

Charleston City Plan

This document provides supporting evidence that the proposed Radcliff Manor rehabilitation development is located within a defined Concerted Community Revitalization Plan (CRP) area and aligns with the City of Charleston's formally adopted revitalization efforts. This PDF contains:

- **Formal Adoption of the CRP**
 - Excerpts from the Charleston City Plan (Adopted October 12, 2021) confirming the City's commitment to revitalizing a defined area that includes Radcliff Manor.
- **Local Government Certification That No Principal Initiated the CRP**
 - Documentation of the City-led engagement process, confirming that the revitalization plan was developed independently of private developers and in coordination with the community.
- **Alignment with CRP Goals**
 - Demonstration that this rehabilitation development contributes to the City's housing, economic development, and infrastructure improvement objectives.
- **City's Commitment to Non-Housing Investments**
 - Documentation of Charleston's capital improvements, infrastructure investments, and public service enhancements in the CRP area.

To cut down the PDF size you can find the full plan at the following link:

<https://www.charlestoncityplan.com/view>

Formal Adoption of the CRP



Ratification
Number 2021-140

AN ORDINANCE

TO ADOPT THE CHARLESTON CITY PLAN AS THE COMPREHENSIVE PLAN FOR THE CITY OF CHARLESTON, SOUTH CAROLINA. **(AS AMENDED)**

BE IT ORDAINED BY THE MAYOR AND COUNCILMEMBERS OF CHARLESTON, IN CITY COUNCIL ASSEMBLED:

Section 1. **Findings:**

By legislation effective as of May 3, 1994, the General Assembly enacted the South Carolina Local Government Comprehensive Planning Enabling Act of 1994 (the Act), codified as S.C. Code, Section 6-29-310, et. Seq. (Supp. 1998). A provision of the Act requires the adoption of comprehensive plans by ordinance.

By Ordinance No. 2000-179 ratified on July 18, 2000, City Council adopted the Charleston Century V Plan as the comprehensive plan for the City of Charleston; and amended the Century V Plan by Ordinance Nos. 2000-215, 2003-37, 2007-216, 2007-217, 2008-79 and 2008-104.

By Ordinance No. 2011-16 ratified on February 22, 2011, City Council amended Ordinance No. 2000-179 to incorporate the 2010 Comprehensive Plan update into said Century V Plan.

Since the ratification of Ordinance No. 2011-16, the Charleston City Plan has been drafted to replace the Century V Plan and serve as the new land use plan for the City of Charleston.

The Charleston City Plan seeks to guide land use planning, policy and investment toward a more resilient and equitable future – shaped by the values and priorities of its community and rooted in its wealth of cultural and natural resources.

The Charleston City Plan makes recommendations primarily for areas of the city within the Urban Growth Boundary (UGB), including portions of Peninsular Charleston, West Ashley, James Island (excluding the Town of James Island), Johns Island, Daniel Island, and the Wando area of the Cainhoy Peninsula. The plan area also includes currently unincorporated areas that are within the geography defined by the UGB.

The Charleston City Plan addresses existing conditions, explores community priorities, and makes recommendations for planning and policy decisions related to the following key elements:

- a. Population
- b. Natural Resources
- c. Cultural Resources
- d. Economic Development
- e. Transportation
- f. Community Facilities and Priority Investment
- g. Housing
- h. Land Use
- i. Resilience and Equity

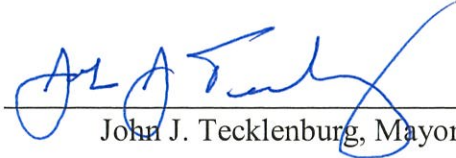
Section 2. The Charleston City Plan is hereby adopted as and for a land use plan of the City of Charleston attached hereto and incorporated by reference herein, as an addition to and in supplementation of the following plans and studies.

- a. Climate Action Plan (2021)
- a. All Hazards Vulnerability & Assessment (2020)
- b. Housing for a Fair Charleston (2020)
- c. Consolidated Plan and Analysis of Impediments to Fair Housing Choice (2020)
- d. Dutch Dialogues Report (2019)
- e. Flooding and Sea Level Rise Strategy (2019 update)
- f. Racial Bias Audit of the Charleston Police Department Recommendations (2017)
- g. Citywide Transportation Plan (2018)
- h. People Pedal Plan (2018)
- i. Plan West Ashley Implementation (2018)
- j. Trees to Offset Stormwater Study (2018)
- k. Rethink Folly Road Report (2016)
- l. Dupont Wappoo Community Plan (2016)
- m. Tourism Management Plan (2015 update)
- n. Johns Island Community Greenways Plan (2010)
- o. Preservation Plan (2008)
- p. Johns Island Community Plan (2007)

Section 3.

This Ordinance shall become effective upon ratification.

Ratified in City Council this 12th day of
October in the Year of Our Lord, 2021,
and in the 246th Year of the Independence of
the United States of America



John J. Tecklenburg, Mayor

ATTEST:



Jennifer Cook
Clerk of Council

Local Government Certification That No Principal Initiated the CRP

Page 6 & 7 of the CRP states the names, divisions, and stakeholders of everyone who assisted in the creation of the plan. This certifies that no principal of our development team initiated the creation of the CRP

The City Plan team was also greatly assisted by the following staff from other divisions and departments; consultants; and various community partners.

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The Asiko Group, Civic Communications and Community Solutions Consulting, LLC
Outreach and Engagement

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Housing Data Analytics

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Land and Water Analysis

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OTHER JURISIDICTIONS

Thanks to Charleston County, Berkeley County, Town of James Island and Berkeley Charleston Dorchester Council of Governments (BCDCOG) planning staff for your participation and contributions throughout the planning process.

COMMUNITY PARTNERS

A big thanks to the following organizations and groups that assisted with plan research and supported community participation in the plan.

American Institute of Architects (AIA) Charleston, ArtPot, the Asiko Group, Charleston Moves, Center for Heirs Property, Charleston Area Justice Ministry, Charleston Climate Coalition, Charleston Housing Authority, Charleston Redevelopment Corporation (Palmetto Community Land Trust), Charleston Trident Association of Realtors (CTAR), Charleston Metro Chamber of Commerce, Coastal Conservation League, Community Solutions Consulting, Enough Pie, Ferguson Village Neighborhood Association, Greystar, Historic Charleston Foundation, Holy City Treks, Johns Island Task Force, Lowcountry Black Parents Association, Lowcountry Land Trust, Lowcountry Local First, Preservation Society of Charleston, Pink House Neighborhood Resource Center, Pulte Homes, Wando-Huger Community Development Corporation and numerous other neighborhood associations and community groups.

SETTLEMENT COMMUNITY RESEARCH

The African-American Settlement Community research project was made possible through the input, guidance, leadership and support from the following individuals:

A. Jenkins, Anna Johnson, A. Lawrence, B. Goss Brown, W. Jenkins, Christina Rae Butler, C. Richardson, Diane Hamilton, Dr. Millicent Brown, Donna Jacobs, E. Pinckney, F. Lincoln, H. Maybank, I. Robinson, I. Waring Seabrook, J. Young, J. Bennett, J. Brown, J. Martin Carrington, J. Richardson, Keith Waring, L. Moore, M. King (Brown), Ruth Jordan, Shawn Halifax, V. Dickerson, and William Dudley Gregorie

Development Contributes to Stated CRP Goals

Preserving Affordable Housing (p. 90-91) – These pages emphasizes the need to rehabilitate and preserve existing affordable housing stock to address rising housing costs and ensure long-term affordability.

Preventing Displacement (p. 92-94) – With 42% of Charleston households being cost-burdened, the plan prioritizes strategies to prevent gentrification-driven displacement, which our rehabilitation directly supports.

Aligning with City Policies (p. 98-101) – The project reinforces the city's goal of maintaining housing affordability through redevelopment incentives and preservation initiatives.

HOUSING

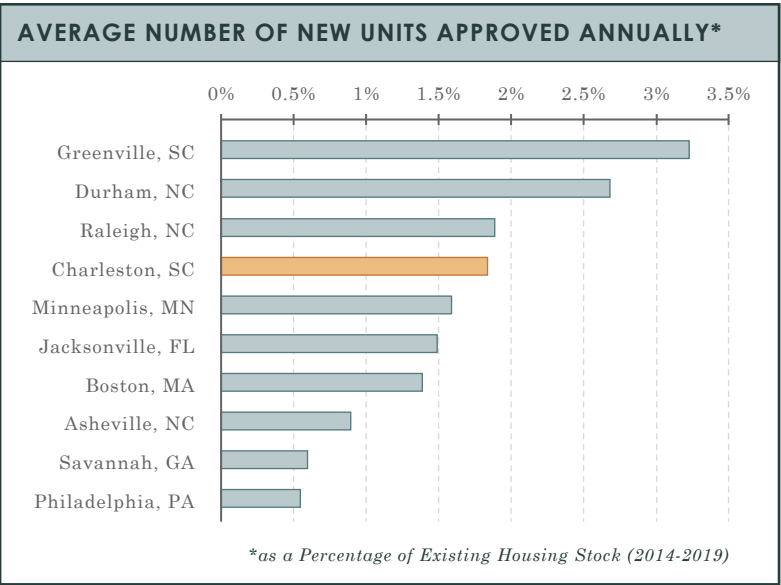
Housing analyzes existing housing stock and projection of housing needs to accommodate existing and future population as identified in the population and economic elements. It also analyzes local regulations to determine the extent they may hinder development of affordable housing, and explores opportunities to incentivize the creation of more affordable housing.

Over the past ten years, population in the Charleston region and within the City of Charleston increased by 20% and 13%, respectively. This influx of new residents has increased the demand for housing around the region, which has subsequently driven an increase in new residential construction and renovation of existing housing units. Over the previous five years, the City of Charleston experienced a high housing growth rate (new units as a percentage of existing housing stock) of just under 2%, on par with other rapidly growing mid-sized cities such as Raleigh, NC and Minneapolis, MN.

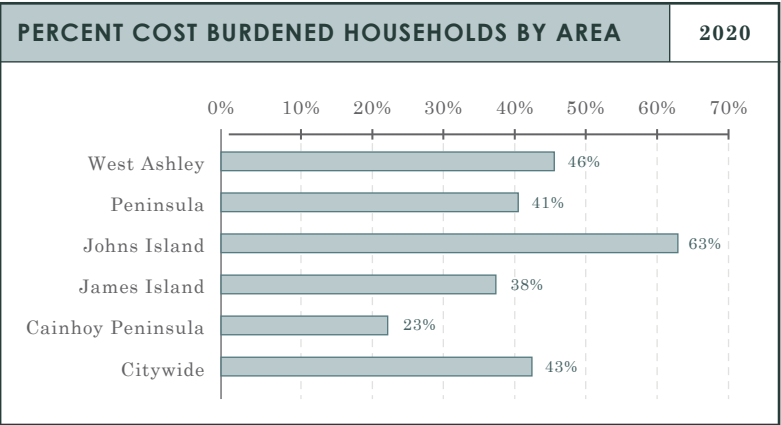
Despite a steadily growing housing supply, over the last decade in the City of Charleston, median rent and home sales prices increased by 51%ⁱ and 54%ⁱⁱ respectively, while household income only increased by 31%. The Charleston region is the 28th most expensive place to buy a home in the entire country, according to a 2021 Urban Land Institute report.ⁱⁱⁱ

In survey results, listening sessions and community-led meetings, the message was clear: it is expensive to live in Charleston and rising housing costs are increasing housing insecurity citywide. Forty-one percent (41%) of City Plan survey respondents said they are somewhat or very concerned about being able to stay in their current housing. This percentage was more than 10 points higher

among Black/African-American and Upper Peninsula respondents; and more than 20 points higher among lower-income respondents, youth and tenants. As wages have lagged behind housing cost increases, more community members have become housing cost-burdened (paying over 30% of income on housing). Today, 42% of Charleston households are housing



Source: SOCDs Building Permits Database. U.S. Census Bureau Building Permit Survey.



Source: Community Data Platforms. Charleston City Plan Housing Analysis.

KEY TERMS

Affordability Gap refers to the total deficit of housing stock that is affordable to households earning within a specific income range.

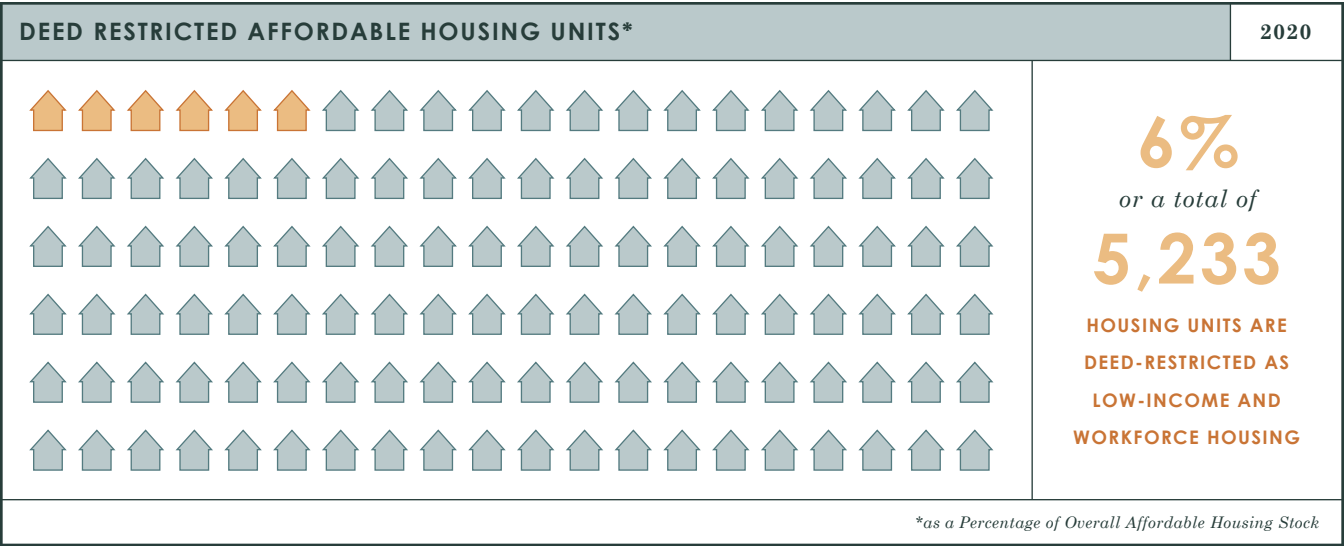
Affordable Housing is used in a variety of contexts with various definitions. Affordability is a relative term dependent on income. For the purposes of this analysis, the blanket term “affordable housing” refers to all housing affordable (priced at or under 30% pre-tax household income) to households making from 0% to 120% of the Area Median Income. This includes housing across the spectrum of affordability, from low-income to workforce housing.

Area Median Income (AMI) is a number determined by the U.S. Department of Housing and Urban Development (HUD) that represents the median household income for a specific region. The City Plan will use the AMI for the Greater Charleston Region because HUD does not provide an AMI for the City of Charleston itself. That figure is \$81,000 per year for a family of four.

Climate Gentrification is a relatively new term that has emerged climate change has begun to have impacts on the real estate market. It describes the process of wealthier, often whiter populations moving to areas less exposed to the effects of climate change that were previously occupied by lower-income residents and communities of color, thus exacerbating displacement and disparities.ⁱ

Cost-burdened Households are households that spend more than 30% of their annual gross income on housing costs.

Deed-restricted in this context means that the housing costs are subsidized through federal, state, and/or local (private or public) funding sources and residents must meet income eligibility requirements to purchase or rent.



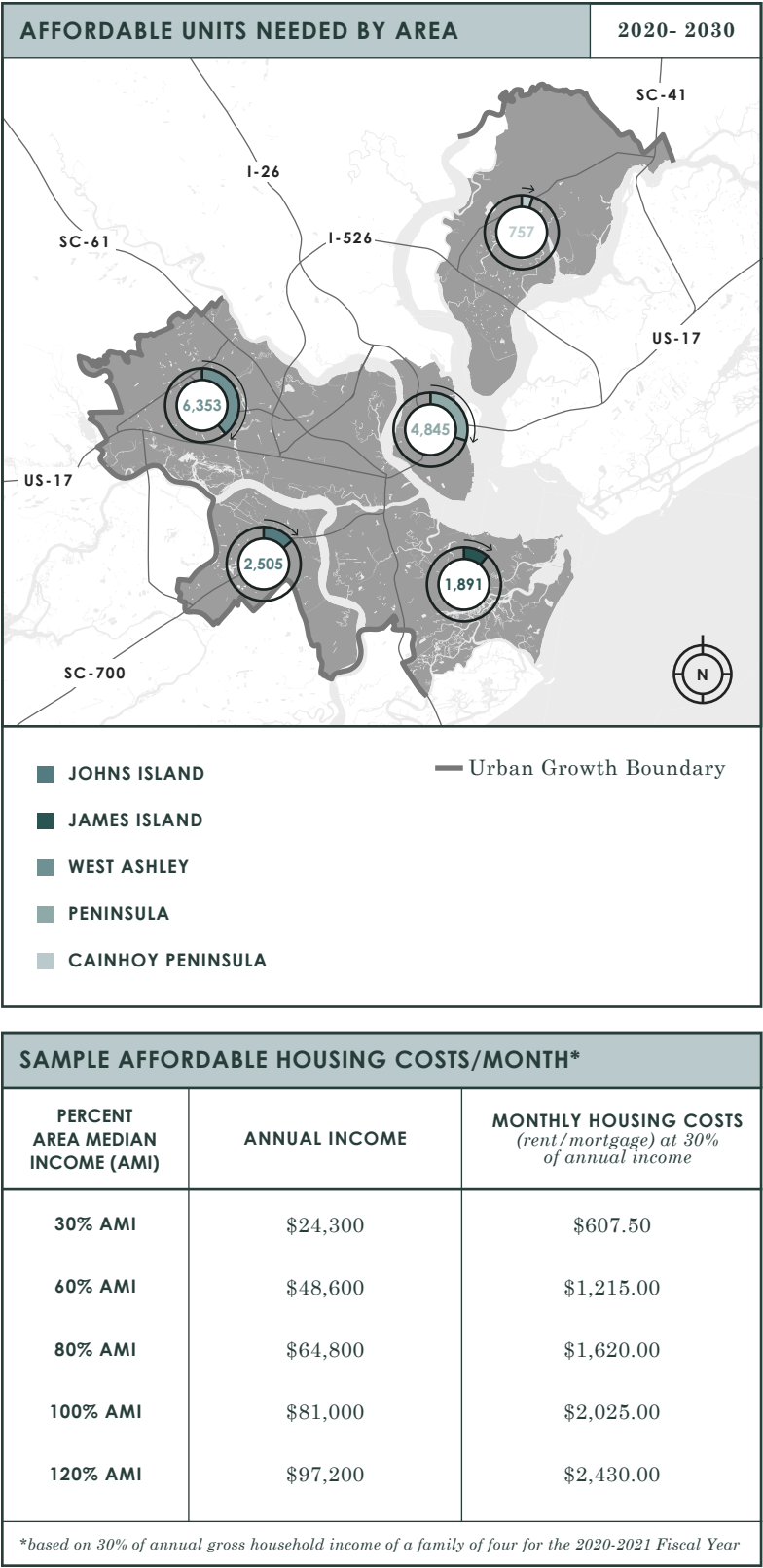
cost-burdened. The gap in housing costs and household income is worse for Black households, whose median income in the City of Charleston is less than half of that of White households - and that income gap grew wider over the past decade.^{iv} Neighborhoods with a majority of Black residents are more than twice as likely to be cost-burdened as those with a majority of White residents.^v For the purposes of this analysis, a cost-burdened neighborhood is classified as one where more than 50% of the households are cost-burdened. Rising housing costs and widening income gaps can lead to displacement of long-time residents, especially Black households, further contributing to the gentrification of the city.

The 2020 Housing for a Fair Charleston Report and 2020 Housing and Community Development Consolidated Plan outlines an affordable housing framework plan in Charleston, complete with policy and programming tools to address the affordable housing crisis. The City Plan Housing element builds on the research presented in these documents and provides additional recommendations based on findings from

the City Plan housing analysis and community Housing Labs.

HOUSING FOR ALL INCOMES

The term “affordable housing” is used in a variety of contexts with various definitions. Affordability is a relative term dependent on income. The US Department of Housing and Urban Development (HUD) defines affordable housing as housing that costs no more than 30% of a household’s annual income. Different tiers of affordability are calculated annually based on household income as a percentage of the Area Median Income (AMI), and by household size. See “Affordable Housing Costs/Month*” chart for an example of this calculation applied to a household of four. These calculations are used by HUD, the City of Charleston Department of Housing and Community Development (HCD), the Charleston Housing Authority, and other non-profit and private affordable housing developers to determine income limits for different types of affordable housing, as well as the fair market rents or mortgage payments associated with each development.



KEY TERMS (CONT.)

Displacement is when long-term residents are no longer able to stay in their communities because of rising housing costs, disasters and/or other factors.

Gentrification was defined as “the loss of neighborhood diversity through the displacement and exclusion of schools, churches, affordable housing and traditional neighborhood-based businesses” in the 2001 City of Charleston Gentrification Task Force Report to City Council.ⁱⁱ The Avery Institute defines gentrification as “the process of dismantling existing urban neighborhoods and displacing poor people of color to make way for new residents who are mostly white and wealthier.”ⁱⁱⁱ

Household is defined as all of the people who occupy the same housing unit. This includes families with children, married and unmarried couples, roommates living together, or individuals living alone.

Household income is the combined gross cash income of all members of a household, defined as a group of people living together, who are 15 years or older.

Housing Insecurity is defined by the US Department of Housing and Urban Development (HUD) as an umbrella term that encompasses several dimensions of housing problems people may experience, including affordability, safety, quality, insecurity, and loss of housing.

Housing unit is a house, apartment, group of rooms, or a single room intended for occupancy as separate living quarters.

Median Household Income is the household income for the median-or middle- household in a region. If you were to line up each household in the area in order from lowest to highest income, the amount of money that household earns would be the median household income. Income can include non-wage sources.

“Missing Middle” Housing refers to the various housing options between the two extremes of single-family (detached) housing and mid-rise apartments, including housing such as duplexes, triplexes, condominiums and townhomes – how Americans used to build and live before the automobile and other financing structures favored constant construction and suburban sprawl.

Naturally Occurring Affordable Housing (NOAH) refers to housing that is affordable without a subsidy to households earning up to 120% of the AMI.

For the purposes of this analysis, the blanket term “affordable housing” refers to all housing affordable (priced at or under 30% pre-tax household income) to households making from 0% to 120% of the Area Median Income (AMI). For consistency, this analysis will refer to different levels of affordability for a family of four.

Of the 76,219 housing units that are currently affordable to households earning up to the 120% AMI range in the City of Charleston, only 6%, or a total of 5,233 of those units are deed-restricted as low-income, affordable or workforce housing; meaning the housing costs are subsidized through federal, state, and/or local (private or public) funding sources and residents must meet income eligibility requirements to purchase or rent.

Thirty-seven percent (1,969 units) of all deed-restricted affordable housing created in the

City of Charleston has been built or preserved in the last 20 years, and 19% in the last 10 years. Of these new or preserved units:

- 11% were homeownership and 89% were rental;
- 8% were for households making between 80-150% of the Area Median Income;
- 20% were for those making 60%-80% of the Area

Median Income;
21% were for those making 30%-60% of the Area Median Income; and
51% were for those making up to 30% of the Area Median Income.

The affordability of 148 units expired between 2000-2020 and 579 more units are scheduled to expire by 2030 (without additional funding or intervention). At least 26% of all affordable units built during any time period were partially or fully funded by the City.

The vast majority of affordable housing in the city is not deed-restricted and is known as naturally occurring affordable housing (NOAH). As property values rise and units are sold or renovated, NOAH units can vanish because there are no restrictions that ensure these units remain affordable.

In the last 20 years, combined public and private efforts to provide more affordable housing have generated or preserved on average 94 units each year.

This number would need to increase substantially to meet the existing and future need. Based on current population projections, by 2030 there would need to be over 16,000 affordable units (at varying levels of affordability) to eliminate affordability

gaps,^{vi} with the greatest need for low-income housing, or housing affordable to households making 30% or less of the AMI. Based on the incomes of our current population, we need more than 7,000 housing units priced to be affordable for households making 30% AMI and below just to meet the existing need. The term “affordability gap” refers to the total deficit of housing stock that is affordable to households earning within a specific income range, based on HUD’s calculation.

It is important to note that these projections assume that wages and housing costs increase proportionately over the coming decade. If wages increase faster than housing costs, or vice-versa, the projected need could change.

Measuring the affordability gap by comparing housing stock with household incomes is only one way to quantify the affordable housing need across the city. During engagement, community members cited numerous other costs that can burden households – such as insurance, utilities, healthcare and long-term maintenance. For example, historic preservation and other restrictive zoning regulations can add additional expense to already cost-burdened homes, especially for fixed-income households.

HOUSING POLICIES AND PROGRAMS

A variety of organizations actively work in our region to build and preserve affordable housing units. Many nonprofit organizations and private developers in the community work to create and maintain affordable housing through a variety of tools. In the public sector, three main governmental entities work to support affordable housing development within the City of Charleston:

CHARLESTON HOUSING AUTHORITY (CHA)

Administers the local public housing and voucher-assisted housing programs funded by the Department of Housing and Urban Development (HUD), to provide housing for low- and very low-income families and individuals.

CITY OF CHARLESTON DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT (HCD)

HCD is responsible for creating, facilitating, and implementing activities and programs which stimulate community and economic development, expanding the supply of available housing, and stimulating the construction and rehabilitation of housing for persons of very low, low, and moderate incomes in Charleston’s neighborhoods.

CITY OF CHARLESTON DEPARTMENT OF PLANNING, PRESERVATION, AND SUSTAINABILITY (PPS)

Whereas CHA and HCD actively work to create and maintain affordable housing units, PPS works to leverage planning tools that can facilitate the creation of affordable housing. These tools may include allowing for a greater variety of housing types through zoning, creating incentives for developers to include affordable housing in new projects, assessing fees to new developments that can be used to fund affordable housing, and minimize regulatory burden.



Missing middle housing.
Image courtesy Opticos Design.

Additionally, there is substantial anecdotal evidence that HUD calculations can often miss the mark in terms of calculating what is truly affordable for a household. More research should be done, including qualitative surveys, to understand housing needs and more accurately define affordability.

BEYOND AFFORDABILITY

Understanding the affordability of existing housing stock is necessary to addressing Charleston’s housing challenge, but it does not account for nuances that factor into individual housing choices including, but not limited to:

Availability: Is the unit currently open for someone looking for housing?

Size and number of bedrooms: Is the unit the right size for a household’s lifestyle?

Location: Is the housing unit in close proximity to friends and family, work, school, grocery stores, and other amenities that a household may need?

Inheritance: Was the unit or land inherited from a family member?

Each of these factors vary by family and can further constrain the choices of housing units available to someone looking for a place to live. When these lifestyle and availability factors are combined with cost considerations, many households are forced to reach above the 30% affordability threshold to meet their needs.

Sea level rise also poses risks to the city’s



housing stock as the amount of land suitable for development is reduced over time. According to the City’s All Hazards Vulnerability and Risk Assessment, 6% of parcels currently zoned for residential development in the city will be vulnerable to tidal flooding with 3 feet of sea level rise.^{vii} The City Plan Land and Water Analysis also highlighted the areas where future marsh will need room to migrate, further limiting the amount of developable land for housing and increasing the potential for climate gentrification.

DIVERSITY OF HOUSING TYPES

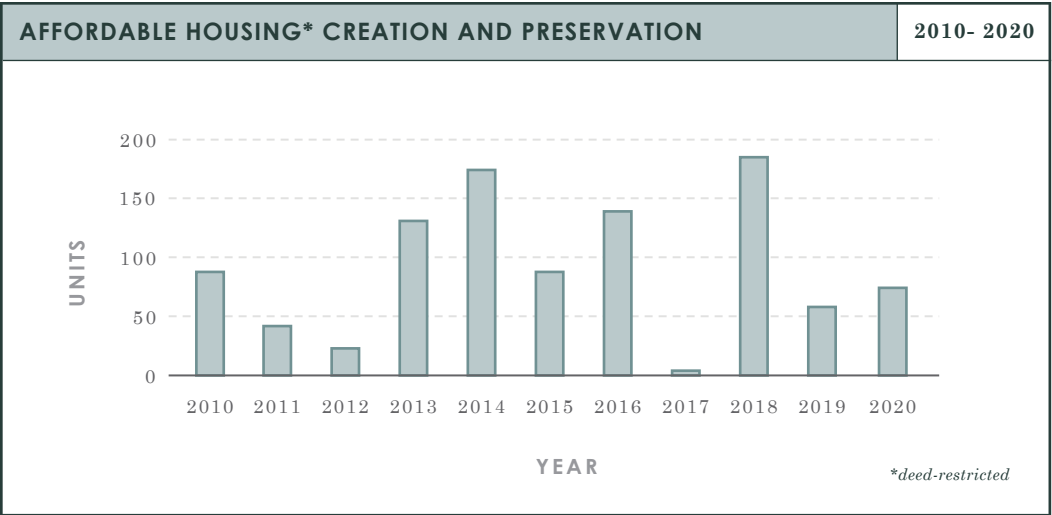
Approximately 84,000 households live within the Urban Growth Boundary (UGB), which includes about 16,000 households and housing units located outside of the

City of Charleston’s boundaries in unincorporated Charleston and Berkeley Counties and the Town of James Island. The Planning Division estimates an increase in population of about 13,000 households within the UGB by 2030 based on currently entitled housing developments and population growth trends.

About 94,000 housing units exist within the same area, representing a housing vacancy rate (households divided by housing units) of 9.6%, in line with the U.S. average vacancy rate of 8.6% and about half of the Charleston County rate of 18%. The surplus of units to households stems from several factors, including vacant apartment units, vacation rental units, second homes, uninhabitable units, and units under construction.

Duplex in Atlanta, Georgia.
Image courtesy Market Nsight.

Fourplex in Wagener Terrace. Duplex in Windermere. Images courtesy City of Charleston.

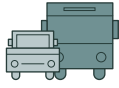


Of the 94,000 housing units within the plan area, approximately 64,000 (68%) are single-family (1 unit per lot) housing units, and 29,000 (32%) are multifamily (multiple units per lot) units. Single family housing units are the most common housing type in all areas of the city other than the Charleston Peninsula and the majority of residential zoning in the city is exclusively single-family.

When people think about housing options other than single-family, they typically think of mid-rise apartments. “Missing middle” represents the various housing options between those two extremes such as duplexes and triplexes; how Americans used to build and live before the automobile and other financing structures favored constant construction and suburban sprawl. The diversity of housing types historically encouraged in all neighborhoods helped to increase the amount of more affordable housing options in desirable areas and

also provided right-sized housing units for different stages of life in the same neighborhood. For example, a young person entering the workforce could rent a smaller unit in a fourplex, a family with children could buy a single family home, and empty-nesters could downsize into a duplex all on the same street. Many historic Charleston neighborhoods such as Wagener Terrace, Eastside, and Windermere feature examples of “missing middle” housing.

According to the National Association of Homebuilders (NAHB), entry level home-buyers and retirees are driving real estate demand nationwide. According to a 2021 NAHB/ Wells Fargo Housing Market Index survey, first time buyers account for over 40% of all home sales. The types of homes these buyers favor vary by city, but a nationwide trend toward smaller homes, condos and townhomes has surfaced over the past few years. These smaller housing units can provide a bridge for entry-level buyers between rental and homeownership and

WHY DOES HOUSING AFFORDABILITY MATTER?			
 DISPLACEMENT	 HOMELESSNESS	 INCREASED TRAFFIC	 ECONOMIC HEALTH
Rising costs make it unaffordable for people to stay in their long time neighborhoods.	Paying too much for housing (in addition to other barriers to housing) leaves people vulnerable to evictions and homelessness.	High housing prices drive people further from jobs and amenities. More cars on the road and longer commutes mean more traffic for everyone.	Businesses struggle with finding employees when there are no affordable housing options nearby.

also allow retirees living on fixed incomes a way to cut costs and downsize.^{ix}

Restrictions on zoning and development standards from the 1950s to today have made these types of developments more difficult, and often illegal, to build. Today, cities around the country are returning to the “missing middle” to address affordable housing challenges and improve quality of life for residents at all stages of life. Some strategies include allowing duplexes, triplexes, and fourplexes by right in more base zoning districts and rethinking development standards such as building setbacks and lot coverage percentages.

In 2020, Charleston City Council approved an ordinance allowing for accessory dwelling units (smaller housing units that can be built on the same lot as an existing home) in all base zoning districts. In the future, changes to zoning should encourage “missing middle” housing types in more base zoning districts and City staff should research ways

to further promote diverse housing types and support affordability around the city.

MANAGING GROWTH

During engagement activities, many people expressed a love for the diversity of their communities and concerns about the loss of that diversity as housing becomes increasingly unattainable for most. There was a resounding call for there to be a mixture of housing that meets the needs of all income levels, life stages and household size; and for more housing to be located close to where people work. On the same token, many of the same community members expressed deep concerns over additional growth and a desire to slow or stop new development – especially given the pressures of flooding, sea level rise, and traffic. Though these concerns are wholly reasonable and warranted, “shutting the door” on additional growth would have detrimental impacts on an already dire affordability crisis in multiple ways.

IMPACTS OF A ‘NO-GROWTH’ APPROACH

HOUSING AFFORDABILITY

In addition to halting the creation of new affordable housing, a restriction of overall supply would further drive home and land values upwards.

LOCAL BUSINESSES & JOB GROWTH

Local job creation and economic growth would be hindered, especially for businesses already struggling to find employees due to lack of affordable housing stock.

QUALITY AND RELIABLE PUBLIC TRANSIT

Public transit systems rely heavily on ridership. Lack of density along transit corridors can threaten the viability of existing and future transit.

**A no-growth approach would also present substantial implications for the current rights of private property owners citywide.*

Future planning decisions and actions must weigh all of these factors in balance. To create a more resilient and equitable city, growth must be managed in a way that increases affordability, supports a healthy	local economy, improves transportation options, preserves the natural and cultural resources that make our city unique, and protects all of its community members from flooding and natural disasters.
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i 2010-2019 American Community Survey, U.S. Census Bureau

ii Charleston Trident Association of Realtors 2010, 2018 Annual Reports <https://www.charlestonrealtors.com/annual-report/>

iii 2021 Home Attainability Index.” ULI Americas. March 15, 2021. Accessed May 13, 2021. <https://americas.uli.org/2021-home-attainability/>.

iv 2019 American Community Survey, U.S. Census Bureau

v Charleston Data Tool, Community Data Platforms, Data vintage: June 2020

vi Ibid.

vii United States. City of Charleston, SC. Mayor’s Office of Resilience and Sustainability. All Hazards Vulnerability and Risk Assessment. November 2020. Accessed May 2021. <https://www.charleston-sc.gov/DocumentCenter/View/27994/All-Hazards-Vulnerability-Assessment-Full-Report>.

viii Emrath, Paul. “First-time Buyers Comprise 43 Percent of New Home Market: Eye On Housing.” Eye On Housing | National Association of Home Builders Discusses Economics and Housing Policy. March 09, 2021. Accessed May 13, 2021. <https://eyeonhousing.org/2021/03/first-time-buyers-comprise-43-percent-of-new-home-market/#:~:text=Between 2018 and 2021 the,to the post 2018 surge>.

ix Hunt, John. “Comprehensive Planning Summit.” Lecture, Comprehensive Planning Summit, Charleston, SC, March 24, 2021. <https://www.charlestonrealtors.com/wp-content/uploads/2021/03/MarketNsight-Charleston-March-2021.pdf>



HOUSING RECOMMENDATIONS

- 01.** Continue to fully implement recommendations from the Housing for a Fair Charleston Report.

02. Strongly encourage and create incentives for a diversity of housing types within neighborhoods citywide, including attached-style housing, such as townhomes, condominiums, flats, duplexes, triplexes and fourplexes and allow by right in more base zoning districts.

03. Any future increases to maximum residential densities within the zoning code should be conditional on the basis that a certain percentage of new units be reserved for affordable housing.

04. Strongly encourage development of housing in compatible mixed-use and mixed-income (market rate and subsidized units mixed together within the same development) neighborhoods and in close proximity to parks, bicycle and pedestrian facilities, public transit, schools, grocery stores, job centers and civic uses. Incentivize transit-oriented development and affordable housing development along the future Low Country Rapid Transit route and other key public transit corridors.

05. Expand incentives for affordable housing developments in more base zoning districts, including unit density bonuses, reduced setbacks and lot sizes, and reduced or eliminated parking minimums when located in proximity to public transit. Incorporate a tiered incentive structure for affordable housing projects based on type and level of affordability provided and geographic location, prioritizing City-funded projects.

06. Adopt policies to increase housing security for existing residents in areas at risk of displacement; including policies tailored to preserving historic African American settlement communities.

07. Develop strategies for preserving existing affordable housing set to expire and naturally occurring affordable housing (NOAH) units, throughout the city.

08. Expand partnership with the Charleston Redevelopment Corporation (Palmetto Community Land Trust) and establish a land bank for future affordable housing development.
- 09.** Implement policies and allocate resources to reduce regulatory barriers that hinder development of affordable housing and disproportionately burden lower-income and vulnerable communities, including: expedited review and permitting, reduced fees, affordable materials standards, flexibility for design and architectural standards when appropriate, and allocating staff devoted to shepherding projects through the development process.

10. Allocate dedicated resources and staff to assist lower-income homeowners and African-American owners of historic homes to retain, reinvest, and redevelop their properties to increase the amount of Naturally Occurring Affordable Housing stock.

11. Create a dedicated funding stream for affordable housing development through zoning and other planning tools.

12. Pursue strategies (incentives, policies and educational programs) to encourage landlord participation in rental assistance and other community housing programs; and establish a rental registration program.

13. Continue to leverage funding opportunities for affordable housing at the state and federal level and advocate for legislation that can be used to fund or incentivize affordable housing.

14. Create incentives and policies to increase available housing stock, especially affordable housing stock, through reuse and rehabilitation of existing buildings.

15. Continue to support creation of senior and affordable senior housing in all areas of the city.

16. Continue to preserve and defend existing housing stock through enforcement of the Short-Term Rental Ordinance.

Local Government's Commitment to Non-Housing Infrastructure & Services

Documentation of Charleston's capital improvement projects (CIP) in the CRP area, including public infrastructure, transit improvements, stormwater drainage, and public amenities that support neighborhood revitalization.

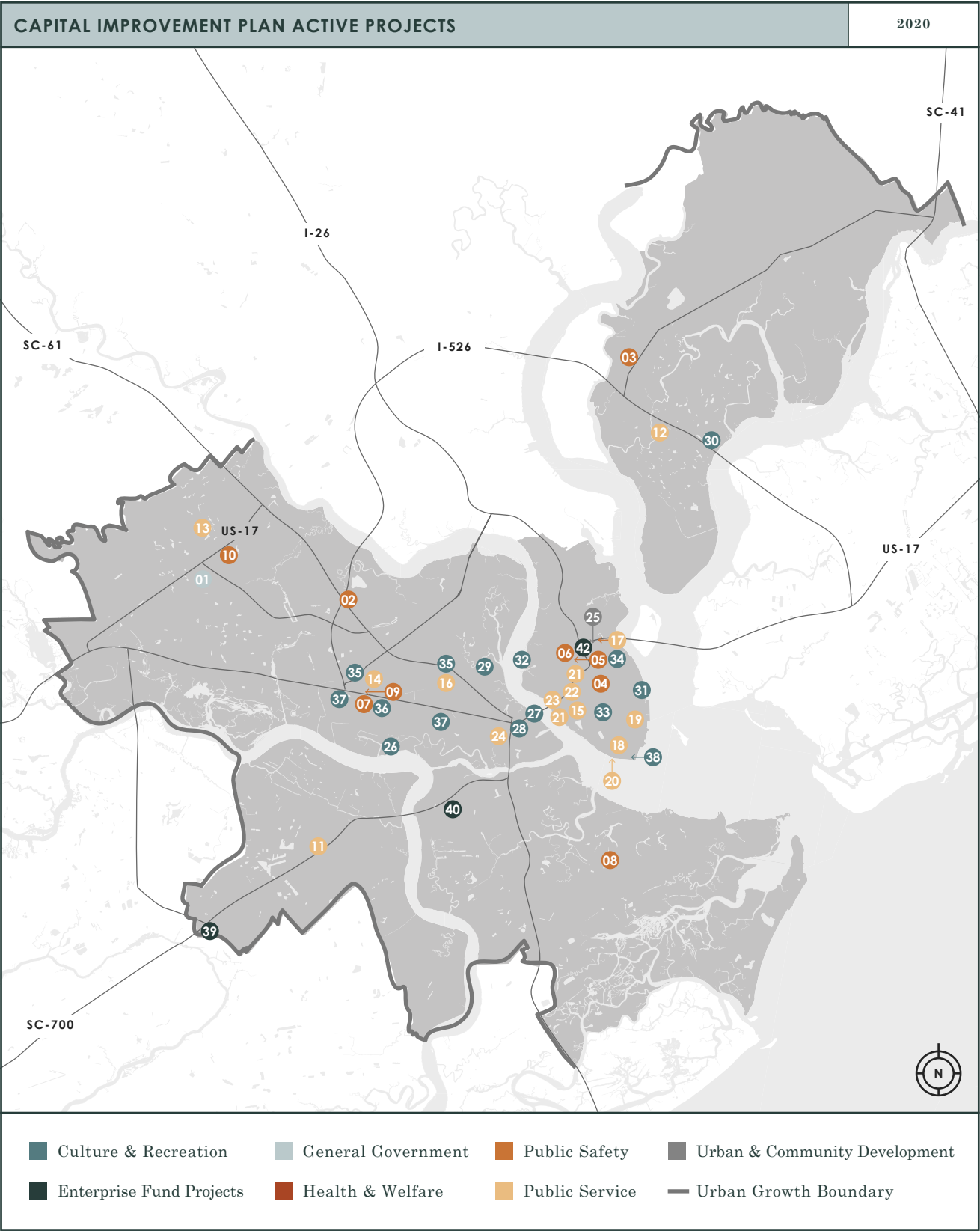
COMMUNITY FACILITIES & PRIORITY INVESTMENT

COMPLETED CAPITAL PROJECTS		2015-2019
PROJECT	TOTAL PROJECT BUDGET	YEAR COMPLETED
50 BROAD ST IMPROVEMENTS	\$800,000.00	2011
75 CALHOUN GREEN ROOF	\$200,462.00	2011
ARTHUR W. CHRISTOPHER COMMUNITY CENTER AT HARMON FIELD	\$7,079,078.00	2011
CFD EMERGENCY SERVICES STATION IMPROVEMENTS	\$250,000.00	2011
CITY MARKET IMPROVEMENTS	\$5,340,000.00	2011
COOPER RIVER AREA REDEVELOPMENT-CONSULTANT SERVICES	\$203,900.00	2011
FOLLY ROAD/MAYBANK HIGHWAY INTERSECTION	\$2,800,000.00	2011
J.P. RILEY JR BALLPARK PITCHING MACHINE STORAGE	\$150,000.00	2011
LOWER KING STREET STREETScape	\$5,278,075.00	2011
MARKET STREET STREETScape	\$5,000,000.00	2011
NOAA GRANT-SHORELINE AND OYSTER HABITAT RESTORATION	\$560,956.00	2011
WEST ASHLEY GREENWAY 3 PIPES BRIDGE REPLACEMENT/EROSION CONTROL	\$120,000.00	2011
AVONDALE POINT IMPROVEMENTS	\$650,000.00	2012
CFD BOAT LIFT & PIER EXTENSION AT CHARLESTON HARBOR PILOTS STATION	\$80,000.00	2012
BROAD ST. STREETSCAPING	\$1,000,000.00	2012
CORRINE JONES PARK	\$90,000.00	2012
GOVERNOR'S PARK-NORTH	\$4,734,594.00	2012
MARION SQUARE STORAGE BUILDING	\$95,000.00	2012
MEDWAY PARK IMPROVEMENTS	\$75,000.00	2012
MITCHELL PARK PLAYGROUND IMPROVEMENTS	\$75,000.00	2012
SHAW COMMUNITY CENTER ROOF REPLACEMENT	\$125,000.00	2012
MAJESTIC SQUARE GARAGE IMPROVEMENTS	\$150,000.00	2012
PARKING FACILITIES STRUCTURAL REPAIRS-VRTC STAIRWELLS	\$300,000.00	2012
CHARLOTTE ST. PARK	\$3,096,911.00	2013
COURTENAY SQUARE GAZEBO	\$450,000.00	2013
CPD LOCKWOOD HVAC SOLAR HOT WATER HEATER	\$300,100.00	2013

COMPLETED CAPITAL PROJECTS (CONT.)		2015-2019
PROJECT	TOTAL PROJECT BUDGET	YEAR COMPLETED
DANIEL ISLAND TENNIS CENTER - 3 COURTS ADDITION	\$404,000.00	2013
EMERGENCY SERVICES STATION 9 CONSTRUCTION	\$7,081,294.00	2013
HAGOOD AVENUE TIDAL DRAINAGE RE-ESTABLISHMENT	\$75,000.00	2013
JOSEPH P. RILEY BALLPARK FIELD RENOVATION	\$1,000,000.00	2013
MAYBANK TENNIS CENTER IMPROVEMENTS	\$877,649.00	2013
MILFORD ST. BUILDING RENOVATION	\$1,275,292.00	2013
SPRING-FISHBURNE DRAINAGE BASIN IMPROVEMENTS-PHASE 1	\$10,200,000.00	2013
VRTC BUS SHELTER INGRESS/EGRESS IMPROVEMENTS	\$80,000.00	2013
WATERFRONT PARK WATER TAXI PIER	\$481,961.00	2013
WEST ASHLEY GREENWAY IMPROVEMENTS PHASE I (ALBERMARLE TO STINSON)	\$443,416.00	2013
BEAUFAIN ST. STREETScape	\$1,174,202.00	2014
BEST FRIEND MUSEUM BUILDING & EXHIBITRY	\$1,141,500.00	2014
MARKET STREET - DIVISION II - DRAINAGE TUNNELS & SHAFTS	\$17,965,547.00	2014
CFD STATIONS GENERATORS	\$193,650.00	2014
CPD LOCKWOOD PARKING LOT REFURBISHMENT 2013	\$150,000.00	2014
HARMON BALL FIELD AND PLAYGROUND	\$779,668.00	2014
HISTORIC PENINSULA PARKS REFURBISHMENT	\$129,034.00	2014
JACK ADAMS TENNIS CENTER RENOVATION	\$750,000.00	2014
JAMES ISLAND RECREATIONAL CENTER IMPROVEMENTS	\$250,000.00	2014
MUNICIPAL GOLF COURSE ENTRANCE IMPROVEMENTS	\$135,665.00	2014
MUNICIPAL GOLF COURSE NEW IRRIGATION SYSTEM	\$650,909.00	2014
NORTHBRIDGE PARK	\$1,849,990.00	2014
SEAWALL REPAIRS PHASE 1 - CONCRETE HIGH BATTERY "TURN"	\$3,217,862.00	2014
SEAWALL REPAIRS PHASE 2 - STONE MASONRY HIGH BATTERY "TURN"	\$800,000.00	2014
TIEDEMANN PARK PLAYGROUND RENOVATION	\$55,000.00	2014
VISITOR CENTER BUILDING REPOINTING	\$138,520.00	2014

COMPLETED CAPITAL PROJECTS (CONT.)		2015-2019
PROJECT	TOTAL PROJECT BUDGET	YEAR COMPLETED
WAGNER AVENUE STORM DRAIN IMPROVEMENTS	\$836,013.00	2014
WEST ASHLEY CIRCLE PERMITTING & DESIGN	\$180,000.00	2014
EAST BAY/CALHOUN INTERSECTION IMPROVEMENTS	\$200,000.00	2015
CHARLESTON TENNIS CENTER AT FARMFIELD - RESURFACING 15 HARD COURTS	\$90,000.00	2015
DEMETRE PARK - PIER EXPANSION	\$54,300.00	2015
GADSDENBORO PARK	\$7,200,000.00	2015
MARION SQUARE REFURBISHMENT	\$105,000.00	2015
THEODORA PARK	\$451,605.00	2015
VRTC LANDSCAPE RENOVATION - PHASE 1	\$50,000.00	2015
WEST ASHLEY BIKEWAY - HIGGINS PIER	\$650,000.00	2015
CPD PSOC AND CIOC RENOVATION	\$150,000.00	2015
J.P. RILEY STADIUM CONCRETE DECK COATING , EXPANSION JOINT SEALING	\$95,000.00	2015
GAILLARD MUNICIPAL BUILDING, PERFORMANCE & EXHIBIT HALL	\$144,143,302.00	2015
1906 MEETING UPFIT	\$148,614.14	2016
75 CALHOUN ST. OFFICE BUILDING IMPROVEMENTS	\$1,069,252.06	2016
ASHLEY RIVERWALK PERMITTING AND SURVEYING	\$102,131.69	2016
COLONIAL LAKE RENOVATION	\$5,591,283.86	2016
NORTHBRIDGE PARK	\$1,783,766.42	2016
J.P. RILEY STADIUM STEEL PAINTING	\$190,551.13	2016
J.P.RILEY BALL PARK BACK STAIRWELL REPLACEMENT	\$217,507.59	2016
MUNICIPAL GOLF COURSE HVAC REPLACEMENT & CLUB HOUSE RENOVATION	\$348,447.31	2016
GRACE BRIDGE ST. PARKING LOT	\$932,705.00	2016
WRAGG SQUARE PEDESTRIAN IMPROVEMENTS	\$120,383.33	2016
MARITIME CENTER WAVE ATTENUATOR REFURBISHMENT	\$200,122.00	2016
MEETING STREET LIGHTING IMPROVEMENTS (FROM CUMBERLAND TO BROAD ST.)	\$329,610.00	2017
CPD TEAM 4 OFFICE BUILDING (MARY ADER ROAD)	\$2,323,255.00	2017

COMPLETED CAPITAL PROJECTS (CONT.)		2015-2019
PROJECT	TOTAL PROJECT BUDGET	YEAR COMPLETED
BAYVIEW SOCCER COMPLEX - BALL FIELD LIGHTS	\$505,000.00	2017
DANIEL ISLAND WATERFRONT TRAIL RESTORATION	\$553,059.00	2017
FREEDOM PARK SHELTER/RESTROOM	\$369,995.00	2017
LENEVAR PARK PLAYGROUND REPLACEMENT	\$93,556.00	2017
GOVERNOR'S PARK BALL FIELD LIGHTING	\$613,694.00	2017
JPR BALLPARK ELEVATOR MODERIZATION	\$73,020.00	2017
WHITE CHAPEL CIRCLE DRAINAGE REPAIRS	\$932,040.00	2017
43 SUMAR ST. (ACQUISITION & DEMOLITION)	\$3,211,453.43	2018
CFD CAROLINA BAY EMERGENCY SERVICES STATION 14	\$4,372,059.05	2018
ASHLEY HALL MANOR DRAINAGE IMPROVEMENTS	\$228,374.95	2018
SPRING-CANNON STREETScape & TWO-WAY CONVERSION	\$4,277,251.00	2018
JOE RILEY WATERFRONT PARK	\$273,729.34	2018
WEST ASHLEY GATEWAY COMING TO PENINSULA	\$207,985.04	2018
WEST ASHLEY GATEWAY IMPROVEMENTS (PARKDALE TO CROGHAN LANDING)	\$626,922.23	2018
SPRING/FISHBURNE PHASE 2	\$31,590,456.00	2019
WESTWOOD DRAINAGE IMPROVEMENTS	\$677,415.00	2019
CANNON ST. EMERGENCY SERVICES STATION 6-PHASE 1	\$263,642.52	2019
CFD GENERATORS (2016)	\$490,262.35	2019
FERGUSON VILLAGE RESTROOMS	\$321,649.22	2019
JAMES ISLAND RECREATION CENTER IMPROVEMENTS	\$283,215.27	2019
CITY MARKET SHED BRICK REPOINTING	\$229,384.82	2019
JPR BALLPARK 2018 FIELD IMPROVEMENTS	\$1,114,522.85	2019
WARING SENIOR CENTER	\$9,240,098.95	2019
DANIEL ISLAND PARK #4	\$559,772.15	2019
TOTAL EXPENDITURES	\$318,975,642.70	



CAPITAL IMPROVEMENT PLAN		2020-2025
PROJECT	TOTAL PROJECT BUDGET	ACTIVE PROJECTS MAP KEY
GENERAL GOVERNMENT		
WEST ASHLEY CIRCLE / GRAND OAK CONNECTOR ROAD - DESIGN & PERMITTING	\$100,000	01
TOTAL GENERAL GOVERNMENT BUDGET	\$100,000	
PUBLIC SAFETY		
CFD ASHLEY HALL FIRE STATION RENOVATION (FS 16)	\$430,000	02
CFD CAINHOY FIRE STATION (FS20)	\$5,456,500	03
CFD CANNON STREET FIRE STATION RENOVATION (FS 6)	\$5,554,229	04
CFD HUGER STREET RENOVATION (FS 8) - PHASE 1	\$395,469	05
CFD HUGER STREET RENOVATION (FS 8) - PHASE 2	\$4,051,001	06
CFD SAVANNAH HWY FIRE STATION (FS 11)	\$9,505,131	07
JAMES ISLAND RECREATION CENTER SAFE HARBOR BACK-UP GENERATOR	\$113,589	08
CPD FLEET OPERATIONS / VEHICLE MAINTENANCE GARAGE RELOCATION	\$3,402,741	09
CPD FORENSIC LAB	\$12,392,186	10
TOTAL PUBLIC SAFETY BUDGET	\$41,300,846	
PUBLIC SERVICE		
BARBERRY WOODS	\$7,151,198	11
BERESFORD CREEK BRIDGE REPLACEMENT	\$1,700,000	12
CHURCH CREEK NFWF RENATURALIZATION, HABITAT RESTORATION & FLOOD PROTECTION	\$3,950,000	13
DUPONT / WAPPOO DRAINAGE IMPROVEMENT PROJECTS 1-4 DESIGN	\$360,949	14
EHRHARDT STREET TUNNEL DESIGN	\$852,904	15
FOREST ACRES DRAINAGE IMPROVEMENTS	\$18,519,929	16
HUGER STREET DRAINAGE IMPROVEMENTS	\$12,078,670	17
LIMEHOUSE BRICK ARCH DRAINAGE PROJECT	\$1,875,192	18
MARKET STREET DIVISION III-SURFACE COLLECTION & CONVEYANCE	\$17,545,684	19

CAPITAL IMPROVEMENT PLAN (CONT.)		2020-2025
PROJECT	TOTAL PROJECT BUDGET	ACTIVE PROJECTS MAP KEY
PUBLIC SERVICE (CONT.)		
SEAWALL REPAIRS PHASE 3 - LOW BATTERY SEAWALL / MURRAY BOULEVARD	\$71,201,032	20
SPRING-FISHBURNE DRAINAGE BASIN IMPROVEMENTS PHASE 3 - DRAIN TUNNELS & SHAFTS	\$42,276,716	21
SPRING-FISHBURNE DRAINAGE BASIN IMPROVEMENTS PHASE 4 - WETWELL & OUTFALL	\$65,319,073	22
SPRING-FISHBURNE DRAINAGE BASIN IMPROVEMENTS PHASE 5 - PUMP STATION	\$37,000,000	23
WINDERMERE DRAINAGE PROJECT	\$4,600,000	24
TOTAL PUBLIC SERVICE BUDGET	\$284,431,347	
URBAN AND COMMUNITY DEVELOPMENT		
BRIGADE STREET BIKEWAY	\$300,000	
COOPER RIVER BRIDGE DISTRICT SIDEWALKS (CEDAR, CONROY, AND STUART)	\$150,000	
HUGER ST. STREETScape	\$2,562,076	25
MARKET STREET STREETScape	\$9,352,500	
SANDERS ROAD SIDEWALKS	\$564,496	
TOTAL URBAN AND COMMUNITY DEVELOPMENT BUDGET	\$12,929,072	
CULTURE AND RECREATION		
WPAL PARK (1717 WAPPOO)	\$2,481,559	26
ASHLEY RIVER BIKE-PEDESTRIAN BRIDGE (BUILD GRANT)	\$22,749,750	27
ASHLEY RIVERWALK - PHASE I (DESIGN AND ENGINEERING)	\$300,000	28
CARR-RICHARDSON PARK	\$2,795,025	29
DANIEL ISLAND RECREATION CENTER	\$10,813,844	30
INTERNATIONAL AFRICAN AMERICAN MUSEUM	\$93,600,000	31

CAPITAL IMPROVEMENT PLAN (CONT.)		2020-2025
PROJECT	TOTAL PROJECT BUDGET	ACTIVE PROJECTS MAP KEY
CULTURE AND RECREATION (CONT.)		
Longborough Dock	\$827,000	32
Cooper River Bridge Multi-Use Trail	\$750,000	
Shiloh Park	\$500,000	33
St. Julian Devine Improvements	\$3,146,883	34
St. Thomas Island Drive - Beresford Creek Crossing	\$751,468	
Stoney Field Improvements	\$3,018,481	
West Ashley Bikeway Resurfacing (Playground to Wapoo)	\$1,400,000	35
West Ashley Greenway - West Ashley Bikeway Connector	\$679,145	36
West Ashley Greenway Improvements (Stinson to Parkdale & Foot Bridge Replacement)	\$549,017	37
White Point Gardens Improvements		38
TOTAL CULTURE AND RECREATION BUDGET	\$144,537,172	
ENTERPRISE FUND PROJECTS		
Angel Oak Site / Parking Improvements	\$502,730	39
City Market Shed Overhead Gas Line	\$711,515	
Municipal Golf Course Renovation	\$2,560,508	40
Parking Garage Repairs Project	\$4,451,300	41
Trolley Barn Parking Lot	\$935,000	42
TOTAL ENTERPRISE FUND PROJECTS BUDGET	\$9,161,053	
TOTAL 2021-2025 CAPITAL IMPROVEMENT PLAN	\$492,459,490	

RESILIENCE AND EQUITY

Resilience considers the impacts of flooding, high water, and natural hazards on individuals, communities, institutions, businesses, economic development, public infrastructure and facilities, and public health, safety and welfare.

Equity is the guarantee of fair treatment, access, opportunity, and advancement while at the same time striving to identify and eliminate barriers that have prevented the full participation of some groups.

In many ways, the City of Charleston exemplifies the term “resilience.” The city has endured through countless hurricanes, economic downturns, earthquakes, fires, devastating wars, and, of course, global pandemics. However, the impacts of these disasters hit some communities harder than others, and the ability to overcome these challenges is too often dependent on socioeconomic status, which in Charleston strongly correlates with race. There have been multiple examples in Charleston’s past of disasters leading to displacement of communities – who could not afford or were not permitted to build back their homes that were impacted. Furthermore, systemic racism continues to perpetuate racial disparities across jobs, wages, education, health, and living conditions. These inequities create instability and threaten our community’s ability to achieve resilience. Therefore, confronting inequality and promoting equity – racial and economic – are critical to ensuring sustainable growth and building resiliency. *Resilience was added to the list of required elements in 2020. The Charleston City Plan also addresses equity as a key element of the plan. Both resilience and equity are interwoven throughout the plan and summarized in the Resilience and Equity recommendation matrix on page 142.*

The following core beliefs shape the *Resilience and Equity Framework*, applied throughout the Charleston City Plan.

- 1. *An agenda to build resiliency of a community must begin with achieving equity; and all strategies for resiliency should prioritize addressing existing disparities and protecting vulnerable communities from any unintended negative impacts of new policies or investments.*
- 2. *There are existing disparities that deny certain communities equal access to opportunities and healthy environments; and increase their vulnerability to disasters and climate-related displacement.*
- 3. *Communities are inherently stronger and more resilient when we can meet the unmet needs of all community members.*

The purpose of this framework is to highlight the inter-related nature of resilience and equity. The recommendations for both elements have been combined due to their overlap, and the Resilience and Equity recommendation matrix at the end provides a summary of all recommendations throughout the plan other elements that serve to advance these goals in our community.

KEY TERMS

Carbon footprint refers to the amount of carbon dioxide and other carbon compounds that a particular person or group emits due to consumption of fossil fuels.

Climate Change refers to the changes in climate patterns that are primarily attributed to the increased levels of atmospheric carbon dioxide produced by the use of fossil fuels.

Climate Gentrification is a relatively new term that has emerged as climate change has begun to have impacts on the real estate market. It describes the process of wealthier, often whiter populations moving to areas less exposed to the effects of climate change that were previously occupied by lower-income residents and communities of color, thus exacerbating displacement and disparities.ⁱ

Economic Equity, or inclusive growth, is the full inclusion of all groups in an area’s economic growth and prosperity, regardless of socioeconomic status; which requires addressing economic injustices at the root causes and creating opportunities for all.

Equity (vs. Equality) involves understanding and giving people what they need to enjoy full, healthy lives. Equality, in contrast, aims to ensure that everyone gets the same things in order to enjoy full, healthy lives. The principle of equity acknowledges that there are historically underserved and underrepresented populations, and that fairness regarding these unbalanced conditions is needed to assist equality in the provision of effective opportunities to all groups.ⁱⁱ

Equity Lens is the process of paying disciplined attention to race, ethnicity and other socioeconomic characteristics that are predictors of disparate outcomes, while analyzing problems, looking for solutions, and defining success. Application of an equity lens illuminates disparate outcomes, patterns of disadvantages and root causes.ⁱⁱⁱ

Exclusionary Zoning includes zoning regulations that prevent the location of housing that is affordable to lower- and moderate-income communities out of certain neighborhoods through land use and building code requirements. Though exclusionary zoning is almost never explicitly discriminatory, it results in the perpetuation of racial and socioeconomic segregation.

Food Deserts are defined by the US Department of Agriculture (USDA) as areas in which a substantial number or share of residents have low levels of access to retail outlets selling healthy and affordable foods.

Greenhouse Gas Emissions refers to the production of any gaseous compound that traps and holds heat in the atmosphere, or creates the “greenhouse effect.”