



*Introducing:*

***The Oaks  
at St. Anna's Park***

***Redevelopment of Gonzales Gardens***

Ivory N. Mathews, *Interim Executive Director*  
LuCinda Herrera, *Senior VP of Development*

# Gonzales Gardens



- Built in 1939; occupied in September 1940
- 236 initial units; 44 additional units added in 1942 – TOTAL 280

- Named after Gonzales brothers (William, Narciso Gener, and Ambrose), sons of Cuban immigrants
- Founded the State Publishing Company - several newspapers throughout South Carolina including the *Greenville News*; the *Charleston News and Courier*; and *The State* newspaper in Columbia
- Initial occupancy limited to white residents only



# Gonzales Gardens

HOME TO:

*...Returning World War II Veteran's*

*... following the Fair Housing Act of 1968,  
families of color*

*...Archbishop Joseph Cardinal Bernadin of the  
Chicago Catholic Arch-Diocese*

*...Basketball star Tyrone Corbin, NBA player  
and coach*

*... an active community for hundreds of  
Columbia families for over 7 decades*



# Gonzales Gardens

- After 74 years and continued reductions in federal funding to support Public Housing, conditions at Gonzales Gardens had deteriorated beyond repair
- In December, 2015, Columbia Housing received approval from the U.S. Department of Housing and Urban Development to demolish GG and replace it with a new community.



# Honoring History

- Working in partnership with Historic Columbia and the South Carolina Historic Preservation Office
- Honor the history of **Gonzales Gardens** and **Allen Benedict Court** through establishment of a historic walking trail connecting the two sites



- Designated history page on Columbia Housing's website  
<https://www.columbiahousingsc.org/gonzales-gardens>
- Historical preservation through digital documentation - narrative report; photos; original site and building plans; oral histories
- Historical markers along walking trail
- An app to guide walking tour and provide digital historical exhibits
- MOU with SHPO and HUD governs all historical preservation actions

# The Oaks at St. Anna's Park



## PLANNING & DESIGN PRINCIPALS:

1. **Community Engagement** - Engage residents, neighbors, civic leaders, and community stakeholders in the planning process of designing change.
2. **Diversity** - Develop a broad range of housing options to bring people of diverse ages, races, and incomes into daily interaction strengthening the personal and civic bonds essential to creating community.
3. **Neighborhood** – Design new development to integrate into existing neighborhoods and do not take the form of an isolated “project.”
4. **Community Space** - Connect new development with existing public and community space to provide opportunities for recreation and civic engagement.
5. **Architectural Character** - New development should respond to the best traditions of residential architecture in the area.
6. **Economic Opportunity** - New development will provide business opportunities for local and minority businesses.



# The Oaks at St. Anna's Park



## Oak Terrace Senior Housing

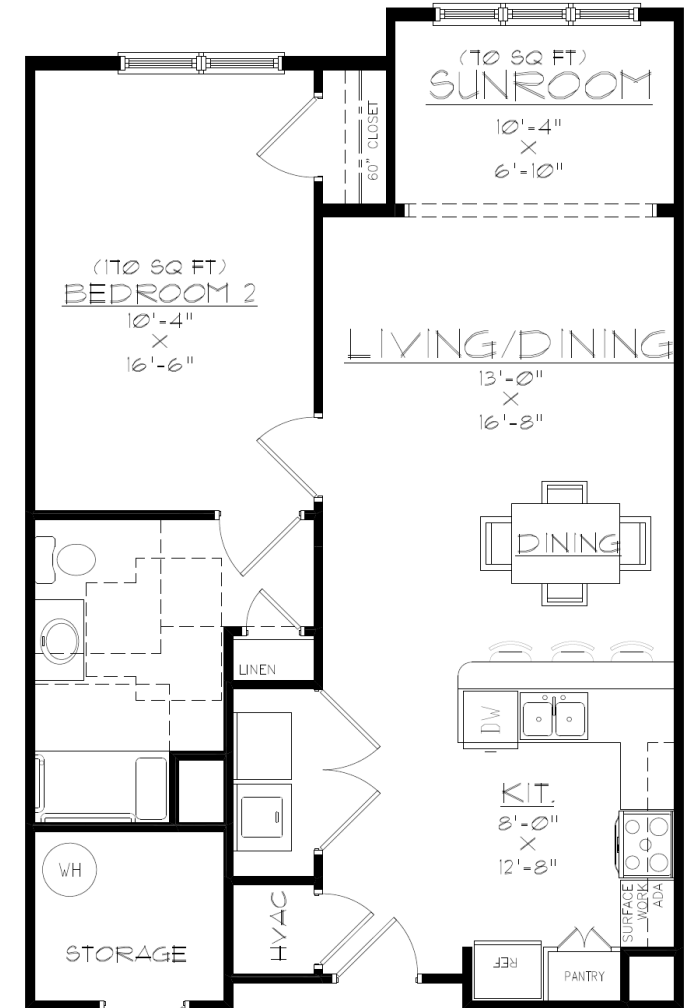




# Oaks Terrace Senior Housing



- 95 One Bedroom Apartments
- 784 Sq. Feet
- Age Restricted 62+
- Range, refrigerator, dishwasher, microwave, in-unit washer/dryer
- Community Center and Kitchen
- Computer Lab
- Fitness Center
- On Site Management Offices

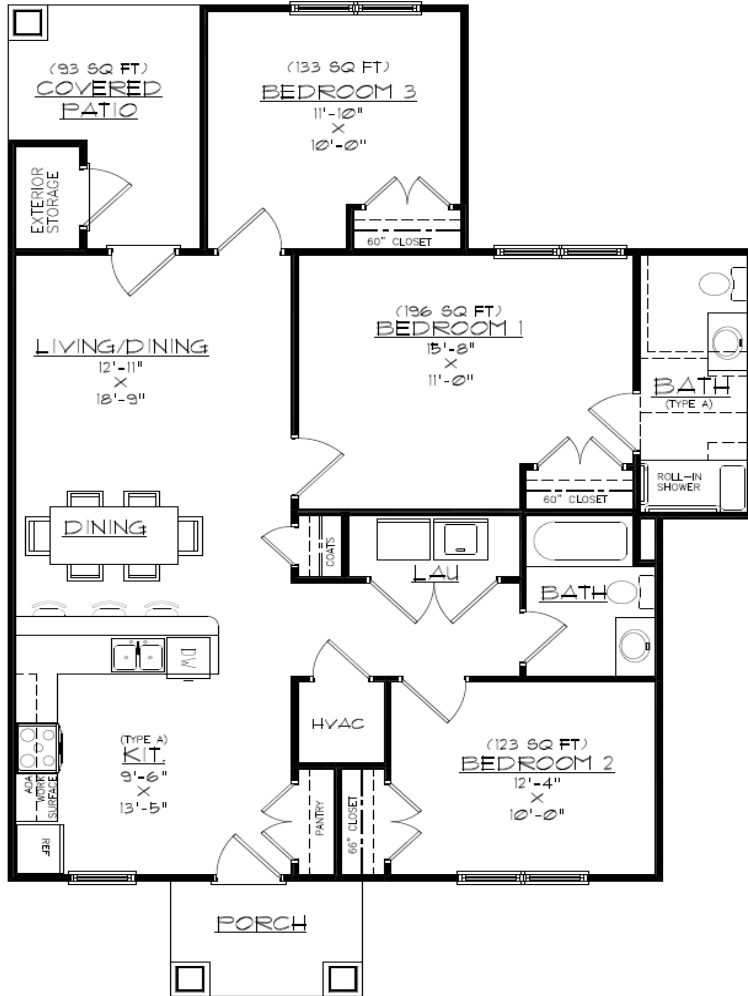


# The Oaks at St. Anna's Park

## Oak Park Family Housing



# Oaks Park Family Housing



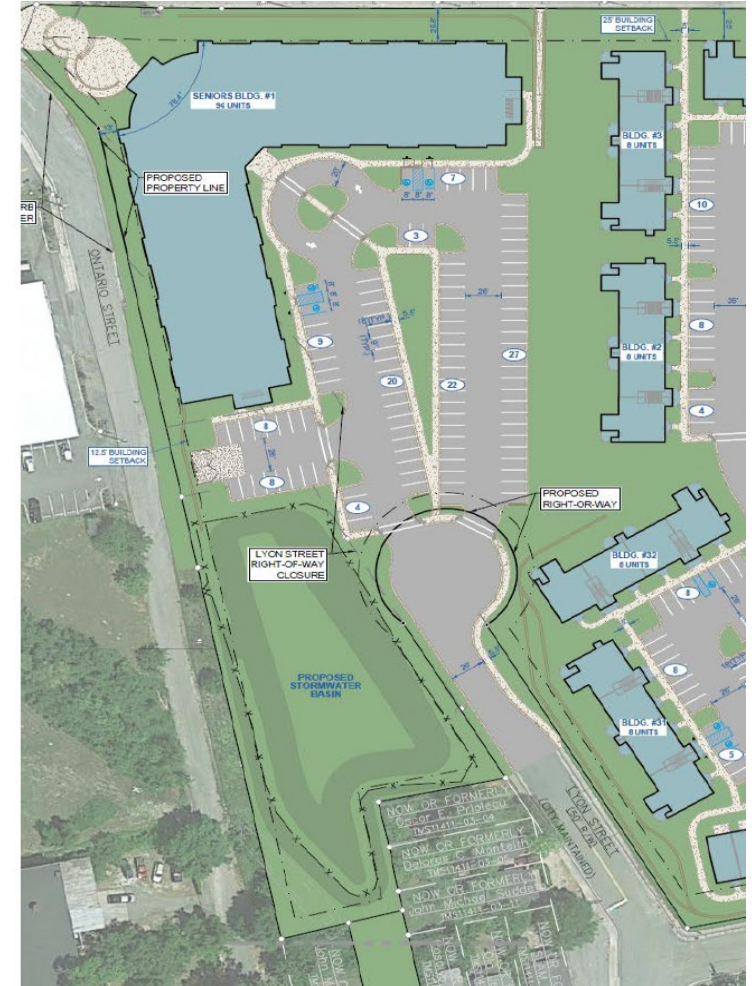
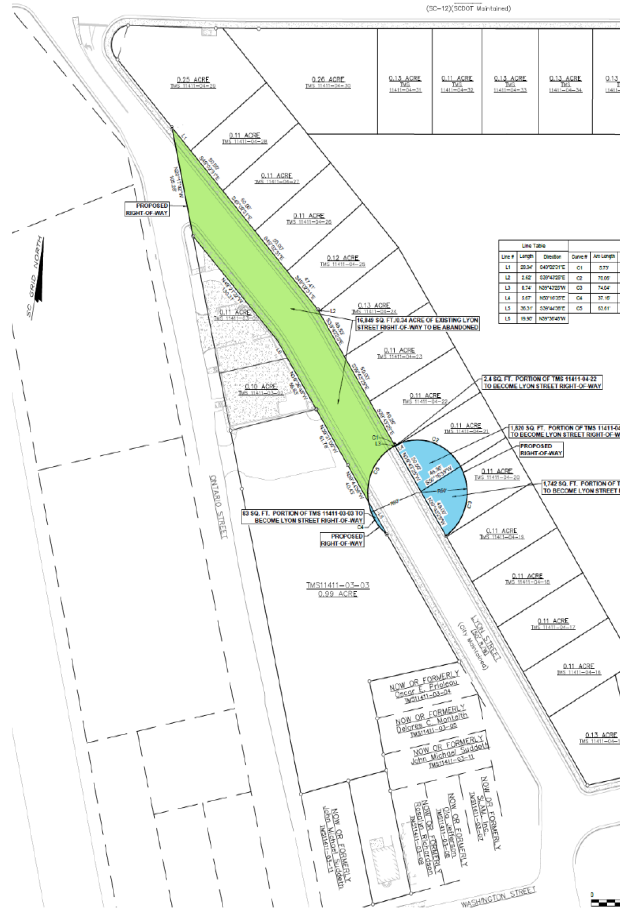
- 190 Total Units
- Townhome Units
- 2 Bedrooms, 1017 sq. ft.
- 3 Bedrooms, 1167 sq. ft.
- Range, refrigerator, dishwasher, microwave, in-unit washer/dryer
- Community Building
- Multi-purpose room and community kitchen
- Computer Center



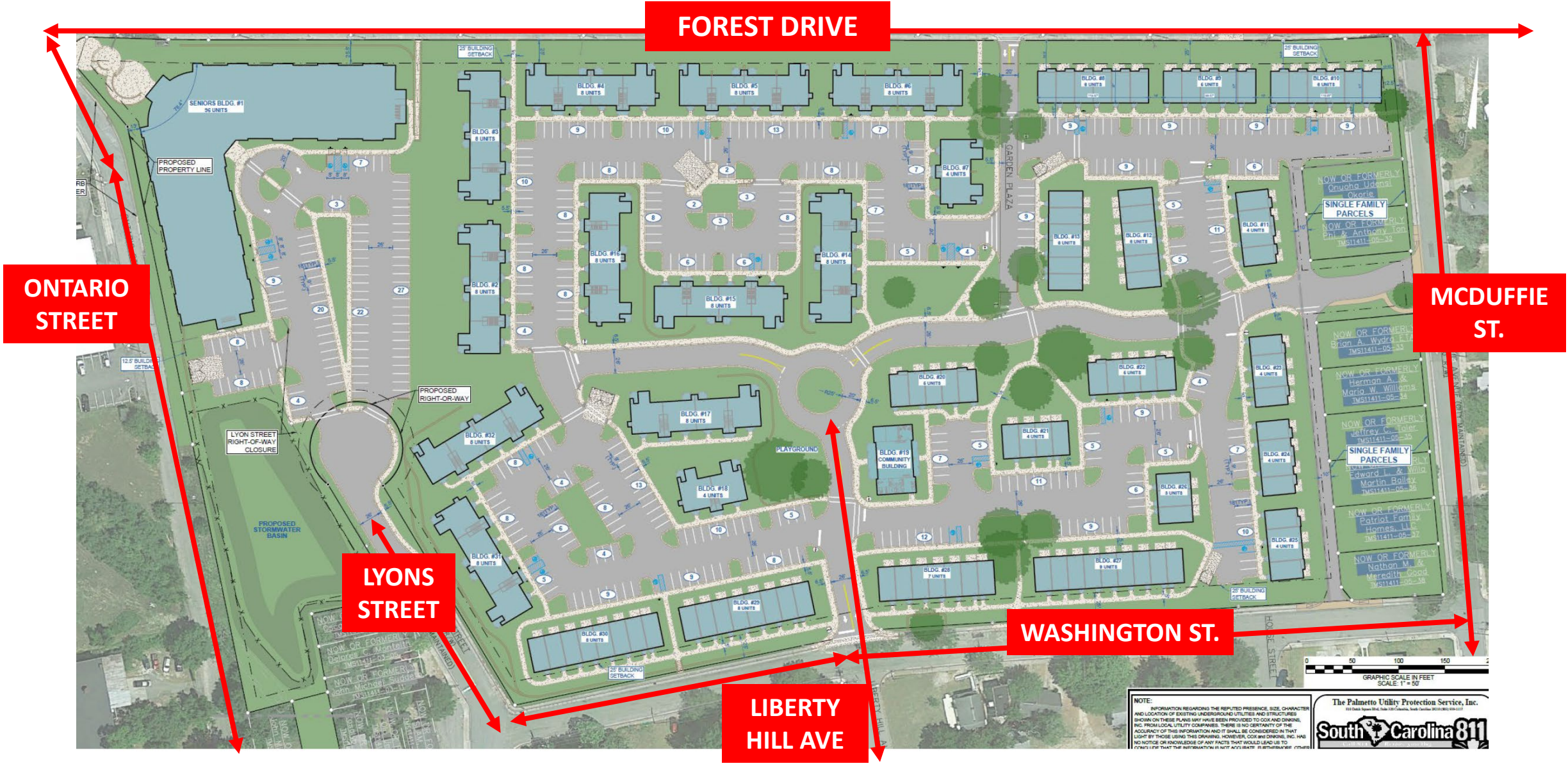
# The Oaks at St. Anna's Park

## Lyons Street Partial Closure

- Access to land on the west site of Lyons St.
- Large detention for strong drainage plan
- Cul-de-Sac for turn around at end of Lyons
- Ontario Street access to Forest Drive



# The Oaks at St. Anna's Park



NOTE:  
INFORMATION REGARDING THE REPUTED PRESENCE, SIZE, CHARACTER AND LOCATION OF EXISTING UNDERGROUND UTILITIES AND STRUCTURES SHOWN ON THESE PLANS MAY HAVE BEEN PROVIDED TO O&M AND DRAINAGE FROM LOCAL UTILITY COMPANIES. THERE IS NO CERTAINTY OF THE ACCURACY OF THIS INFORMATION AND IT SHALL BE CONSIDERED AT THAT RISK BY THOSE USING THIS DRAWING. HOWEVER, O&M AND DRAINAGE HAS NO NOTICE OR KNOWLEDGE OF ANY FACTS THAT WOULD LEAD US TO CONCLUDE THAT THE INFORMATION IS NOT ACCURATE. PLANNING/DESIGN CENTER

The Palmetto Utility Protection Service, Inc.  
118 Oakdale Square Blvd., Suite 100 Columbia, South Carolina 29204-4617  
**South Carolina 811**

# The Oaks at St. Anna's Park

UNIT TYPE	BR SIZE	NUMBER OF UNITS	UNIT TYPE	RENTAL ASSISTANCE
Senior Apartments	1 BR	95	50% AMI	YES
<b>TOTAL SENIOR UNITS</b>		<b>95</b>		
Townhomes	2 BR	11	Market Rate	NONE
Townhomes	2 BR	8	60% AMI	NONE
Townhomes	2 BR	83	50% AMI	PBV
Townhomes	3 BR	8	Market Rate	NONE
Townhomes	3 BR	11	60% AMI	NONE
Townhomes	3 BR	69	50% AMI	YES
<b>TOTAL FAMILY UNITS</b>		<b>190</b>		
TOWNHOME SUMMARY				
Total Market Rate	19	10%	2 BR	107
Total Restricted	19	10%	3 BR	83
Rental Assistance	152	80%		
<b>TOTAL FAMILY UNITS</b>	<b>190</b>	<b>100%</b>	<b>TOTAL</b>	<b>190</b>

# The Oaks at St. Anna's Park

## FINANCING:

1. HUD Funding no longer available for redevelopment
2. Columbia Housing has no funding for new development
3. Private capital will be raised to fund all development costs
  - a) Multi-family housing revenue bonds to be issued by CH
  - b) Federal Low Income Housing tax credits (4%)
  - c) **State of South Carolina Low Income Housing tax credits**
  - d) FHA Permanent Mortgage
  - e) SC Department of Mental Health Grant
  - f) City of Columbia Infrastructure Funds

# The Oaks at St. Anna's Park

SOURCES OF FUNDING	AMOUNT	AMOUNT	TOTAL
FHA Mortgage	\$ 24,666,786	\$ 7,864,157	\$ 32,530,943
Federal Tax Credit Equity	\$ 12,623,370	\$ 6,200,776	\$ 18,824,146
<b>State Tax Credit Equity</b>	<b>\$ 2,615,319</b>	<b>\$ 1,284,681</b>	<b>\$ 3,900,000</b>
SCDMH		\$ 500,000	\$ 500,000
City of Columbia Infrastructure Funds		\$ 2,500,000	\$ 2,500,000
<b>TOTAL DEVELOPMENT SOURCES</b>	<b>\$ 39,905,475</b>	<b>\$ 18,349,614</b>	<b>\$ 58,255,089</b>
USES OF FUNDS			
Hard Construction Costs	\$28,740,462	\$14,100,539	\$42,841,001
Softs Costs	\$11,165,013	\$4,249,075	\$15,414,088
<b>TOTAL DEVELOPMENT COSTS</b>	<b>\$39,905,475</b>	<b>\$18,349,614</b>	<b>\$58,255,089</b>



# The Oaks at St. Anna's Park

## MBE / WBE / SBE AND SECTION 3

- Minimal W/M/SBE requirement of 30%
- 30% of Total Estimated Construction - \$12.8 million
- Section 3 – New Hires of Low Income Residents of the Project Area
  1. Former residents of Gonzales Gardens
  2. Current residents of other CH housing communities
  3. Current participants of CH HCV programs
  4. Other qualifying residents of the City of Columbia
  5. Goal of 20 new hires

# The Oaks at St. Anna's Park



COX AND DINKINS



# The Oaks at St. Anna's Park



KEY MILESTONE	ESTIMATED COMPLETION
Finalize Redesign	6/30/2020
Stakeholder Engagement	Ongoing
City Approvals	7/31/2020
Financing Applications	8/31/2020
Final Construction Docs	9/30/2020
Financing Approved	11/15/2020
Financial Closing	1/31/2021
Construction Start	2/15/2021
Construction Completion	9/30/2022
Occupancy	6/30/2023

# *The Oaks at St. Anna's Park*

## *QUESTIONS*

Call in: **1-646-558-8656** Meeting ID: **994 4979 7561**

**ZOOM - <https://zoom.us/j/99449797561#success>**

**[FACEBOOK - https://www.facebook.com/columbiahousingsc/](https://www.facebook.com/columbiahousingsc/)**

Ivory N. Mathews, *Interim Executive Director*  
LuCinda Herrera, *Senior VP of Development*