

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

COMPLETED PROJECT SITES 178	PROJECT	STATUS	ADDRESS	AREA	NEW AFFORDABLE HOUSING UNITS
	James Lewis, Jr. Apts.	Completed	89 Hanover Street	Peninsula	64
	Romney Street Rentals	Completed	195 Romney Street	Peninsula	2
	Morrison Yard	Completed	838 Morrison Drive	Peninsula	19
	Archer School	Completed	226 Nassau Street	Peninsula	89
	Foundry Alley PUD (57 Hanover)	Completed	57 Hanover Street	Peninsula	1
	79 Cooper St	Completed	79 Cooper Street	Peninsula	1
	5 Porters Court	Completed	5 Porters Court	Peninsula	1
SITES UNDER DEVELOPMENT 969	PROJECT	EST. COMPLETION	ADDRESS	AREA	NEW AFFORDABLE HOUSING UNITS
	36 Cooper Street	2027	36 Cooper Street	Peninsula	4
	Lowline Affordable Housing	2027	678 King Street	Peninsula	55
	1345 Rutledge Ave	2027	1345 Rutledge Avenue	Peninsula	3
	52 Kennedy St	2027	52 Kennedy Street	Peninsula	2
	1555 Juniper Street	2025	1555 Juniper Street	West Ashley	10
	Grove at Johns Island (Apts Family)	2027	1725 River Road	Johns Island	90
	Grove at Johns Island (Apts Senior)	2030	1726 River Road	Johns Island	65
	569-571 King Street	2025	569-571 King Street	Peninsula	4
	89 Fishburne Street	2025	89 Fishburne Street	Peninsula	4
	One 80 Place (573 Meeting St)	2025	573 Meeting Street	Peninsula	70
	Courier Square Phase II	2027	635 King Street	Peninsula	15
	Star Gospel Mission	2028	474 Meeting Street	Peninsula	40
	1890 Ashley River Road	2028	1890 Ashley River Road	West Ashley	11
	Gateway Senior Housing	2025	2280 Henry Tecklenburg Drive	West Ashley	69
	Bermuda Point	2027	600 Thriving Way	West Ashley	40
	840 Wappoo Road	2030	840 Wappoo Road	West Ashley	3
	Esau Jenkins Village	2025	3611 Maybank Highway	Johns Island	72
	Ashley Landing Redevelopment	2027	1401 Sam Rittenberg Blvd	West Ashley	32
	Restore at Point Hope Ph III	2027	1260 Clements Ferry Road	Cainhoy	150
NEW TARGETED SITES 1540	PROJECT	EST. COMPLETION	ADDRESS	AREA	NEW AFFORDABLE HOUSING UNITS
	993 + 995 Morrison Drive	2032	993 + 995 Morrison Drive	Peninsula	390
	WestEdge	2032	305 Fishburne Street	Peninsula	500
	Hope Center Rapid Housing	2027	1910 Herbert Street	Peninsula	65
	Aquarium Site	2030	24 Calhoun Street	Peninsula	30
	Mount Pleasant Street Redevelopment	2030	823 Meeting Street	Peninsula	185
	2212 Heriot Street	2028	2212 Heriot Street	Peninsula	34
	3-9 Cunningham Avenue	2029	3-9 Cunningham Avenue	Peninsula	46
CHARLESTON HOUSING AUTHORITY SITES 832	PROJECT	EST. COMPLETION	ADDRESS	AREA	NEW AFFORDABLE HOUSING UNITS
	Cooper River Court and Meeting Street Manor	2030	230 Hanover Street	Peninsula	475
	Gadsden Green + Extension	2030	233 Line Street	Peninsula	103
	Meeting Street Manor Extension	2030	59 Romney Street	Peninsula	52
	Wraggborough Homes + Extension	2030	501 East Bay Street	Peninsula	202

AFFORDABLE HOUSING

The City of Charleston has developed a comprehensive affordable housing strategy with a goal of creating 3,500 units by 2032. To date, 178 units have been completed, with additional developments and partnerships planned across the Peninsula, West Ashley, and Johns Island. This initiative reflects the City's commitment to expanding housing opportunities and supporting diverse, thriving communities.

TOTAL UNITS
3519
BY 2032



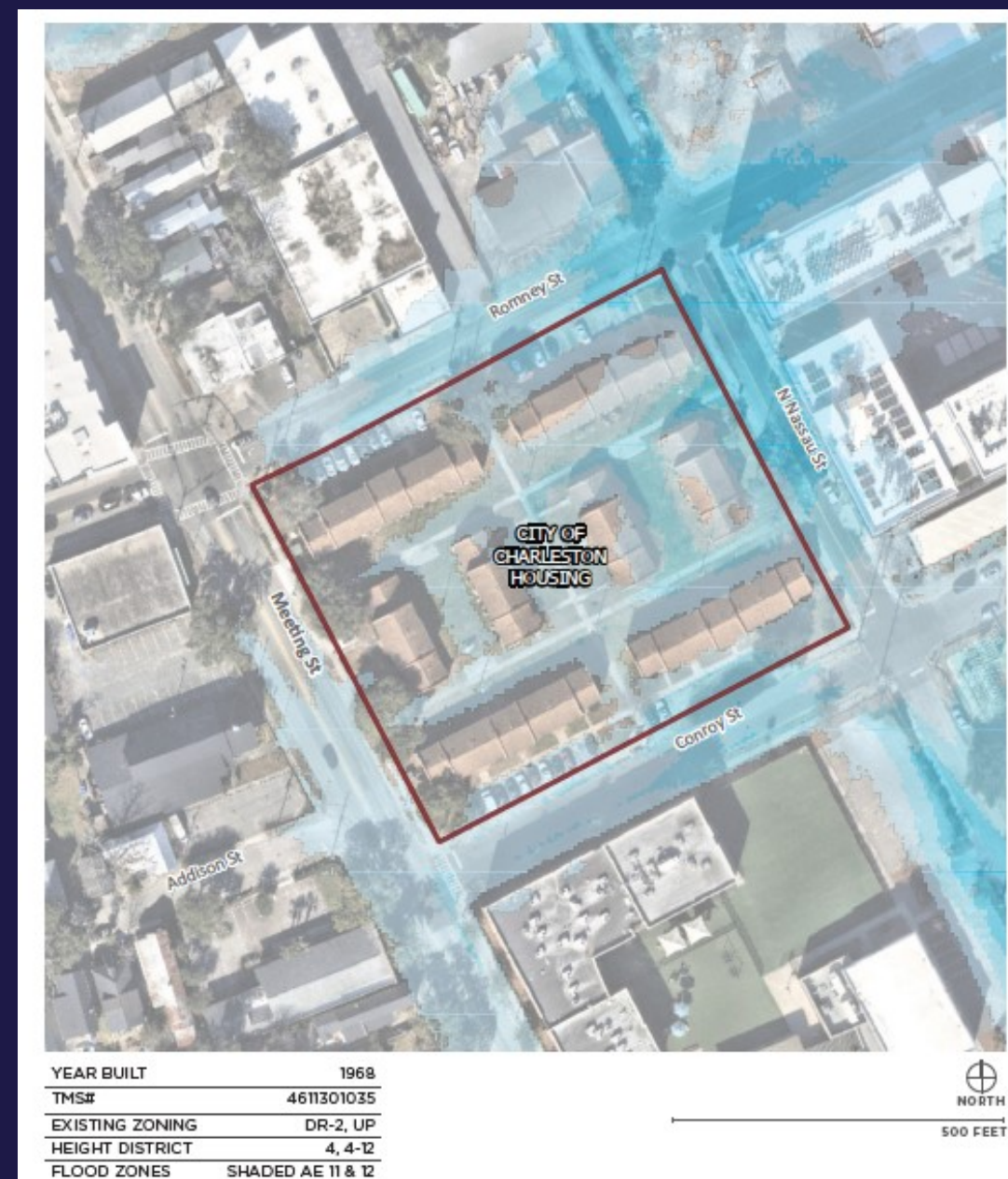
CITY OF CHARLESTON

Guiding Principles of Housing Redevelopment

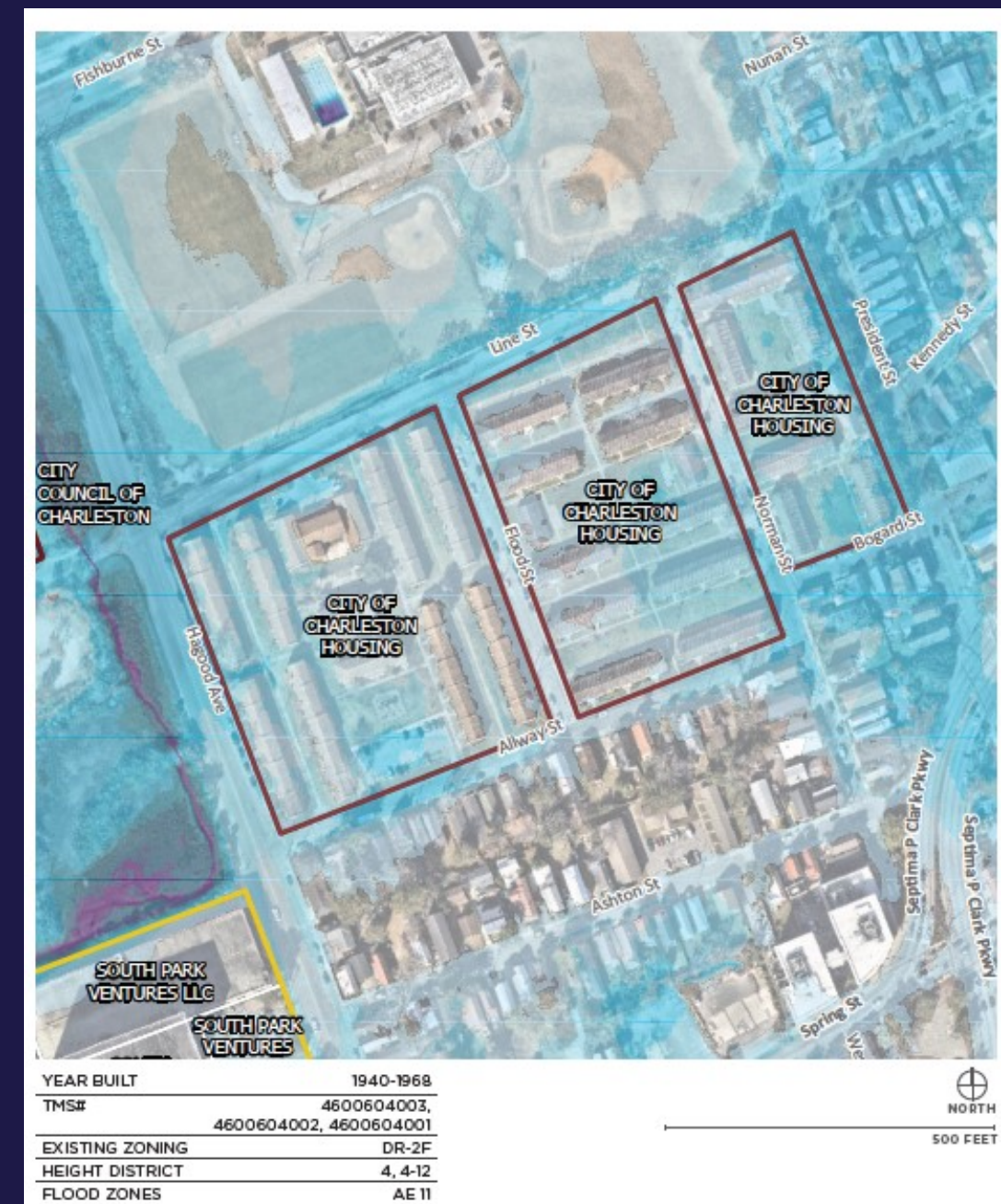
- No Displacement via Build First Approach
- Community Input through Resident Review
- Public-Private Partnerships
- Mixed-Use, Mixed-Income Redevelopment
 - 50% Market Rate Housing
 - 50% Affordable Housing
 - For Rent + For Sale Housing
 - In Perpetuity Affordability
- 100-Year Housing that is “Of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



CHARLESTON HOUSING AUTHORITY



Meeting Street Manor Extension



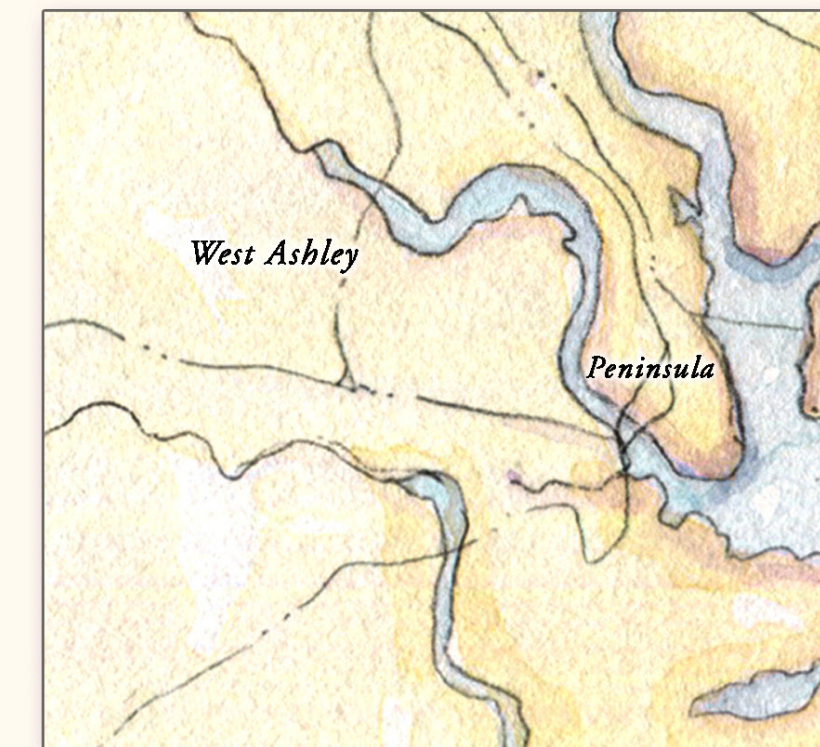
Gadsden Green + Extension



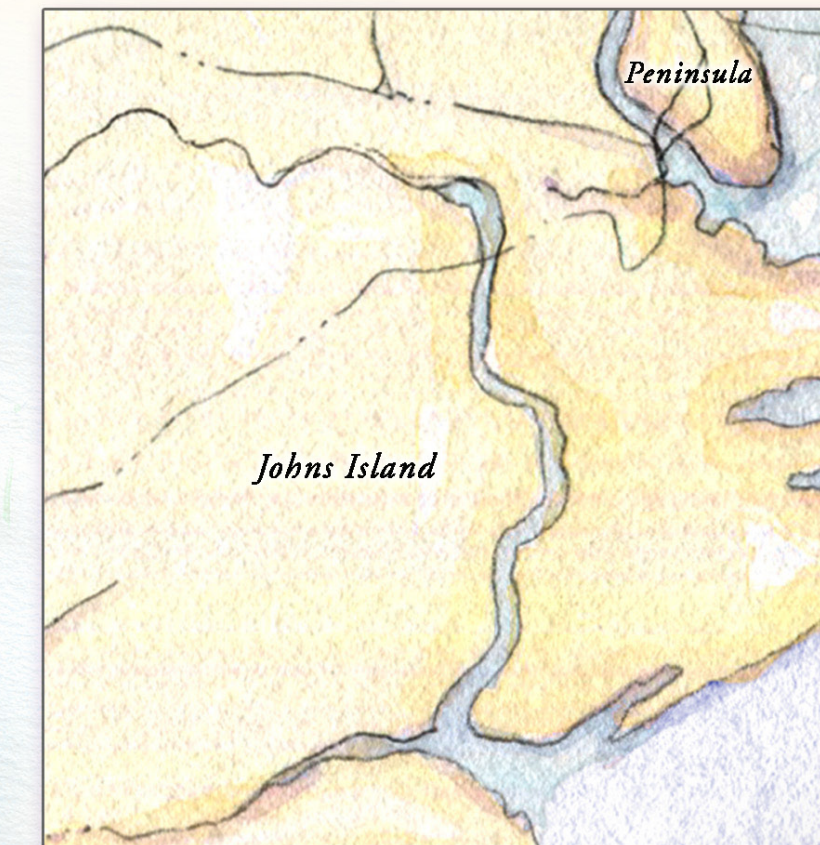
Cooper River Courts + Meeting Street Manor



Wraggborough Homes + Extension



WEST ASHLEY



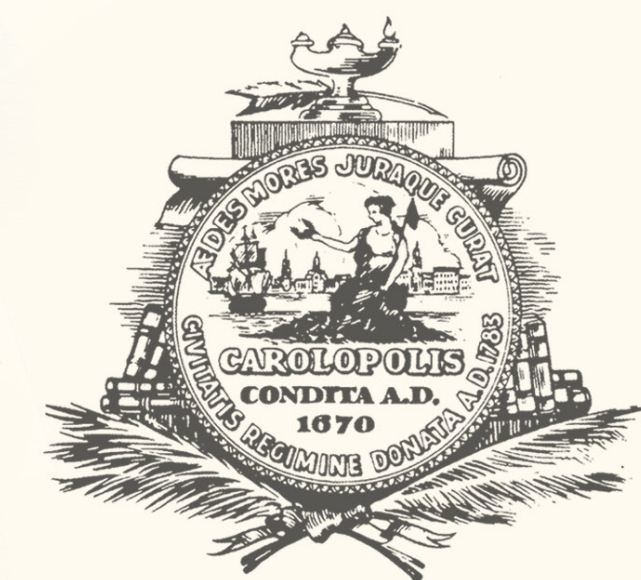
JOHNS ISLAND

CHARLESTON HOUSING AUTHORITY SITES

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

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)



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)

3. EASTERN PENINSULA HOUSING OPPORTUNITY

MEETING STREET MANOR (CHA)
+
COOPER RIVER COURT (CHA)
+
993 MORRISON DRIVE (CHS)



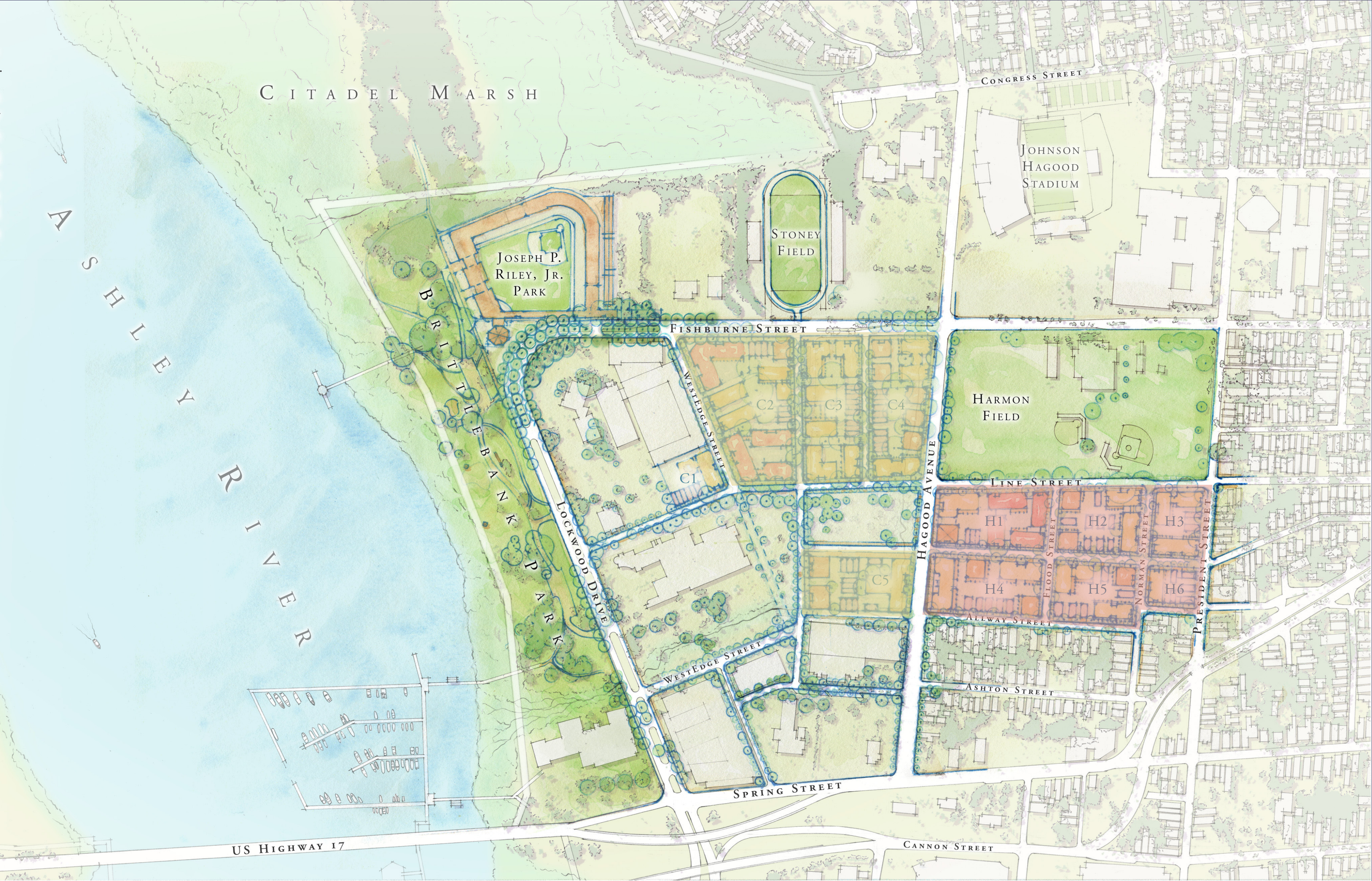
RFP CASE STUDY: WESTEDGE (CITY) + GADSDEN GREEN (CHA)

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 Rutledge 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 Parntership 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

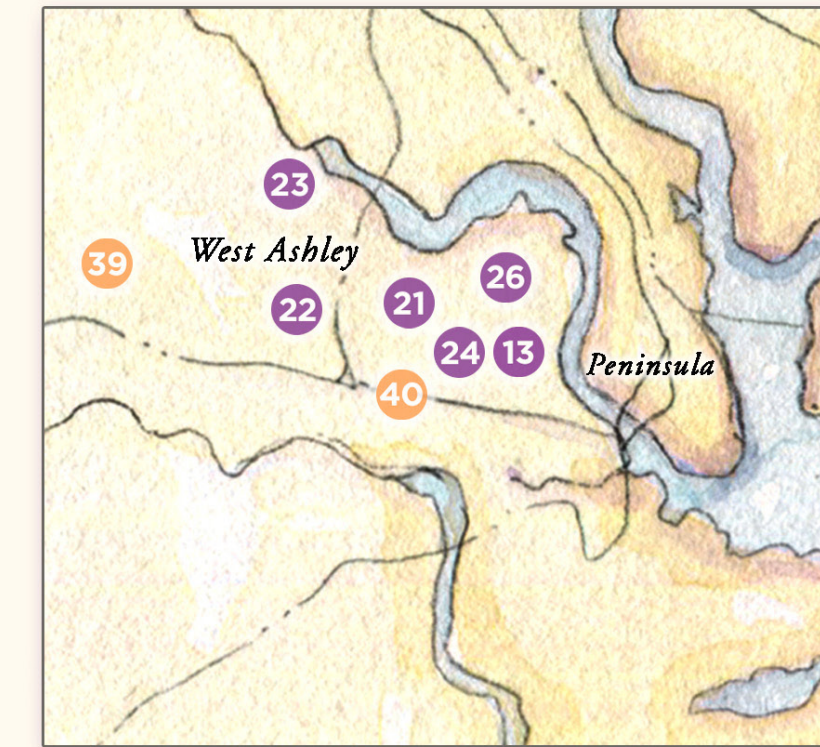
MORRISON DRIVE
& LOWLINE

WESTEDGE &
BRITTLEBANK PARK

EAST SIDE
& LOWLINE

WEST
ASHLEY
GREENWAY

Key Housing Opportunity Areas



WEST ASHLEY

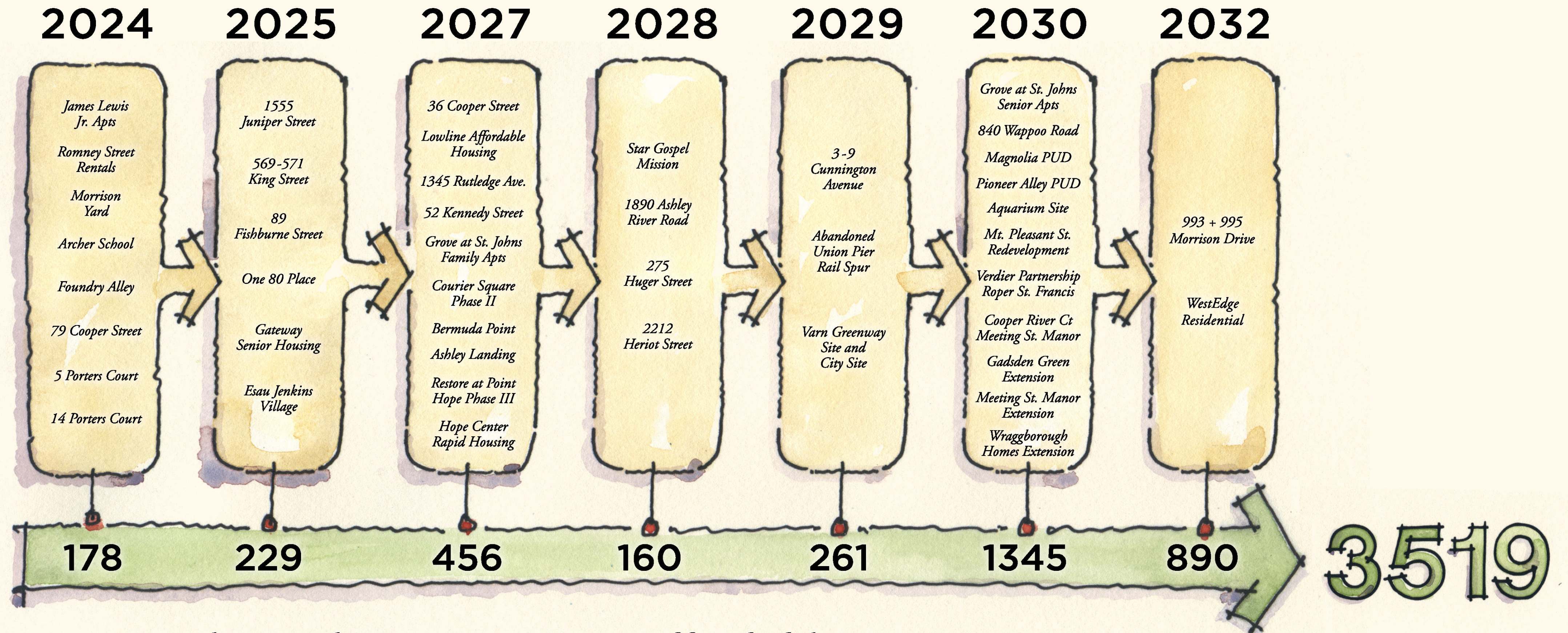


JOHNS ISLAND



CITY OF CHARLESTON

MOVING AFFORDABLE HOUSING FORWARD



The Path to 3500 new Affordable Housing Units

BUILDING TYPES

SMALL SINGLE HOUSE

SMALL APARTMENT HOUSE

MEDIUM APARTMENT - CIVIC

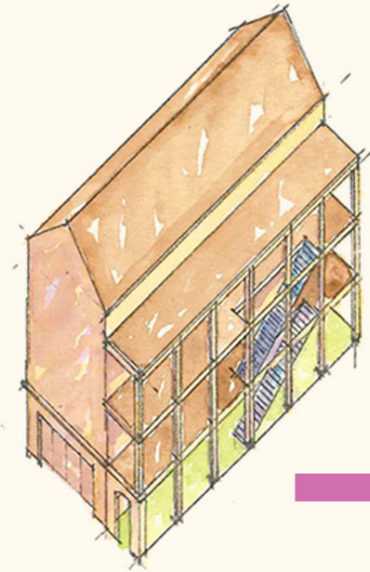
MEDIUM APARTMENT - SINGLE

LARGE FORMAT STRUCTURED

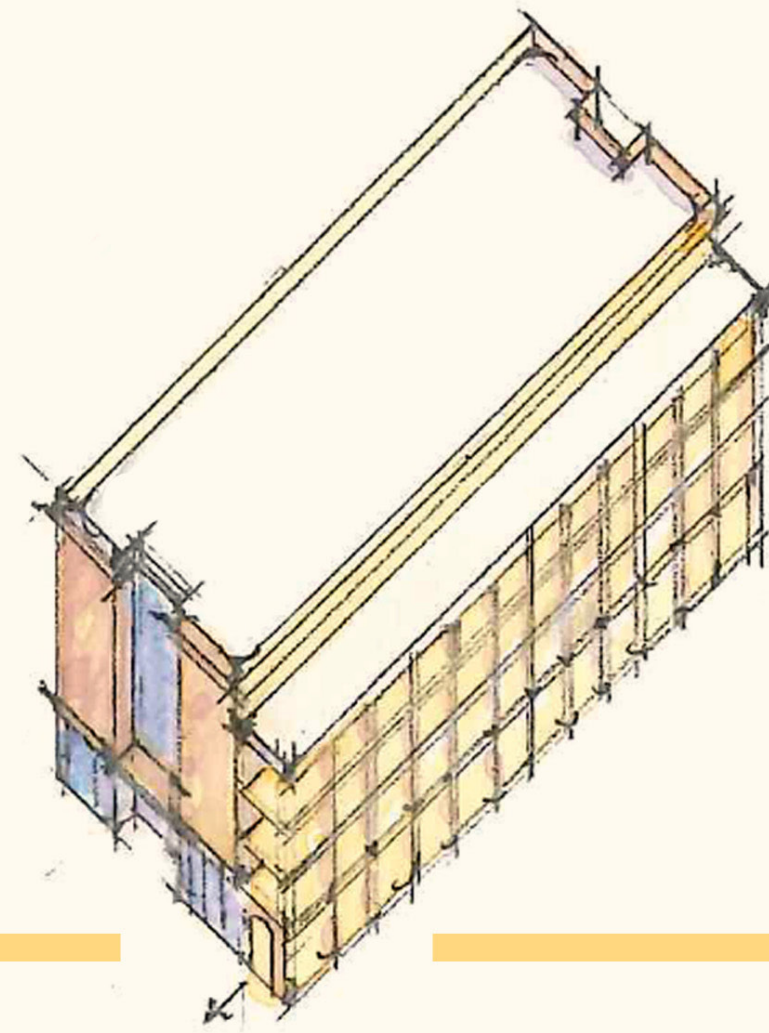
A RANGE OF TYPES

- Diverse Density
- Diverse Styles
- Diverse Scales

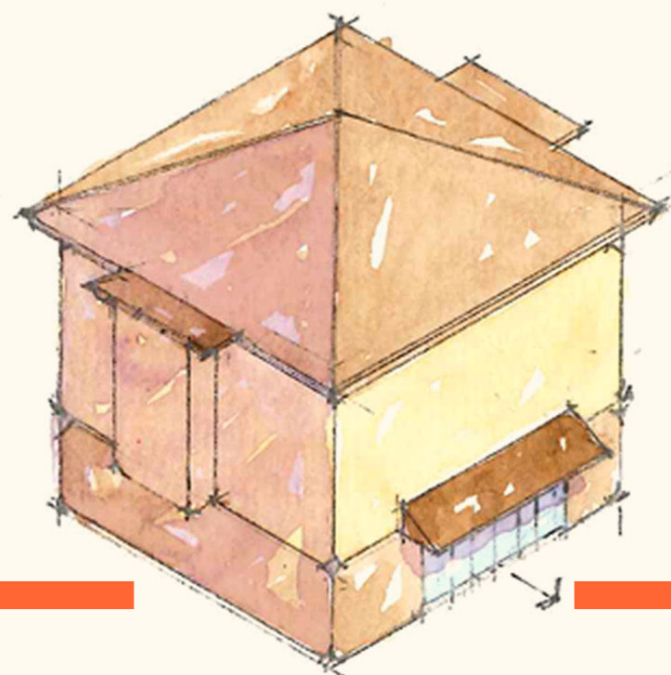
Creating a vibrant neighborhood that is a genuine place requires a variety of architectural expressions and a thoughtful mix of building scales ranging from small to large. All of the typologies illustrated here have been used successfully on the Charleston Peninsula and serve to provide an alternative 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

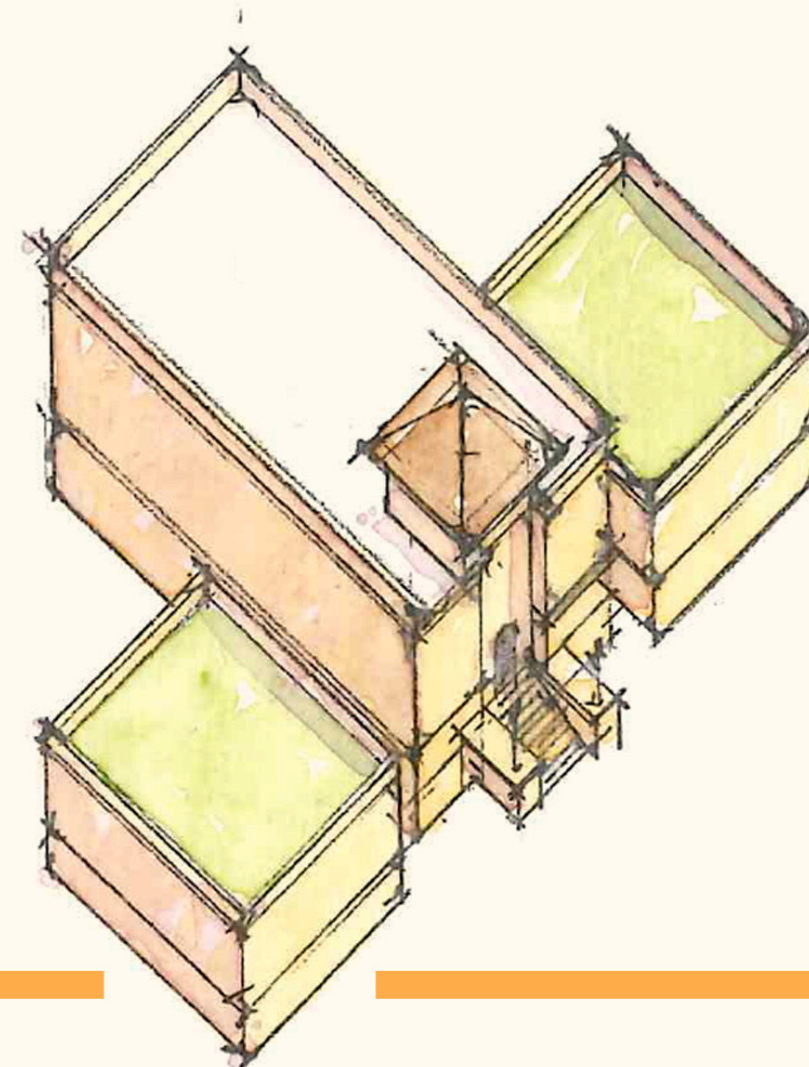


MEDIUM - SINGLE APARTMENT HOUSE

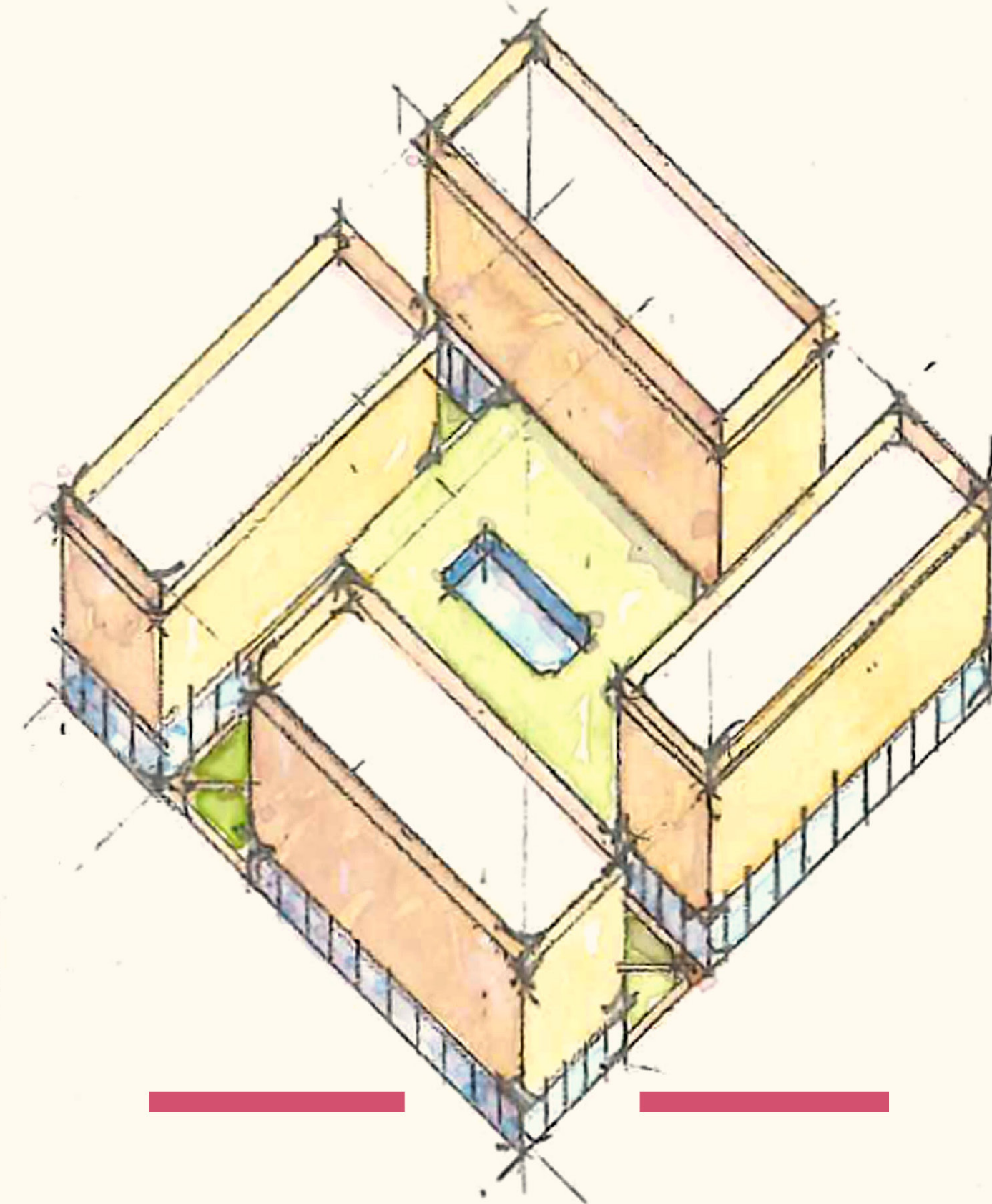


SMALL - APARTMENT HOUSE

SMALL - MIXED-USE APARTMENT HOUSE



MEDIUM - CIVIC IMAGE APARTMENT HOUSE



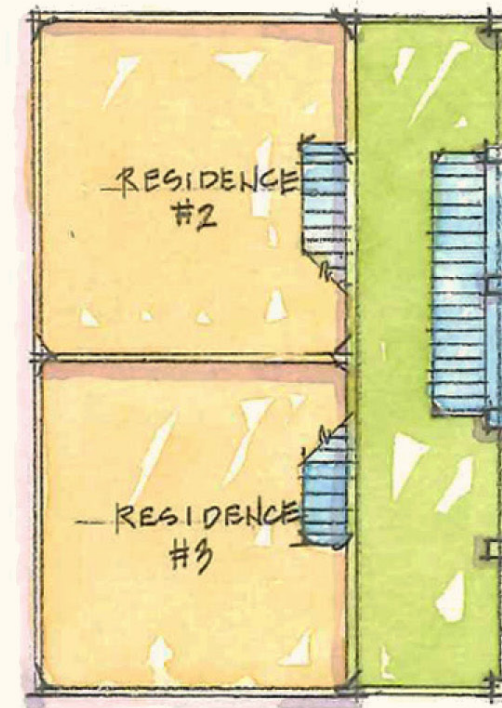
LARGE - STRUCTURED FORMAT

SMALL SINGLE HOUSE

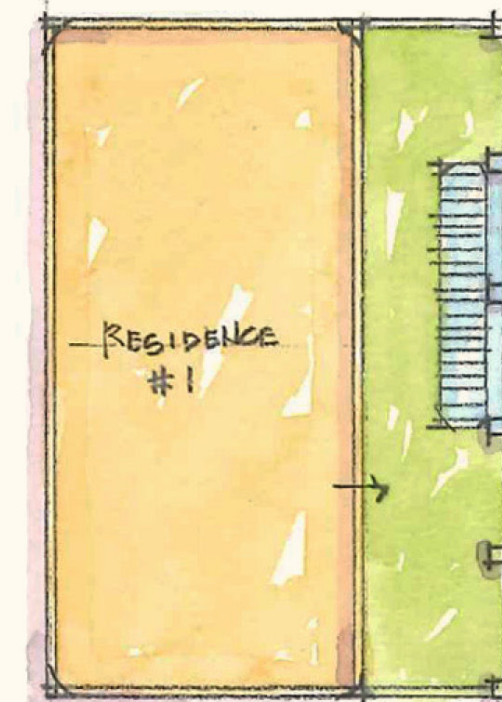
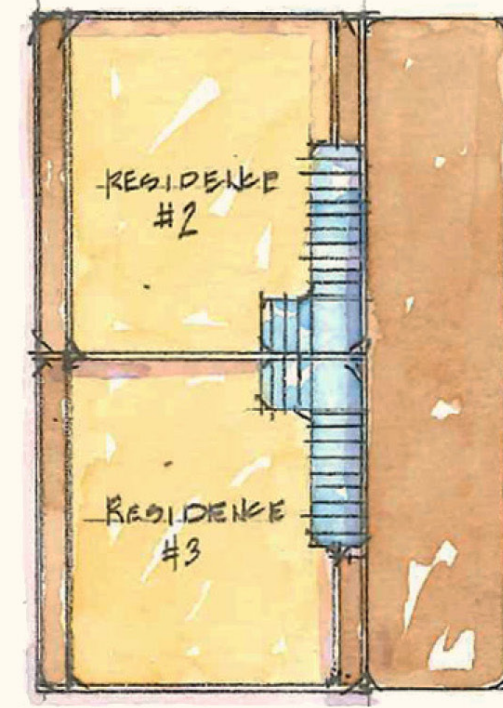
FEATURES

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

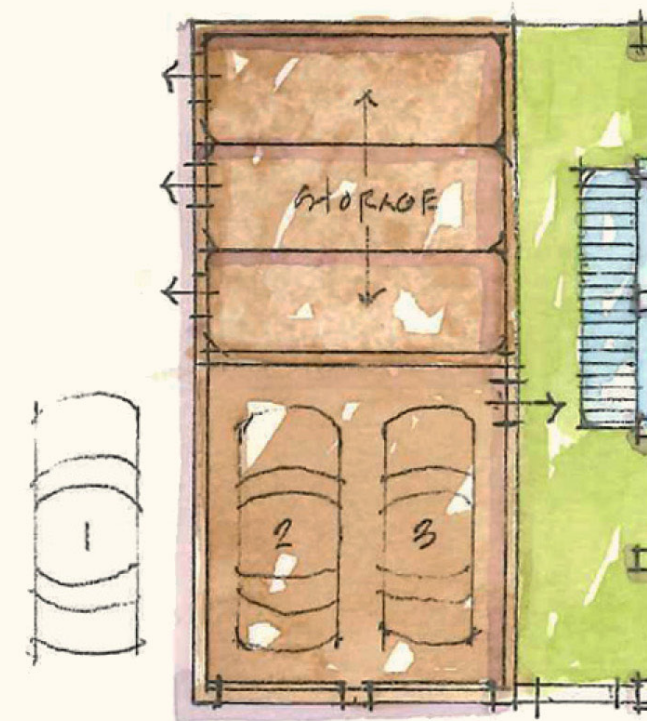
Charleston's most historic housing typology is not only well suited for single family dwellings, but it also adapts beautifully to accommodate multiple apartment residences. As illustrated on this page, the single house has been adapted to accommodate a one-story flat on level two, and 2, two-storied 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.



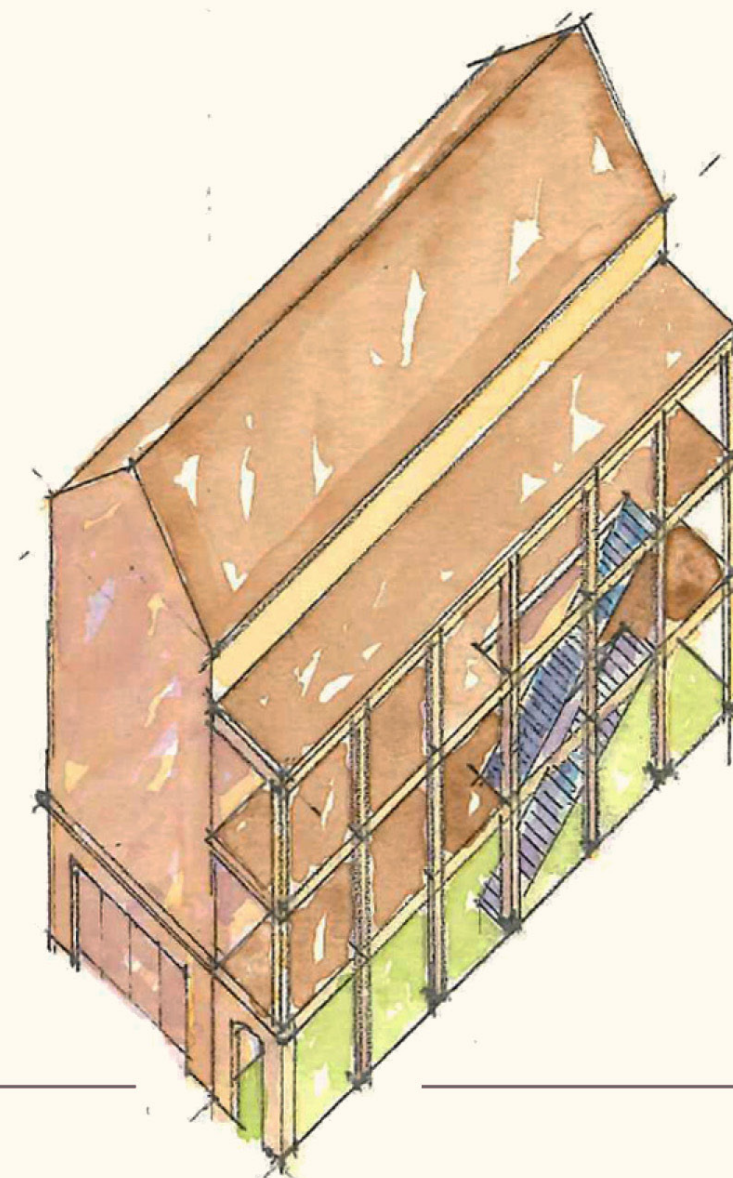
THIRD LEVEL



SECOND LEVEL



GROUND LEVEL



SMALL - SINGLE HOUSE TRIPLEX

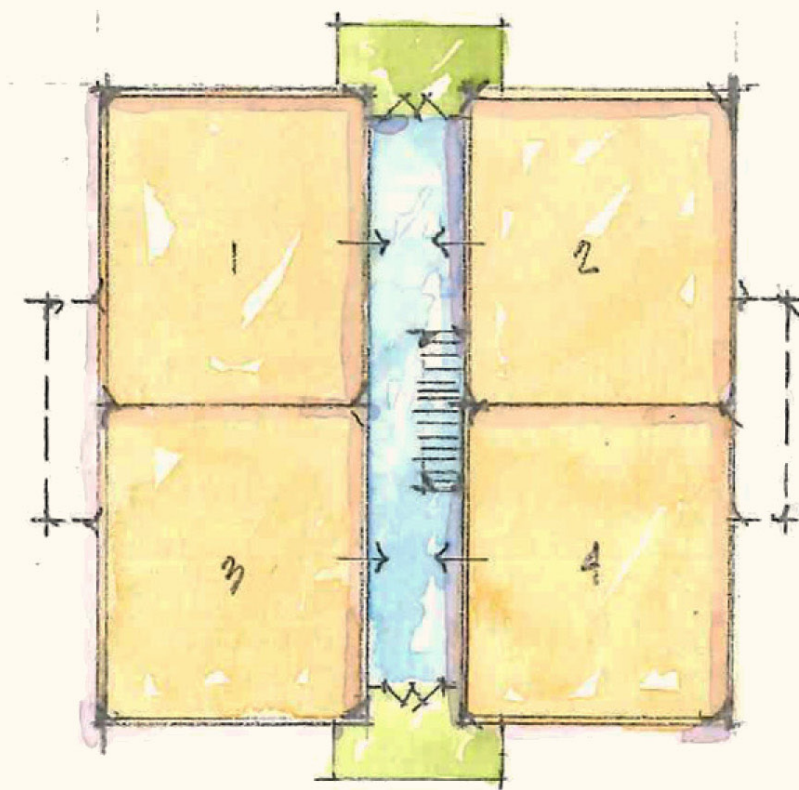
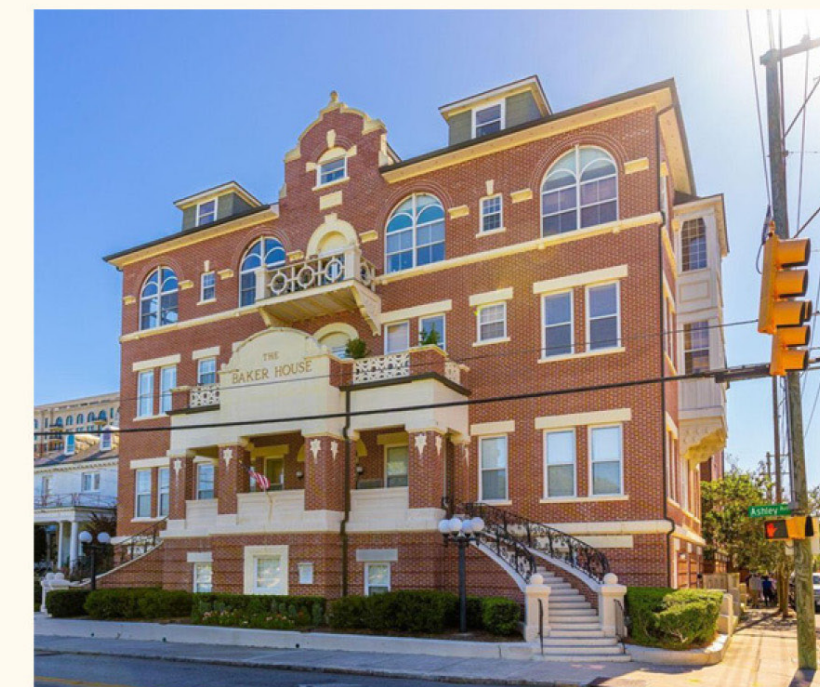
BUILDING TYPES

SMALL APARTMENT HOUSE

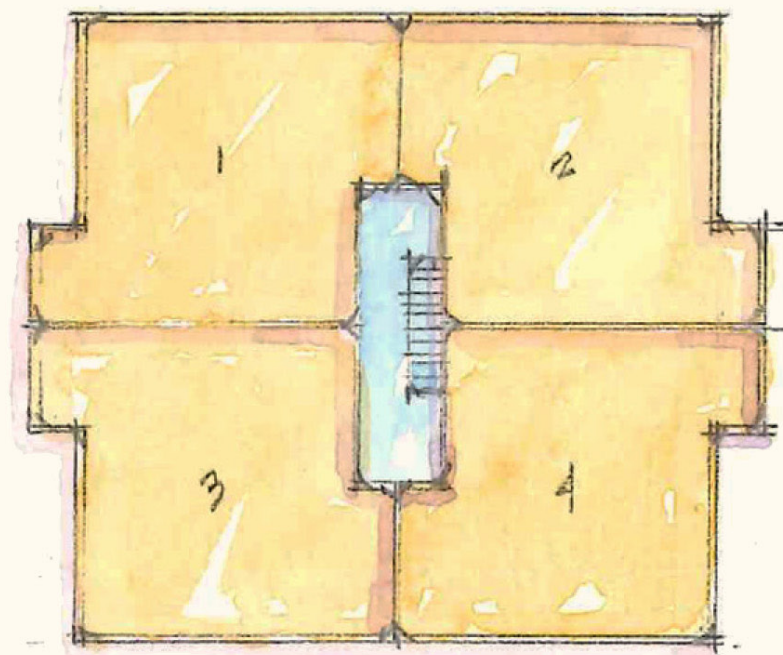
FEATURES

- 3-Story
- 12 Units
- Surface Parking

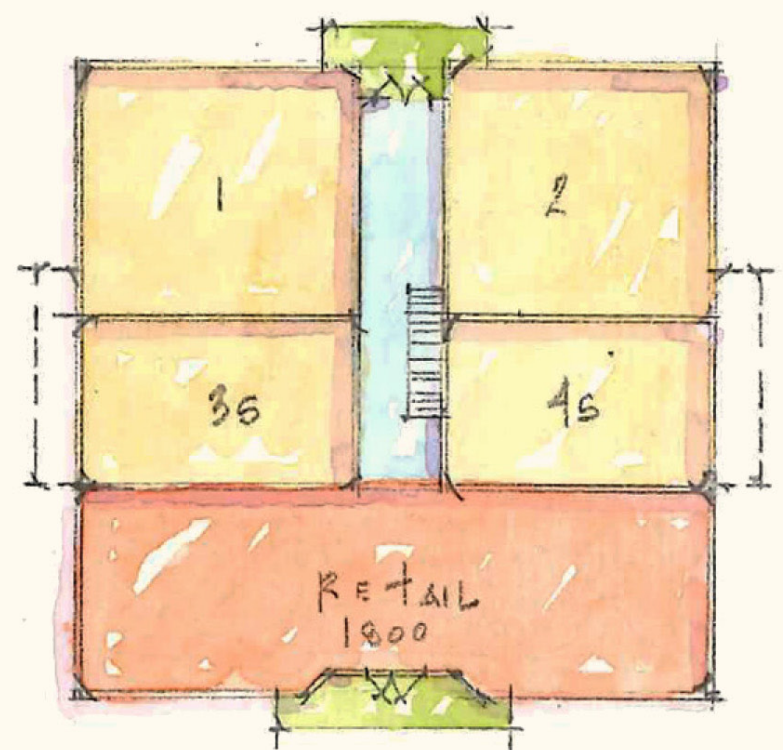
The traditional small apartment house format is an efficient and interesting typology, accessing multiple residences through a central stair hall. This prototype accommodates 8 units per building and has been used successfully in Charleston. The ground floor can also be adapted to accommodate a small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



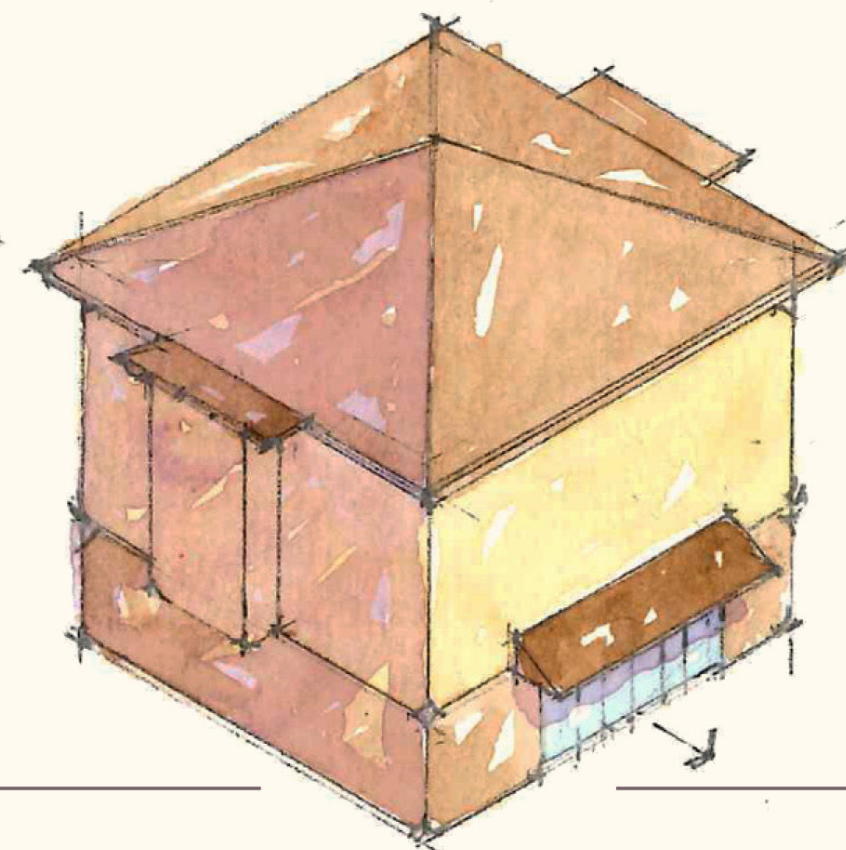
LOWER LEVEL - ALL RESIDENTIAL



LEVELS 2-3

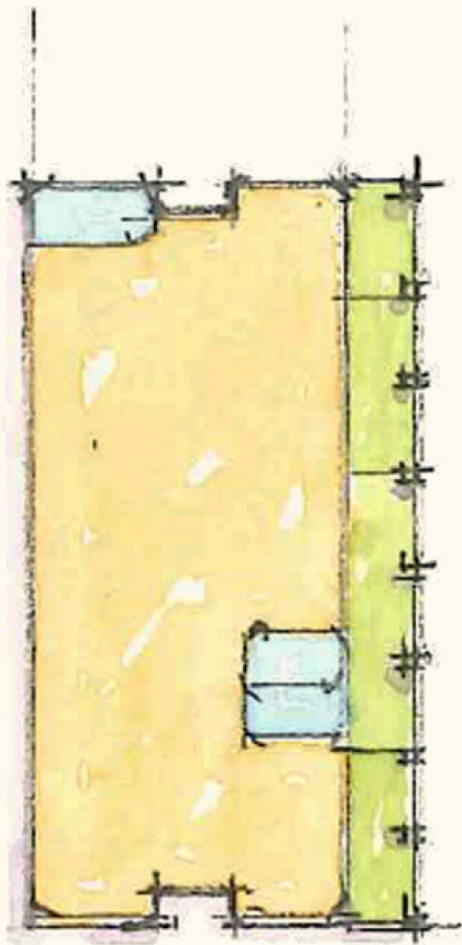


LOWER LEVEL RES + RETAIL

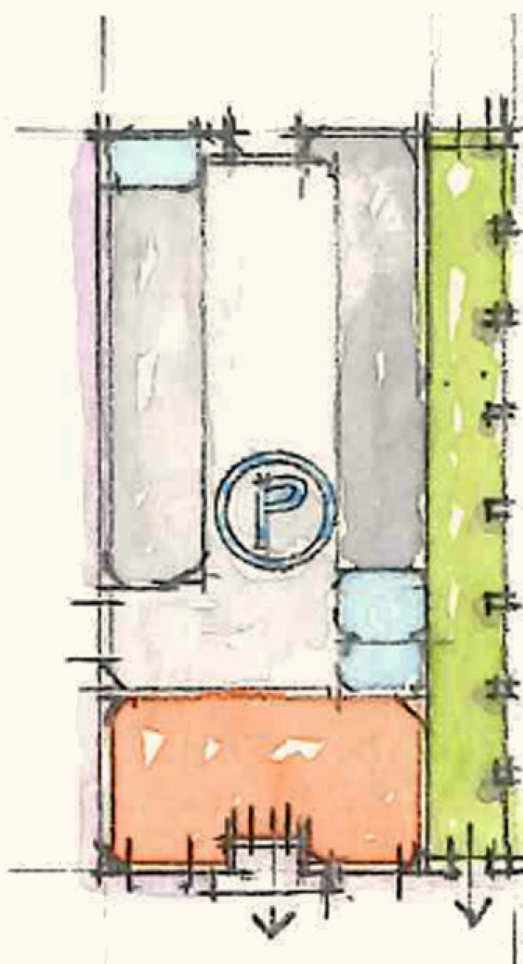


SMALL - APARTMENT HOUSE

SMALL - MIXED-USE APARTMENT HOUSE

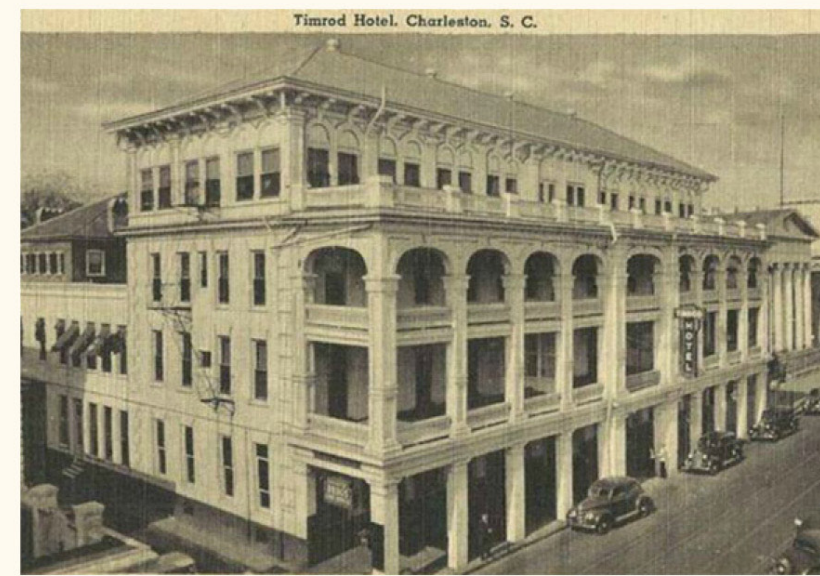
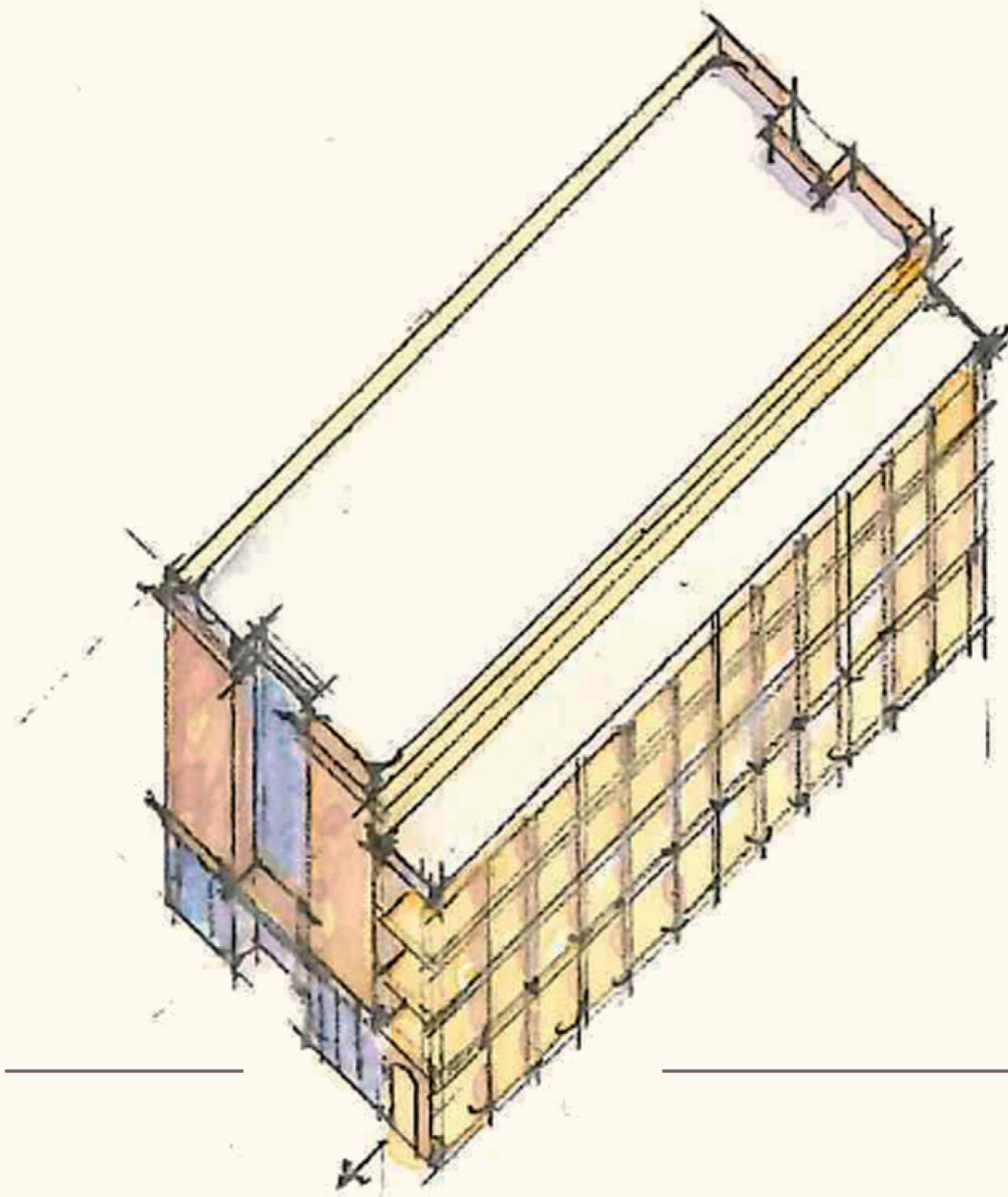


UPPER - RESIDENTS



GROUND - RETAIL + PARKING

MEDIUM - SINGLE 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.

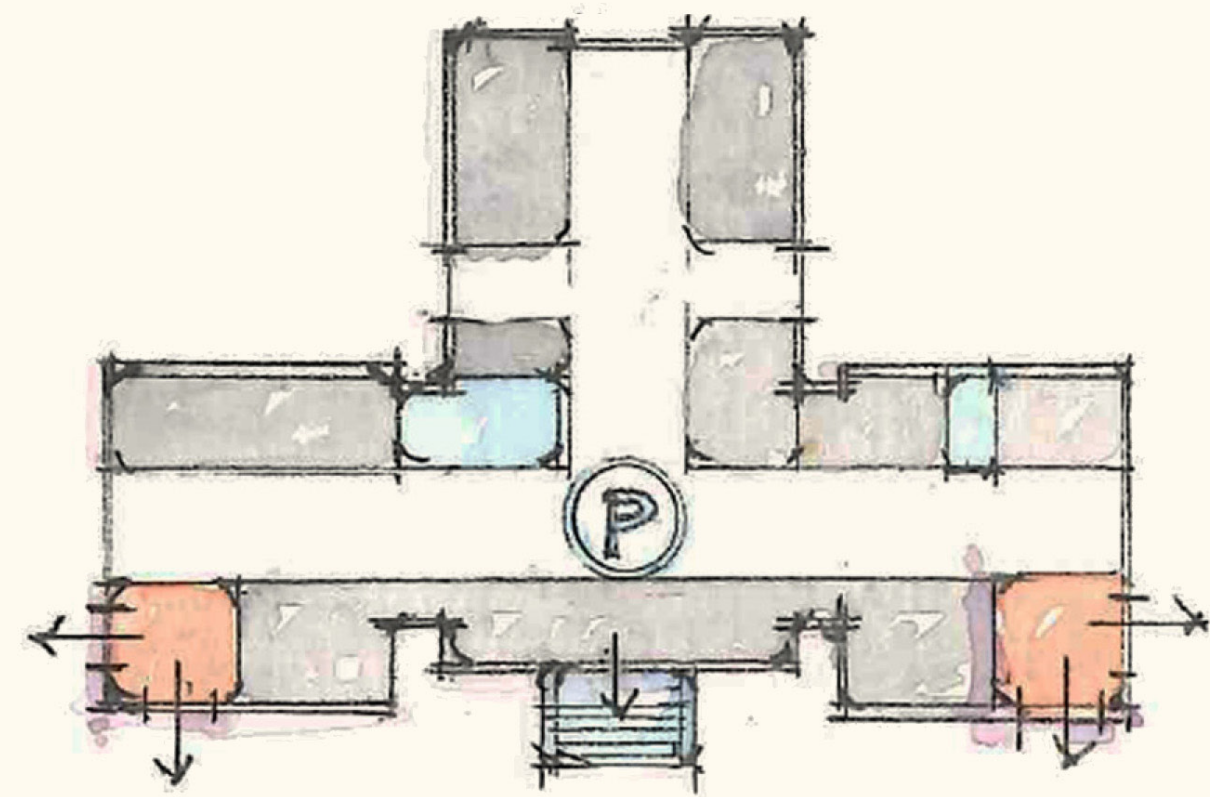
MEDIUM APARTMENT HOUSE

CIVIC IMAGE

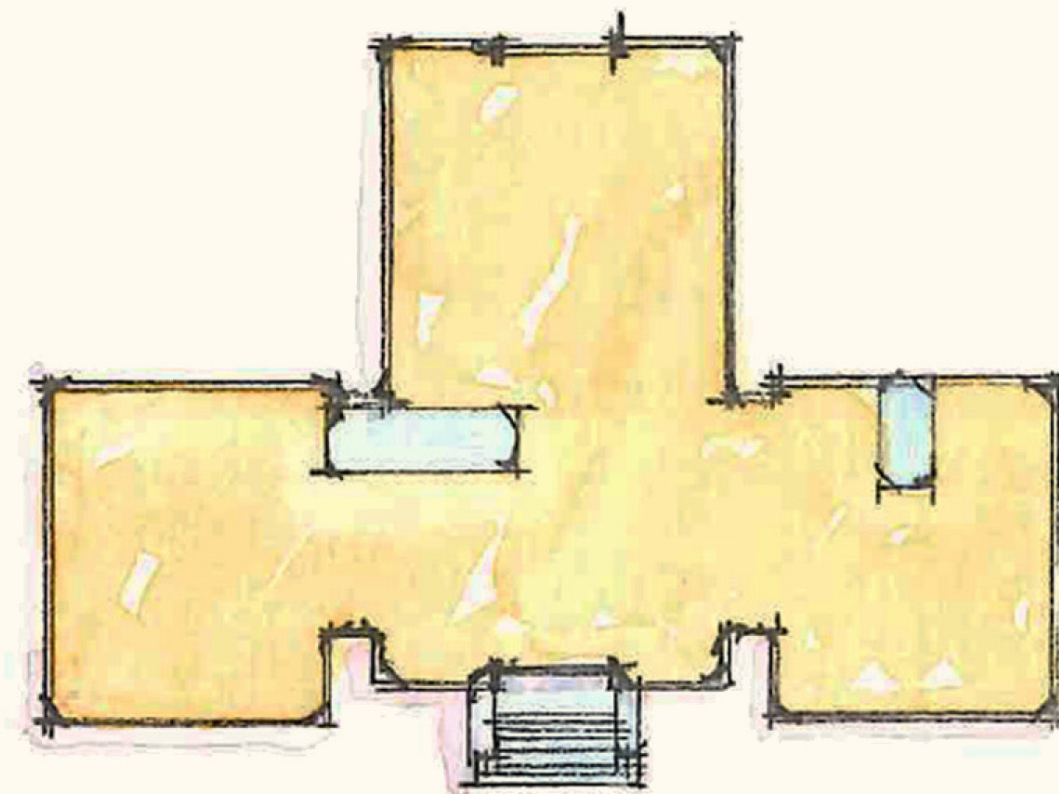
FEATURES

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

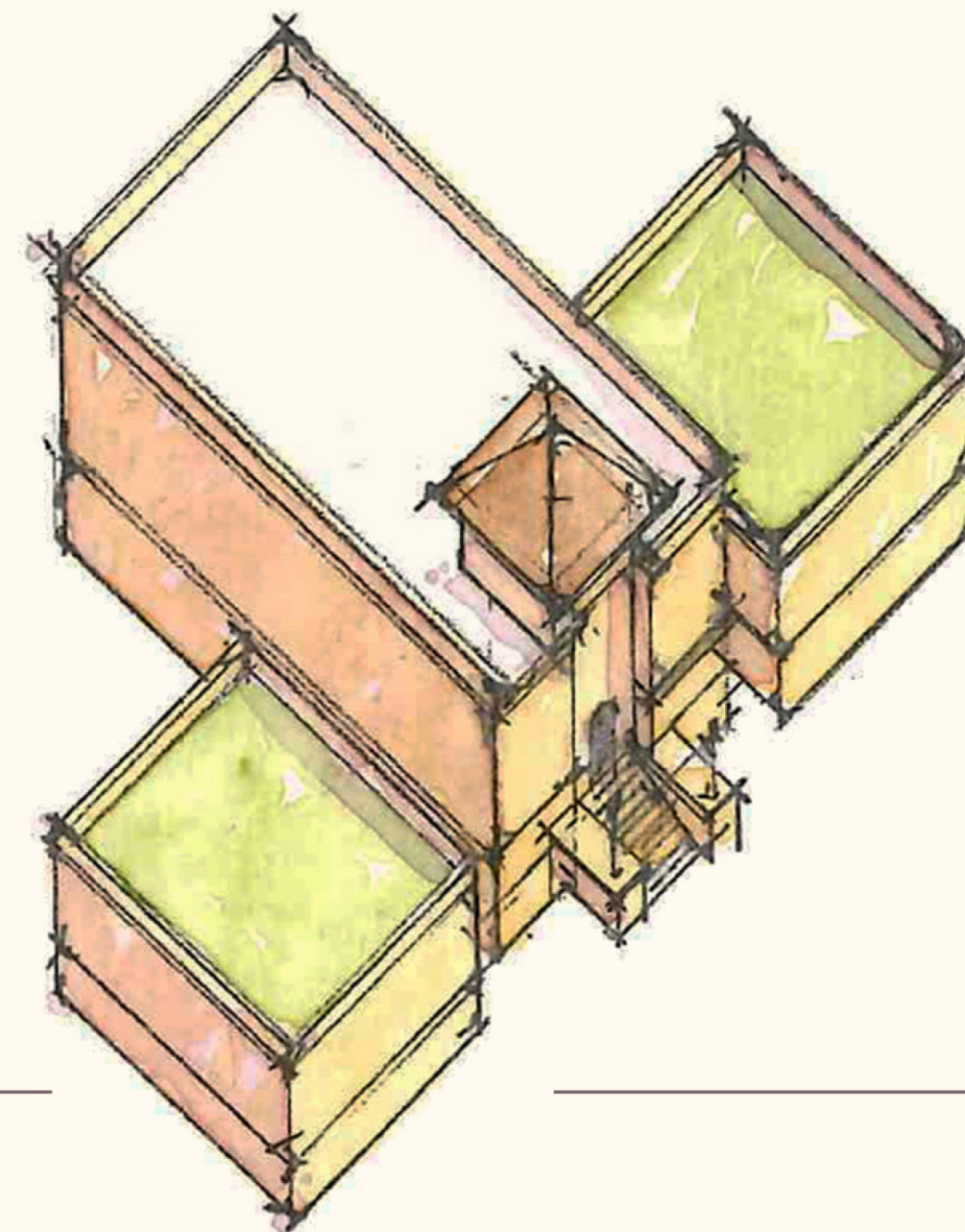
The Medium Civic Apartment House allows an intermediate scaled building that can be imaged in the language of a traditional school or other civic building, repurposed for residential use as in a typical loft conversion. This allows buildings to fit comfortably into smaller-scale residential neighborhoods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



— LOWER LEVEL — PARKING + RETAIL



— UPPER LEVEL — RESIDENTS



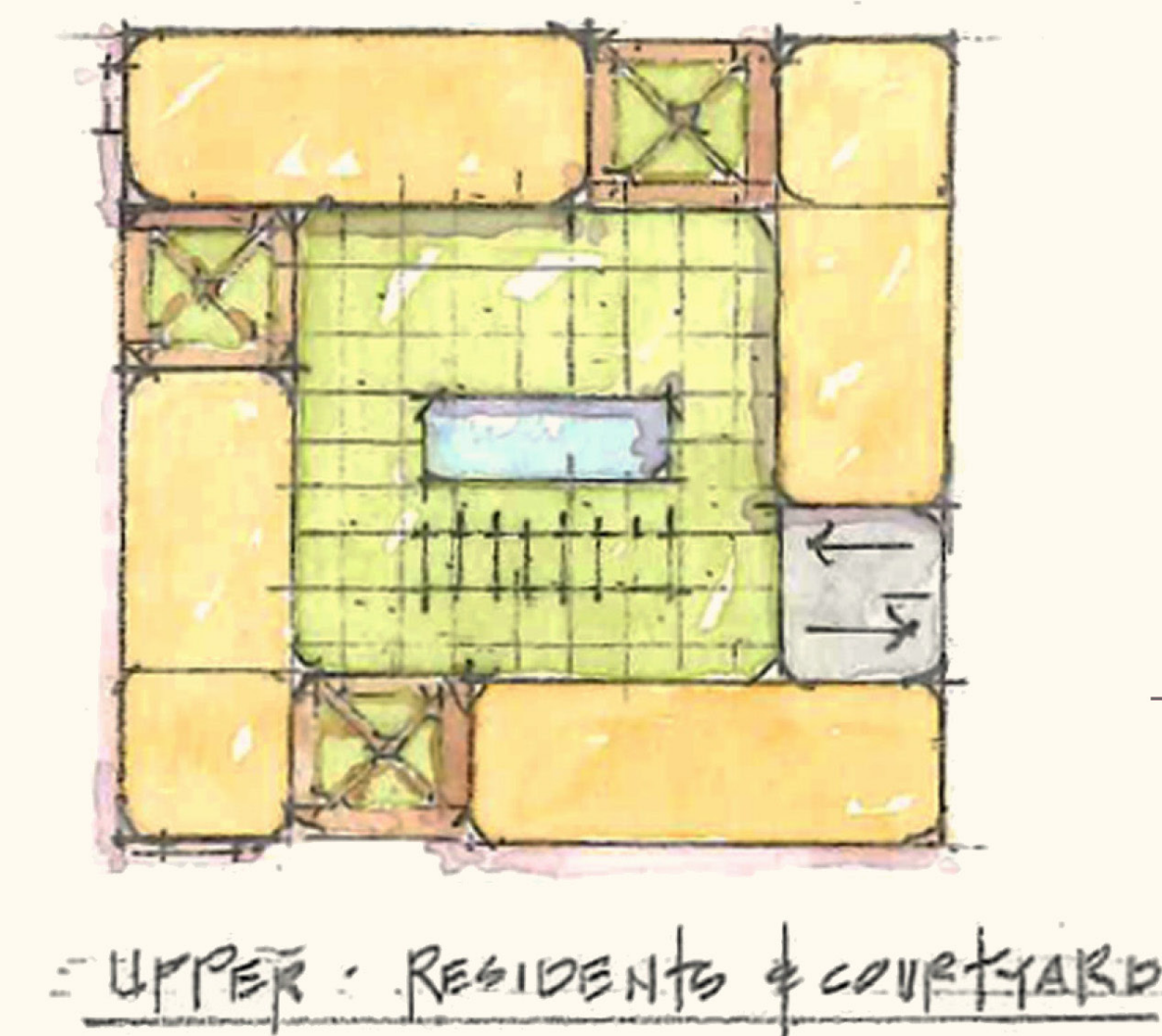
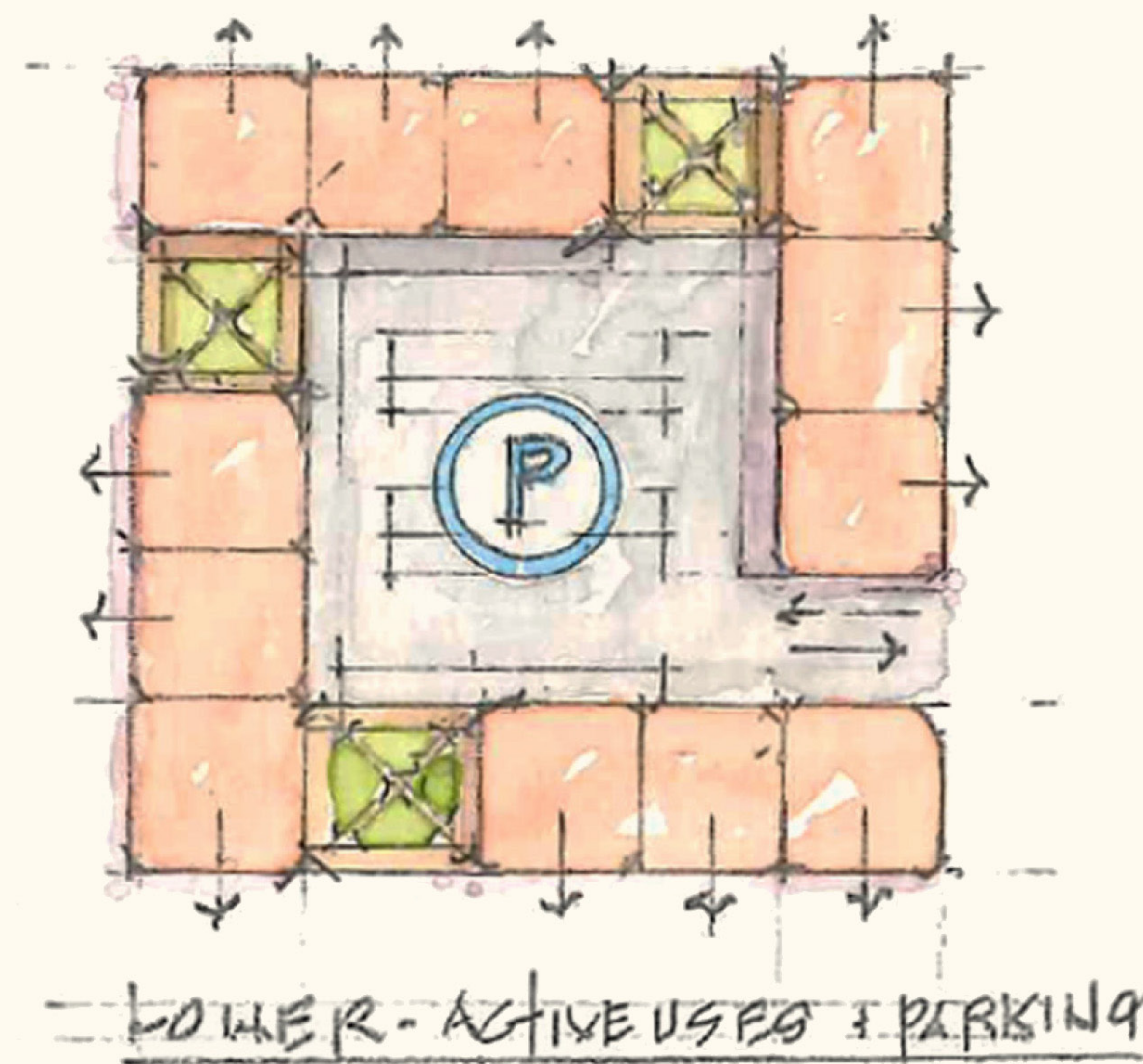
MEDIUM - CIVIC IMAGE APARTMENT HOUSE

LARGE STRUCTURED FORMAT

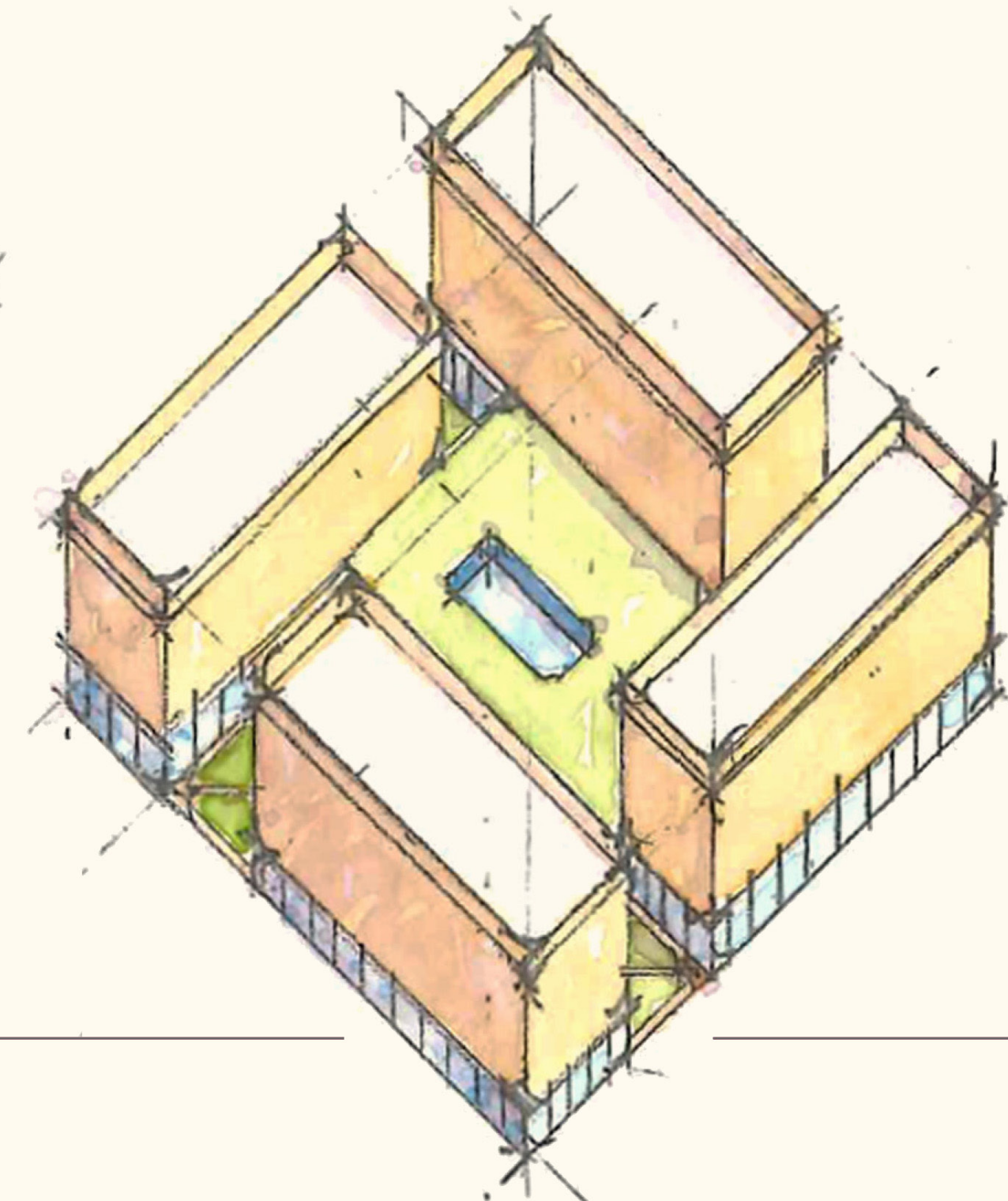
FEATURES

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

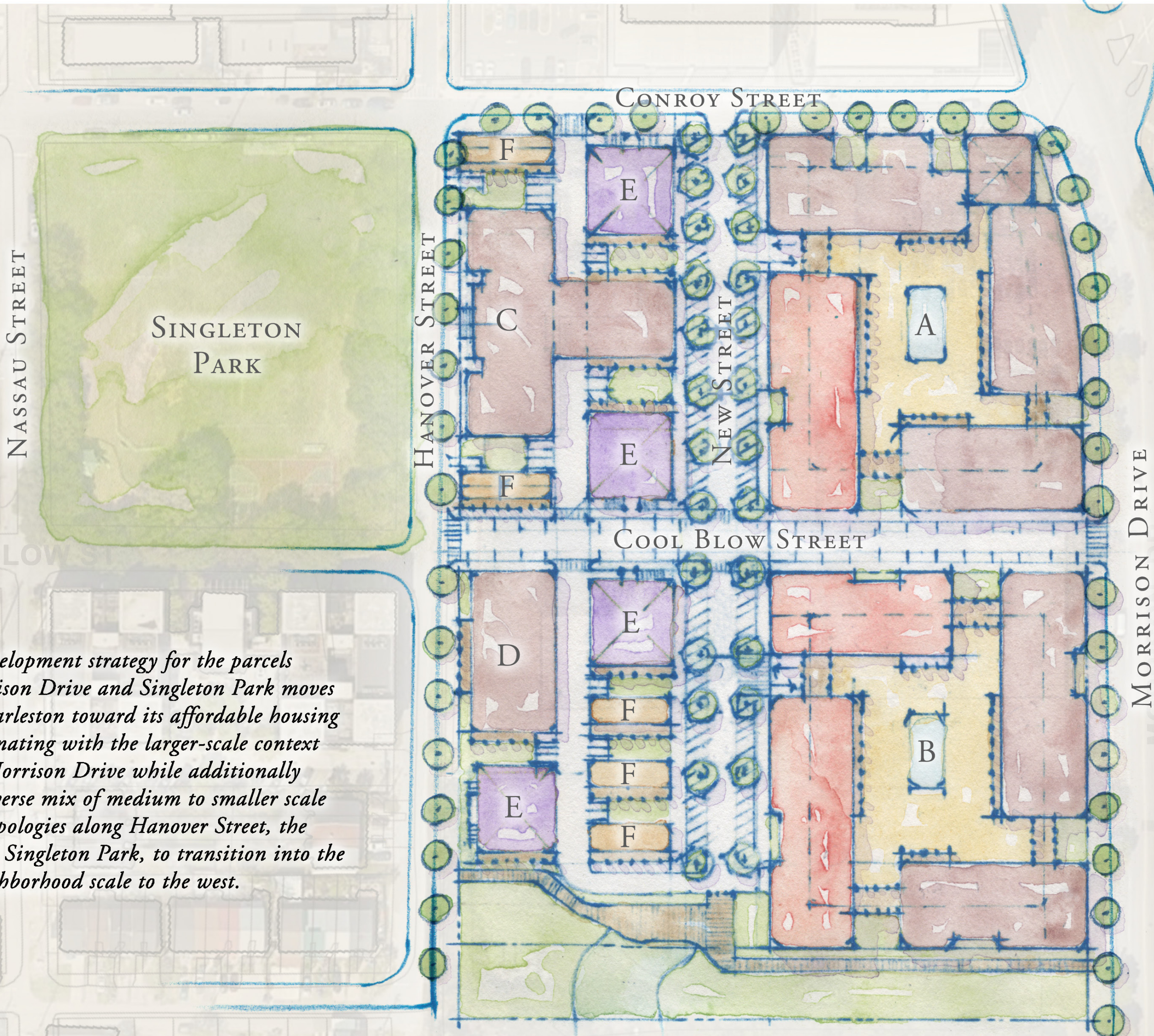
Large-scale multi-family building formats should be integrated into the urban fabric selectively, within a diverse mix of building scales and typologies. This prototype uses a series of four distinct buildings sharing a recessed parking structure that also creates an elevated interior courtyard. The 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.



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.

SITE CAPACITY ANALYSIS

Type	Residential SF	Units	Street Uses	Parking
Ⓐ Multi-Family <i>3-Story Lined Podium 6-12 Story Buildings Above</i>	350,000	350	24,000	350
Ⓑ Multi-Family <i>3-Story Lined Podium 8-12 Story Buildings Above</i>	380,000	380	20,000	390
Ⓒ Schoolhouse Apts <i>1-Story Podium 4 Levels Above</i>	66,000	66	800	40
Ⓓ Apartment House <i>1-Story Podium 4 Levels Above</i>	34,000	34	0	20
Ⓔ Missing Middle <i>1-Story Podium 3 (Four Unit) Levels Above With a Single Stair</i>	48,000	48	0	48
Ⓕ Single House Triplex <i>1 Level Parking & Storage 2x2 Tandem Spaces (4) Flat on Level 2 (2) 2-Story Units 3-4</i>	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



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

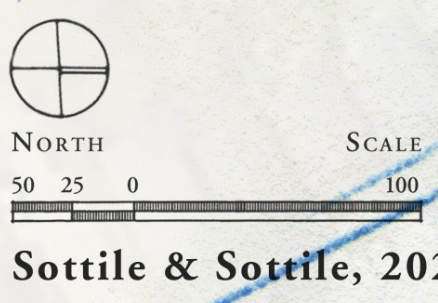
MT. PLEASANT STREET LOWLINE INFILL PLAN



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.



Mount Pleasant Street Lowline Infill Study

