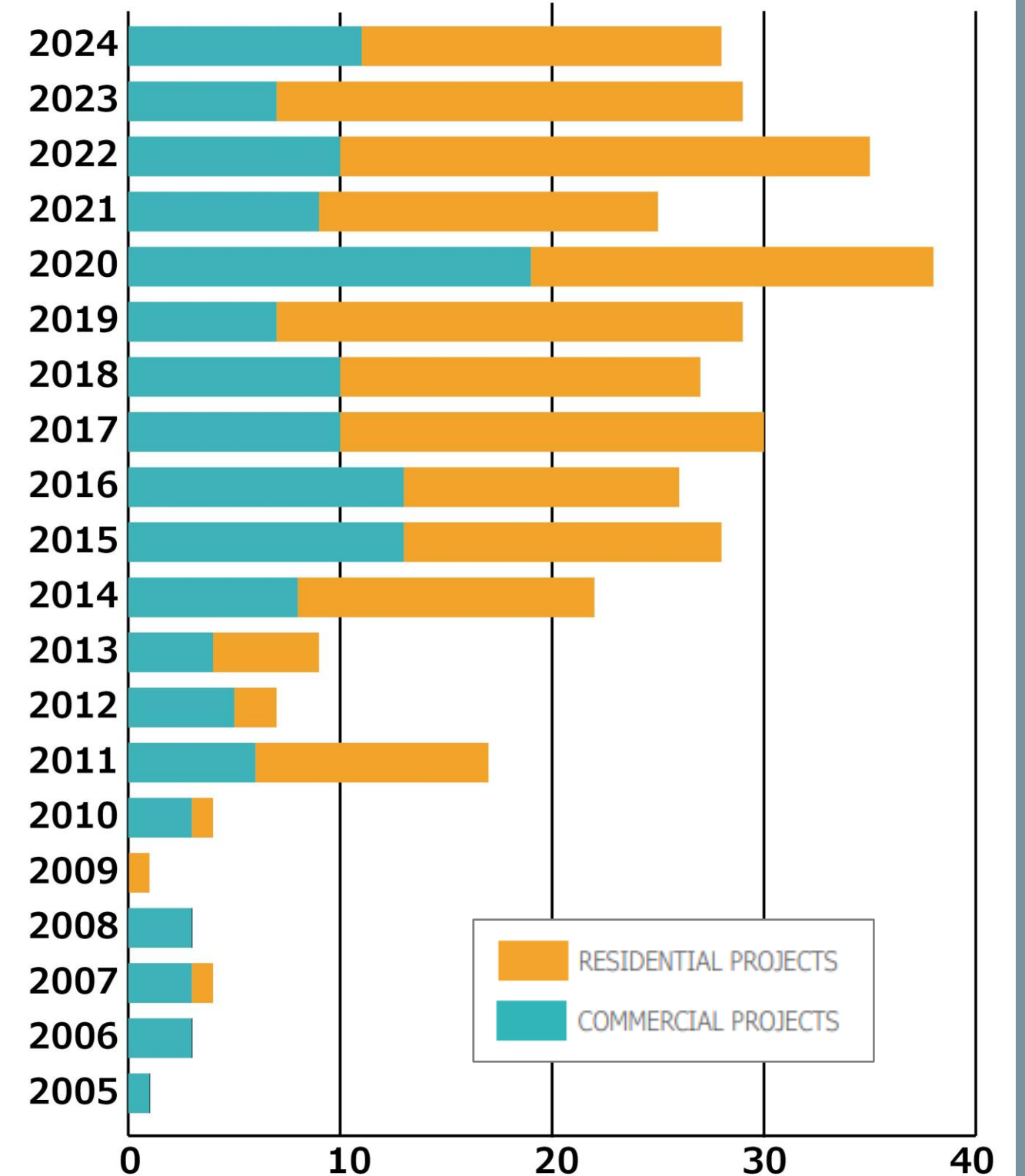
# Bailey Bill in Columbia

## Evolution of the Bailey Bill

- 2004 – Bailey Bill enabling legislation simplified
- 2007 – City Council amended Bailey Bill terms to make it more accessible
- 2013 – Richland County aligned its Bailey Bill terms to match those of the City
- 2014 – Main Street National Register District established
- 366 applications 2005–2024
- 318 active Bailey Bill



**BAILEY BILL**  
APPLICATIONS BY CALENDAR YEAR



# Types of buildings using the Bailey Bill

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## Commercial

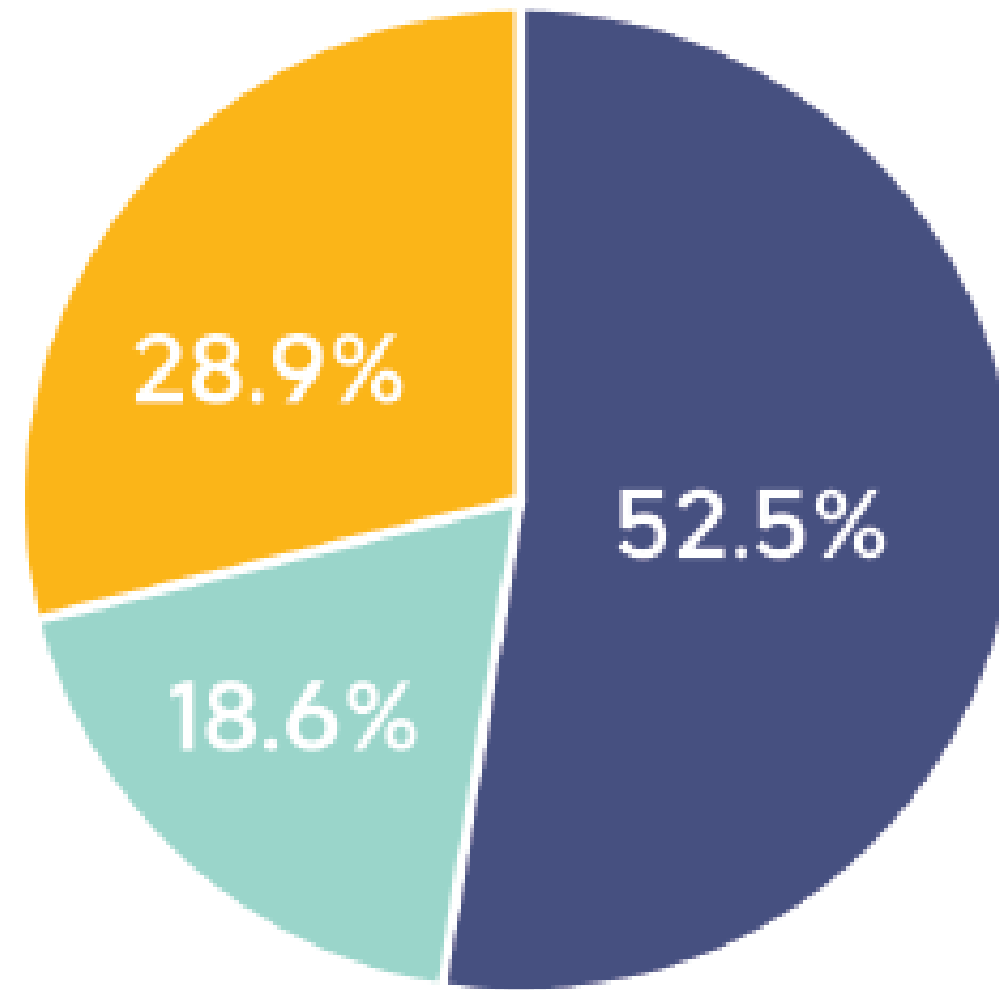
- Includes commercial, mixed use & multi-family
- 133 projects: 42% of active projects



## Residential

- Includes single family and duplexes
- 184 projects: 58% of active projects

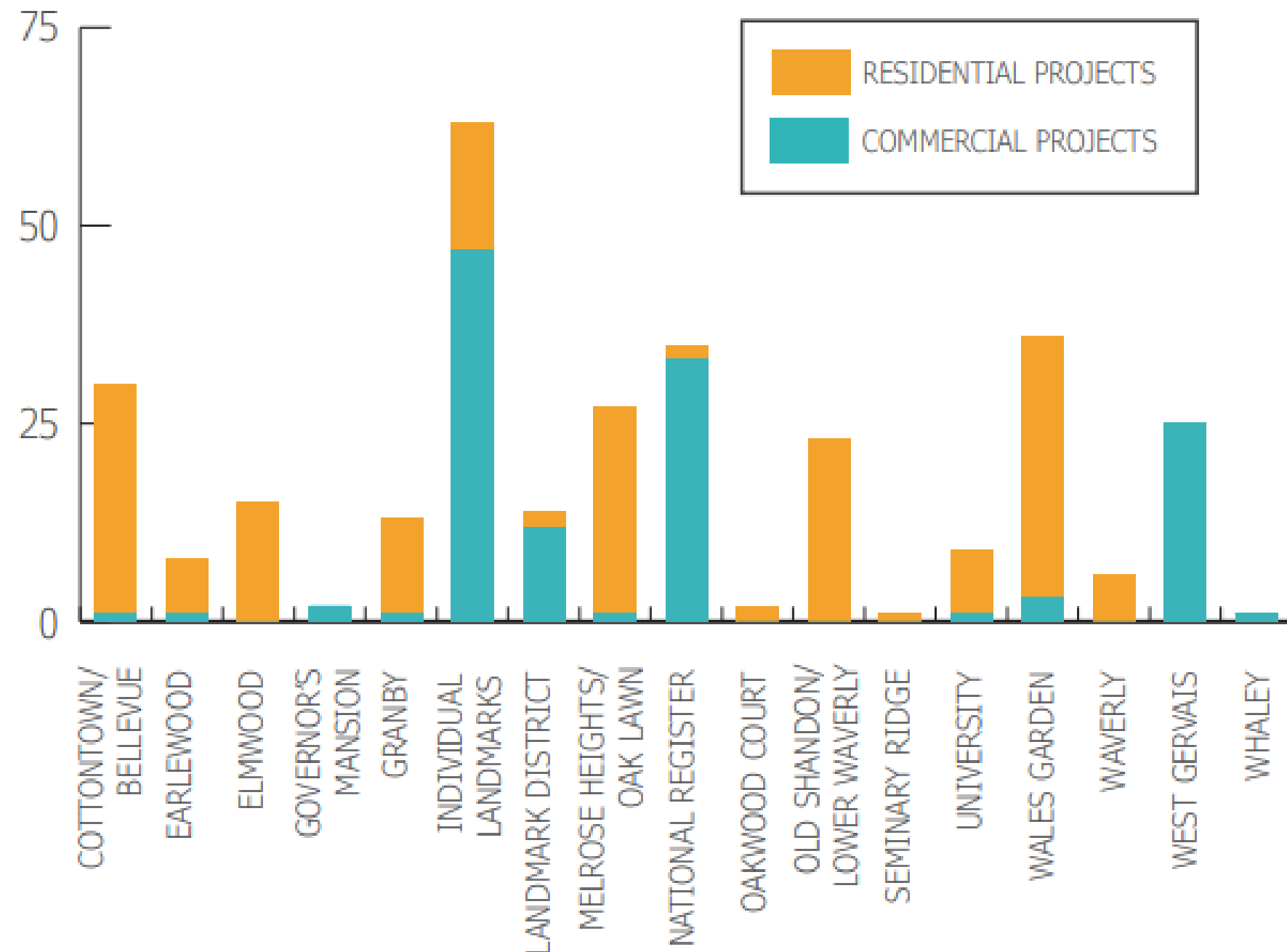
# Using the Bailey Bill



- Architectural Conservation Districts
- Protection Areas
- Not in Local Historic Districts

## BAILEY BILL PROPERTIES

ACTIVE\*\*, BY DISTRICT





# Investment through the Bailey Bill

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**\$12.8**  
million  
required

**x16**

**\$211**  
million  
total

## Commercial

- Includes commercial, mixed use & multi-family
- 42% of active projects

**\$3.9**  
million  
required

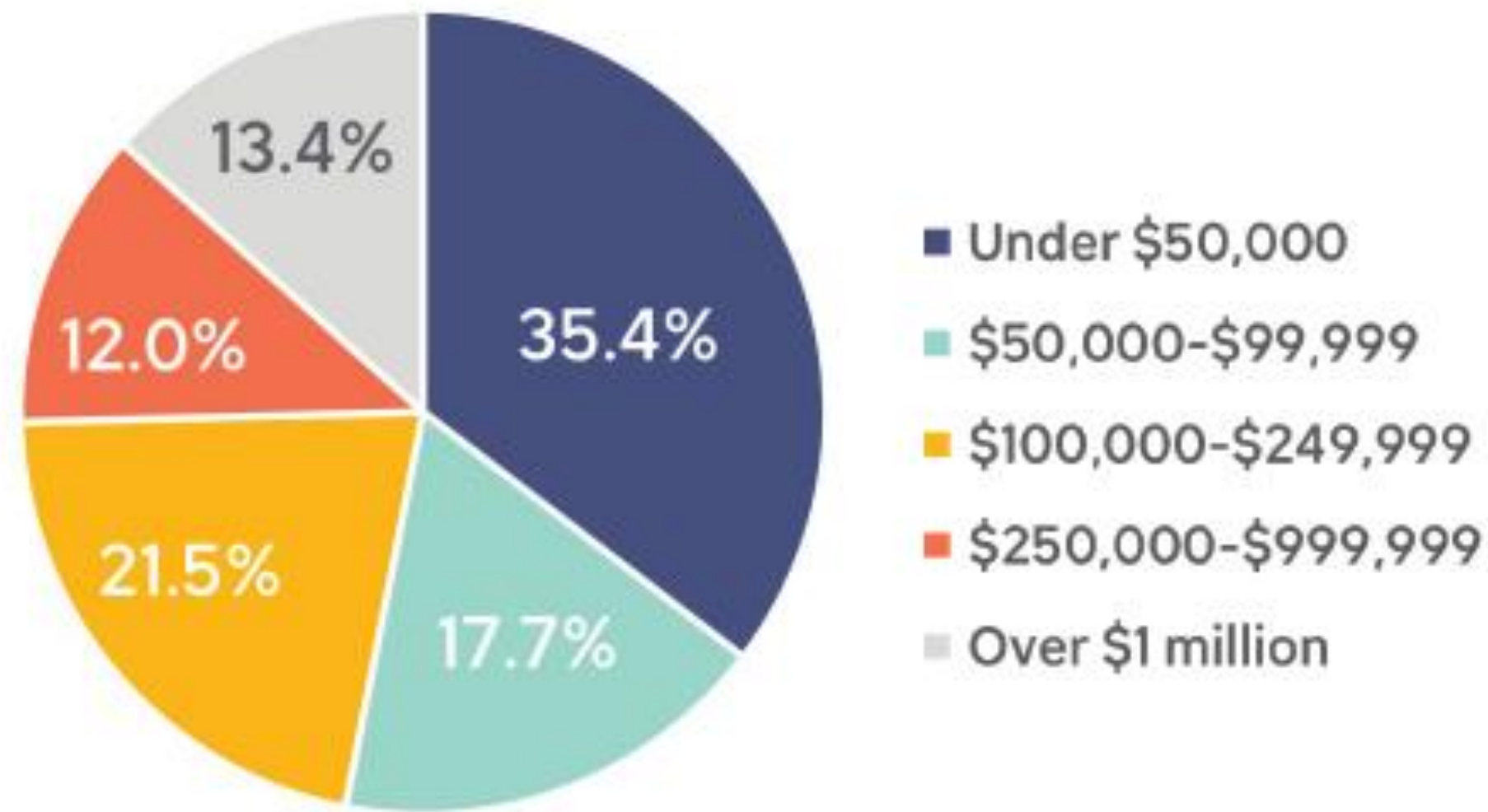
**x4**

**\$15**  
million  
total

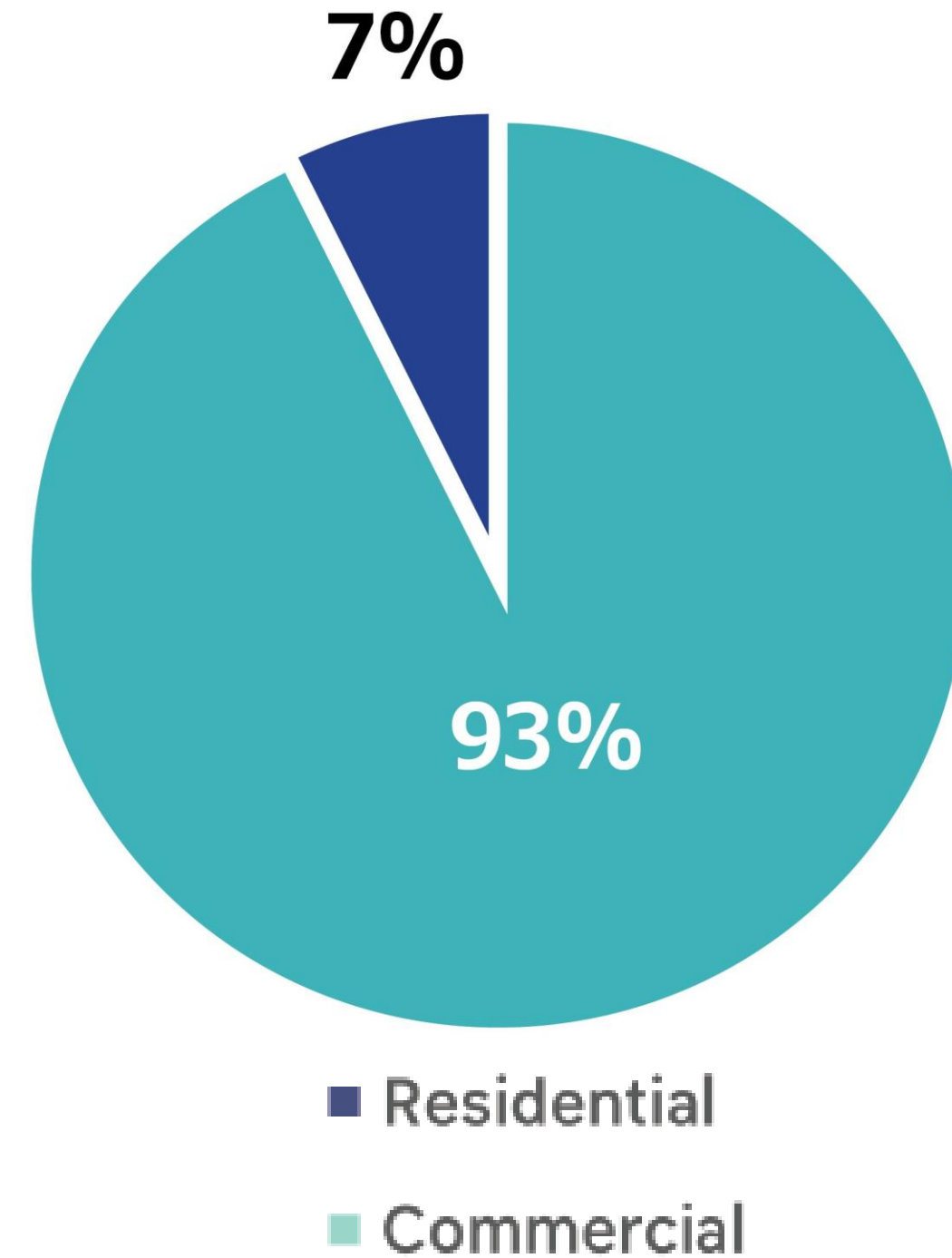
## Residential

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# Investment through the Bailey Bill



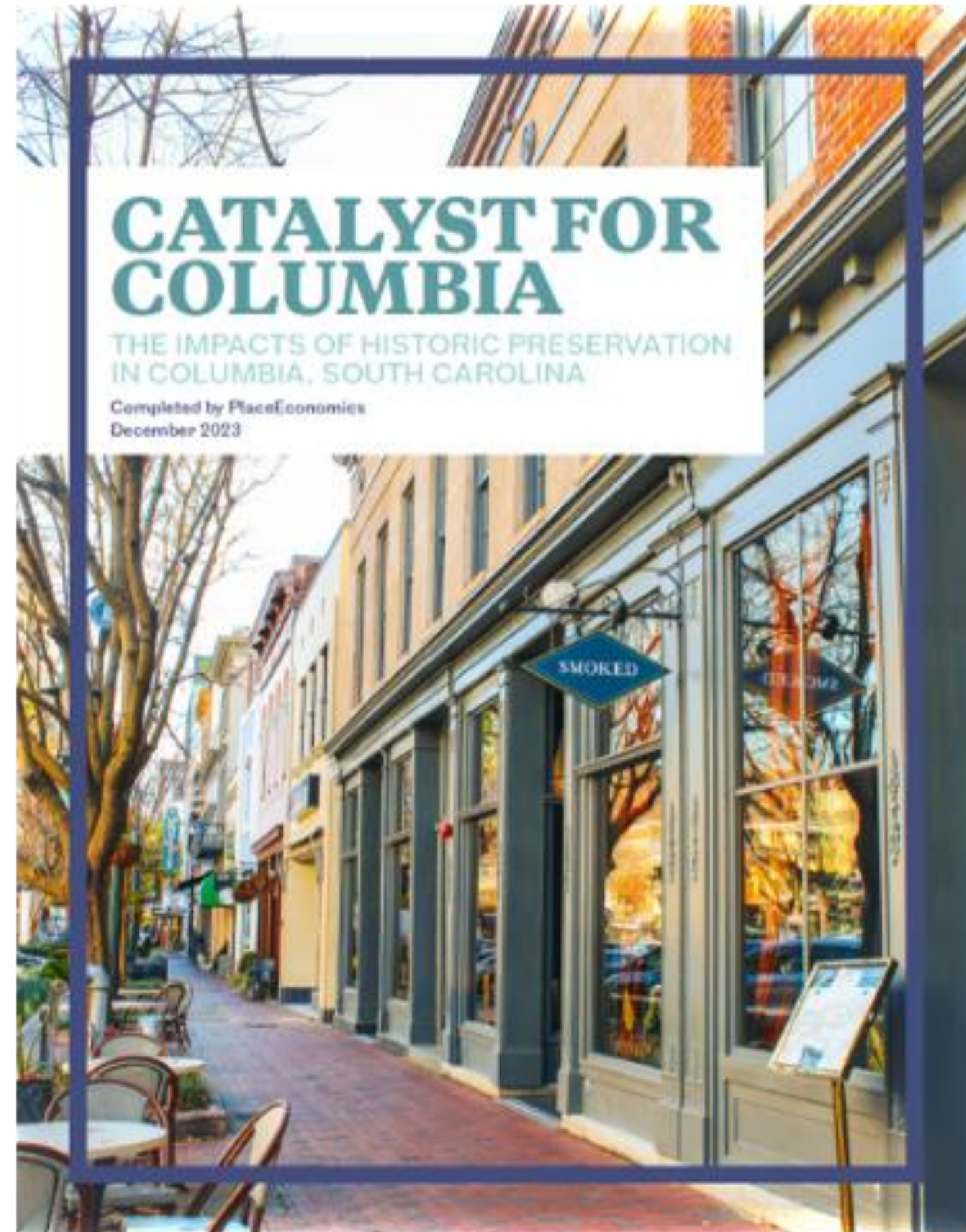
**\$226 million**



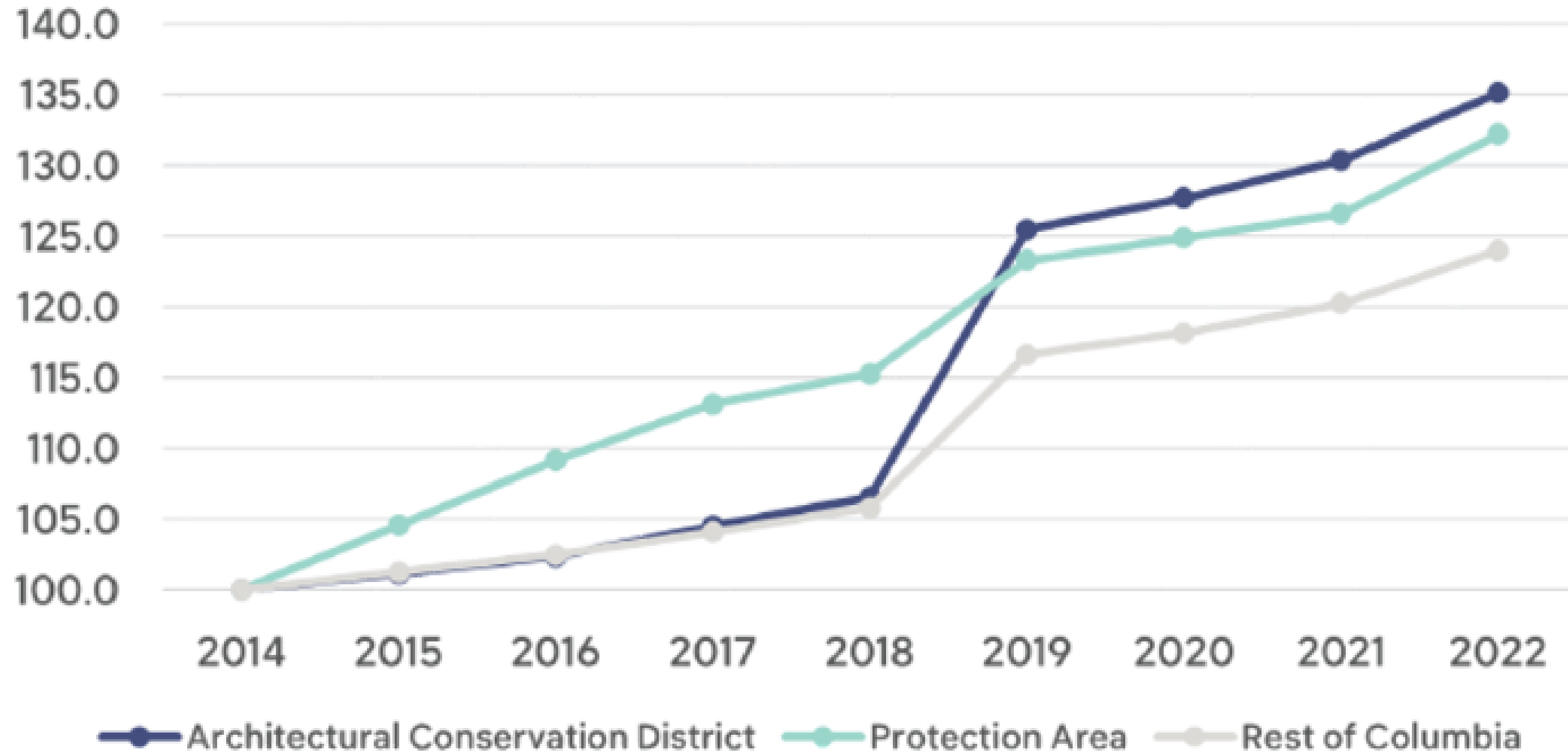


# Investment through the Bailey Bill

- 2024 Economic Impact Study conducted by Place Economics
- Analyzed numerous aspects of preservation in Columbia, including property values and tourism
- Studied the impact of the Bailey Bill and showed its benefit to the community



# SINGLE FAMILY RESIDENCES (2014=100)



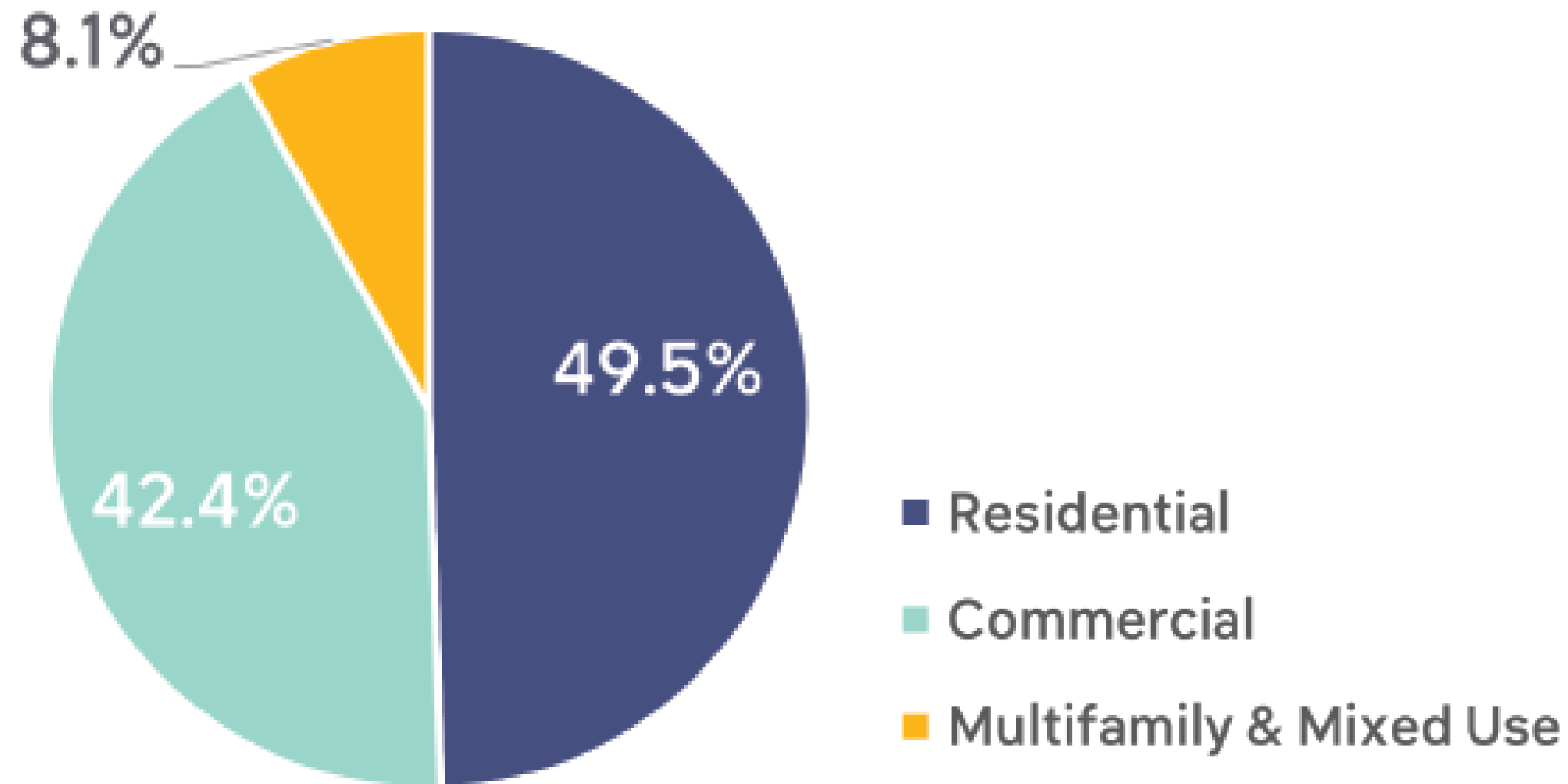


# Change in Net Present Value of City & County Taxes Over 30 Years



# Number of Bailey Bill Projects by Type

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# Bailey Bill in Columbia

## Commercial on Main Street

- The Habenicht Building was rehabilitated in 2018 using the Bailey Bill, federal and state tax credits
- Used as both Lula Drake Wine Parlor on the first floor and the Pastor's Study event space on the second floor
- Part of the Main Street rehabilitation initiative





# Bailey Bill in Columbia

## Earlewood repeat investors

- A young couple purchased this bungalow in 2012 as a starter home.
- 12 years, a child and a dog later, they used the Bailey Bill to purchase the larger house next door to accommodate their growing household.





# ***Bailey Bill in Columbia***

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- 12 years, a child and a dog later, they used the Bailey Bill to purchase the larger house next door to accommodate their growing household.





# *Bailey Bill in Columbia*

## **High Style Residential**

- The Powell House is the finest example of Prairie Style architecture in Columbia.
- it had been heavily altered and unoccupied for years before the current owners used the Bailey Bill to offset the costs of this complex renovation.





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**THE POWELL HOUSE- BEFORE**



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**THE POWELL HOUSE- AFTER**



# ***Bailey Bill in Columbia***

## **Old Shandon/Lower Waverly bungalow**

- Built in 1925
- Fair market value of the building: \$60,300
- Estimated project cost: \$140,000
- Sold for: \$365,000
  
- Work done:
  - Window, siding and porch repairs
  - Replaced the roof
  - New HVAC, some plumbing

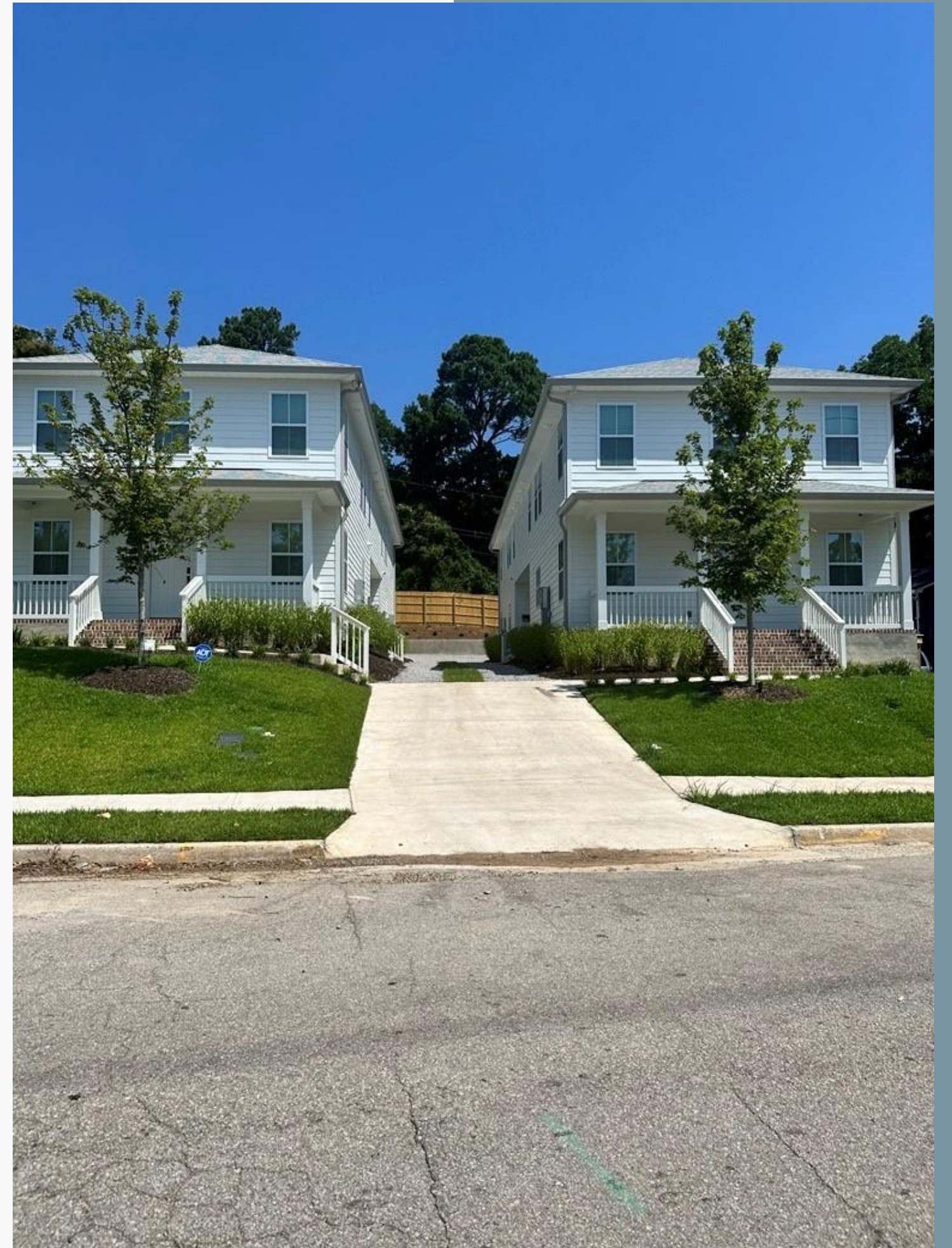




# ***Bailey Bill for neighborhood stability***

**The Old Shandon/Lower Waverly district is  
seeing rapid development**

- Many vacant lots are being developed into duplexes aimed at college housing.
  - Long-time residents are facing raising housing costs
  - Many houses need repairs such as roofing and mechanical upgrades.
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## ***Lessons Learned***

- Early inspections and conversations
- Track everything
- Work with the County
- Keep it simple- have templates ready for every step
- Follow up regularly
- Stay engaged, capture feedback and support





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***Thank  
you***

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BAILEY BILL PRIMER