



Allen Benedict Court apartments is known in history as being one of the oldest remaining public housing projects in the nation. The Benoit Group and Columbia Housing would like to modernize this historic landmark by building high end affordable living and providing replacement housing for past and new residents.

The Benoit Group is currently partnering with Columbia Housing to develop 80 units of family housing at Allen Benedict Court reserved for past residents of Allen Benedict Court Public Housing and any qualifying tenants at 30% and 60% of area median income. 10% of the units will also be reserved for qualifying disabled residents. This multifamily development will be the first phase of a larger master development planned for the remaining acreage of the former Allen Benedict Court site. Columbia Housing received all HUD demolition and relocation approvals, and the site is fully demolished and ready for development.

The development will be built utilizing 9% Low Income Housing Tax Credit (LIHTC) equity and conventional debt to develop the family units. The Benoit Group will enter into a long-term ground lease with Columbia Housing, who currently owns the land. The unit mix is delineated by 32 1BR/1BA units, 32 2BR/2BA units, and 16 3BR/2BA units for a total of 80 garden style units. 100% of units will be covered by Project Based Vouchers provided by Columbia Housing.

Harmony at Horizon Village is great for those who want the benefits of what the city has to offer while still being in a small town. In just walking distance residents can enjoy the greenery the community parks have to offer. Residents can enjoy restaurants and shopping along Harden Street. The community is surrounded by Benedict College and is minutes away from the University of South Carolina. Residents have an easy commute around the city due to the direct access to route 1. It takes only 2 minutes to reach downtown Columbia from the proposed multifamily development.

Unit Amenities include the following:

Range, Energy Star refrigerator, Energy Star Dishwasher, Disposal, Central Air Conditioning, Carpeting, Washer/Dryer in each unit, Ceiling Fans, Fire Protection monitoring, Security Card Reader Access.

Project Amenities will include:

Community Room, Exercise Room, Arts C Craft room, Computer Room, On-Site Management, Covered Porch and Community Gardens.