

Government Update is a quarterly publication of the Columbia Housing Authority, Columbia, South Carolina for the elected officials of Richland County and the City of Columbia, South Carolina.

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Visit us on the web:
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Hendley Homes continued ...

The redevelopment plan for Rosewood Hills also calls for \$4.5 million in public improvements including new streets and streetscapes. Other Visions for the new community include a 7,900 square foot library/community center and a 6,500 square feet of supportive neighborhood retail services.

The proposed unit mix and community amenities are designed to make Rosewood Hills a well functioning community that will blend seamlessly into the existing area and encourage additional redevelopment along Rosewood Drive.

"When complete, the Rosewood Hills community will stabilize a long-neglected portion of the City," said Gilbert Walker, CHA Executive Director. "Receiving HOPE VI funding for this project will help us continue fulfilling our mission of supporting strong neighborhoods and providing safe and affordable housing to Columbia's residents."

The CHA will be the developer for the Rosewood Hills community, and the Authority plans to move forward with construction as quickly as possible. The CHA hopes to complete the new community by the Fall of 2007.

"The funding for this project is welcome news," said Congressman James Clyburn. "The redevelopment of the Hendley Homes site is a continuation of my vision for the Empowerment Zone, and I applaud the CHA's persistence in seeking ways to provide affordable housing options for the families of Columbia."

CHA Hosts Homeownership Fair

On June 12, the CHA hosted a successful Homeownership Fair to help families get started with the home buying process. More than 100 people attended the event at the Cecil Tillis Center to obtain free credit reports, tour the new model homes at Celia Saxon, and talk with lending institutions and credit counselors. The Fair provided a wealth of information on programs available to help families purchase a home at Celia Saxon or elsewhere in the Columbia area.

The CHA would like to thank the Homeownership Fair exhibitors for making the event a worthwhile experience for those who attended.



Left: The CHA's display table contained information about the homeownership opportunities now available at Celia Saxon.

COLUMBIA HOUSING AUTHORITY

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A publication for the elected officials of Richland County and the City of Columbia, South Carolina.

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CHA Hosts Homeownership Fair



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CHA Receives HOPE VI Funding for the Redevelopment of Hendley Homes

On June 2, the Columbia Housing Authority (CHA) received word that its HOPE VI application for funding to redevelop the Hendley Homes site off Rosewood Drive was successful. The news means the CHA will receive \$10,755,952 from the Department of Housing and Urban Development (HUD) to help transform the site where Hendley Homes once stood into a thriving new community called Rosewood Hills.

The name for the new community, along with the vision for the development, was determined by a series of public workshops that took place during 2003. Hundreds of Columbia residents participated in the planning process that helped resolve key issues such as the layout of the development and what community amenities to include. The following unit mix was also designed based on community input as well as a market study of the area:

- 55 Single family homes
- 32 Town homes
- 52 Senior apartments
- 26 Apartments over retail shops
- 22 Duplex units
- **187 TOTAL UNITS**

This diverse housing mix, which is centered on an interconnected system of parks and greenways, will feature housing options for families of all income levels. Of the 187 units to be constructed, 66 will be assisted rental units, 30 will be affordable rental units, 37 will be affordable homeownership units, and 54 will be market rate homes



and apartments. To view the proposed site maps and building renderings for Rosewood Hills, visit the CHA's web site at <http://www.chasc.org/cola/Hendley.htm>.

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Above: The model home at 2127 Oak Street serves as the sales office for the Celia Saxon Community. Referred to as plan number 1515, the house is approximately 1500 square feet in size and starts at around \$104,000.

Below: The model home at 2129 Oak Street is referred to as plan number 1288. It is approximately 1300 square feet in size and starts around \$97,000.

For more information about the homes at Celia Saxon, visit the sales office at the model homes, or call 748-9390. A complete list of floor plans, prices and options is available at the model homes.



CELIA SAXON

CHA Announces Homeownership Opportunities at Celia Saxon

The homes at Celia Saxon are officially for sale. During a ceremony on June 10, the Columbia Housing Authority (CHA) opened the model units at Celia Saxon and announced plans to help families purchase homes in the new community.

Celia Saxon is located off Harden Street on the site of the former Saxon Homes assisted housing complex. The CHA demolished Saxon Homes in September of 2000 after receiving a \$26 Million grant from the Department of Housing and Urban Development (HUD) to revitalize the area. Using the grant and other sources, the CHA is redeveloping the area into a mixed-use, mixed-income community that will attract other development projects and encourage investment in the area.

The 93 homes at Celia Saxon represent a unique opportunity for families at many income levels to purchase new homes in the downtown Columbia area. They range in size from 1,113 to 2,047 square feet and start at around \$96,000. The CHA plans to have all of the homes constructed by June of 2006.

"The CHA is committed to helping families achieve homeownership," said Gilbert Walker, CHA Executive Director. "We've partnered with many businesses and organizations to help make the necessary resources available, and our commitment doesn't end there. We're prepared to walk families through the home buying process and help them identify the best programs and services to meet their needs."

The CHA has forged partnerships with many businesses and organizations to provide families with access to low-interest loans, down payment assistance, and a variety of other programs that help make homeownership an attainable goal. Partners in the Celia Saxon homeownership endeavor include Fannie Mae, the South Carolina State Housing Authority, the City of Columbia, Homeowners Mortgage Enterprises, Inc., Wachovia, South Carolina Community Bank, Carolina First, BB&T, First Citizens, and many others.

The homeownership units are the second piece of the Celia Saxon development to become available. The first five Elder Cottages, located at the corner of Elmwood Avenue and Oak Street, opened in February of 2004. Other plans for the site include multi-family apartment buildings, a commercial center featuring a grocery store and other retail shops, and the Charles R. Drew Wellness Center.



Left: Mayor Coble at the opening of the model homes at Celia Saxon.

Below: Several dozen people joined the CHA for the opening of the model homes at Celia Saxon.



Visit the Model Homes at Celia Saxon

Location:

2127 and 2129 Oak Street

Hours of Operation:

Monday-Saturday 11 a.m. - 6 p.m.

Sunday 1 p.m. - 6 p.m.

Phone Number:

748-9390