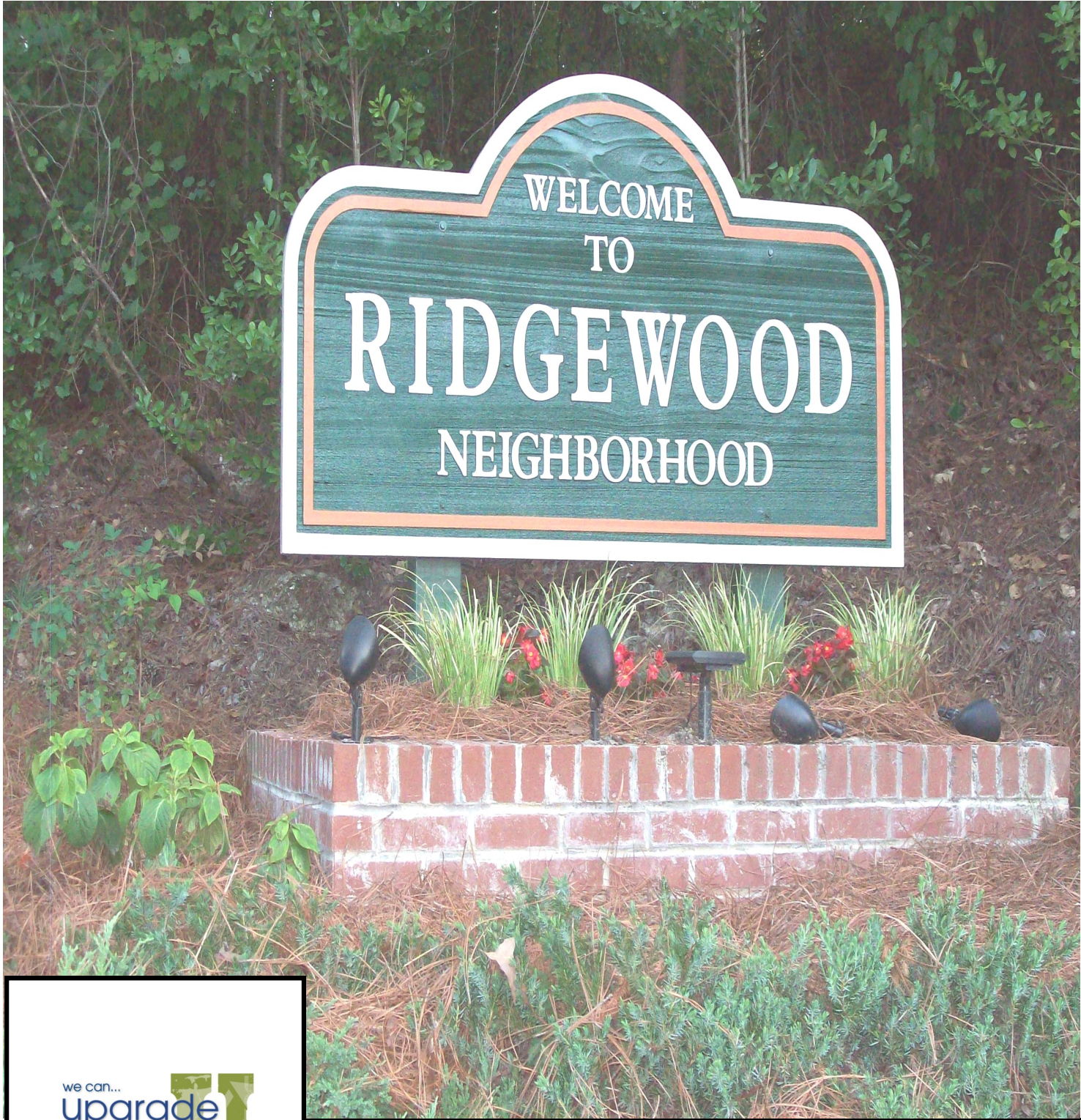
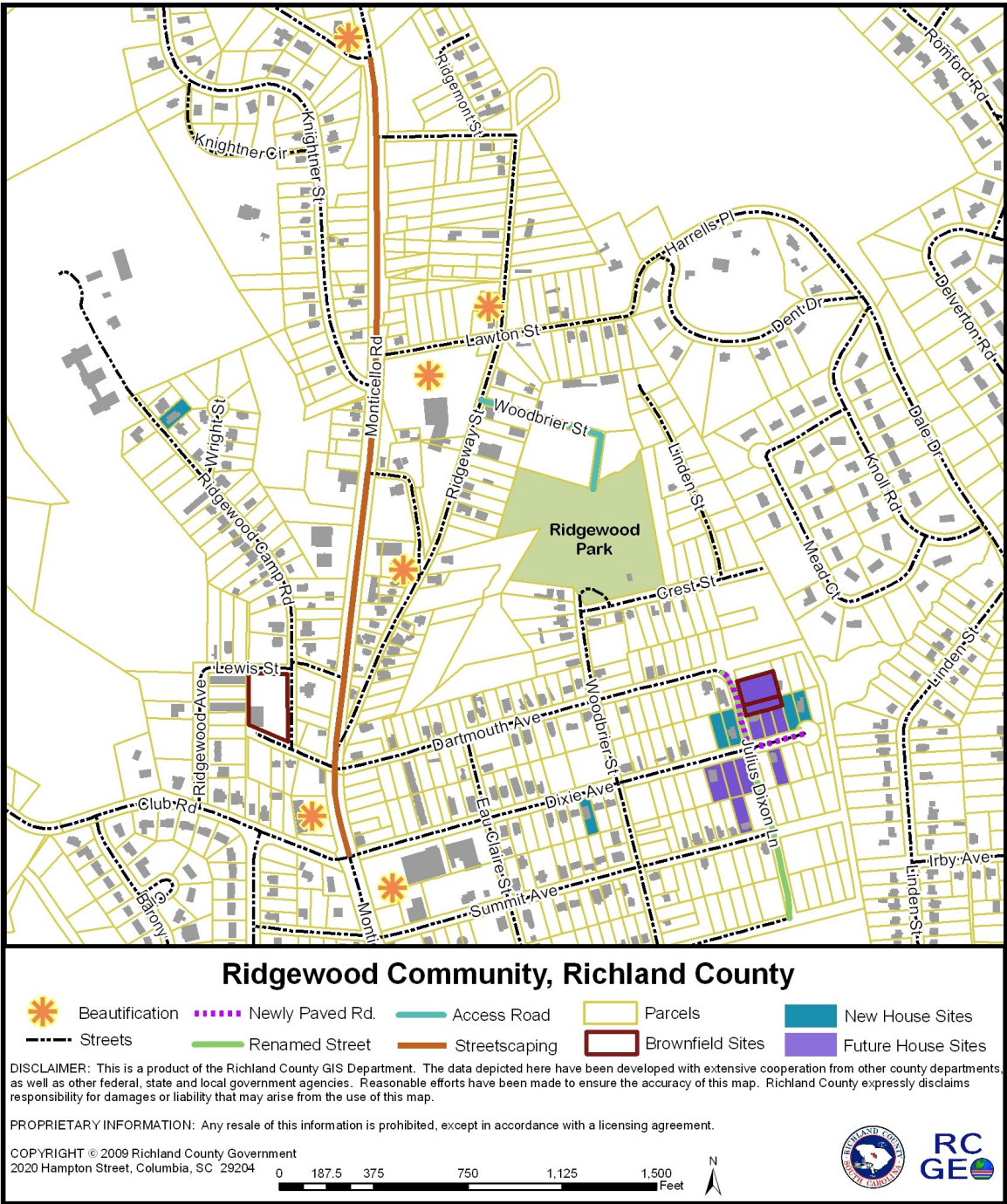
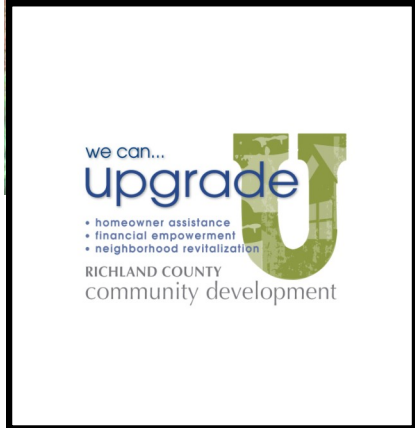


2014 Revitalization Progress Report

The Ridgewood neighborhood is one of Richland County's oldest communities. The predominately African-American neighborhood includes approximately 145 occupied housing units, is in Census Tract 106, block group 04; this block group contains 68% low and moderate income residents.



RICHLAND COUNTY GOVERNMENT
COMMUNITY DEVELOPMENT
 2020 HAMPTON STREET
 COLUMBIA, SC 29204
 803-576-2055
 PROJECT MANAGER: JOCELYN JENNINGS



Richland County Government
Community Development Department

Ridgewood Neighborhood Revitalization At A Glance

Neighborhood Master Plan Project Goals

- Improve the quality of life for Ridgewood residents
- Expand neighborhood connectivity and beautification
- Upgrade infrastructure, recreation and natural environments
- Improve housing and raise property values
- Police neighborhood and increase code enforcement

Challenges

Ridgewood faced many challenges that stemmed from deterioration and neglect. With strong neighborhood involvement, stakeholders identified very specific concerns. As a result, Richland County Community Development strategically selected activities that were feasible and those that would have the greatest impact.

Challenges identified in 2004

- existing housing stock below standard
- safe and decent rental housing not available
- potential for population growth nonexistent
- absence of neighborhood connectivity
- limited recreation
- faulty septic tanks and poor drainage
- neighborhood corridor lacked appeal
- below standard residential lighting
- traffic too fast for conditions/safety lacking
- lighting on commercial corridor sparse
- kudzu growth out of control
- overgrown lots scattered throughout
- unsafe/abandoned houses numerous
- public transportation undesirable
- illegal dumping prevalent
- code enforcement inconsistent
- outdated zoning
- unclaimed dirt roads
- occupied pre 1978 mobile homes
- scattered junk yards in residential zones
- poor public perception
- marketability poor
- inferior community self image



Funding

The revitalization project is made possible by partnerships and the US Department of Housing and Urban Development and the 2009 American Reinvestment Act.

- \$1,459,000.00 - Community Development Block Grant
- \$ 319,569.00 - 2009 American Recovery Reinvestment Act (Stimulus)
- \$ 1,000,000.00 – HOME Investment Partnership Program
- \$200,000.00 Environmental Protection Agency Brownfield's Study Grant
- \$71,000 City of Columbia

Partners

- The City of Columbia provided funding for streetscape improvements for the 5000 block of Monticello Road
- In conjunction with the City of Columbia a retail study was completed for Monticello Road from N. Main Street to Interstate-20
 - Forfeited Land Use Commission donated four vacant residential parcels for development by CHDOs
- Benedict-Allen CDC received a \$543,730 Youth Build grant from the US Department of Housing and Urban Development. The grant provided academic and construction education, support services and OJT for youth from Ridgewood and the surrounding community
 - SC Uplift Community Outreach and Benedict-Allen CDC (CHDOs) committed to improving the housing stock in Ridgewood.
 - Ridgewood/Barony Neighborhood Association applied for grants and established 8 flower gardens in the neighborhood.
 - Richland County Recreation Commission lent its resources to accomplish the goals set forth in the master plan.

Summary of Activities Completed

Infrastructure:

- Shady Grove Road, a dirt road was paved from Dartmouth to Elliot and the street was renamed Julius Dixon Lane.
- Sewer lines were installed on Lawton, Manigault, Lewis, Knightner, Monticello and Dixie and 28 households were connected.
- Lawton, Lewis, and portions of Knightner streets were resurfaced by SCDOT.
- Multiple properties were acquired and used for infrastructure improvements.
- Illegal dumping commonly found on Shady Grove, Dixie, Ridgewood Camp Road and Lawton were eradicated.
- The County reclaimed Woodbrier extension, eliminated vehicular access to stop illegal activity and removed more than 100 tones of debris.
- To date 31 of 50 commercial decorative street lights have been installed.
- To date 79 of 109 signed petitions needed to increase residential lights have been received

Housing

- Fifteen owner occupied properties were rehabilitated and brought up to code.
- A low interest mortgage was written for a single head of household.
- Eleven single family homes were constructed on scattered sites with average sales price of \$98,000.
- Two single family homes were renovated and one constructed to create affordable rental. Three new units are planned for 2014
- Richland County demolished 26 abandoned and unsafe houses throughout the neighborhood.

Recreation

RC Recreation Commission received grants totaling \$153,000 for the development of Ridgewood Park. Improvements include addition of exercise stations, installation of a state of the art rubberized walking trail, decorative lighting, water fountains, decorative benches, historic markers and a community garden with irrigation. The construction of a 500 sq. Ft community center was approved through a bond referendum and is on schedule for completion in 2015.

Beautification

- Gateway signage and landscape now enhance Monticello Road at the north and south ends.
- Monticello Road pocket park is complete.
- The neighborhood association received a total of \$45,000 over a three year period to install 5 flower gardens and to operate a summer garden program where neighborhood youth learned to garden and received a stipend to maintain the gardens.

Monticello Road Streetscape, the final activity in the revitalization project, will be completed in 2015. More than \$700,000 was reserved for this project.

Project improvements include:



- a pedestrian pocket park
- bus stop shelter
- traffic calming devices
- 51 decorative street lights
- demolition of accessory structures
- 805 Linear Ft. of retainer wall
- 1443 LF stamped crosswalks
- decorative street signage
- pedestrian crossing signage
- sidewalk replacement by SCDOT
- improved storm drainage
- installation of 39 additional residential lights pending
- clearing and grubbing of vegetation
- curb ramps where needed



The Ridgewood revitalization project was carried out 2005 - present with the support of County Administration and Richland County Council.