
EXHIBIT A: SUMMARY INFORMATION

A.I EXECUTIVE SUMMARY

Hendley Homes, an obsolete fifty year old public housing project, is no more. Awaiting a vision from the community, a beautiful piece of property sat vacant on Rosewood Drive, anchoring the southwest corner of the Rosewood neighborhood of Columbia, located approximately one mile from the South Carolina Statehouse and downtown Columbia, and one-half mile from the University of South Carolina.

The three hundred obsolete Hendley Homes dwelling units were determined severely distressed and approved for a HOPE VI Demolition Grant in 1999. The residents in occupancy at that time have been successfully relocated and the obsolete dwelling units have been demolished.

The Hendley property presented a unique opportunity for a public housing authority to bring together an unlikely coalition of constituents that included neighborhood organizations, community stakeholders, local business leaders, government officials, churches and relocated Hendley Homes residents to be the catalyst to bring life to an area of the City long dormant; to create a dream for the revitalization of an entire community.

Participants in the public planning workshops voiced a concern that a new community needed a new name to escape the negative connotation of Hendley Homes. As part of a workshop exercise during the planning process, participants presented suggestions for naming the new community. The Columbia Housing Authority Board of Commissioners enthusiastically selected the name most popular from the exercise: *Rosewood Hills* would be the new community that would take root and blossom on the vacant Hendley site. The Rosewood

Hills HOPE VI Master Plan represents a tremendous opportunity to create a dynamic, functional, attractive addition to the surrounding historic neighborhoods of Shandon, Rosewood and South Edisto Court as part of larger comprehensive revitalization efforts occurring in the community. The plan, a result of numerous one-on-one, stakeholder group and public meetings, includes the development of 55 new single family homes, 32 town homes, 52 seniors' apartments, 26 apartments over retail, and 22 duplex units, for a total of 187 housing units. This diverse housing, centered on an interconnected system of four parks and a linear greenway, is conceived as a mixed-income community of 66 assisted rental units, 30 affordable rental units, 37 affordable homeowner units and 54 market rate homes and apartments. Twenty-nine of the dwelling units will be off-site in the surrounding neighborhood. CHA has options on the parcels containing dilapidated structures contiguous to the site and will develop housing that creates a seamless blending of the new community into the nearby viable community. Of the 29 off-site units, 11 will be assisted rental, 11 market rental, and seven market homeownership units. The plan calls for \$4,500,000 of public improvements in new streets and streetscapes, a 7,900 square foot community technology center and 6,500 square feet of supportive neighborhood retail services. The proposed unit mix of the new community is designed to achieve a well functioning community on the revitalized site, consisting of 35% public housing rental units, with an additional 19 homes designed for affordable homeownership for public housing eligible residents, all blended into a mix of market rate rental and homeownership units.

The Community and Supportive Services staff, in partnership with local service providers, will provide a comprehensive program to assist residents in achieving economic self-sufficiency. Services include case management, child care, transportation assistance, credit counseling, homeownership training, employment training and job placement.

The amount of HOPE VI funds requested to accomplish successful implementation of the Master Plan and achieve a mix of 35% public housing rental units is \$10,755,952. Local lending institutions, homebuilders,

and a City development corporation, have demonstrated a strong commitment to provide over \$14,000,000 in construction financing for the physical development. Also the City of Columbia has committed \$4,500,000 for infrastructure and site improvements. The *CityLiving* Program administered by the City of Columbia will provide approximately \$6,500,000 in below market interest rate mortgages for the homebuyers. Services providers have made firm commitments well in excess of five percent of the grant amount requested to provide integral services to the residents of the new community.

Led by the experienced staff of the Columbia Housing Authority (CHA), acting as its own developer with its many partners, which include A&E firm Wilbur Smith Associates, homebuilder Mungo Homes and the City's non-profit affordable housing development corporation TN Development, implementation of the plan is ready to begin immediately. When complete, the Rosewood Hills HOPE VI Master Plan will stabilize a long-neglected portion of the city in a comprehensive and sustainable manner and provide the opportunity to fulfill CHA's mission to support strong neighborhoods and to provide safe and affordable housing to Columbia's residents.

A.2 PHYSICAL PLAN

The former Hendley Homes, a severely-distressed 300 unit barracks-style housing project, was demolished in 2001 and the residents relocated. As such, no rehabilitation of existing public housing is planned, although construction of new public housing units on the site is part of the overall mixed-income development strategy. The Master Plan provides opportunities for 66 public housing rental units in addition to 19 single family homes for homeownership for existing public housing residents through CHA's lease-purchase program. As part of the mixed-income strategy, CHA proposes to include 30 affordable rental units and another 18 affordable homes for sale. Thirty-six market rental units and 18 market rate homeowner units complete the balanced mix of housing compatible with and reflective of the surrounding neighborhood.

The South Carolina Housing Finance and Development Authority offers many resources to assist with the development of affordable rental housing and the financing of affordable homebuyer mortgages. CHA, through its nonprofit development corporation, Columbia Housing Authority Developments, Inc., has a successful track record in securing HOME funds and Low Income Housing Tax Credits through the state finance agency. These resources are available through competitive funding cycles that do not provide the opportunity to secure committed funding within the time frame of the HOPE VI application due date. For this reason CHA does not include state agency resources as committed leverage for the purposes of the application, but is confident that such funds will be available for the implementation of the Revitalization Plan.

CHA has previously developed two HUD approved homeownership plans and will be fully prepared to submit a homeownership proposal for approval consistent with the 80 percent of Area Median Income limitations and other applicable provisions under the 1937 Act upon notification of grant award. CHA will provide assistance for displaced public housing residents and other public housing-eligible low-income families in the form of down payment and closing cost assistance and below market second mortgages as merited for appropriate underwriting. CHA also works closely with the City of Columbia and State Housing Finance Agency programs that provide below market mortgage rates for first time homebuyers. CHA homeownership counseling staff has strong working relationships with local lending institutions that provide mortgage financing to residents in CHA's homeownership programs.

The proposed master plan includes community space in which the CHA proposes to partner with community agencies in a neighborhood networks technology center for training opportunities. The senior housing facility located on-site will contain community space for social and services activities and an on-site dining facility.

CHA proposes to acquire eight parcels contiguous to the former Hendley Homes site which will

accommodate a necessary street re-alignment, green space and linear park and 29 of the proposed dwelling units. The proposed acquisition will also serve to eliminate existing blighted properties contiguous to the site and provide for a seamless blending of the new community into the nearby existing residential neighborhood.

A.3 HAZARD REDUCTION

The dwelling units previously occupying the Hendley Homes site were demolished in 2001, through a HOPE VI demolition grant. Therefore, there is no abatement necessary of any environmentally hazardous materials such as asbestos.

A.4 DEMOLITION

The Hendley Homes dwelling units were funded by a HOPE VI Demolition Only Grant in 1999. The demolition application was submitted and approved by HUD. Demolition was completed in 2001. The site, now vacant, will be utilized for the construction of a new mixed-income, mixed-housing community and a network of open space consistent with the character and style of the surrounding neighborhoods.

A.5 DISPOSITION

The Hendley Homes HOPE VI Master Plan includes development of the existing 19.04-acre site in addition to approximately 3.5 acres of property immediately to the northeast of the site along Fulton Street.

Disposition activities would include the deeding of some of the existing property to the City of Columbia for the new public streets, the new Pickens Street Greenway and other open spaces that tie the site to the surrounding neighborhoods. These public dispositions represent approximately 7.61 acres of the existing site.

In addition, the Master Plan includes 55 opportunities (representing 5.47 acres) for new single family homeownership on the existing property that would be sold to new homeowners as part of the overall site development. Finally, the Columbia Housing Authority intends to retain ownership of the planned Town homes, Senior Housing and Rosewood Mixed Use through long-term ground lease agreements for those

portions of the property. These represent 1.75, 2.2 and 1.3 acres, respectively.

A.6 SITE IMPROVEMENTS

The Rosewood Hills HOPE VI Master Plan calls for the creation of a new neighborhood based on interconnected open space. The plan proposes the creation of a new street network across the site, working with existing grades to minimize cost of construction and minimal environmental impact. The Master Plan includes reconstruction of Superior Street to the south and southeast, the realignment of the existing Fulton Street to the northeast and four (4) new interior streets (High Point Street, Bull Street, Oceola Street and Kennedy Street) to maximize development opportunity and increase connectivity, particularly for pedestrians.

The reconstruction of Superior Street is part of the City of Columbia and the South Columbia Development Corporation's plan for redevelopment of the entire length of the existing railroad, stretching southeast towards the Owens Field airport. The realignment of Fulton Street allows safer and more efficient traffic and pedestrian flow across Rosewood Drive at the existing signalized intersection just southwest of the existing Fulton Street.

The plan calls for pedestrian-friendly urban blocks, typically of 400 feet or less in block length, with provision for street furniture/landscaping, wide sidewalks and new



THE ROSEWOOD HILLS REDEVELOPMENT PLAN CALLS FOR THE CREATION OF FOUR NEW INTERIOR STREETS TO MAXIMIZE DEVELOPMENT OPPORTUNITY AND INCREASE CONNECTIVITY.

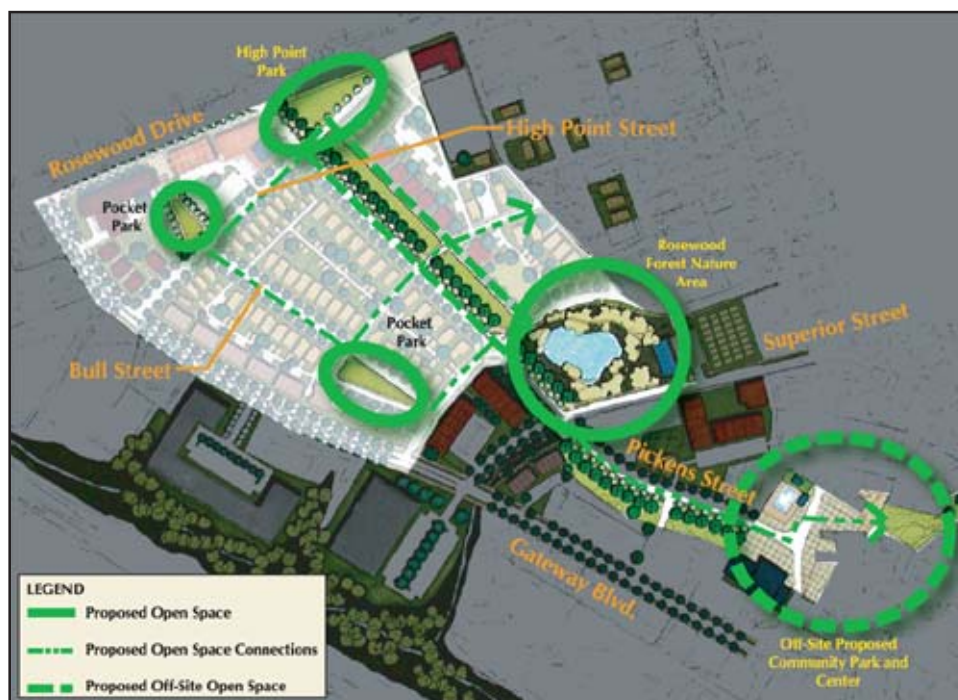
lighting. New single family homes are serviced by reinstating alleyways consistent with the historic nature of the Rosewood neighborhood.

In addition, the Master Plan calls for the construction of a new multi-use greenway along the realigned Fulton Street and the creation of four usable parks- “High Point Park” along Rosewood Drive, the Entry Plaza between the Seniors Center and the Rosewood Mixed Use, the Bull Street Park and the Rosewood Forest Nature Area, which provides retention and preservation of an existing floodplain.

The City of Columbia has committed \$4,500,000 to fund the cost of these public improvements. Columbia Housing Authority has procured through an RFP process Architectural/Engineering service to continue the plan development and engineering design work for the infrastructure and site work. Through a pre-development loan from FNMA, CHA is positioned to commence this A/E contract within thirty days of HOPE VI application submittal, indicating the readiness of CHA to move forward immediately with site development upon grant award.

A.7 SITE CONDITIONS

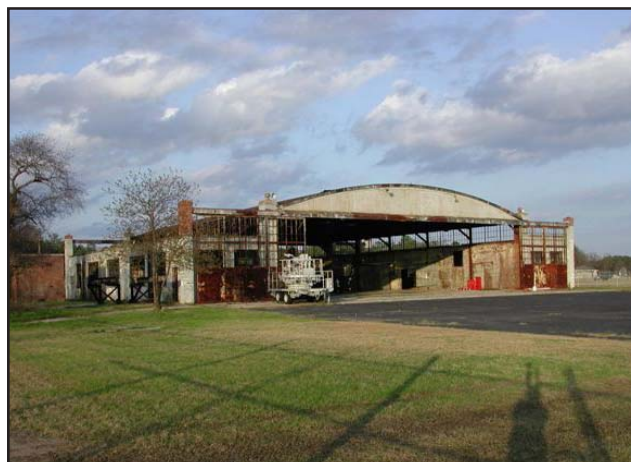
The Hendley Homes site is in the well-established historic neighborhood of Rosewood, and within walking distance of the University of South Carolina. Rosewood’s early history was



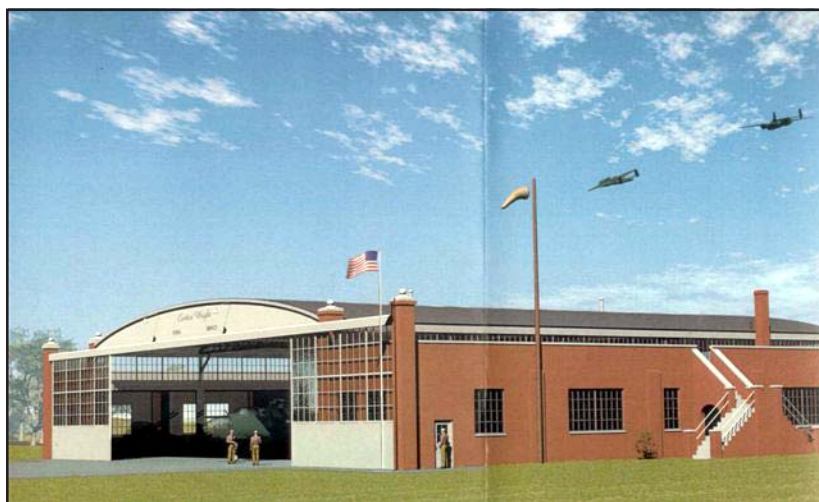
THE ROSEWOOD HILLS REDEVELOPMENT PLAN CALLS FOR THE CREATION OF FOUR USABLE PARKS.

primarily the private subdivision of existing farming and orchard property along Rosewood Drive in response to the speculative subdivision occurring in adjacent Shandon. Housing development in Rosewood got an additional boost in the 1930s with the construction of the Owens Field airport at the neighborhood's southeast boundary. Owens Field became strategically important during World War II, and many of the houses built in the blocks along the airport were of the type marketed to returning GIs. These houses now comprise a portion of the Edisto Court Community and their distinctive architectural character is valued by the residents of Rosewood. While the airport's role as the principal terminal for Columbia has been eclipsed, it nevertheless provides a convenient amenity for business, government and academic travelers and sees several small-craft flights daily.

The Owens-Columbia airport is within one mile of the Hendley site. Neighborhood residents do not look on the airport as a detriment to Rosewood, but instead recognize it as an essential link to the past. Their fondness for the airport has translated into an ongoing initiative to restore the original Curtis-Wright hangar into a museum and learning center with a state-of-the-art technology center that will be available to Rosewood Hills residents. Railroads also figured into Rosewood's history. The southwestern edge of the neighborhood is bounded by the old Southern Railway line to Charleston,



THE CURTIS WRIGHT HANGAR AT OWENS FIELD TODAY.



THE CURTIS WRIGHT HANGAR AFTER RESTORATION.

one of the earliest in the country. Norfolk Southern Corporation now owns the line and operates a classification yard in the area. The presence of the railroad encouraged the early development of several light industrial / manufacturing land uses that provided employment to the adjacent residents. Some remain today, such as a moving company, an asphalt distribution facility, and a building materials supply yard among others. These are also within one mile of the Hendley site; but like the airport, are valued by the community for their economic development impacts and job creation. The biggest inconvenience resulting from these uses is the volume of truck traffic currently penetrating the neighborhood; but this has been addressed by a recent road realignment plan, commissioned by the Columbia Empowerment Zone, that has been taken into account in the design of Rosewood Hills. This truly mixed-use environment is typical of older urban neighborhoods around the country and will not negatively impact redevelopment of the Hendley site as an affordable mixed-income extension of Rosewood.

A.8 SEPARABILITY

Not applicable. Columbia Housing Authority does not propose to target only a portion of the project for revitalization. CHA anticipates revitalizing the entire site.

A.9 PROXIMITY

Not applicable. This application does not propose to revitalize contiguous sites nor scattered sites.