

# GALLERY HILL

The Woodworth Homes HOPE VI project is the last of SHA's severely distressed public housing areas and the lynchpin to jumpstart investment immediately west of the Central Business District (CBD) to spur revitalization of the commercial corridor between downtown and the Westside Shopping District. The downtown is thriving, as is the booming retail and residential area to the west of the CBD. Between these two bustling areas is the deteriorated one mile stretch of West Main Street, with Woodworth Homes and the Main Street Motel as the major impediments to revitalization. These two properties must be demolished and redeveloped to remove the repressive blight and to free up the remaining real estate so it can reach its full potential, and link the downtown to the Westside.

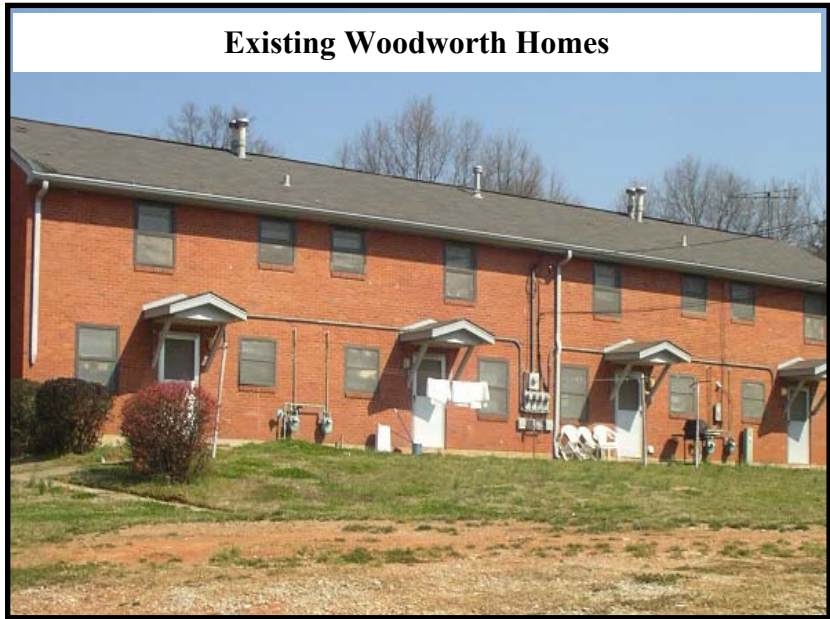
## **Gallery Hill Site Plan**



The new neighborhood to be created through HOPE VI, Gallery Hill, will eliminate a severe blight on the corridor and stand out as a prominent demonstration that revitalization has begun. It will serve as a model in South Carolina as the first "intergenerational arts community," with live-work spaces for low-income artists who will interact with the community, particularly the seniors and people with disabilities; a beacon of sustainability, in partnership with Southface (national leader) Upstate Forever (local grassroots), a progressive sustainability non-profit, to produce South Carolina's first green roof, green planning and design, and green lifestyle; a leader in homeownership for seniors and the disabled; and a strong, results-based, work-focused CSS plan that will include incubator space to develop new resident businesses, through a partnership with the USC Business School.

HOPE VI Funds Requested: HOPE VI funds are requested to demolish and redevelop the balance of the former Woodworth Homes site, as described above, and to develop additional affordable units beyond the site borders. The overall HOPE VI Revitalization Program will include (1) Gallery Hill, comprised of 9.1 acres (50 units) of the former Woodworth Homes Project and 1.9 acres currently in private ownership, for a total of 58 rental and 34 homeownership units; and (2) Midtowne Heights, on a parcel to the north owned by the City, to be comprised of 48 rental units and 29 homeownership units.

**Current Units:** Currently there are 50 units of distressed public housing at the Woodworth Homes site for which HOPE VI funds are requested. This program is part of the comprehensive revitalization of the Woodworth Homes Public Housing Project, part of which is underway. Woodworth Homes included a total of 100 units; half of the units comprise the current HOPE VI application, of which 20 are occupied. The balance of 50 units has been demolished; SHA is rebuilding 54 Public Housing replacement units, on that part of the site, J. Curtis Anderson Heights, using \$5,745,834 million in bonded Capital Fund Financing.



**Gallery Hill:** SHA is acquiring the Main Street Motel and two of the adjacent substandard residential units, all of which will be incorporated into the overall Gallery Hill development. Gallery Hill will include 29 units of public housing eligible homeownership on site. Off site, including the motel site and two other parcels will be two public housing rental duplex units for families, 3 quadrplexes (12 units total) of public housing rental targeted to seniors and the disabled, and a 48,000 square foot multi-story building containing 38 elderly rental tax credit units, 25 of which will include public housing subsidy, four public housing units of live/work space for low-income artists, 2,500 square feet of incubator space, a 2,500 square foot community/gallery space, 2,500 square feet for a state of the art Neighborhood Networks computer lab, and offices.



**Midtowne Heights:** Off-site, as part of an overall community revitalization effort, SHA also will build 77 units in the City's targeted redevelopment neighborhood, Midtowne Heights located less than 1/2 mile away. The construction of these units will capitalize on the City's \$1,400,000 in public investment in the Midtowne Heights redevelopment area, and the \$3 million renovation of the adjacent business, Integral Solutions, a 27,000 square foot building. Midtowne Heights will include 48 townhouse rental tax credit family units and 29 affordable for-sale units.

