

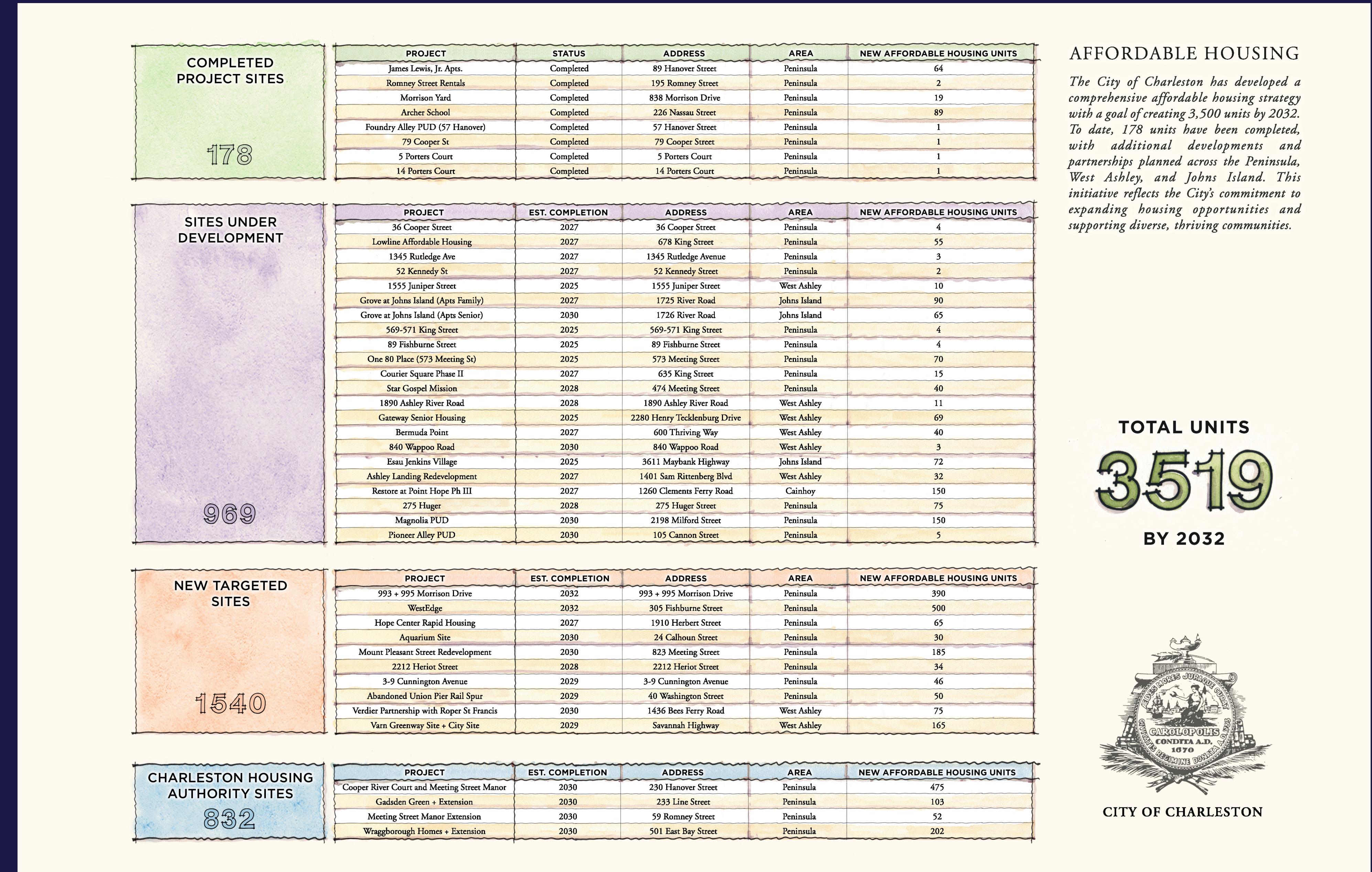
City of Charleston + Charleston Housing Authority Partnership

City of Charleston
Community Development Committee

October 16, 2025



Overall Partnership Goal: Achieving 3,500 Affordable Housing Units By 2032

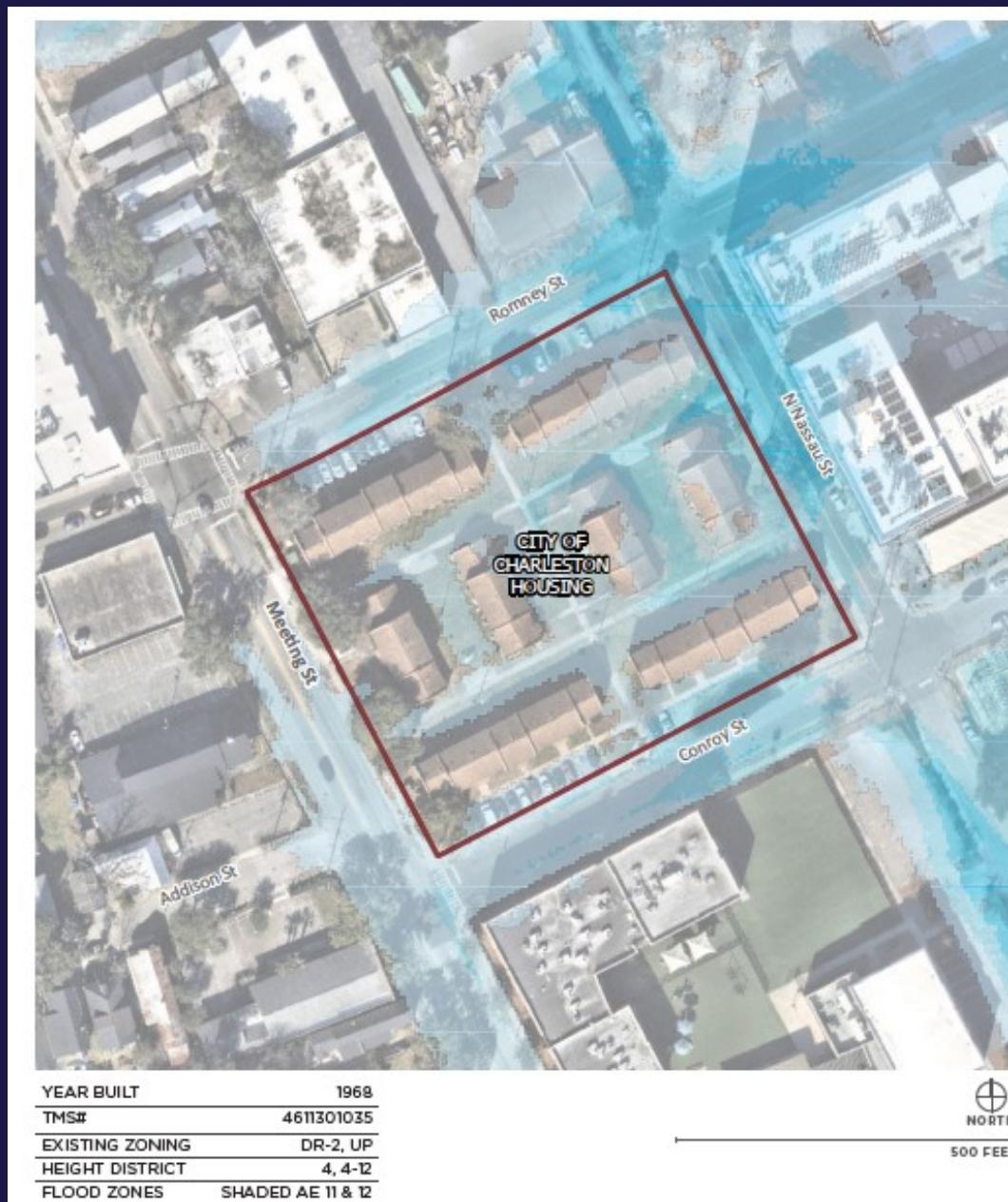


Guiding Principles of Housing Redevelopment

- No Displacement via Build First Approach
- Community Input through Resident Review
- Public-Private Partnerships
- Mixed-Use, Mixed-Income Redevelopment
 - 50% Market Rate Housing
 - 50% Affordable Housing
 - For Rent + For Sale Housing
 - In Perpetuity Affordability
- 100-Year Housing that is “Of Charleston”
- Multiple Financing Sources: Federal, State, Local, and Private



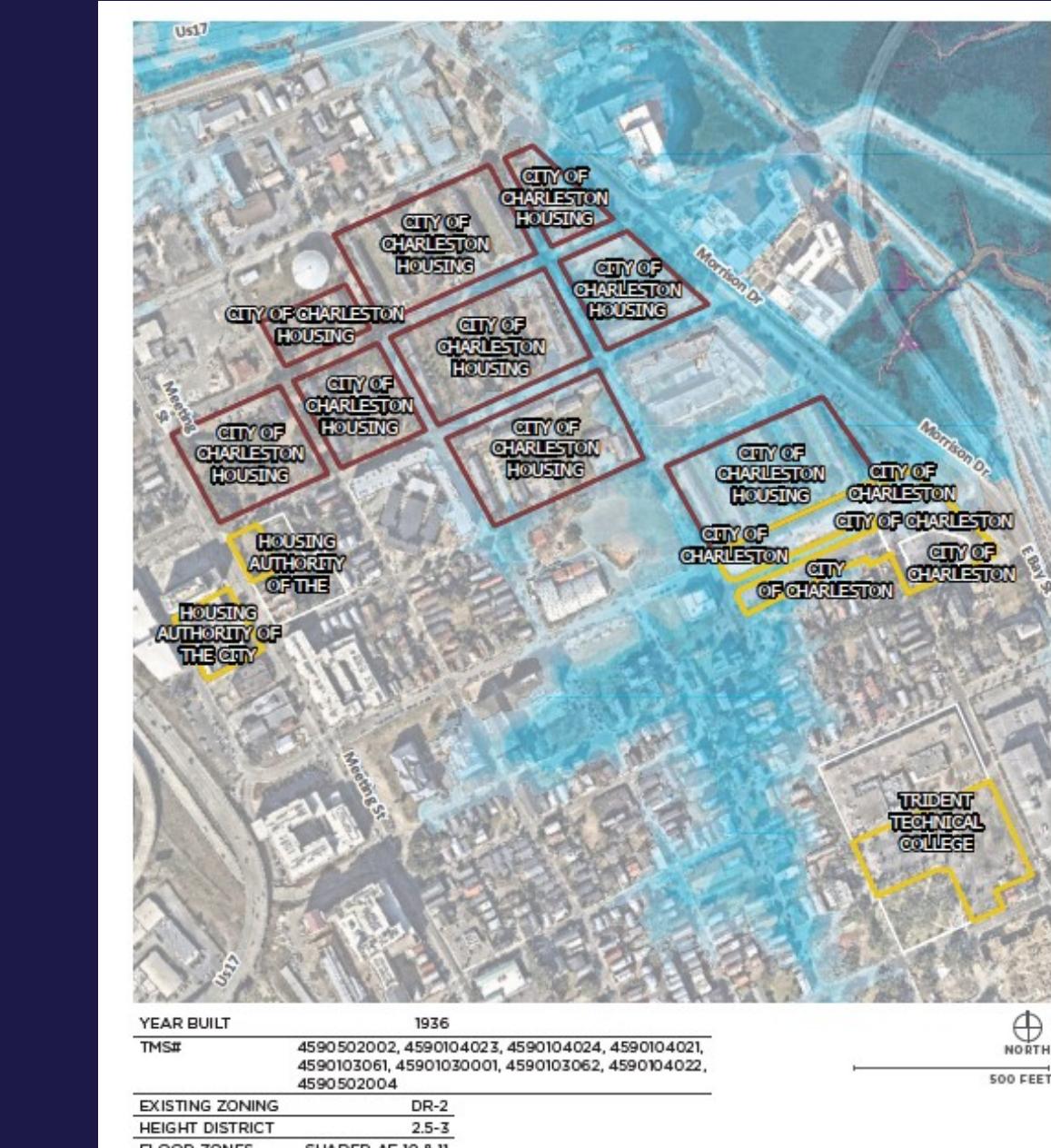
CHARLESTON HOUSING AUTHORITY



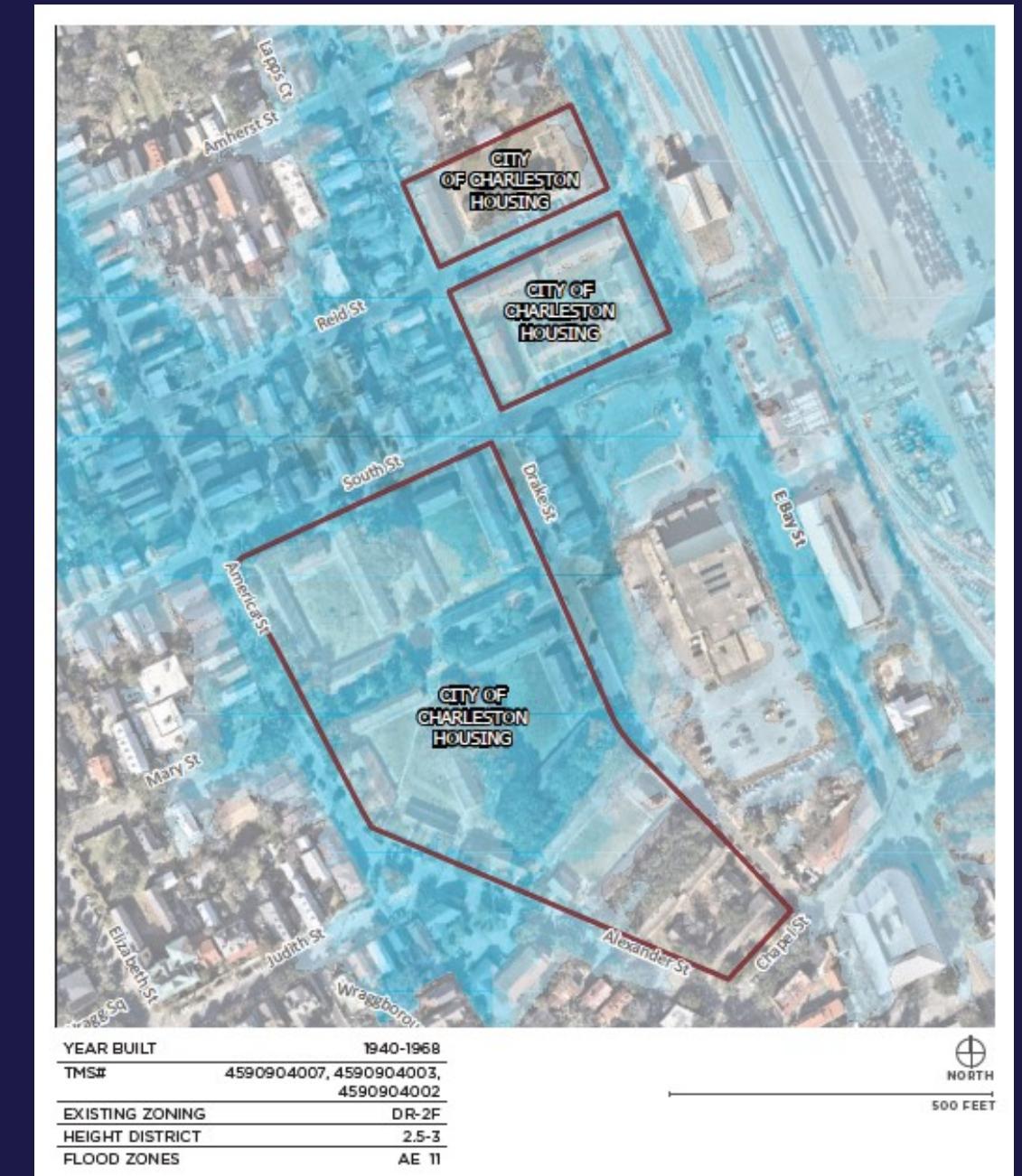
Meeting Street Manor Extension



Gadsden Green + Extension



Cooper River Courts + Meeting Street Manor

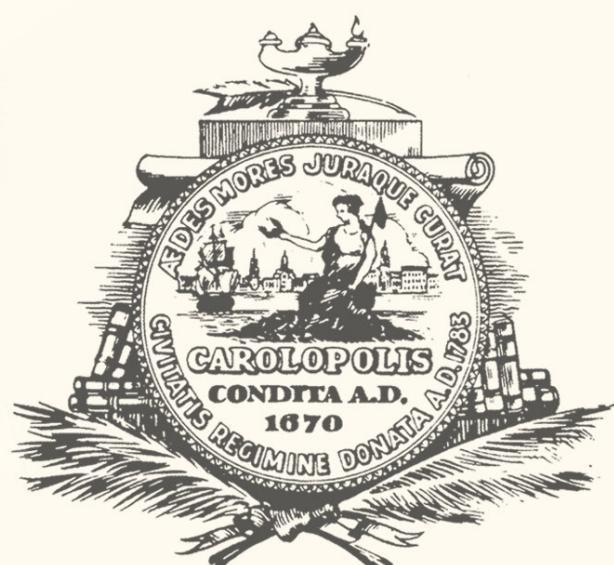
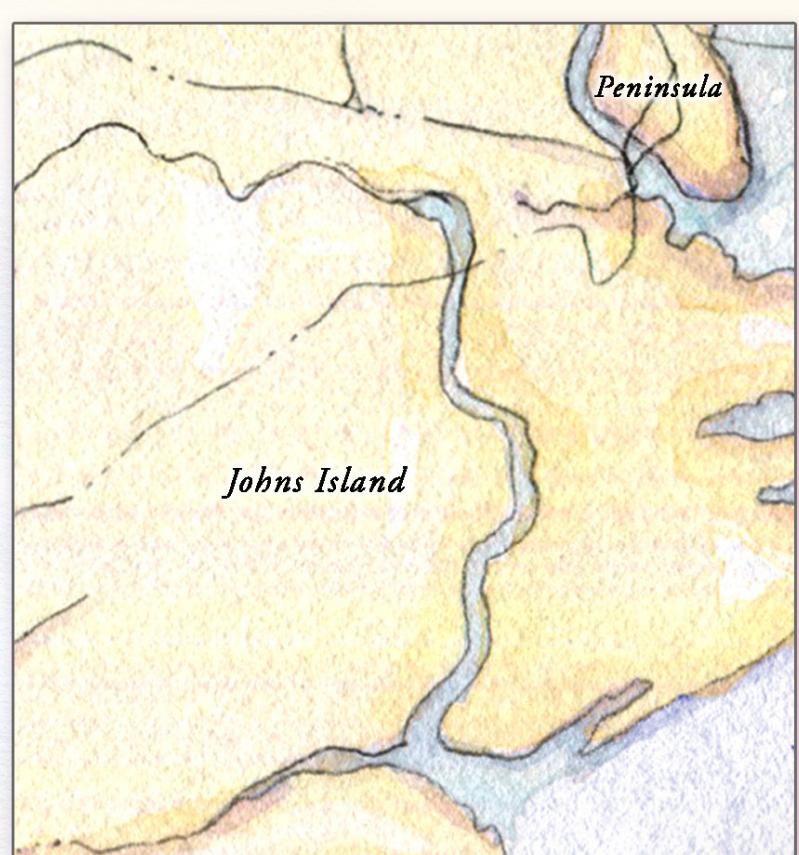
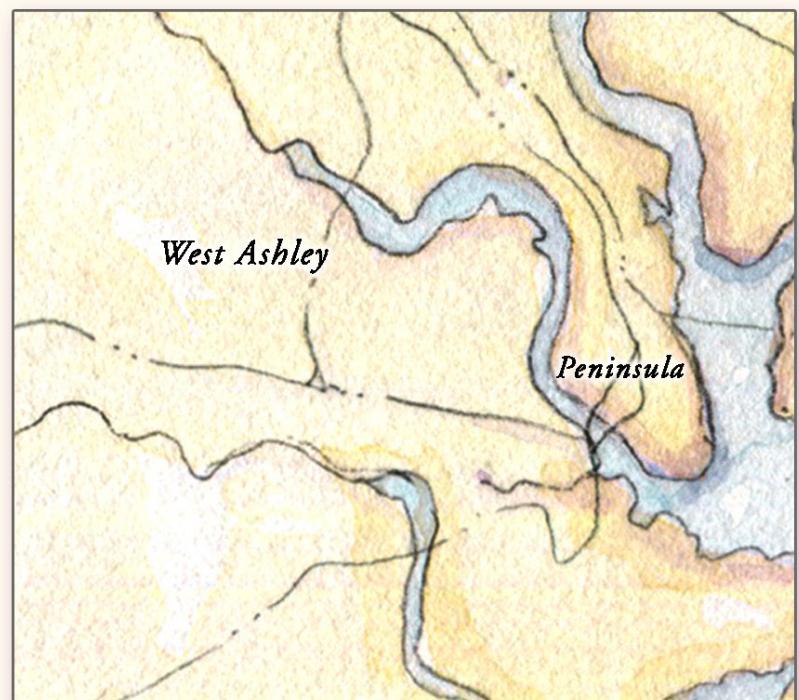


Wraggborough Homes + Extension



Sottile & Sottile, Urban Design

Key Housing Opportunity Areas



CITY OF CHARLESTON

City + Housing Authority Partnership

Financial Structure + Responsibilities

CITY OF CHARLESTON

CITY CONTRIBUTES LAND AT APPRAISED VALUE

CITY LEADS DAY-TO-DAY PROJECT MANAGEMENT

“OPEN BOOK” FINANCIALS

CITY MANAGE DEVELOPER RFP PROCESS

CITY ENTITLEMENTS: REZONINGS + PERMITTING

DRAFT

HOUSING AUTHORITY

CHA CONTRIBUTES LAND AT APPRAISED VALUE

CHA MANAGES HUD FINANCING + FUNDING

“OPEN BOOK” FINANCIALS

CHA LEADS ASSET MANAGEMENT

CHA LEADS RESIDENT OUTREACH PROCESS

CITY + HOUSING AUTHORITY PARTNERSHIP

PARTNERSHIP AGREEMENT: ROLES + RESPONSIBILITIES

EQUITY SPLIT BASED UPON APPRAISED VALUE OF LAND

City + Housing Authority Partnership Governance Structure

EXECUTIVE LEADERSHIP TEAM

CITY: MAYOR + CITY COUNCIL MEMBERS

CHA: BOARD MEMBERS

DRAFT

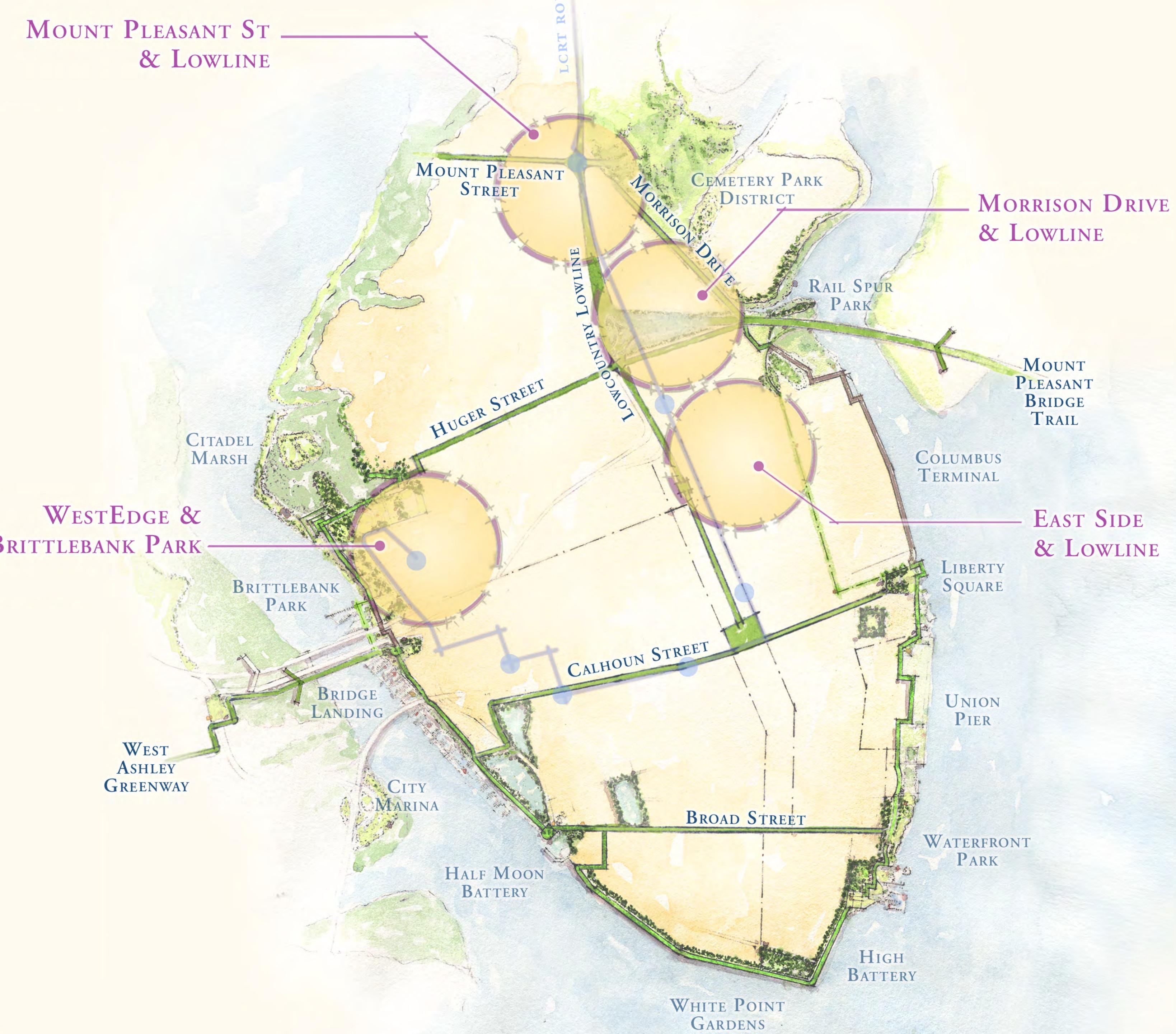
PROJECT LEADERSHIP TEAM

CITY: HOUSING + PLANNING + EXECUTIVE STAFF

CHA: PRESIDENT|CEO + CHA STAFF

1. WESTERN PENINSULA HOUSING OPPORTUNITY

WESTEDGE (CITY)
+
GADSDEN GREEN (CHA)



1. WESTERN PENINSULA HOUSING OPPORTUNITY

WESTEDGE (CITY)

+

GADSDEN GREEN (CHA)

2. CENTRAL PENINSULA HOUSING OPPORTUNITY

MT. PLEASANT ST/823 MEETING (CITY)

+

MEETING STREET MANOR EXTENSION (CHA)

+

WRAGGBOROUGH HOMES (CHA)

+

995 MORRISON DRIVE (CITY)



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+

995 MORRISON DRIVE (CITY)

3. EASTERN PENINSULA HOUSING OPPORTUNITY

MEETING STREET MANOR (CHA)

+

COOPER RIVER COURT (CHA)

+

993 MORRISON DRIVE (CHS)

MOUNT PLEASANT ST
& LOWLINE

LCRT RO



MORRISON DRIVE
& LOWLINE

MOUNT
PLEASANT
BRIDGE
TRAIL

COLUMBUS
TERMINAL

EAST SIDE
& LOWLINE

LIBERTY
SQUARE

UNION
PIER

WATERFRONT
PARK

HIGH
BATTERY

WHITE POINT
GARDENS

WESTEDGE &
BRITTLEBANK PARK

WEST
ASHLEY
GREENWAY

BRITTLEBANK
PARK

BRIDGE
LANDING

CITY
MARINA

HALF MOON
BATTERY

CALHOUN
STREET

BROAD
STREET

CITADEL
MARSH

HUGER
STREET

LOWCOUNTRY
LOWLINE

MOUNT
PLEASANT
STREET

MORRISON
DRIVE

CEMETERY
DISTRICT

RAIL SPUR
PARK

MOUNT
PLEASANT
BRIDGE
TRAIL

COLUMBUS
TERMINAL

EAST SIDE
& LOWLINE

LIBERTY
SQUARE

UNION
PIER

WATERFRONT
PARK

HIGH
BATTERY

WHITE POINT
GARDENS

RFP CASE STUDY: WESTEDGE (CITY) + GADSDEN GREEN (CHA)

HOUSING AUTHORITY REDEVELOPMENT STUDY

This master plan extension illustrates how the same strategy could be used to re-develop the adjoining Charleston Housing Authority parcels to create one cohesive mixed-use urban neighborhood with a scale and diversity appropriate to the Charleston Peninsula.

CHARLESTON BLOCK PLAN

Block	Height	Units
C1	3.5 - 5	60
C2	3.5 - 6	370
C3	3.5 - 6	265
C4	3.5 - 6	205
C5	3.5 - 4	100

Total Units: 1000

Total Acres: 12.5

Units/Acre: 80

SF at Ground Level: 46,000

Parking: See Detail

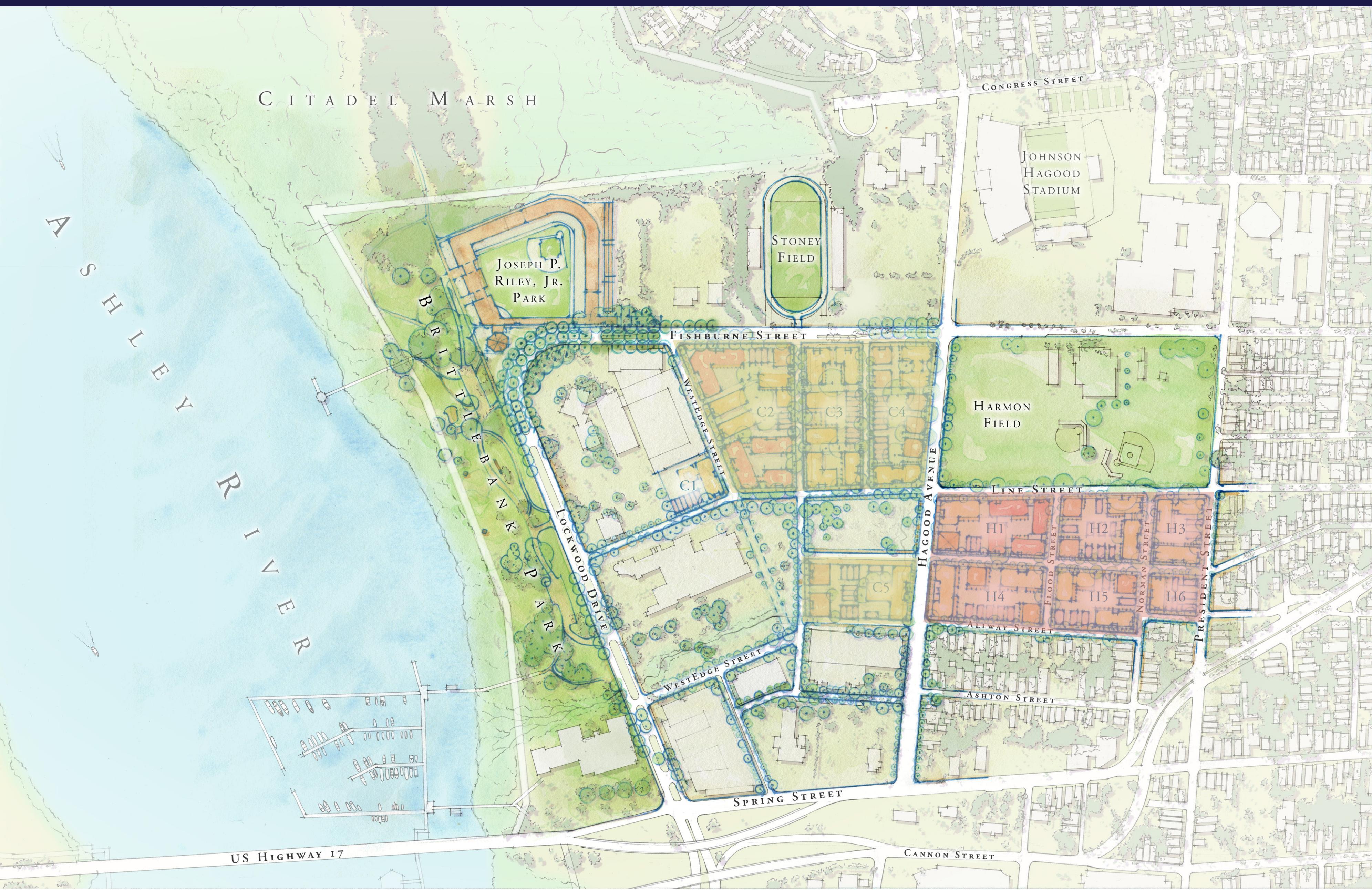
CHARLESTON HOUSING AUTHORITY BLOCK PLAN

Block	Height	Units
H1	3.5 - 6	230
H2	3.5 - 5	120
H3	3.5 - 5	106
H4	3.5 - 5	129
H5	3.5 - 5	120
H6	3.5 - 5	45

Total Units: 750

Total Acres: 11.3

Units/Acre: 66



CHA + City of Charleston Partnership Discussion



DISCUSSION

COMPLETED PROJECT SITES

- 1 James Lewis, Jr. Apartments
- 2 Romney Street Rentals
- 3 Morrison Yard
- 4 Archer School
- 5 Foundry Alley
- 6 79 Cooper Street
- 7 5 Porters Court
- 8 14 Porters Court

SITES UNDER DEVELOPMENT

- 9 36 Cooper Street
- 10 Lowline Affordable Housing
- 11 1345 Rutlege Avenue
- 12 52 Kennedy Street
- 13 1555 Juniper Street
- 14 Grove at St. Johns Family Apartments
- 15 Grove at St. Johns Senior Apartments
- 16 569-571 King Street
- 17 89 Fishburne Street
- 18 One 80 Place
- 19 Courier Square Phase II
- 20 Star Gospel Mission
- 21 1890 Ashley River Road
- 22 Gateway Senior Housing
- 23 Bermuda Point
- 24 840 Wappoo Road
- 25 Esau Jenkins Village
- 26 Ashley Landing
- 27 Restore at Point Hope Phase III
- 28 275 Huger Street
- 29 Magnolia PUD
- 30 Pioneer Alley PUD

NEW TARGETED SITES

- 31 993 + 995 Morrison Drive
- 32 WestEdge Residential
- 33 Hope Center Rapid Housing
- 34 Aquarium Site
- 35 Mt. Pleasant Street Redevelopment
- 36 2212 Heriot Street
- 37 3-9 Cunningham Avenue
- 38 Abandoned Union Pier Rail Spur
- 39 Verdier Partnership Roper St. Francis
- 40 Varn Greenway Site and City Site

CHARLESTON HOUSING AUTHORITY SITES

- 41 Cooper River Court + Meeting Street Manor
- 42 Gadsden Green + Extension
- 43 Meeting Street Manor Extension
- 44 Wraggborough Homes + Extension

MOUNT PLEASANT ST & LOWLINE

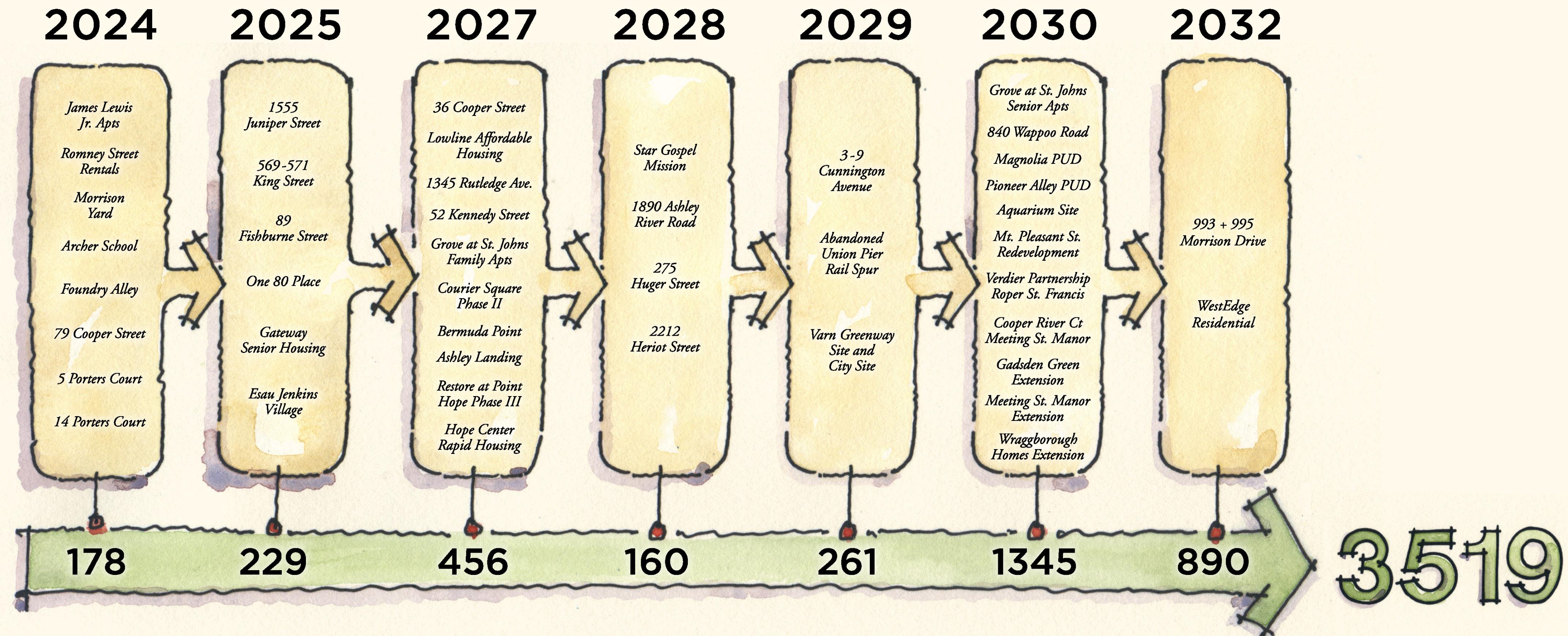
MORRISON DRIVE & LOWLINE

WESTEDGE & BRITTLEBANK PARK

EAST SIDE & LOWLINE

LOWCOUNTRY LOWLINE

MOVING AFFORDABLE HOUSING FORWARD



The Path to 3500 new Affordable Housing Units

BUILDING TYPES

SMALL SINGLE HOUSE

SMALL APARTMENT HOUSE

MEDIUM APARTMENT - CIVIC

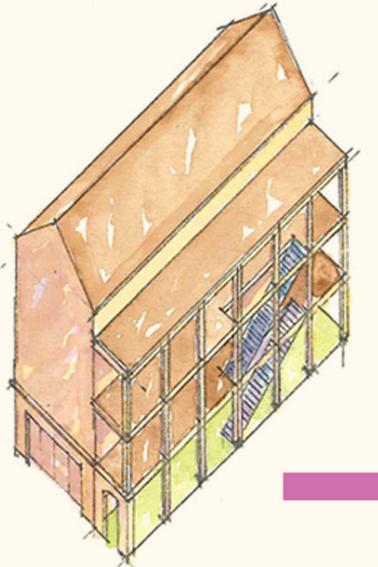
MEDIUM APARTMENT - SINGLE

LARGE FORMAT STRUCTURED

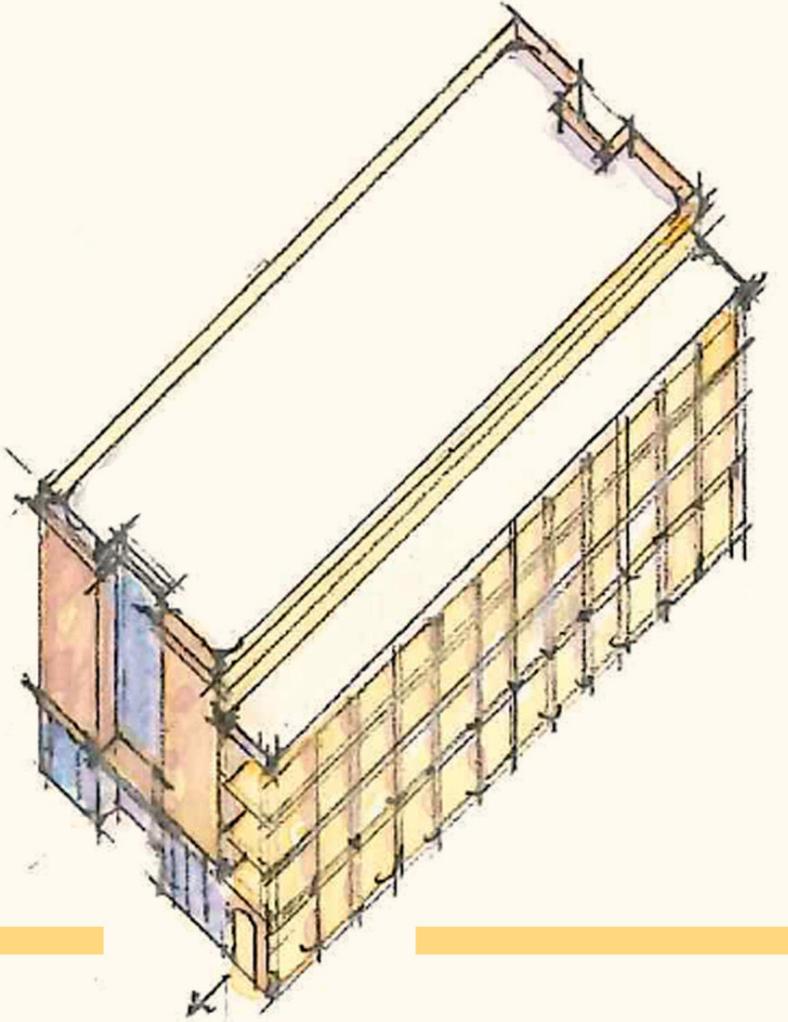
A RANGE OF TYPES

- Diverse Density
- Diverse Styles
- Diverse Scales

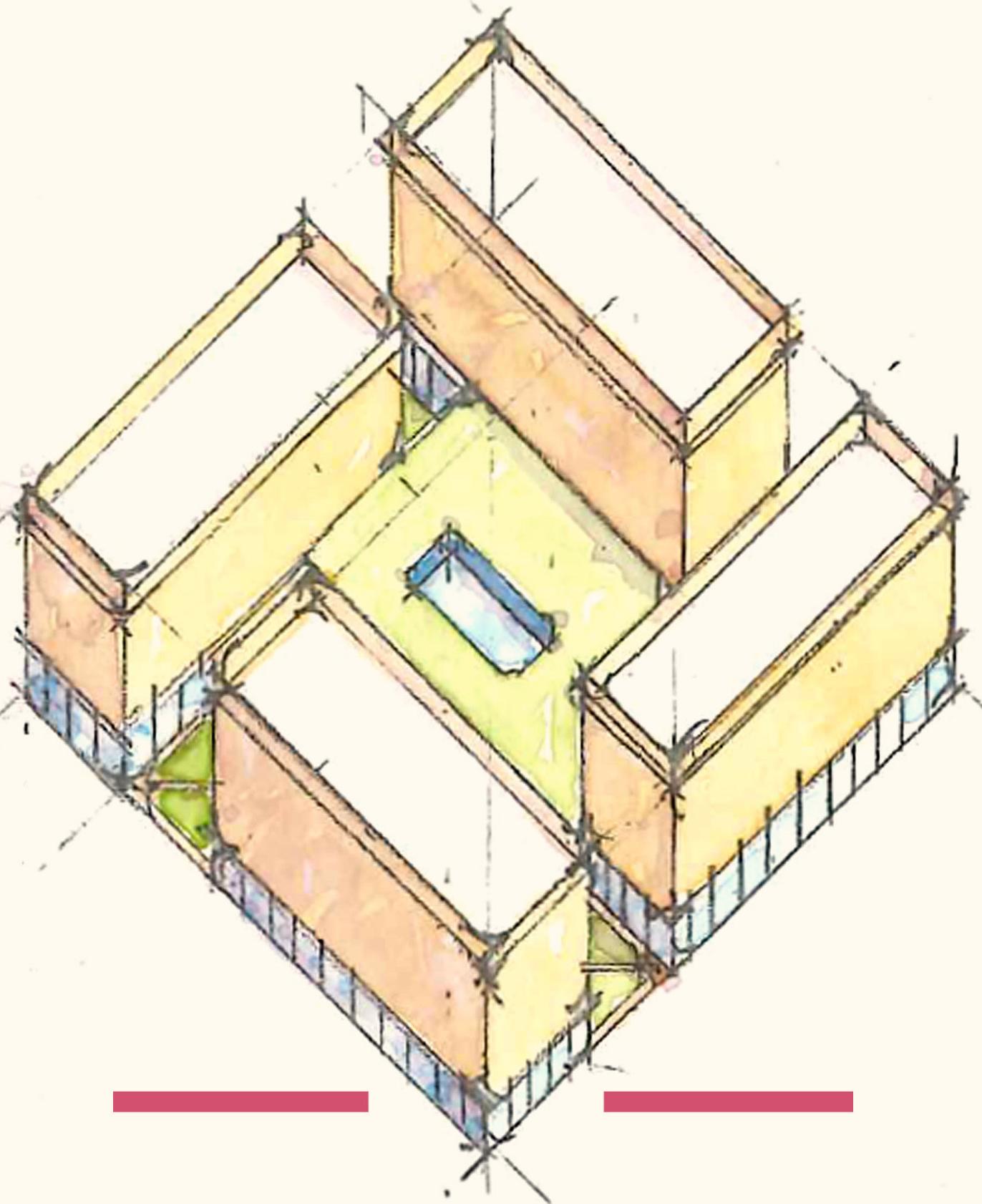
Creating a vibrant neighborhood that is a genuine place requires a variety of architectural expressions and a thoughtful mix of building scales ranging from small to large. All of the typologies illustrated here have been used successfully on the Charleston Peninsula and serve to provide an alternative to the monolithic, large-scale institutional development model that has become so ubiquitous in recent years and threatens the scale and character of the Charleston Peninsula.



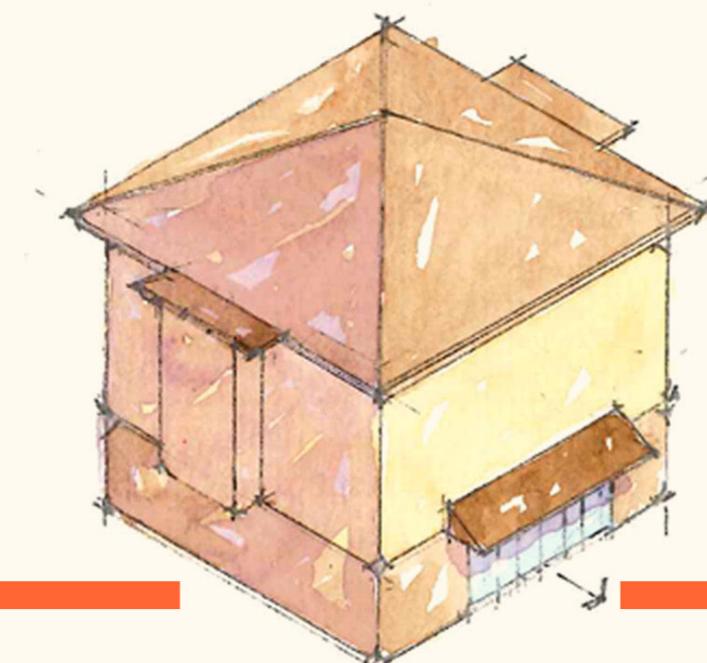
SMALL - SINGLE HOUSE TRIPLEX



MEDIUM - SINGLE APARTMENT HOUSE

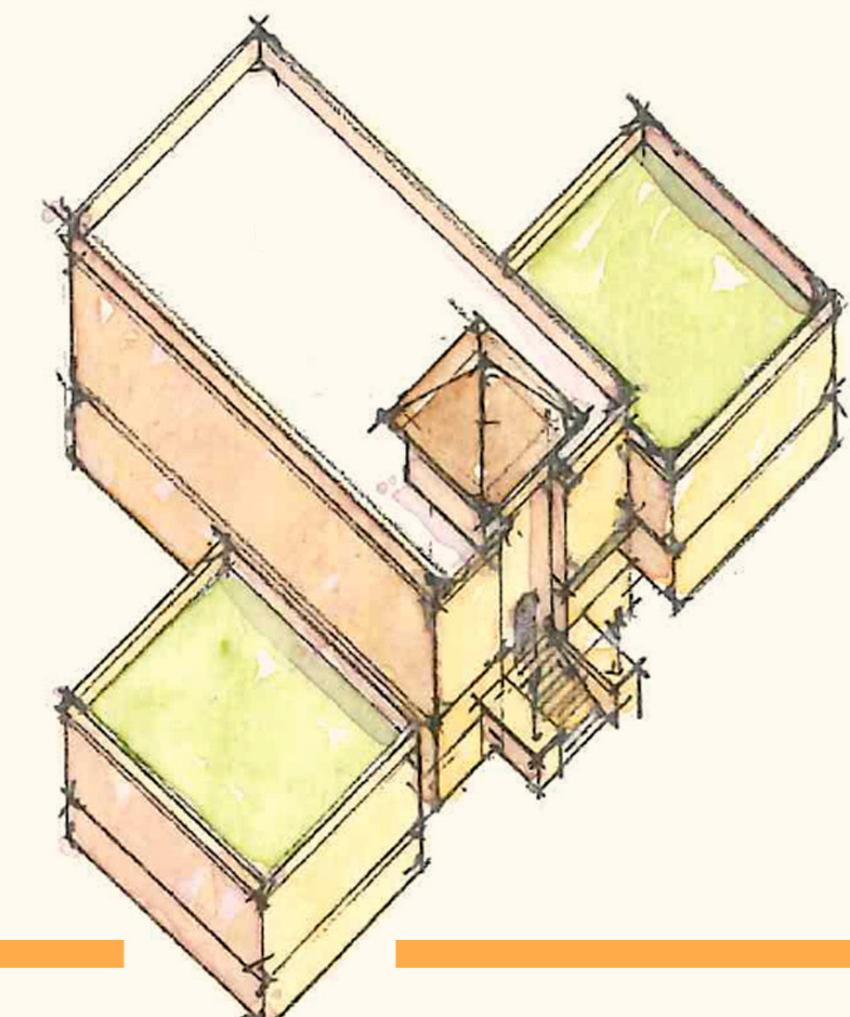


LARGE - STRUCTURED FORMAT



SMALL - APARTMENT HOUSE

SMALL - MIXED - USE APARTMENT HOUSE



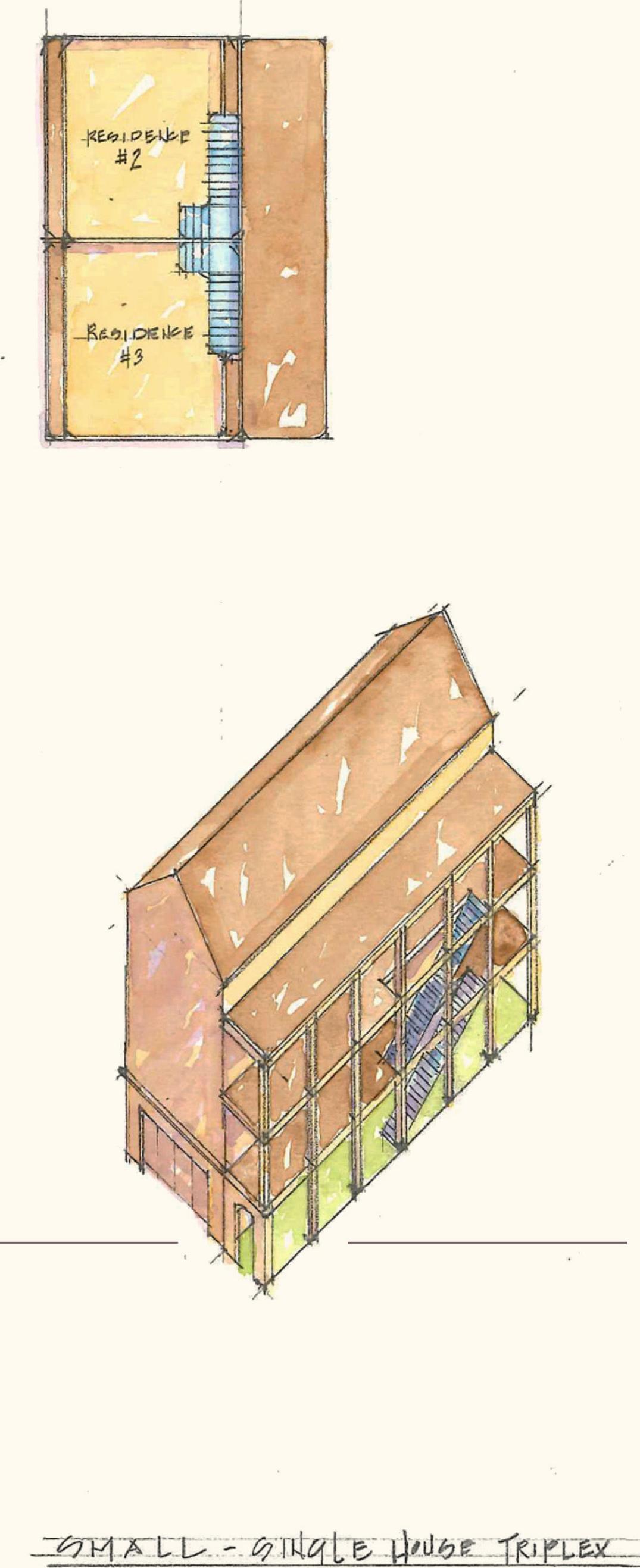
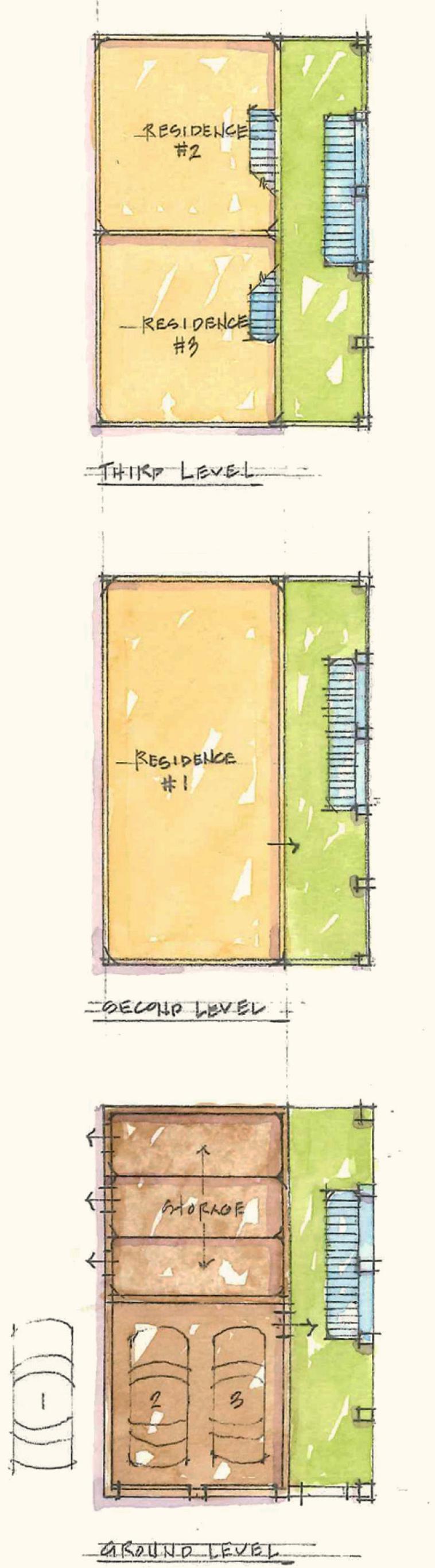
MEDIUM - CIVIC IMAGE APARTMENT HOUSE

SMALL SINGLE HOUSE

FEATURES

- 3 1/2-Story
- Triplex or Duplex
- 2-Car Garage
- Optional 1-Car Driveway

Charleston's most historic housing typology is not only well suited for single family dwellings, but it also adapts beautifully to accommodate multiple apartment residences. As illustrated on this page, the single house has been adapted to accommodate a one-story flat on level two, and 2, two-storied apartments on the third floor and half story above in the roof gable. The ground floor accommodates two cars and a dedicated storage unit for each apartment.



SMALL - SINGLE HOUSE TRIPLEX

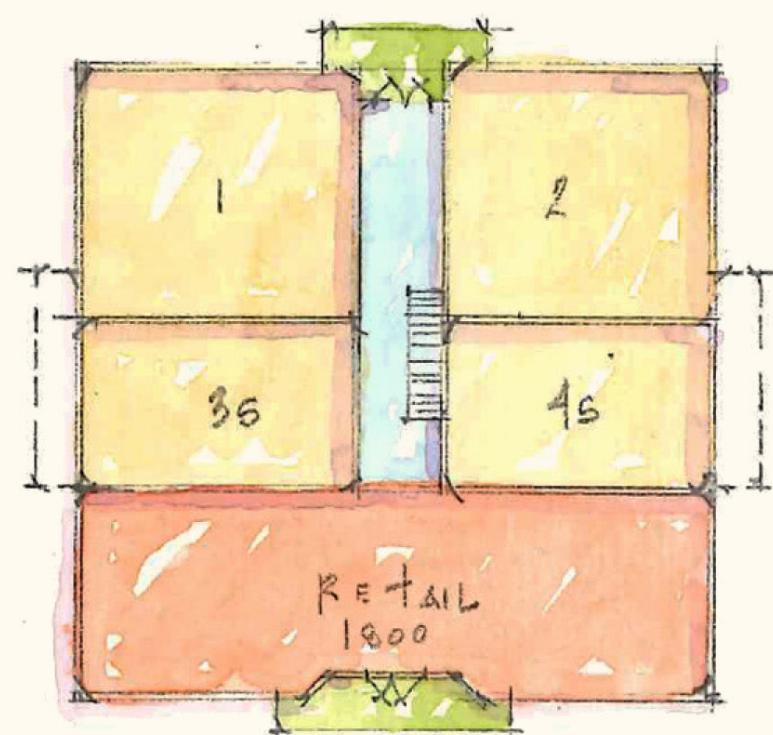
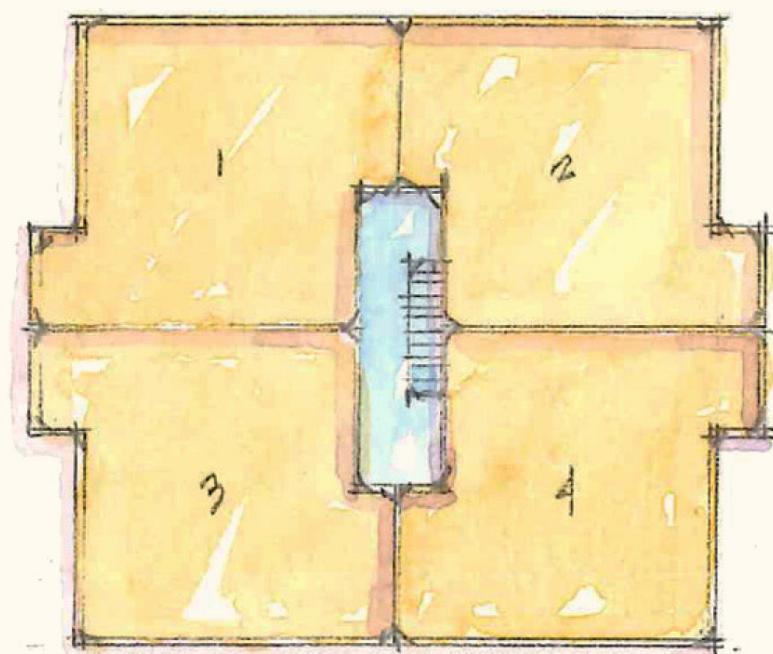
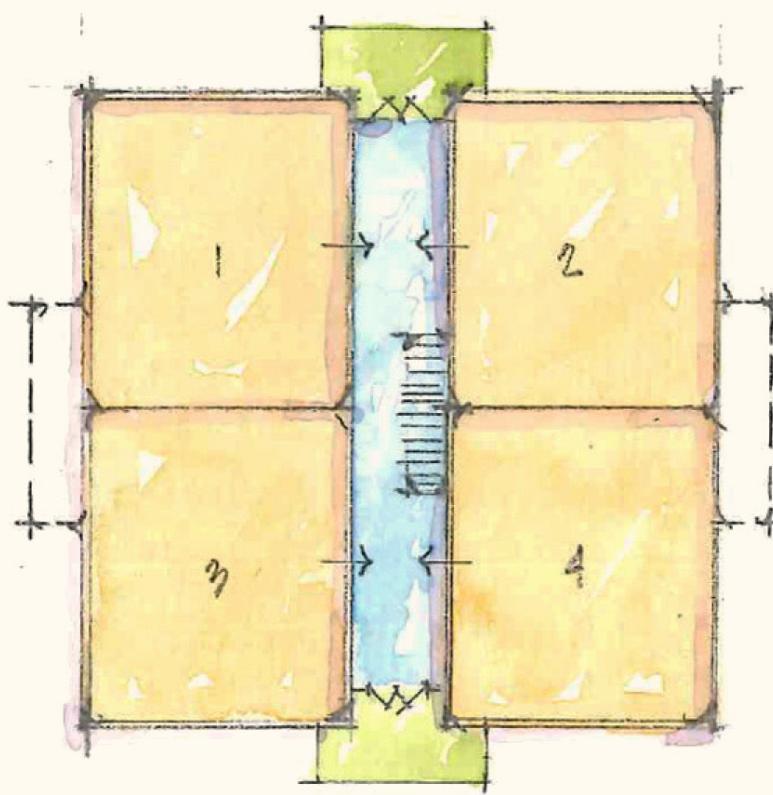
BUILDING TYPES

SMALL APARTMENT HOUSE

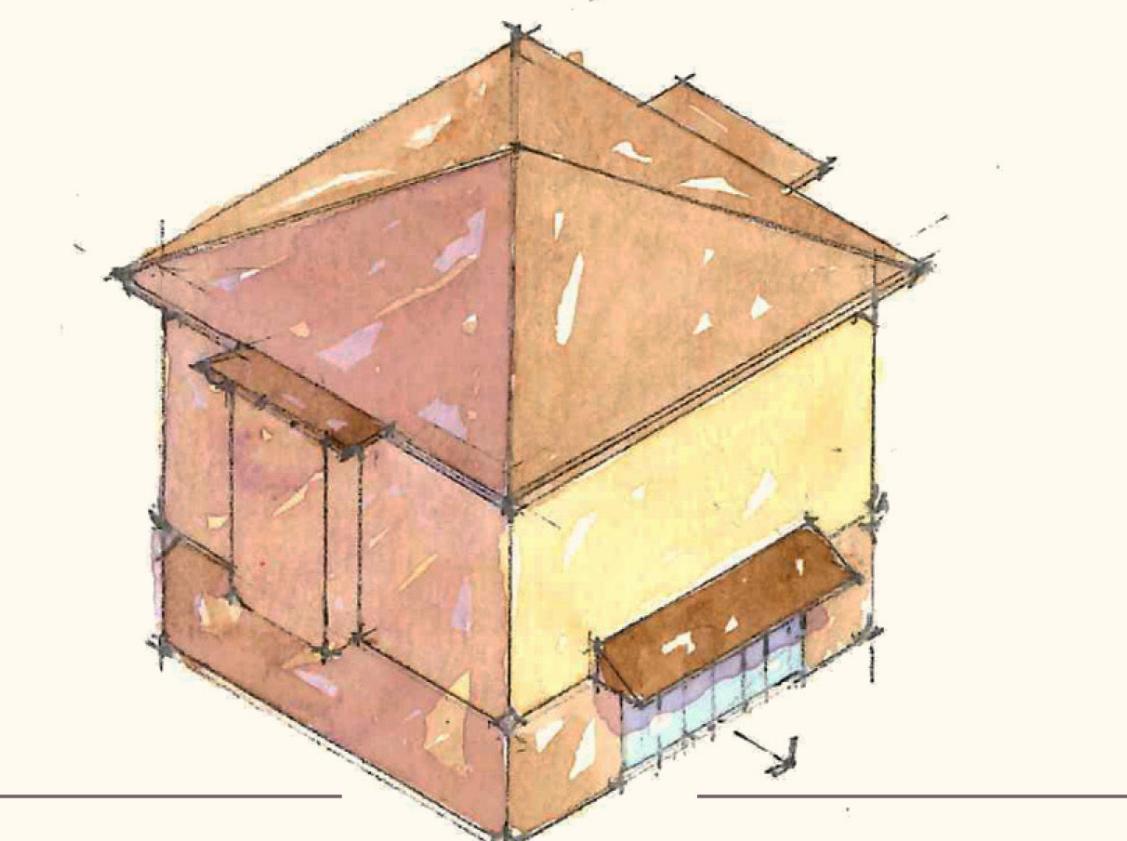
FEATURES

- 3-Story
- 12 Units
- Surface Parking

The traditional small apartment house format is an efficient and interesting typology, accessing multiple residences through a central stair hall. This prototype accommodates 8 units per building and has been used successfully in Charleston. The ground floor can also be adapted to accommodate a small retail space in locations where appropriate to the context.

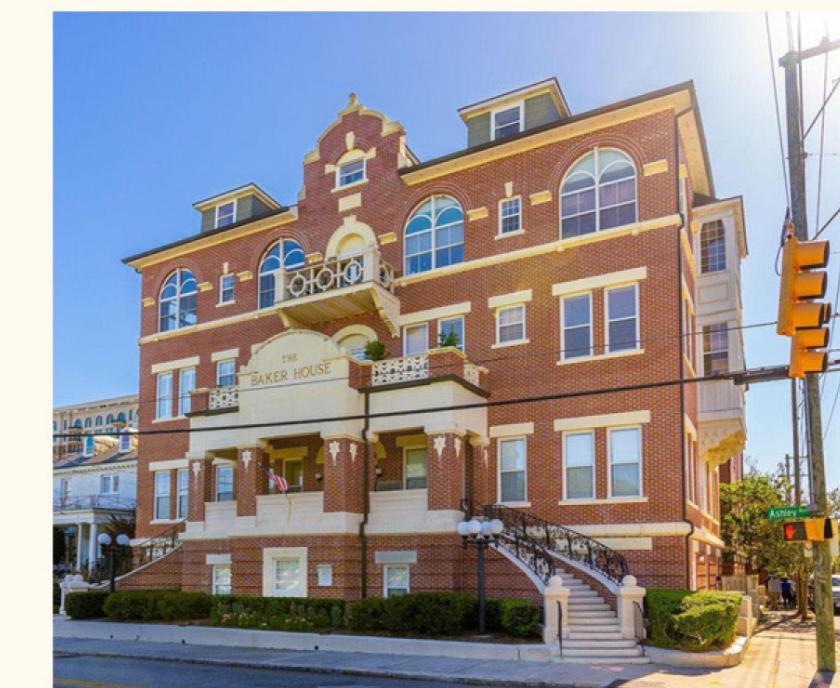


LOWER LEVEL RES + RETAIL



SMALL - APARTMENT HOUSE

SMALL - MIXED-USE APARTMENT HOUSE



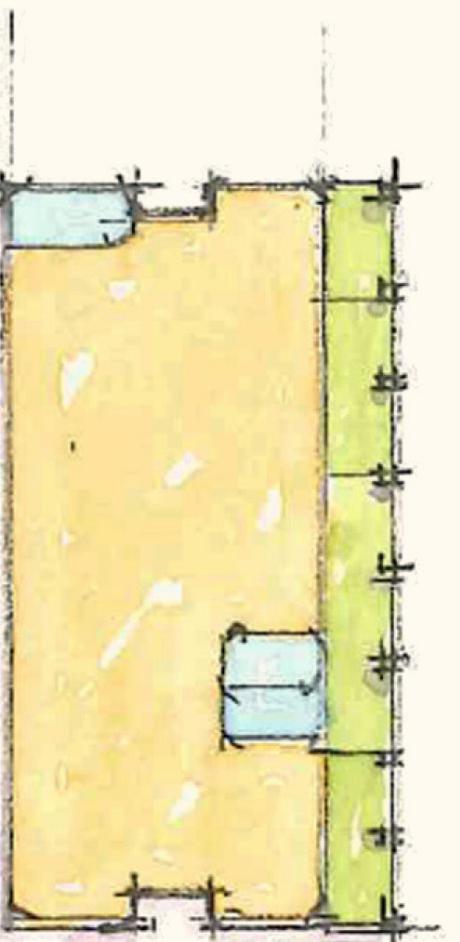
BUILDING TYPES

MEDIUM APARTMENT HOUSE SINGLE HOUSE

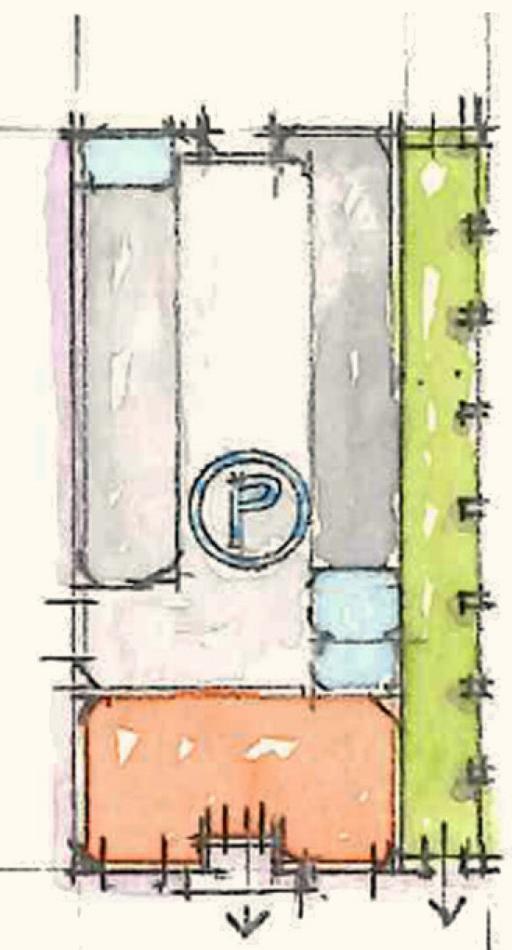
FEATURES

- 3- and 4-Story
- 50-60 Units
- Residential Above
- Ground Floor Commercial

Native, vernacular typologies such as the single house can be adapted to larger scaled buildings. In this prototype, the ground level accommodates parking behind a small retail or amenity space at the ground level, with three stories of apartments above and a shared piazza along the courtyard side of the building. This is a good example of larger format buildings learning from the local vernacular in order to be related to their place.

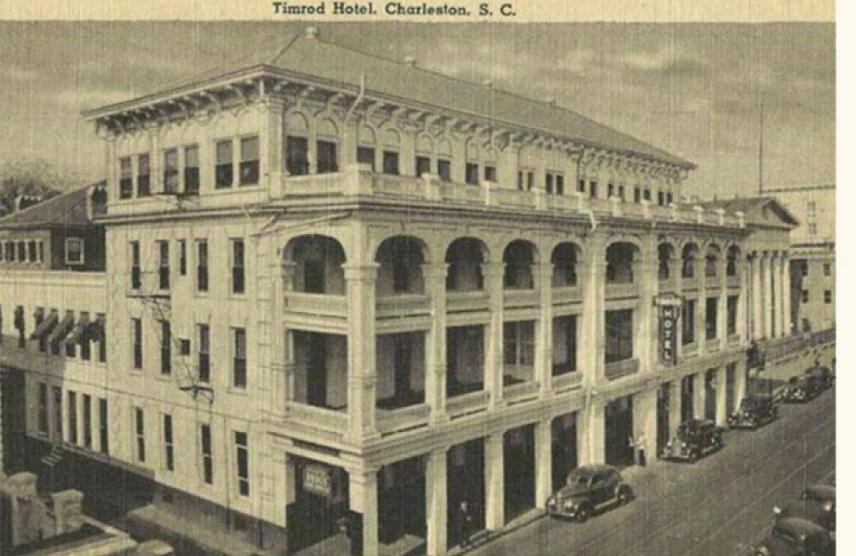


UPPER - RESIDENTS



GROUND - RETAIL + PARKING

MEDIUM - SINGLE APARTMENT HOUSE



BUILDING TYPES

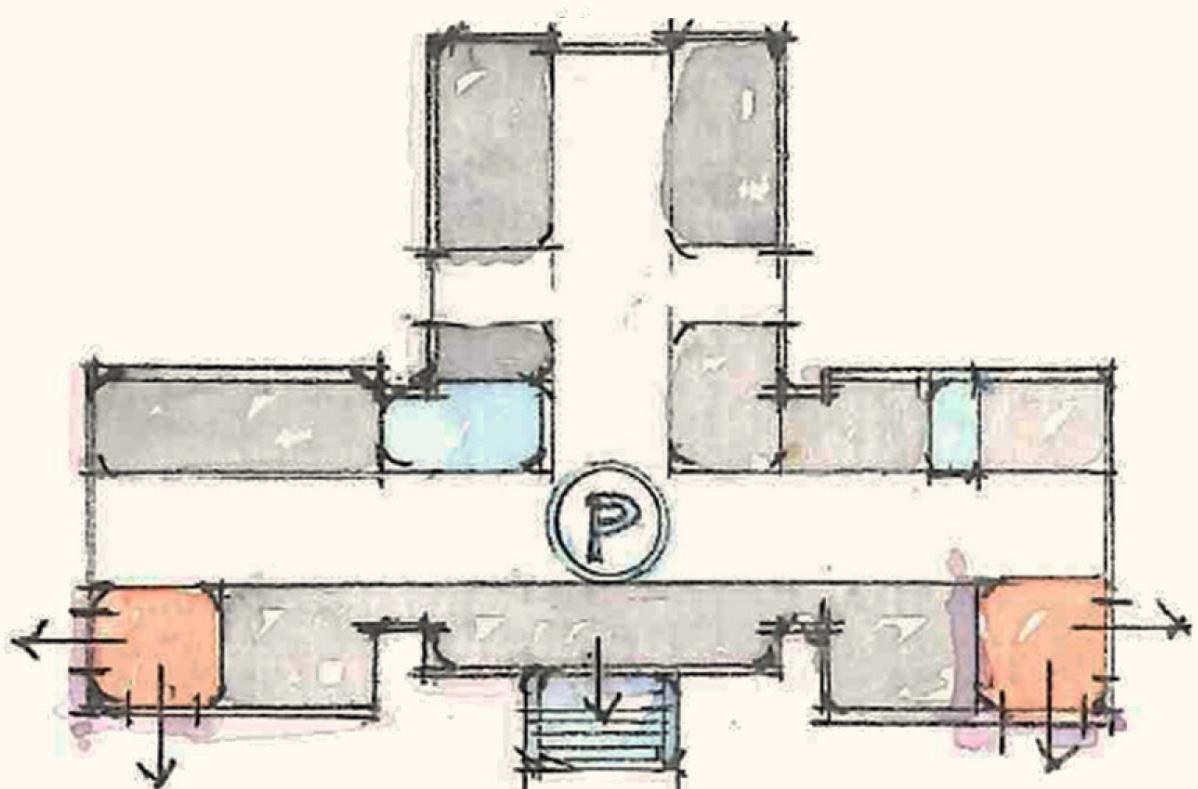
MEDIUM APARTMENT HOUSE

CIVIC IMAGE

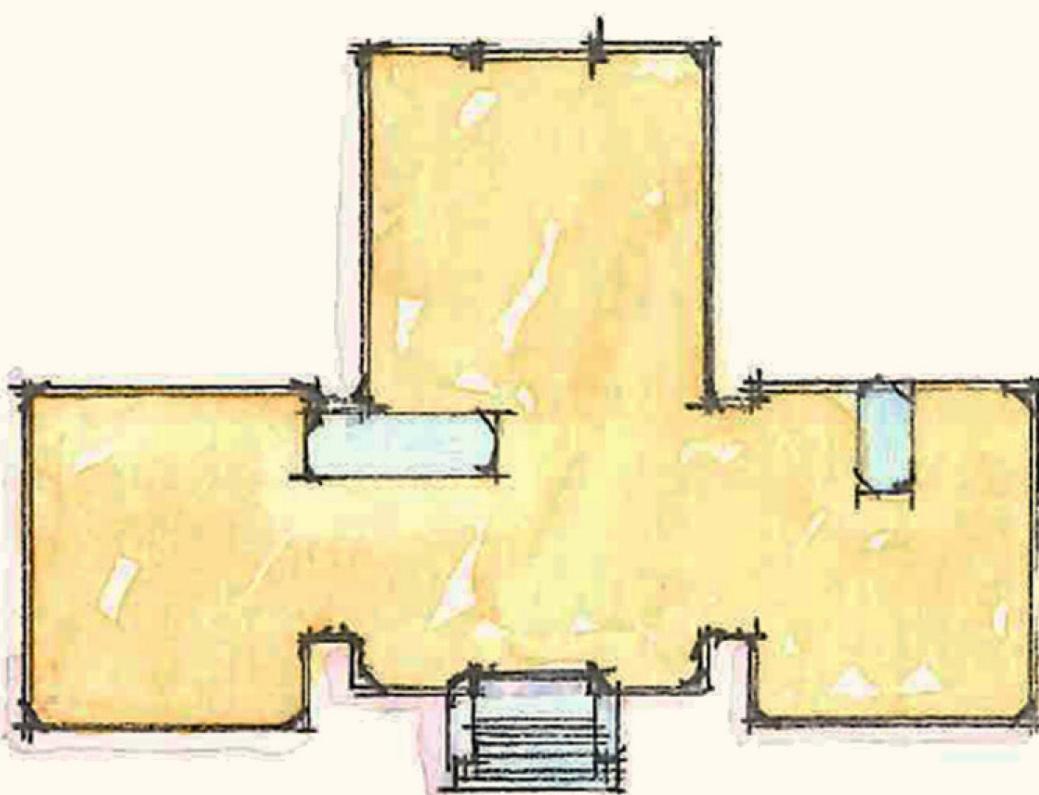
FEATURES

- 2- and 3-Story
- 45 Units
- Residential Above
- Ground Floor Business
- Incubator Space in Corners

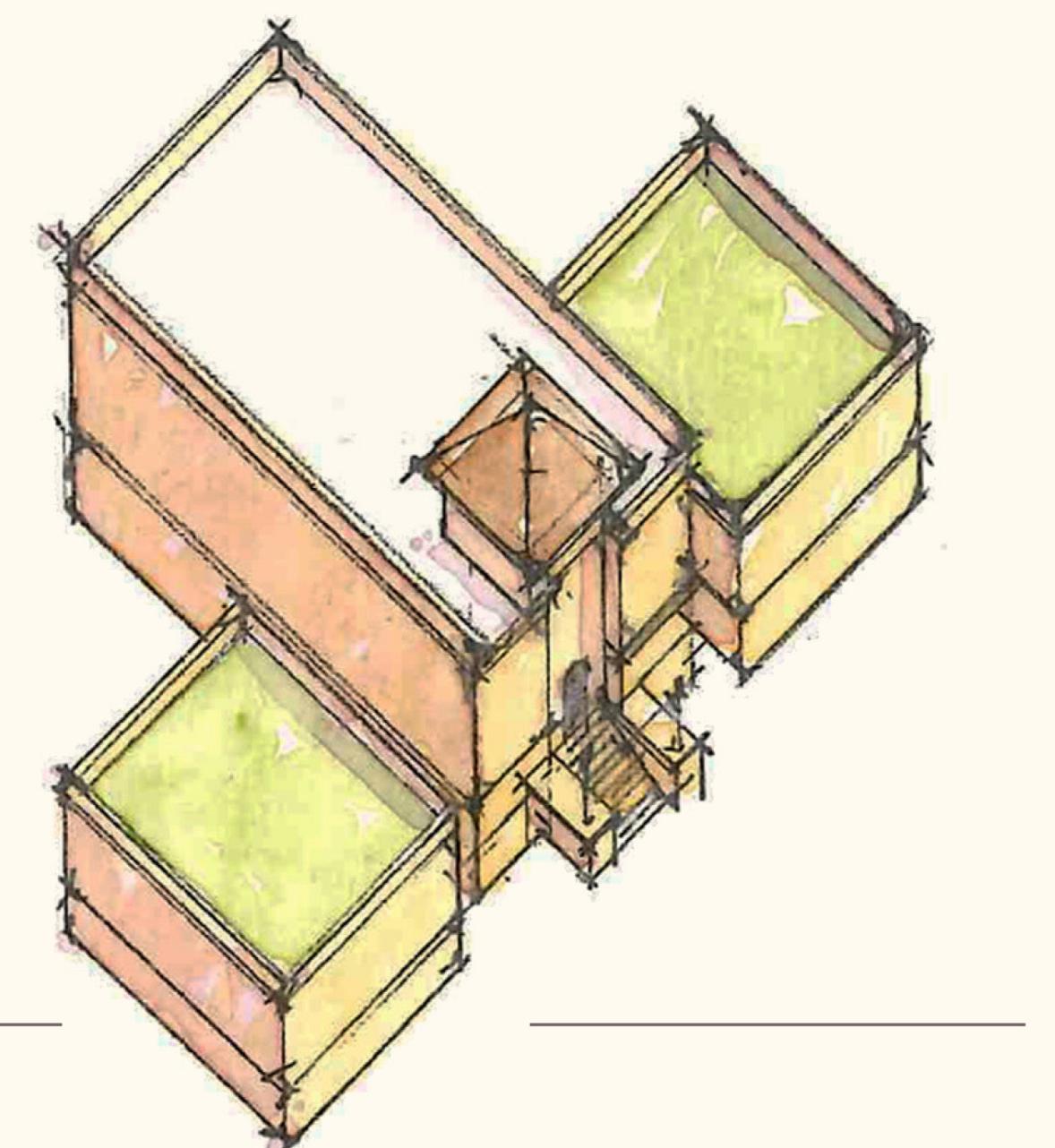
The Medium Civic Apartment House allows an intermediate scaled building that can be imaged in the language of a traditional school or other civic building, repurposed for residential use as in a typical loft conversion. This allows buildings to fit comfortably into smaller-scale residential neighborhoods as focal points with a civic character in the streetscape.



- LOWER LEVEL - PARKING + RETAIL



- UPPER LEVEL - RESIDENTS



MEDIUM - CIVIC IMAGE APARTMENT HOUSE



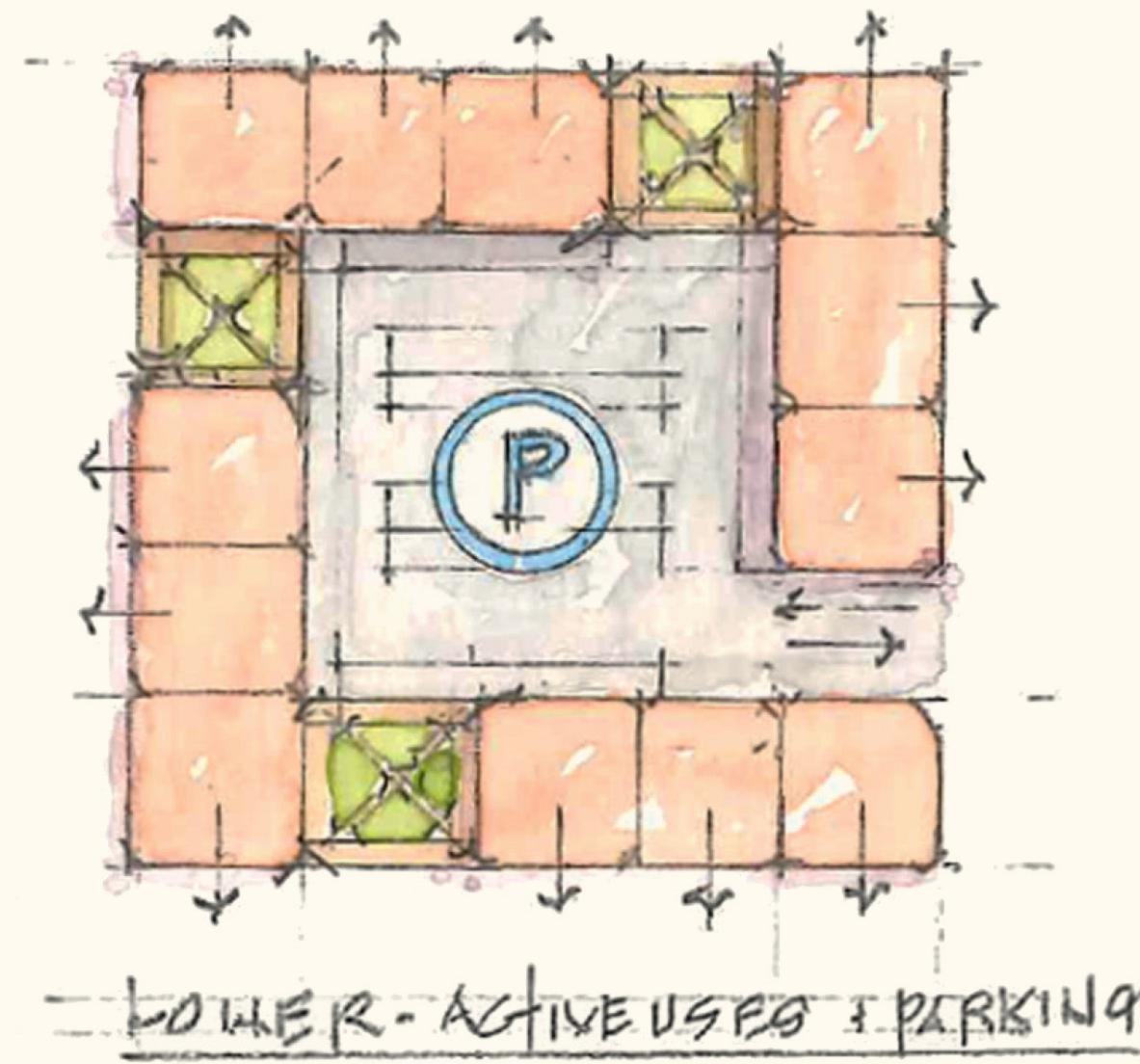
BUILDING TYPES

LARGE STRUCTURED FORMAT

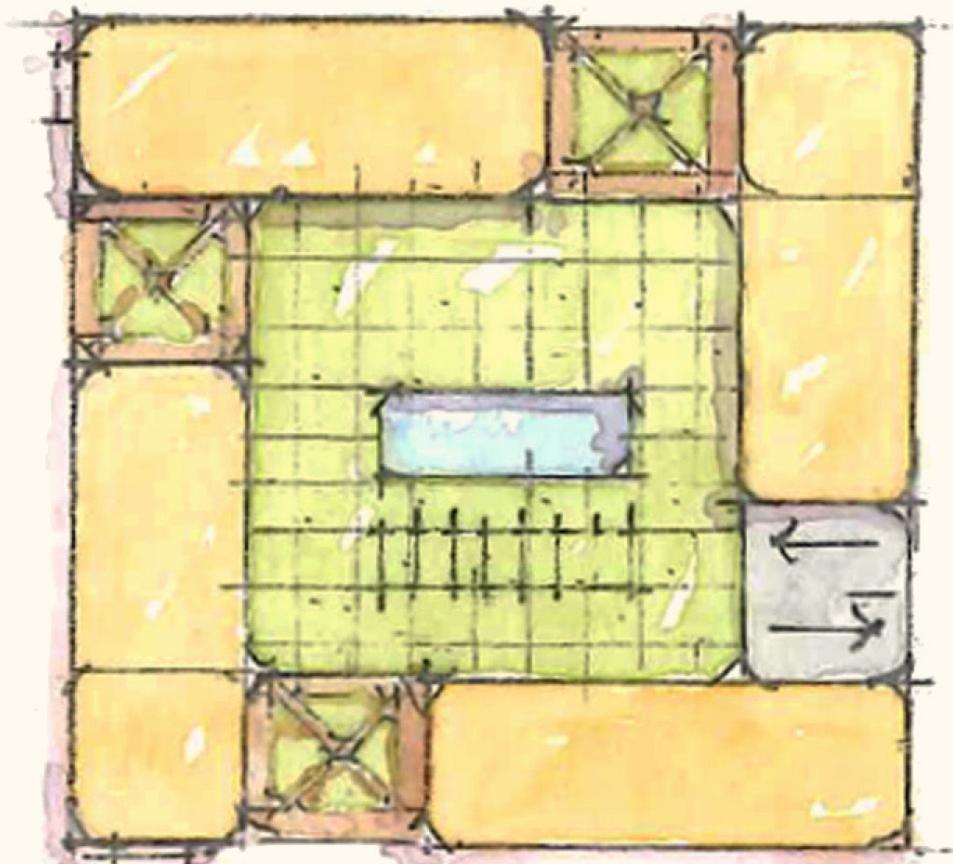
FEATURES

- 5-Story Residential Above
- 2-Story Parking Podium
- 200-250 Residences
- Ground Floor Commercial or Residential Liner

Large-scale multi-family building formats should be integrated into the urban fabric selectively, within a diverse mix of building scales and typologies. This prototype uses a series of four distinct buildings sharing a recessed parking structure that also creates an elevated interior courtyard. The buildings are oriented so that each block face is addressed by one narrow facade and one wider facade, creating natural opportunities to diversify the architectural expression.

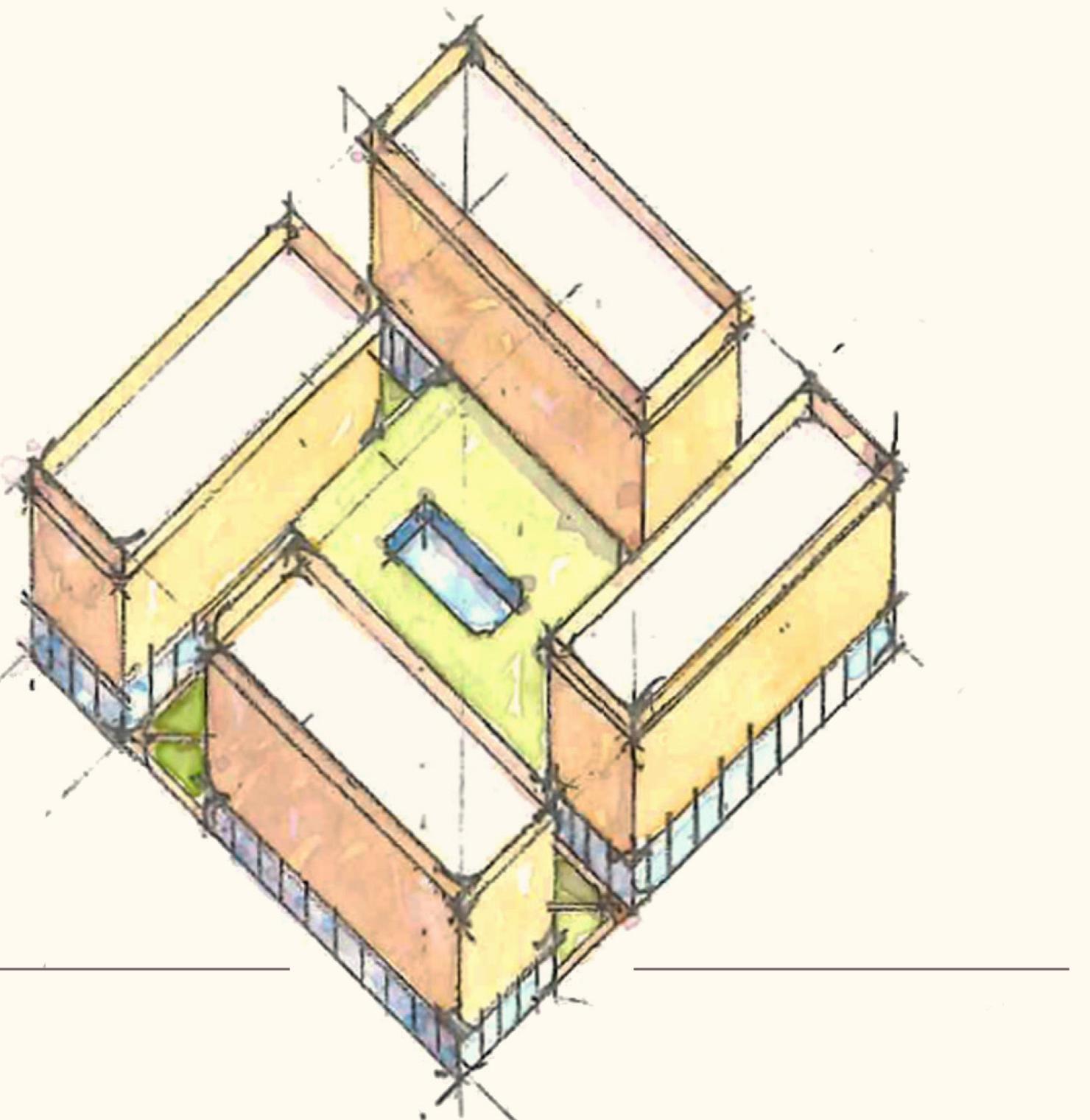


LOWER - ACTIVE USES & PARKING

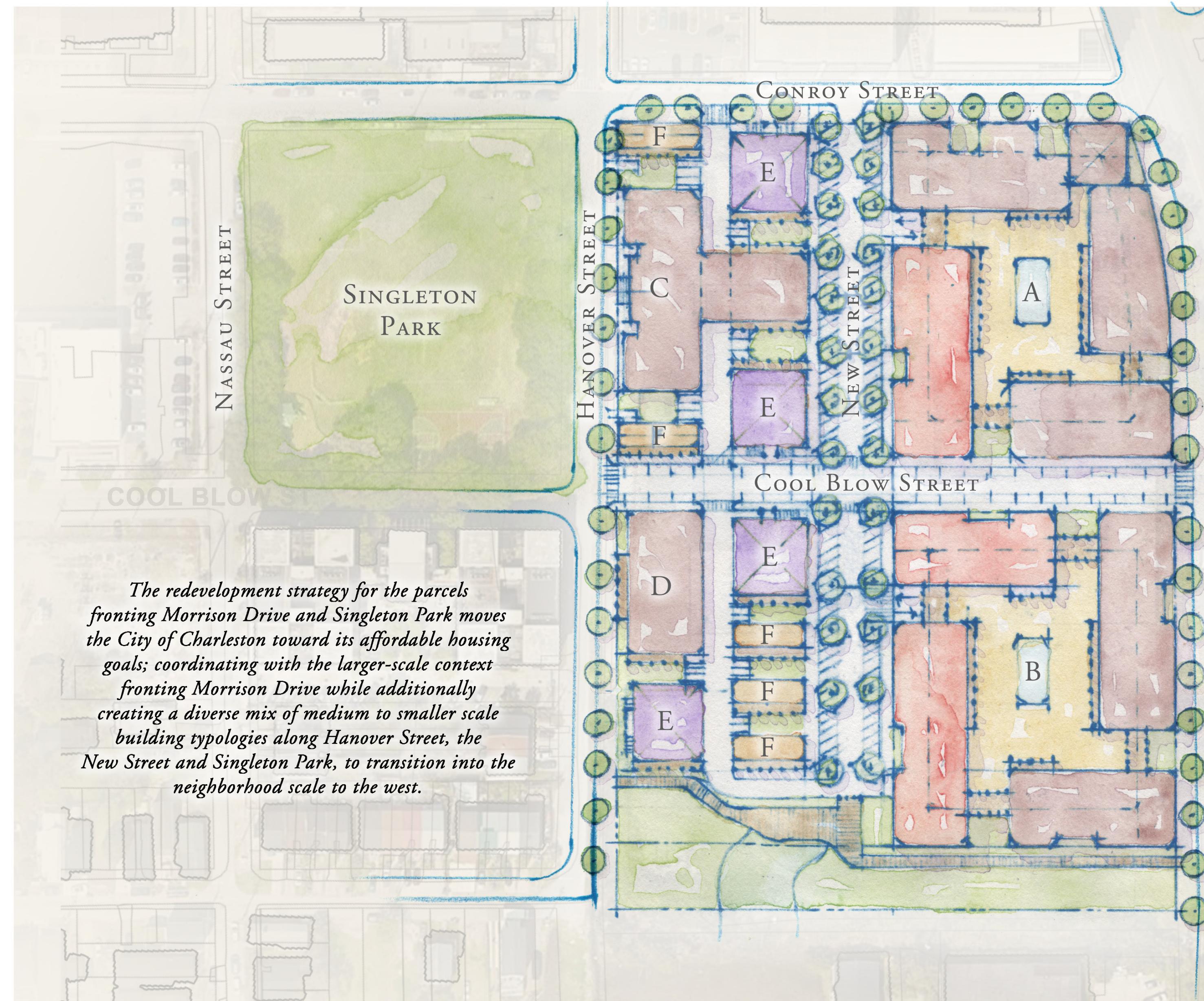


UPPER : RESIDENTS & COURTYARD

LARGE - STRUCTURED FORMAT



993 + 995 MORRISON DRIVE REDEVELOPMENT PLAN



The redevelopment strategy for the parcels fronting Morrison Drive and Singleton Park moves the City of Charleston toward its affordable housing goals; coordinating with the larger-scale context fronting Morrison Drive while additionally creating a diverse mix of medium to smaller scale building typologies along Hanover Street, the New Street and Singleton Park, to transition into the neighborhood scale to the west.

NORTH
SCALE: 1" = 100'
50 25 0 100

Sottile & Sottile, 2025

Morrison Drive & Singleton Park Mixed-Format Housing

Cooper River Bridge Redevelopment Area TIF, Charleston, South Carolina

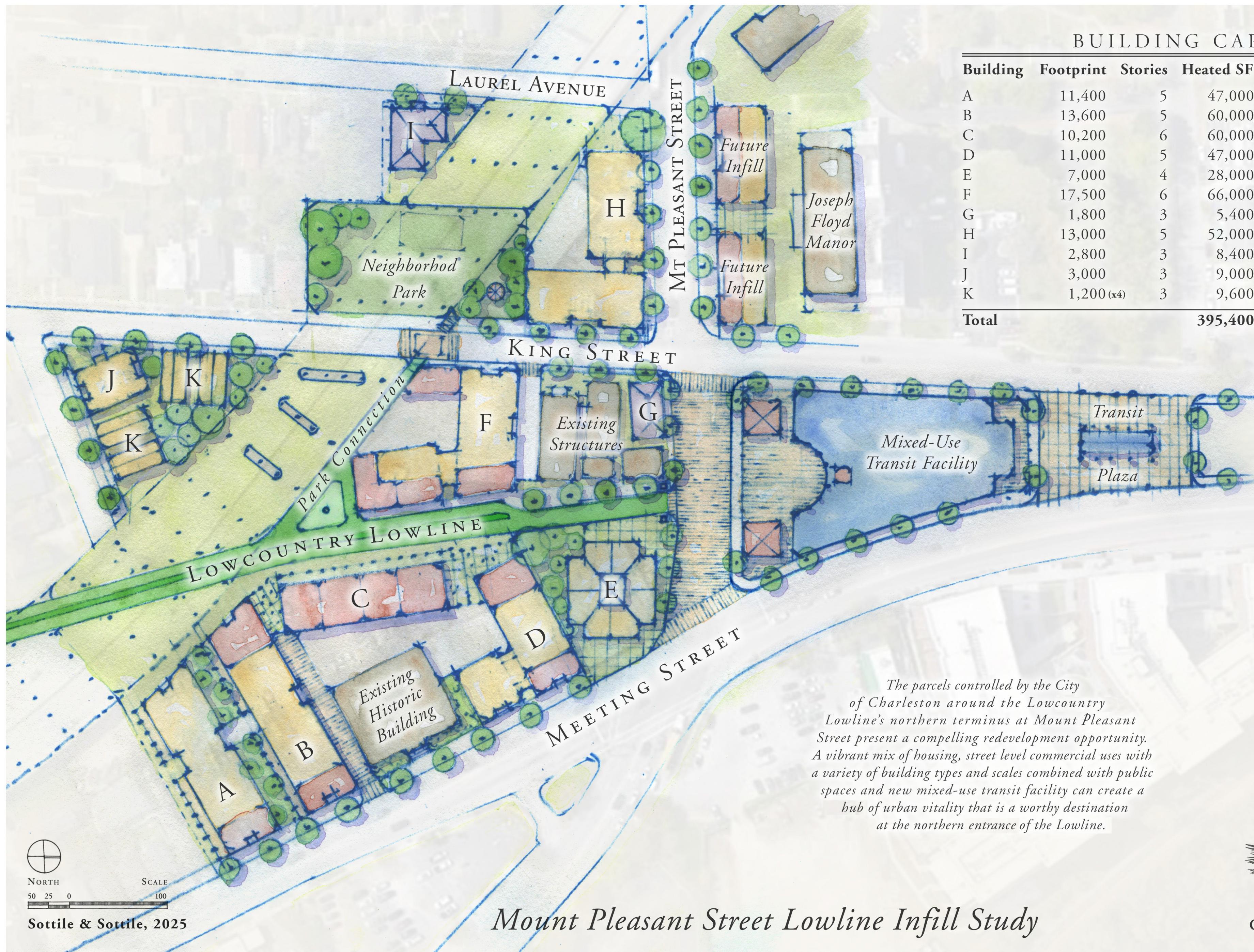
SITE CAPACITY ANALYSIS

Type	Residential SF	Units	Street Uses	Parking
Ⓐ Multi-Family 3-Story Lined Podium 6-12 Story Buildings Above	350,000	350	24,000	350
Ⓑ Multi-Family 3-Story Lined Podium 8-12 Story Buildings Above	380,000	380	20,000	390
Ⓒ Schoolhouse Apts 1-Story Podium 4 Levels Above	66,000	66	800	40
Ⓓ Apartment House 1-Story Podium 4 Levels Above	34,000	34	0	20
Ⓔ Missing Middle 1-Story Podium 3 (Four Unit) Levels Above With a Single Stair	48,000	48	0	48
Ⓕ Single House Triplex 1 Level Parking & Storage 2x2 Tandem Spaces (4) Flat on Level 2 (2) 2-Story Units 3-4	15,000	15	0	20
Other Surface Parking	-	-	-	20
New Street Parking	-	-	-	80
Cool Blow St. Parking	-	-	-	34
Total	893,000	893	44,800	1,002



CITY OF CHARLESTON

MT. PLEASANT STREET LOWLINE INFILL PLAN



BUILDING CAPACITIES

Building	Footprint	Stories	Heated SF	Units	Commercial	Parking
A	11,400	5	47,000	45	1,800	30
B	13,600	5	60,000	55	3,800	30
C	10,200	6	60,000	50	8,500	-
D	11,000	5	47,000	45	3,800	23
E	7,000	4	28,000	28	-	-
F	17,500	6	66,000	66	4,400	75
G	1,800	3	5,400	6	-	-
H	13,000	5	52,000	52	-	44
I	2,800	3	8,400	6	-	6
J	3,000	3	9,000	9	-	9
K	1,200 (x4)	3	9,600	8	-	8
Total			395,400	370	22,300	225*

SITE PARKING

Building Parking	225
Under Highway	57
Surface Lot	50
On Street	50
Total	400

The parcels controlled by the City of Charleston around the Lowcountry Lowline's northern terminus at Mount Pleasant Street present a compelling redevelopment opportunity. A vibrant mix of housing, street level commercial uses with a variety of building types and scales combined with public spaces and new mixed-use transit facility can create a hub of urban vitality that is a worthy destination at the northern entrance of the Lowline.

