

ORIGINAL

RESOLUTION NO.: R-2025-071

Supporting the Housing Authority of the City of Columbia engaging in the Disposition of 1707 S. Beltline Blvd, 1721 Springwood Lakes Drive, 1744 Springwood Lakes Drive, and 219 Windsor Point Road, TMS # R-13608-01-12, R-17012-01-59, R-17012-01-67, and R-17014-03-01

BE IT RESOLVED by the Mayor and City Council of the City of Columbia, South Carolina this 21st day of October, 2025, that the City hereby supports the Housing Authority of the City of Columbia, South Carolina engaging in the disposition of 1707 S. Beltline Blvd, 1721 Springwood Lakes Drive, 1744 Springwood Lakes Drive, and 219 Windsor Point Road, TMS # R-13608-01-12, R-17012-01-59, R-17012-01-67, and R-17014-03-01; authorizes the City Manager to sign the attached letter of support, or on a form approved by the City Attorney; and, this resolution is adopted to meet the requirements of S.C. Code §31-3-500(B)(1) and (3).

Requested by:

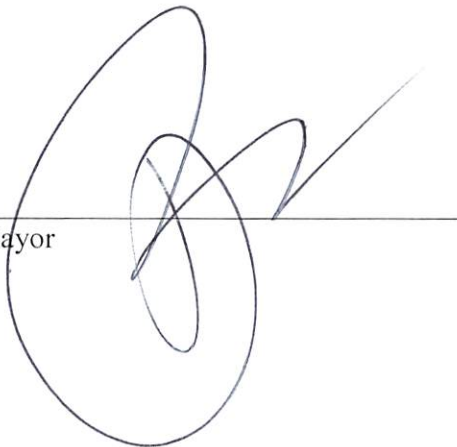
Assistant City Manager Palen

Approved by:


City Manager

Approved as to form:


City Attorney


Mayor

ATTEST:


City Clerk

Introduced: 10/21/2025
Final Reading: 10/21/2025



October ____, 2025

LuCinda (Cindi) Herrera
Chief Executive Officer
Housing Authority of the City of Columbia, SC
1917 Harden Street
Columbia, SC 29204
Via E-mail: cherrera@columbiahousingsc.org

RE: Disposition of Beltline Apartments and Springwood Apartments

Dear Cindi:

This letter is to provide support from the City of Columbia to dispose of Beltline Apartments and Springwood Apartments.

The City of Columbia appreciates the efforts that have been undertaken by the Housing Authority to analyze and assess the current conditions of the properties. We understand your plans to dispose of the properties since they are not viable for affordable housing. This is due to the substantial amount of work needed and the cost to rehab far exceeds the value of the properties.

We look forward to our continued partnership in working to improve and expand affordable housing in our community.

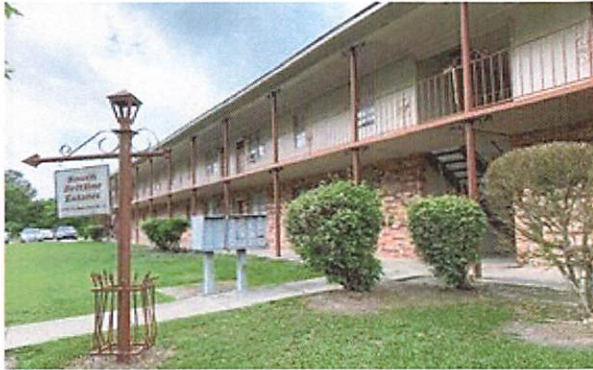
Sincerely,

Teresa B. Wilson
City Manager

PROPERTY DESCRIPTION

BELTLINE APARTMENTS

Beltline is a multifamily property located at 1707 S. Beltline Blvd. containing 16 dwelling units in two separate, two story buildings connected by a single roofline. There are 8 units on the first level and 8 units on the second level. All units are 911 square feet with 2 bedrooms and one bath.



The site is a total of 1.05 acres or 45,540 square feet. The property is zoned R6, Residential, which permits a broad range of high-intensity housing options in locations where adequate supporting public facilities are available.

The improvements were constructed in 1968 as a motel and were converted and renovated for multifamily use in 1985. Columbia Housing purchased the property

in 2014 and operated it as unrestricted rental units. In May 2023, Columbia Housing vacated and secured the property.

SPRINGWOOD APARTMENTS

Springwood consist of 8 total units in three separate locations. Two duplexes are located at 1721 and 1744 Springwood Drive and a fourplex is located at 219 Windsor Point Drive. All 8 units are 2 bedroom, one bath. Two units currently occupied, all other units are vacant. Columbia housing purchased both properties in January 2018 under a single mortgage loan and all 8 units will be sold as a single package. The fourplex building at 219 Windsor Point Drive was vacated and secured in 2022.

