



# Housing Authority of the City of Charleston

# PRESS KIT

VERSION 1.0 | 2025







# Mission

Our mission is to provide decent, safe, sanitary and affordable housing to low and moderate-income citizens of the City of Charleston.

# About

- Housing Authority of the City of Charleston (CHA)
- Founded in 1935
- Seven commissioners govern the Authority
- Mayor and City Council select the commissioners
- 115+ employees
- Provides affordable housing to over 15,000 Charleston area residents

# Responsibilities

- Achieve organizational objectives for the betterment of our residents, CHA and the greater Charleston community
- Provide day-to-day operational support for 1,382 public housing households
- Review applicants for waitlist admission
- Oversee and handle ongoing maintenance of homes
- Provide property management services
- Perform administrative and resident service duties
- Operate the public housing and housing choice voucher program





# Recent Projects & Initiatives

## Williams Terrace

Completed in 2017

41 Apartment Units

Senior Citizen Housing

*2019 American Institute  
of Architects (AIA) /  
Housing and Urban  
Development (HUD)  
Secretary's Award for  
Design Excellence*



## Grace Homes

Completed in 2020

62 Apartment Units

Affordable Housing





## BOARD OF COMMISSIONERS

Carol Jackson

Kathy Nelson

Nick Schumacher

Gregory K. Voigt, *Chairman*

Garcia Williams, *Vice-Chair*

## EXECUTIVE TEAM

Arthur S. Milligan Jr.

*President and CEO*

Alex McFarlane

*Chief Operating Officer*

Aris Ferguson

*General Counsel*

Brad Walbeck

*Chief Human Resources Officer*

Pete Sherman

*Director of Development*

Gabriel Bluestein

*Chief Information Officer*

Francis Smith

*Director of Facilities/RAD Development*

Jeremy Erling

*Chief Financial Officer*

## PROPERTY MANAGERS

Rayda Dupree-Scott

*Property Manager, EHMG*

Tammy Davender-Davis

*Property Manager, AMP 20 Eastside*

Khala Simmons

*Property Manager, AMP 30 Central*

Carmella Luke

*Property Manager AMP 40 Westside*

# Homes Owned/Managed by CHA

CHA owns

# 1,407

**PUBLIC HOUSING UNITS**

in the following municipalities:

Johns Island  
James Island  
West Ashley  
Mount Pleasant  
Daniel Island  
Charleston Peninsula

CHA owns

# 1,181

**PRIVATE APARTMENTS**

in addition to public housing units:

Ashley Oaks  
Enston Homes  
Magnolia Downs  
Grace Homes  
Applebee Way  
Grant Homes  
Balsam Apartments

## How do housing vouchers work?

The primary purpose of the Housing Choice Voucher (HCV) program is to offer expanded rental assistance opportunities (other than those available in the public housing program) to low-income families by utilizing the existing housing stock in the community. The HCV program offers its participants greater mobility in that they can search for suitable housing throughout the area in which CHA operates.

**CHA administers over 1,500 vouchers.**

## How much do residents pay?

That depends on a number of factors including income, the deductions to which residents are entitled, the number of people in your household (which determines your voucher size), the applicable payment standard and the utility allowance for the unit you have chosen. Generally speaking, you will pay between 30% and 40% of your monthly adjusted income for rent.



# Public Housing to RAD Transition

Rental Assistance Demonstration (RAD) —The Rental Assistance Demonstration (RAD) is a voluntary program of the Department of Housing and Urban Development (HUD). RAD seeks to preserve public housing by providing Public Housing Agencies (PHAs) access to more stable funding to make needed property improvements.

**Public Housing to RAD conversion is currently at 7%.**

**Latest RAD conversion: 1031 King Street.**

## Community Engagement

- Piccolo Spoleto Festival
- Back-to-School Drive
- Operation Neighborhood Westside, City of Charleston Neighborhood Clean-up
- Cooking with Seniors
- Landlord Forum, Fair Housing Training
- City of Charleston Small Business Expo
- March of Dimes
- Breast Cancer Awareness Fundraiser
- Green Heart Project



# Resident Programs

CHA has provided different programs to the residents, including after-school tutoring, tax services and summer camps.

- Abraham's Closet
- Community Festivals
- Elderly Support Program
- Family Self Sufficiency
- Resident Associations



## Abraham's Closet

Offering clothing and shoes to CHA residents of Public Housing and Section 8, Abraham's Closet works to boost self-esteem and confidence by providing individuals with the appropriate attire for job interviews, work and other events. This resource fosters a more positive outlook and increases access to opportunities and chances of success.

Cost - None

Operation Hours

Tuesday and Thursday, 9:30 a.m. – 12:30 p.m.

Located: 136 Alexander Street, Charleston, SC 29403

# Future Development Projects

- 275 Huger Street  
*12-unit building to be replaced with a 77-unit building*
- Cooper River Court
- Meeting Street Manor Extension  
*286-unit building to be replaced with 1,100 mixed-unit project, done in phases of 2-3 years each*
- Kiawah Homes  
*RAD conversion currently underway*
- Wragg Borough
- Gadsden Green



# Media Coverage

## Dominion Energy Brings Weatherization Program to Housing Authority Communities in Charleston

*Eligible residents receive energy efficiency upgrade*

**CAYCE, S.C. (Sept. 9, 2024)** - More than 1,800 Dominion Energy customers who live in Housing Authority of the City of Charleston units will receive free energy-saving products and services with the goal of reducing their energy consumption and monthly bills. This is the first Neighborhood Energy Efficiency Program (NEEP) project the company has undertaken in housing authority properties.

NEEP provides income-qualified customers conservation education and in-home energy assessments. Program participants are also eligible for free, direct installation of low-cost energy saving measures, such as LED light bulbs, faucet aerators, HVAC filter replacements, door and window weatherstripping and more. “Dominion Energy is excited to offer this program on such a large scale,” said Derek McDaniel, program manager for Dominion Energy’s Neighborhood Energy Efficiency Program. “This marks the first time NEEP has worked with a housing authority in South Carolina. Our representatives have spent the past several weeks going door to door to help customers find ways to reduce the amount of electricity they use in their homes, which, in return, will help them better manage their bill.”

Since beginning work in June, the program has completed energy efficiency upgrades in hundreds of units across more than 20 properties on the Charleston peninsula, including Cooper River Court, Gadsden Green, Meeting Street Manor and Wraggborough Homes. The project is scheduled to be completed in the coming weeks.

“On behalf of the Housing Authority of the City of Charleston and its residents, I thank Dominion Energy for these energy-efficient upgrades,” said Art Milligan, CEO of Housing Authority of the City of Charleston. “Our residents will benefit immensely. These thoughtful modifications will go a long way to improving our residents’ quality of life and energy education.”

Since the program’s launch in 2013, Dominion Energy customers in South Carolina have reduced electricity usage by more than 1 billion kilowatt hours – that’s enough energy to power approximately 92,000 homes for a year.

Dominion Energy offers a comprehensive portfolio of EnergyWise programs that work together to increase overall energy efficiency and reduce energy usage. For more information about these programs, visit [DominionEnergy.com/SaveEnergySC](https://DominionEnergy.com/SaveEnergySC) or call toll-free at 877-510-7234.

# Media Coverage

## CITY OF CHARLESTON CELEBRATES BREAKING GROUND ON THE FINAL PHASE OF HUGER AND KING STREET PUMP STATION

*Who's on the Move Lowcountry Biz SC*

October 24, 2024

[READ FULL ARTICLE HERE](#)



## CHARLESTON HOUSING AUTHORITY RESIDENTS SEE LOWER ENERGY BILLS UNDER PARTNERSHIP

*Live 5 News*

September 9, 2024

[READ FULL ARTICLE HERE](#)





## CHARLESTON PUBLIC HOUSING TENANTS GET FREE ENERGY EFFICIENCY UPGRADES FROM DOMINION

*The Post and Courier*

September 8, 2024

[READ FULL ARTICLE HERE](#)



## 'A LIFESAVER': LOCAL CHARLESTON RESIDENTS SAVE ON ENERGY BILLS THROUGH NEW PROGRAM

*ABC 4 News*

September 10, 2024

[READ FULL ARTICLE HERE](#)



### MEDIA COVERAGE

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Security and Public Information Officer

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### SOCIAL MEDIA CHANNELS

