

Daniel Island's 2001 Affordable Housing Plan moves forward

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Fulfillment of Daniel Island's 2001 Affordable Housing Plan is moving forward with construction of new city-owned townhomes and the Parkside Condominiums near Daniel Island School.

Matt Sloan, president of The Daniel Island Company, said nearly 50 percent of the 84-unit Parkside project has been sold to 40 income-qualified families. The Blakeway Street development was a joint venture of The Daniel Island Company, Trammell Crow Residential and the Charleston Bank Consortium.

Parkside Condominiums are two- and three-bedroom homes with spacious floor plans and oversized porches. Starting from the mid-\$200,000 range, Daniel Island Real Estate is currently offering a \$20,000 cash incentive to buyers who commit before Oct. 31.

Twenty-six of 28 new city-owned apartments are also now available, according to Housing Authority Executive Director Don Cameron. (Two units are handicapped-accessible for the mobility-impaired.) Called the Blakeway Apartments at Parkside, the units are managed by Asset Management & Consulting Services.

The apartments have two-bedroom/two-bath units that rent for \$1,050 a month; three-bedroom/three-bath units rent for \$1,200. Lease options range from six to 18 months.

"The apartments are for people who think they may want to live and own on Daniel Island but haven't quite made up their minds," Cameron said.

Sloan said that construction of new apartments behind Bishop England High School would also have a 5 percent set-aside for income-qualified families.

The new housing stock joins the Humanities Foundation's Seven Farms Apartments as efforts to provide affordable

workforce housing on Daniel Island. Seven Farms Apartments is located at the intersection of Seven Farms and Daniel Island drives. The 72-unit complex opened in late 2005 and is managed by InterMark Management Corp. of Columbia, S.C. Property manager Steve Kellett said he did not have hard figures on how many apartment residents currently work on Daniel Island.

The 2001 Affordable Housing Plan was developed out of agreements that dated back to the early 1990s shortly after Daniel Island was annexed to the city of Charleston. It reflects the "New Urbanism" principles of architecture and urban planning that gave birth to the Daniel Island master plan. This philosophy embraces environmental preservation and humane urban design and includes a variety of housing options for people at various income levels.