Affordable Housing Footprint AT A GLANCE



3 Housing Authorities SERVING CHARLESTON-AREA RESIDENTS

Each housing authority operates independently while contributing to Charleston county's affordable housing ecosystem.

Led by 19 commissioners each serving a 5-year term. Housing Authority of the City of Charleston

Charleston **County** Housing and Redevelopment Authority

North Charleston Housing Authority



Charleston's housing authorities collectively help address the critical shortage of affordable housing options in the face of growing demand, rising costs and inequities in housing accessibility. Addressing this gap ensures that everyone in the Charleston community has access to stable, safe housing, which is foundational to thriving, inclusive communities.

Having a place to call home is part of the

American Dream.' U.S. Senator Tim Scott Top-down overview of public housing oversight, funding, and management, from the federal government to local housing authorities.

Federal

U.S. Department of Housing & **Urban Development (HUD)**

Regional

HUD Regional Offices*

State

South Carolina State Housing

County

Finance & Development Authority **Charleston County Government**

Local

Housing Authorities *Charleston area is under HUD Region IV, which covers the Southeast U.S.

City Governments & Local

Charleston County estimated population



~4,200 properties between all three housing authorities.



The combination of rapid population growth, shifting income distributions, and high housing demand continues to strain the affordable housing market in the region.

AFFORDABLE HOUSING THRESHOLD

of average monthly income

CURRENT AVERAGE RENT

\$1,991 Fair market average monthly rent rate

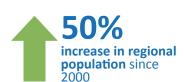
for Charleston County based on 2025 HUD data

for Charleston County

(56.9% of average monthly income)

\$4,896 average total monthly income for Charleston County







individuals on housing waiting lists in Charleston County in 2024

Data sources: Bureau of Labor Statistics and Census.gov

The Housing Spectrum



















Support Housing

Housing

Vouchers (Section 8)

Rental

Workforce Housing

Housing

Housing

Nonprofits and community organizations.

Housing authorities.

Private developers or public-private partnerships.

Private sector-driven.

CHA city: Leadership in Action

Working to integrate communal spaces, versatile living and enhanced facilities.
Partnerships with dozens of local assistance organizations.

90 years of

100+

EMPOWERING COMMUNITIES

1,380+

Public Housing

1,500+ **Housing Choice Voucher Participants**

VITAL PROGRAMS

HCV

HOUSING CHOICE VOUCHER PROGRAM

RAD

THE RENTAL ASSISTANCE

DEMONSTRATION

PH

PUBLIC HOUSING

VASH

VETERANS AFFAIRS SUPPORTIVE HOUSING



Community Partnerships

NONPROFITS

in Charleston County dedicated to supporting affordable housing

Here are a few notable mentions

Charleston Redevelopment Corporation

Humanities Foundation

Community First Land Trust

Bridge North Charleston Gateway to Housing

South Carolina Community

One80 Place

City of Charleston Department of Housing and Community Development

lack $ext{the Gap}$ adapting for tomorrow

IN 2025, CHA WILL BEGIN

Bridging / """

6 Development Projects:



workforce households.



grocery stores.







The Future of Affordable Housing

- Anticipate change from the federal government Land acquisition for future housing More private-public partnerships to address the demand for housing
- **Modernizing** older properties
- Expanding workforce housing solutions

Affordable housing is integral to the success and safety of our community. It takes a village to ensure affordable housing for all who need it."

> Herb Partlow, Former Chairman of the Charleston Housing **Authority Board of Commissioners** (2022-2025)