



CITY SUPPORT FOR AFFORDABLE HOUSING CREATION

The Department of Housing and Community Development (HCD) and the Department of Planning, Preservation and Sustainability (PP&S) work closely with property owners, nonprofit and for-profit developers to assist their efforts to create and preserve affordable housing. Potential applicants are strongly encouraged to review the below information to understand incentives and assistance that potentially may be available.

Register your project:

We require registration of all projects with plans to include affordable units, including mixed-income projects. You are ready to register your project if you have confirmed the below details. If you have questions regarding these or other details, we recommend you meet first with our Housing Development Officer, Florence Peters, petersf@charleston-sc.gov or (843) 724-7353.

- Project address(es) and/or TMS number(s)
- Type of housing (multi-family or one-family)
- Proposed affordability period (in number of years)
- Proposed total estimated number of units and associated income limits

When ready, [click here to submit the Affordable Housing Project Registration Form](#)

Following the submittal of the form, staff will review, verify project details, and send a confirmation of registration and eligibility for priority status.

Priority Status Benefits for Affordable Housing Partners: If your project is 50% or more affordable, it is eligible for:

- Fee waivers as applicable
- Priority review as applicable
- Flexible zoning regulations (if 100% affordable). See [Sec. 52-207](#) (sub-section P and Z)
- Open Door consultation as needed with relevant review staff
- On-call support from the Affordable Housing Development Coordinator. Contact Stephanie Handley at handleys@charleston-sc.gov or (843) 724-3750

Site consultation:

Are you in the acquisition or early site planning stage? We highly recommend meeting with planning staff about the proposed site and project early in the process. This consultation can provide your team with more accurate expectations for timeline and expense. Planning staff can also propose alternative strategies that align with long-term planning priorities while minimizing regulatory hurdles for your project. Contact Stephanie Handley at handleys@charleston-sc.gov or (843) 724-3750.

Questions? Contact:

Housing Development Officer: Florence Peters, petersf@charleston-sc.gov, (843) 724-7353.

Affordable Housing Development Coordinator: Stephanie Handley at handleys@charleston-sc.gov or (843) 724-3750.