

Annual PHA Plan (Standard PHAs and Troubled PHAs)	U.S. Department of Housing and Urban Development Office of Public and Indian Housing	OMB No. 2577-0226 Expires 03/31/2024
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Purpose. The 5-Year and Annual PHA Plans provide a ready source for interested parties to locate basic PHA policies, rules, and requirements concerning the PHA's operations, programs, and services, and informs HUD, families served by the PHA, and members of the public of the PHA's mission, goals and objectives for serving the needs of low-income, very low-income, and extremely low-income families.

Applicability. Form HUD-50075-ST is to be completed annually by **STANDARD PHAs or TROUBLED PHAs**. PHAs that meet the definition of a High Performer PHA, Small PHA, HCV-Only PHA or Qualified PHA do not need to submit this form.

Definitions.

- (1) **High-Performer PHA** – A PHA that owns or manages more than 550 combined public housing units and housing choice vouchers, and was designated as a high performer on both of the most recent Public Housing Assessment System (PHAS) and Section Eight Management Assessment Program (SEMAP) assessments if administering both programs, or PHAS if only administering public housing.
- (2) **Small PHA** – A PHA that is not designated as PHAS or SEMAP troubled, or at risk of being designated as troubled, that owns or manages less than 250 public housing units and any number of vouchers where the total combined units exceeds 550.
- (3) **Housing Choice Voucher (HCV) Only PHA** – A PHA that administers more than 550 HCVs, was not designated as troubled in its most recent SEMAP assessment and does not own or manage public housing.
- (4) **Standard PHA** – A PHA that owns or manages 250 or more public housing units and any number of vouchers where the total combined units exceeds 550, and that was designated as a standard performer in the most recent PHAS or SEMAP assessments.
- (5) **Troubled PHA** – A PHA that achieves an overall PHAS or SEMAP score of less than 60 percent.
- (6) **Qualified PHA** – A PHA with 550 or fewer public housing dwelling units and/or housing choice vouchers combined, and is not PHAS or SEMAP troubled.

A. PHA INFORMATION	
A.1	<p>PHA Name: HOUSING AUTHORITY OF THE CITY OF CHARLESTON PHA Code: SC001</p> <p>PHA Type: <input checked="" type="checkbox"/> Standard PHA <input type="checkbox"/> Troubled PHA</p> <p>PHA Plan for Fiscal Year Beginning: (MM/YYYY): 10/2026</p> <p>PHA Inventory (Based on Annual Contributions Contract (ACC) units at the time of FY beginning, above)</p> <p>Number of Public Housing (PH) Units: 1,251 Number of Housing Choice Vouchers (HCVs): 1,748</p> <p>Total Combined Units/Vouchers: 2,999</p> <p>PHA Plan Submission Type: <input checked="" type="checkbox"/> Annual Submission <input type="checkbox"/> Revised Annual Submission</p> <p>Availability of Information. PHAs must have the elements listed below in sections B and C readily available to the public. A PHA must identify the specific locations(s) where the proposed PHA Plan, PHA Plan Elements, and all information relevant to the public hearing and proposed PHA Plan are available for inspection by the public. At a minimum, PHAs must post PHA Plans, including updates, at each Asset Management Project (AMP) and main office of the PHA. PHAs are strongly encouraged to post complete PHA Plans on their official website. PHAs are also encouraged to provide each resident council a copy of the PHA Plans.</p> <p>Administrative Office: 550 Meeting St. Chas. SC 29403; AMP 20: 562-A Meeting St. Chas. SC 29403; AMP 30: 20 Franklin St. Chas. SC 29403; AMP 40: 183 President St. Chas. SC 29403</p>

B. PLAN ELEMENTS

B.1 Revision of Existing PHA Plan Elements.

(a) Have the following PHA Plan elements been revised by the PHA?

- | Y | N | |
|-------------------------------------|-------------------------------------|--|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Statement of Housing Needs and Strategy for Addressing Housing Needs |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | De-concentration and Other Policies that Govern Eligibility, Selection, and Admissions |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Financial Resources |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Rent Determination |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Operations and Management |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Grievance Procedures |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Homeownership Programs |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Community Service and Self-Sufficiency Programs |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Safety and Crime Prevention |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Pet Policy |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Asset Management |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Substantial Deviation |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Significant Amendment/Modification |

(b) If the PHA answered yes to any element, describe the revisions for each revised element(s).

See ["B.1 Revision of Existing PHA Plan Elements"](#) for additional information.

(c) The PHA must submit its De-concentration Policy for Field Office review.

See ["De-concentration Policy"](#) for additional information.

B.2 New Activities.

(a) Does the PHA intend to undertake any new activities related to the following in the PHA's current Fiscal Year?

- | Y | N | |
|-------------------------------------|-------------------------------------|--|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Hope VI or Choice Neighborhoods |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Mixed Finance Modernization or Development |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Demolition and/or Disposition |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Designated Housing for Elderly and/or Disabled Families |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Conversion of Public Housing to Tenant-Based Assistance |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Conversion of Public Housing to Project-Based Assistance under RAD |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Occupancy by Over-Income Families |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Occupancy by Police Officers |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Non-Smoking Policies |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Project-Based Vouchers |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Units with Approved Vacancies for Modernization |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Other Capital Grant Programs (i.e. Capital Fund Community Facilities Grants or Emergency Safety and Security Grants) |

	<p>(b) If any of these activities are planned for the current Fiscal Year, describe the activities. For new demolition activities, describe any public housing development or portion thereof, owned by the PHA for which the PHA has applied or will apply for demolition and/or disposition approval under section 18 of the 1937 Act under the separate demolition/disposition approval process. If using Project-Based Vouchers (PBVs), provide the projected number of project-based units and general locations, and describe how project basing would be consistent with the PHA Plan.</p> <p>See “B.2 New Activities 2026” for additional information.</p>
<p>B.3</p>	<p>Progress Report.</p> <p>Provide a description of the PHA’s progress in meeting its Mission and Goals described in the PHA 5-Year and Annual Plan.</p> <p>See “B.3 Progress Report 2026” for additional information.</p>
<p>B.4</p>	<p>Capital Improvements.</p> <p>Include a reference here to the most recent HUD-approved 5-Year Action Plan in EPIC and the date that it was approved.</p> <p>See “B.4 Capital Improvements for CFP Grant SC16P00150126” for additional information.</p>
<p>B.5</p>	<p>Most Recent Fiscal Year Audit.</p> <p>(a) Were there any findings in the most recent FY Audit?</p> <p>Y N</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/></p> <p>(b) If yes, please describe:</p>

C. OTHER DOCUMENT AND/OR CERTIFICATION REQUIREMENTS.	
C.1	<p>Resident Advisory Board (RAB) Comments.</p> <p>(a) Did the RAB(s) provide comments to the PHA Plan?</p> <p>Y N</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> See "Exhibit II" for a copy of the RAB Meeting Sign-In Sheet.</p> <p>(b) If yes, comments must be submitted by the PHA as an attachment to the PHA Plan. PHAs must also include a narrative describing their analysis of the RAB recommendations and the decisions made on these recommendations.</p>
C.2	<p>Certification by State or Local Officials.</p> <p>Form HUD-50077-SL, <i>Certification by State or Local Officials of PHA Plans Consistency with the Consolidated Plan</i>, must be submitted by the PHA as an electronic attachment to the PHA Plan.</p>
C.3	<p>Civil Rights Certification / Certification listing Policies and Programs that the PHA has Revised since Submission of its Lat Annual Plan.</p> <p>Form HUD-50077-ST-HCV-HP, <i>PHA Certification of Compliance with the PHA Plans and Related Regulations Including PHA Plan Elements that Have Changed</i>, must be submitted by the PHA as an electronic attachment to the PHA Plan.</p>
C.4	<p>Challenged Elements.</p> <p>If any element of the PHA Plan is challenged, a PHA must include such information as an attachment with a description of any challenges to Plan elements, the source of the challenge, and the PHA's response to the public.</p> <p>(a) Did the public challenge any elements of the Plan?</p> <p>Y N</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/></p> <p>If yes, include Challenged Elements.</p>
C.5	<p>Troubled PHA.</p> <p>(a) Does the PHA have any current Memorandum of Agreement, Performance Improvement Plan, or Recovery Plan in place?</p> <p>Y N</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/></p> <p>(b) If yes, please describe:</p>

D. AFFIRMATIVELY FURTHERING FAIR HOUSING (AFFH).

D.1 Affirmatively Furthering Fair Housing (AFFH).

Provide a statement of the PHA's strategies and actions to achieve fair housing in an accepted Assessment of Fair Housing (AFH) consistent with 24 CFR 5.154(d)(5). Use the chart provided below. (PHAs should add as many goals as necessary to overcome fair housing issues and contributing factors.) Until such time as the PHA is required to submit an AFH, the PHA is not obligated to complete this chart. The PHA will fulfill, nevertheless, the requirements of 24 CFR 903.7(o) enacted prior to August 17, 2015. See Instructions for further detail on completing this item.

Fair Housing Goal:

Describe fair housing strategies and actions to achieve the goal

The CHA will not complete the chart at this time but will remain compliant with the requirements of 24 CFR 903.7(o).

Fair Housing Goal:

Describe fair housing strategies and actions to achieve the goal

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B. Plan Elements

B.2 New Activities.

Hope VI or Choice Neighborhoods. **1)** A DESCRIPTION OF ANY HOUSING (INCLUDING PROJECT NUMBER (IF KNOWN) AND UNIT COUNT) FOR WHICH THE PHA WILL APPLY FOR HOPE VI OR CHOICE NEIGHBORHOODS; AND **2)** A TIMETABLE FOR THE SUBMISSION OF APPLICATIONS OR PROPOSALS.

Depending on funding availability, the Housing Authority of the City of Charleston may apply for a Choice Neighborhood Planning and/or Implementation Grant during 2026/2027 for the redevelopment/revitalization of Gadsden Green and Gadsden Green Extension.

Mixed Finance Modernization or Development. **1)** A DESCRIPTION OF ANY HOUSING (INCLUDING PROJECT NUMBER (IF KNOWN) AND UNIT COUNT) FOR WHICH THE PHA WILL APPLY FOR MIXED FINANCE MODERNIZATION OR DEVELOPMENT; AND **2)** A TIMETABLE FOR THE SUBMISSION OF APPLICATIONS OR PROPOSALS. THE APPLICATION AND APPROVAL PROCESS FOR MIXED FINANCE MODERNIZATION OR DEVELOPMENT IS A SEPARATE PROCESS.

The Housing Authority of the City of Charleston's application for such in the future is subject to the approval of its application to convert its Public Housing portfolio to Project-Based Assistance under the Rental Assistance Demonstration Program (RAD).

Demolition and/or Disposition. DESCRIBE ANY PUBLIC HOUSING PROJECTS OWNED BY THE PHA AND SUBJECT TO ACCS (INCLUDING PROJECT NUMBER AND UNIT NUMBERS [OR ADDRESSES]), AND THE NUMBER OF AFFECTED UNITS ALONG WITH THEIR SIZES AND ACCESSIBILITY FEATURES) FOR WHICH THE PHA WILL APPLY OR IS CURRENTLY PENDING FOR DEMOLITION OR DISPOSITION; AND **(2)** A TIMETABLE FOR THE DEMOLITION OR DISPOSITION. THIS STATEMENT MUST BE SUBMITTED TO THE EXTENT THAT APPROVED AND/OR PENDING DEMOLITION AND/OR DISPOSITION HAS CHANGED AS DESCRIBED IN THE PHA'S LAST ANNUAL AND/OR 5-YEAR PHA PLAN SUBMISSION. THE APPLICATION AND APPROVAL PROCESS FOR DEMOLITION AND/OR DISPOSITION IS A SEPARATE PROCESS.

As indicated elsewhere in this Annual Plan, the CHA is undertaking a portfolio RAD conversion of its public housing. For any converting public housing developments that qualify for "RAD/Section 18 (90/10) Blend" treatment under Notice PIH 2024-40, essentially because they will meet the threshold rehabilitation requirement without using 9% low-income housing tax credits, the CHA anticipates partially disposing of these developments and replacing the public housing units with project-based vouchers.

Physical Development: AMP 20 SC001000020

MEETING STREET MANOR – SC 16-10 (73 Units)

The CHAP for this conversion was approved and issued on May 9, 2023. This is a partial AMP conversion through a RAD/Section 18 Construction blend and qualifies for the 10-90 RAD/Section 18 blend. The proposed conversion involves the substantial rehabilitation and adaptive reuse of seventy five (75) dwelling units across fourteen (14) buildings. There are currently 73 public housing units in this transaction. Eight (8) units will be RAD units, and sixty five (65) units will be Section 18. The seventy-three (73) public housing units will undergo substantial renovations, and two (2) additional units will be added to the project from the adaptive reuse of an existing administrative structure. The two additional units will be a single 1-bedroom unit and a single 3-bedroom unit. These two additional units are currently not part of the Public Housing Program and, as such, are not covered by CHAP or the RAD conversion. These two units will receive rental assistance through two Housing Choice Vouchers, which will be project based. All parcels are contiguous. The property is bounded by Hanover Street on the East, Harris Street on the South, Meeting Street on the West, Johnson and Nassau Streets on the North-West, and Stroble Lane on the North. The current occupancy type is family and will remain so post-conversion. There are currently six (6) efficiency style units, twenty-eight (28) 1-bedroom units, twenty-seven (27) 2-bedroom units, and twelve (12) 3-bedroom units present at the property. No existing dwelling units will be lost during conversion. A Concept Call has been requested. Completion of the Concept Call will be followed by submission of the Finance Plan and the RCC package. The anticipated closing is scheduled for September or October 2025. CHA will submit the required documentation to the SAC for the Section 18 units. [The site is listed on the mayor’s “Project 3500” list and is on hold as engagement discussions with City staff continue.](#)

Unit ID	Address	Suite
	562 Meeting Street	A-1
	562 Meeting Street	A-2
	562 Meeting Street	A-3
100155	562 Meeting Street	B
100156	562 Meeting Street	C
100157	562 Meeting Street	D
100158	562 Meeting Street	E
100159	562 Meeting Street	F
100160	562 Meeting Street	G
100161	562 Meeting Street	H
100162	562 Meeting Street	I
100164	562 Meeting Street	K
100167	562 Meeting Street	N
100172	562 Meeting Street	S
100171	562 Meeting Street	R
100166	562 Meeting Street	M

100168	562 Meeting Street	O
100163	562 Meeting Street	J
100165	562 Meeting Street	L
100174	562 Meeting Street	U
100170	562 Meeting Street	Q
100169	562 Meeting Street	P
100173	562 Meeting Street	T
100176	235 Nassau Street	
100178	237 Nassau Street	
100182	241 Nassau Street	
100183	242 Nassau Street	
100180	239 Nassau Street	
100186	247 Nassau Street	
100196	260 Nassau Street	
100197	262 Nassau Street	
100198	264 Nassau Street	
100199	266 Nassau Street	
100200	268 Nassau Street	
100201	270 Nassau Street	
100194	256 Nassau Street	
100179	238 Nassau Street	
100191	252 Nassau Street	
100190	251 Nassau Street	
100175	234 Nassau Street	
100189	250 Nassau Street	
100177	236 Nassau Street	
100188	249 Nassau Street	
100184	244 Nassau Street	
100187	248 Nassau Street	
100192	253 Nassau Street	
100185	246 Nassau Street	
100181	240 Nassau Street	
100193	254 Nassau Street	
100195	258 Nassau Street	

100121	88 Johnson Street	
100123	90 Johnson Street	
100126	94 Johnson Street	
100128	97 Johnson Street	
100129	98 Johnson Street	
100121	91 Johnson Street	

100123	95 Johnson Street	
100126	87 Johnson Street	
100128	93 Johnson Street	
100129	83 Johnson Street	
100122	89 Johnson Street	
100119	85 Johnson Street	
100058	96 Harris Street	
100060	100 Harris Street	
100059	98 Harris Street	
100056	92 Harris Street	
100057	94 Harris Street	
100055	90 Harris Street	
100054	88 Harris Street	
100053	86 Harris Street	
100086	243 Hanover Street	
100083	239 Hanover Street	
100088	247 Hanover Street	
100089	249 Hanover Street	
100087	245 Hanover Street	
100085	241 Hanover Street	

275 HUGER STREET - SC 16-15 (12 Units):

This is a partial AMP conversion through a 10/90 RAD/Section 18 Construction Blend. In partnership with Palmetto Redevelopment Partners, the Housing Authority plans to redevelop the site by replacing 12 existing public housing units with 77 mixed-income affordable housing units. The site currently comprises two (2) buildings consisting of two (2) one-bedroom, four (4) three-bedroom, and six (6) four-bedroom units. Of the 12 units, two include mobility features and two include sensory features. CHA plans to apply to the SAC for demolition and/or disposition of the units listed below. The site is listed on the mayor’s “Project 3500” list and is on hold as engagement discussions with City staff continue.

Unit ID	Address	Bedrooms
150021	275-A Huger Street	4
150022	275-B Huger Street	4
150023	275-C Huger Street	3
150024	275-D Huger Street	3
150025	275-E Huger Street	4
150026	275-F Huger Street	4
150027	275-G Huger Street	4
150028	275-H Huger Street	4
150029	275-I Huger Street	3
150030	275-J Huger Street	3
150031	275-K Huger Street	1
150032	275-L Huger Street	1

COOPER RIVER COURT & MEETING STREET MANOR - SC 16-08 & SC 16-10 (344 Units):

The project combines 216 units at Cooper River Court and 128 units at Meeting Street Manor. A total of 344 units will be disposed of through Section 18. The site will be redeveloped under a Master Development Agreement with our development partner to replace the existing public housing units with a mixed-income, mixed-use development comprising approximately 1,116 residential units. Of the 1,116 units, 32% will be affordable (at or below 80% AMI), 18% will be workforce (between 80% and 120% AMI), and the remaining 50% will be at a reduced market rate. Cooper River Court currently comprises twenty-one (21) buildings, consisting of thirty-four (34) one-bedroom units, eighty-nine (89) two-bedroom units, sixty-nine (69) three-bedroom units, twenty (20) four-bedroom units, and four (4) five-bedroom units. Of the 216 Cooper River Court units, fifteen include mobility features and two include sensory features. Meeting Street Manor currently comprises nineteen (19) buildings consisting of twenty-four (24) efficiency, thirty-six (36) one-bedroom, fifty-four (54) two-bedroom, fourteen (14) three-bedroom, and one (1) five-bedroom units. Of the 216 Cooper River Court units, fifteen include mobility features and two include sensory features. CHA plans to apply to the SAC for

~~the demolition and/or disposition of the units listed below.~~ The site is listed on the mayor's "Project 3500" list and is on hold as engagement discussions with City staff continue.

COOPER RIVER COURT:

Unit ID	Address	Bedrooms
080001	170 America Street	1
080002	172-A America Street	2
080003	172-B America Street	2
080004	174-A America Street	2
080005	174-B America Street	3
080006	176-A America Street	2
080007	176-B America Street	3
080008	178-A America Street	2
080009	178-B America Street	3
080010	180-A America Street	2
080011	180-B America Street	3
080012	182-A America Street	2
080013	182-B America Street	3
080014	184 America Street	1
080015	230-A America Street	2
080016	230-B America Street	4
080017	230-C America Street	4
080018	230-D America Street	1
080019	231 America Street	1
080020	233-A America Street	2
080021	233-B America Street	3
080022	235-A America Street	2
080023	235-B America Street	3
080024	237-A America Street	2
080025	237-B America Street	3
080026	239-A America Street	2
080027	239-B America Street	3
080028	240-A America Street	1

080029	240-B America Street	2
080030	240-C America Street	1
080031	240-D America Street	1
080032	241-A America Street	2
080033	241-B America Street	3
080034	243-A America Street	2
080035	243-B America Street	2
080036	245 America Street	1
080037	775 East Bay Street	1
080038	777-A East Bay Street	2
080039	777-B East Bay Street	3
080040	779-A East Bay Street	2
080041	779-B East Bay Street	3
080042	781-A East Bay Street	2
080043	781-B East Bay Street	3
080044	783-A East Bay Street	2
080045	783-B East Bay Street	3
080046	785-A East Bay Street	2
080047	785-B East Bay Street	3
080048	787-A East Bay Street	2
080049	787-B East Bay Street	2
080050	789 East Bay Street	1
080051	831-A Morrison Drive	2
080052	831-B Morrison Drive	4
080053	831-C Morrison Drive	4
080054	831-D Morrison Drive	4
080055	831-E Morrison Drive	4
080056	831-F Morrison Drive	4
080057	831-G Morrison Drive	4
080058	831-H Morrison Drive	2
080059	831-I Morrison Drive	2
080060	831-J Morrison Drive	3
080061	831-K Morrison Drive	2
080062	831-L Morrison Drive	3
080063	831-M Morrison Drive	2

080064	831-N Morrison Drive	3
080065	831-O Morrison Drive	4
080066	831-P Morrison Drive	4
080067	831-Q Morrison Drive	4
080068	831-R Morrison Drive	4
080069	845-A Morrison Drive	1
080070	845-B Morrison Drive	2
080071	845-C Morrison Drive	3
080072	845-D Morrison Drive	4
080073	845-E Morrison Drive	4
080074	845-F Morrison Drive	4
080075	845-G Morrison Drive	4
080076	845-H Morrison Drive	4
080077	845-I Morrison Drive	4
080078	845-J Morrison Drive	2
080079	855-A Morrison Drive	1
080080	855-B Morrison Drive	1
080081	855-C Morrison Drive	3
080082	855-D Morrison Drive	4
080083	855-E Morrison Drive	4
080084	855-F Morrison Drive	1
080085	2-A Harris Street	2
080086	2-B Harris Street	5
080087	4-A Harris Street	2
080088	4-B Harris Street	3
080089	6-A Harris Street	5
080090	6-B Harris Street	3
080091	8-A Harris Street	2
080092	8-B Harris Street	5
080093	10-A Harris Street	2
080094	10-B Harris Street	3
080095	12-A Harris Street	5
080096	12-B Harris Street	3
080097	242 Hanover Street	1
080098	244-A Hanover Street	2

080099	244-B Hanover Street	2
080100	246-A Hanover Street	2
080101	246-B Hanover Street	3
080102	248-A Hanover Street	2
080103	248-B Hanover Street	3
080104	250-A Hanover Street	2
080105	250-B Hanover Street	3
080106	252-A Hanover Street	2
080107	252-B Hanover Street	3
080108	254-A Hanover Street	2
080109	254-B Hanover Street	3
080110	256 Hanover Street	1
080111	5-A Jackson Street	1
080112	5-B Jackson Street	2
080113	5-C Jackson Street	3
080114	5-D Jackson Street	2
080115	5-E Jackson Street	3
080116	5-F Jackson Street	2
080117	5-G Jackson Street	3
080118	5-H Jackson Street	2
080119	5-I Jackson Street	3
080120	5-J Jackson Street	2
080121	5-K Jackson Street	1
080122	9-A Jackson Street	1
080123	9-B Jackson Street	2
080124	9-C Jackson Street	2
080125	9-D Jackson Street	3
080126	9-E Jackson Street	2
080127	9-F Jackson Street	3
080128	9-G Jackson Street	2
080129	9-H Jackson Street	3
080130	9-I Jackson Street	2
080131	9-J Jackson Street	3
080132	9-K Jackson Street	2
080133	9-L Jackson Street	3

080134	9-M Jackson Street	1
080135	82-A Johnson Street	1
080136	82-B Johnson Street	2
080137	82-C Johnson Street	2
080138	82-D Johnson Street	3
080139	82-E Johnson Street	2
080140	82-F Johnson Street	3
080141	82-G Johnson Street	2
080142	82-H Johnson Street	3
080143	82-I Johnson Street	2
080144	82-J Johnson Street	3
080145	82-K Johnson Street	2
080146	82-L Johnson Street	3
080147	82-M Johnson Street	1
080148	84-A Johnson Street	1
080149	84-B Johnson Street	2
080150	84-C Johnson Street	3
080151	84-D Johnson Street	2
080152	84-E Johnson Street	3
080153	84-F Johnson Street	2
080154	84-G Johnson Street	3
080155	84-H Johnson Street	2
080156	84-I Johnson Street	3
080157	84-J Johnson Street	2
080158	84-K Johnson Street	3
080159	84-L Johnson Street	2
080160	84-M Johnson Street	1
080161	6-A Lee Street	1
080162	6-B Lee Street	2
080163	6-C Lee Street	2
080164	6-D Lee Street	3
080165	6-E Lee Street	2
080166	6-F Lee Street	3
080167	6-G Lee Street	2
080168	6-H Lee Street	3

080169	6-I Lee Street	2
080170	6-J Lee Street	3
080171	6-K Lee Street	2
080172	6-L Lee Street	3
080173	6-M Lee Street	2
080174	6-N Lee Street	3
080175	6-O Lee Street	1
080176	10-A Lee Street	1
080177	10-B Lee Street	2
080178	10-C Lee Street	3
080179	10-D Lee Street	2
080180	10-E Lee Street	3
080181	10-F Lee Street	2
080182	10-G Lee Street	3
080183	10-H Lee Street	2
080184	10-I Lee Street	3
080185	10-J Lee Street	2
080186	10-K Lee Street	3
080187	10-L Lee Street	2
080188	10-M Lee Street	1
080189	49-A Stuart Street	1
080190	49-B Stuart Street	1
080191	69-A Stuart Street	1
080192	69-B Stuart Street	2
080193	69-C Stuart Street	3
080194	69-D Stuart Street	2
080195	69-E Stuart Street	3
080196	69-F Stuart Street	2
080197	69-G Stuart Street	3
080198	69-H Stuart Street	2
080199	69-I Stuart Street	3
080200	69-J Stuart Street	2
080201	69-K Stuart Street	3
080202	69-L Stuart Street	2
080203	69-M Stuart Street	1

080204	79-A Stuart Street	1
080205	79-B Stuart Street	2
080206	79-C Stuart Street	2
080207	79-D Stuart Street	3
080208	79-E Stuart Street	2
080209	79-F Stuart Street	3
080210	79-G Stuart Street	2
080211	79-H Stuart Street	3
080212	79-I Stuart Street	2
080213	79-J Stuart Street	3
080214	79-K Stuart Street	2
080215	79-L Stuart Street	3
080216	79-M Stuart Street	1

MEETING STREET MANOR:

Unit ID	Address	Bedrooms
080159	84-L Johnson Street	2
100001	37 Harris Street	Zero (0)
100002	39 Harris Street	1
100003	41 Harris Street	1
100004	43 Harris Street	Zero (0)
100005	45 Harris Street	2
100006	47 Harris Street	3
100007	49 Harris Street	3
100008	51 Harris Street	2
100009	53 Harris Street	1
100010	55 Harris Street	1
100011	56-A Harris Street	Zero (0)
100012	56-C Harris Street	2
100013	56-D Harris Street	Zero (0)
100014	56-E Harris Street	2
100015	56-F Harris Street	2

100016	56-G Harris Street	2
100017	56-H Harris Street	3
100018	56-I Harris Street	2
100019	56-J Harris Street	2
100020	56-K Harris Street	2
100021	56-L Harris Street	2
100022	56-M Harris Street	Zero (0)
100023	56-N Harris Street	2
100024	56-P Harris Street	Zero (0)
100025	57 Harris Street	1
100026	59 Harris Street	1
100027	61 Harris Street	1
100028	63 Harris Street	1
100029	65 Harris Street	Zero (0)
100030	67 Harris Street	2
100031	69 Harris Street	3
100032	71 Harris Street	3
100033	73 Harris Street	2
100034	75 Harris Street	1
100035	76-A Harris Street	Zero (0)
100036	76-B Harris Street	2
100037	76-D Harris Street	Zero (0)
100038	76-E Harris Street	2
100039	76-F Harris Street	2
100040	76-G Harris Street	2
100041	76-H Harris Street	3
100042	76-I Harris Street	2
100043	76-J Harris Street	2
100044	76-K Harris Street	2
100045	76-L Harris Street	2
100046	76-M Harris Street	Zero (0)
100047	76-N Harris Street	2
100048	76-P Harris Street	Zero (0)
100049	77 Harris Street	1
100050	79 Harris Street	1

100051	81 Harris Street	1
100052	83 Harris Street	Zero (0)
100053	86 Harris Street	Zero (0)
100054	88 Harris Street	1
100055	90 Harris Street	1
100056	92 Harris Street	1
100057	94 Harris Street	1
100058	96 Harris Street	1
100059	98 Harris Street	1
100060	100 Harris Street	Zero (0)
100062	194 Hanover Street	1
100063	196 Hanover Street	1
100064	198 Hanover Street	1
100065	200 Hanover Street	1
100066	202 Hanover Street	1
100067	204 Hanover Street	1
100068	206 Hanover Street	1
100069	208 Hanover Street	1
100070	210 Hanover Street	Zero (0)
100071	212 Hanover Street	2
100072	216 Hanover Street	Zero (0)
100073	218 Hanover Street	2
100074	220 Hanover Street	2
100075	222 Hanover Street	2
100076	224 Hanover Street	3
100077	226 Hanover Street	2
100078	228 Hanover Street	2
100079	230 Hanover Street	2
100080	232 Hanover Street	2
100081	234 Hanover Street	Zero (0)
100082	236 Hanover Street	2
100083	239 Hanover Street	1
100084	240 Hanover Street	Zero (0)
100085	241 Hanover Street	1
100086	243 Hanover Street	1

100087	245 Hanover Street	1
100088	247 Hanover Street	1
100089	249 Hanover Street	1
100090	55-A Johnson Street	Zero (0)
100091	55-C Johnson Street	2
100092	55-D Johnson Street	Zero (0)
100093	55-E Johnson Street	2
100094	55-F Johnson Street	2
100095	55-G Johnson Street	2
100096	55-H Johnson Street	2
100097	55-I Johnson Street	3
100098	55-J Johnson Street	2
100099	55-K Johnson Street	2
100100	55-L Johnson Street	2
100101	55-M Johnson Street	Zero (0)
100102	55-O Johnson Street	2
100103	55-P Johnson Street	Zero (0)
100104	75-A Johnson Street	Zero (0)
100105	75-C Johnson Street	2
100106	75-D Johnson Street	Zero (0)
100107	75-E Johnson Street	2
100108	75-F Johnson Street	2
100109	75-G Johnson Street	2
100110	75-H Johnson Street	2
100111	75-I Johnson Street	3
100112	75-J Johnson Street	2
100113	75-K Johnson Street	2
100114	75-L Johnson Street	2
100115	75-M Johnson Street	Zero (0)
100116	75-O Johnson Street	2
100117	75-P Johnson Street	Zero (0)
100118	83 Johnson Street	Zero (0)
100119	85 Johnson Street	1
100120	87 Johnson Street	1
100121	88 Johnson Street	Zero (0)

100122	89 Johnson Street	1
100123	90 Johnson Street	2
100124	91 Johnson Street	1
100125	93 Johnson Street	1
100126	94 Johnson Street	2
100127	95 Johnson Street	1
100128	97 Johnson Street	Zero (0)
100129	98 Johnson Street	Zero (0)
100130	140-A Jackson Street	1
100131	140-B Jackson Street	1
100132	140-C Jackson Street	1
100133	140-D Jackson Street	1
100134	140-E Jackson Street	2
100135	140-F Jackson Street	3
100136	140-G Jackson Street	2
100137	140-H Jackson Street	3
100138	140-I Jackson Street	2
100139	140-J Jackson Street	1
100140	140-K Jackson Street	1
100141	140-L Jackson Street	1
100142	140-M Jackson Street	1
100143	170-A Jackson Street	1
100144	170-B Jackson Street	1
100145	170-C Jackson Street	1
100146	170-D Jackson Street	1
100147	170-E Jackson Street	2
100148	170-F Jackson Street	3
100149	170-G Jackson Street	2
100150	170-H Jackson Street	2
100151	170-I Jackson Street	1
100152	170-J Jackson Street	1
100153	170-K Jackson Street	1
100154	170-L Jackson Street	1
100155	562-B Meeting Street	2
100156	562-C Meeting Street	3

100157	562-D Meeting Street	2
100158	562-E Meeting Street	3
100159	562-F Meeting Street	2
100160	562-G Meeting Street	3
100161	562-H Meeting Street	2
100162	562-I Meeting Street	2
100163	562-J Meeting Street	2
100164	562-K Meeting Street	3
100165	562-L Meeting Street	2
100166	562-M Meeting Street	3
100167	562-N Meeting Street	2
100168	562-O Meeting Street	3
100169	562-P Meeting Street	2
100170	562-Q Meeting Street	2
100171	562-R Meeting Street	1
100172	562-S Meeting Street	1
100173	562-T Meeting Street	1
100174	562-U Meeting Street	1
100175	234 Nassau Street	2
100176	235 Nassau Street	2
100177	236 Nassau Street	3
100178	237 Nassau Street	2
100179	238 Nassau Street	2
100180	239 Nassau Street	3
100181	240 Nassau Street	2
100182	241 Nassau Street	2
100183	242 Nassau Street	2
100184	244 Nassau Street	3
100185	246 Nassau Street	2
100186	247 Nassau Street	2
100187	248 Nassau Street	3
100188	249 Nassau Street	2
100189	250 Nassau Street	2
100190	251 Nassau Street	3
100191	252 Nassau Street	2

100192	253 Nassau Street	2
100193	254 Nassau Street	3
100194	256 Nassau Street	2
100195	258 Nassau Street	2
100196	260 Nassau Street	1
100197	262 Nassau Street	1
100198	264 Nassau Street	1
100199	266 Nassau Street	1
100200	268 Nassau Street	1
100201	270 Nassau Street	1

MEETING STREET MANOR EXTENSION - SC16-13 (44 Units):

CHA has reissued a solicitation for qualifications from Development Partners to redevelop 44 public housing units at Meeting Street Manor Extension. Meeting Street Manor Extension currently comprises eight (8) buildings consisting of eight (8) one-bedroom, eight (8) two-bedroom, twenty-four (24) three-bedroom, and four (4) five-bedroom units. Of the 44 units, ten (10) include mobility features and four (4) include sensory features. CHA may apply to the SAC for Section 18 demolition and/or disposition of the units listed below: [The site is listed on the mayor’s “Project 3500” list and is on hold as engagement discussions with City staff continue.](#)

Unit ID	Address	Bedrooms
330001	20-A Conroy Street	2
330002	20-B Conroy Street	3
330003	20-C Conroy Street	3
330004	20-D Conroy Street	5
330005	20-E Conroy Street	3
330006	20-F Conroy Street	3
330007	20-G Conroy Street	2
330008	22-A Conroy Street	1
330009	22-B Conroy Street	3
330010	22-C Conroy Street	3
330011	22-D Conroy Street	1
330012	24-A Conroy Street	1
330013	24-B Conroy Street	3
330014	24-C Conroy Street	3

330015	24-D Conroy Street	1
330016	26-A Conroy Street	2
330017	26-B Conroy Street	3
330018	26-C Conroy Street	3
330019	26-D Conroy Street	5
330020	26-E Conroy Street	3
330021	26-F Conroy Street	3
330022	26-G Conroy Street	2
330023	670-A Meeting Street	1
330024	670-B Meeting Street	3
330025	670-C Meeting Street	3
330026	670-D Meeting Street	1
330027	423-A Nassau Street	1
330028	423-B Nassau Street	3
330029	423-C Nassau Street	3
330030	423-D Nassau Street	1
330031	59-A Romney Street	2
330032	59-B Romney Street	3
330033	59-C Romney Street	3
330034	59-D Romney Street	5
330035	59-E Romney Street	3
330036	59-F Romney Street	3
330037	59-G Romney Street	2
330038	61-A Romney Street	2
330039	61-B Romney Street	3
330040	61-C Romney Street	3
330041	61-D Romney Street	5
330042	61-E Romney Street	3
330043	61-F Romney Street	3
330044	61-G Romney Street	2

Physical Development: AMP 30 Sites SC001000030P

ROBERT MILLS MANOR & ROBERT MILLS MANOR EXT. – SC16-01 & SC16-06 (222 Units)

This is a partial AMP conversion through a 10/90 RAD/Section 18 Construction blend. Robert Mills Manor and the Extension combined currently comprises thirty (30) buildings consisting of forty-eight (48) one-bedroom, one hundred thirty-six (136) two-bedroom, thirty-eight (38) three-bedroom, twenty (20) four-bedroom, and four (4) five-bedroom units. Of the 222 units, ten (10) include mobility features and four (4) include sensory features. The preservation of the 222 historic units will be financed through the use of Historic Tax Credits and conventional debt. CHA will submit the required documentation to the SAC for the Section 18 units. [Financial closing is estimated during the third quarter of 2026.](#)

ROBERT MILLS MANOR:

Unit ID	Address	Bedrooms
010001	1-A Cromwell Alley	2
010002	1-B Cromwell Alley	2
010003	1-C Cromwell Alley	2
010004	1-D Cromwell Alley	2
010005	1-E Cromwell Alley	2
010006	1-F Cromwell Alley	2
010007	1-G Cromwell Alley	2
010008	1-H Cromwell Alley	2
010009	2-A Cromwell Alley	2
010010	2-B Cromwell Alley	2
010011	2-C Cromwell Alley	3
010012	2-D Cromwell Alley	3
010013	2-E Cromwell Alley	2
010014	2-F Cromwell Alley	2
010015	4-A Cromwell Alley	2
010016	4-B Cromwell Alley	2
010017	4-C Cromwell Alley	3
010018	4-D Cromwell Alley	3
010019	4-E Cromwell Alley	2
010020	4-F Cromwell Alley	2
010021	5-A Cromwell Alley	2
010022	5-B Cromwell Alley	2
010023	5-C Cromwell Alley	2
010024	5-D Cromwell Alley	2

010025	5-E Cromwell Alley	2
010026	5-F Cromwell Alley	2
010027	5-G Cromwell Alley	2
010028	5-H Cromwell Alley	2
010029	6-A Cromwell Alley	2
010030	6-B Cromwell Alley	2
010031	6-C Cromwell Alley	3
010032	6-D Cromwell Alley	3
010033	6-E Cromwell Alley	2
010034	6-F Cromwell Alley	2
010035	7-A Cromwell Alley	2
010036	7-B Cromwell Alley	2
010037	7-C Cromwell Alley	2
010038	7-D Cromwell Alley	2
010039	7-E Cromwell Alley	2
010040	7-F Cromwell Alley	2
010041	7-G Cromwell Alley	2
010042	7-H Cromwell Alley	2
010043	8-A Cromwell Alley	2
010044	8-B Cromwell Alley	2
010045	8-C Cromwell Alley	3
010046	8-D Cromwell Alley	3
010047	8-E Cromwell Alley	2
010048	8-F Cromwell Alley	2
010049	16-A Franklin Street	1
010050	16-B Franklin Street	1
010051	29-A Franklin Street	2
010052	29-B Franklin Street	2
010053	29-C Franklin Street	2
010054	29-D Franklin Street	2
010055	29-E Franklin Street	2
010056	29-F Franklin Street	2
010057	29-G Franklin Street	2
010058	29-H Franklin Street	2
010059	31-A Franklin Street	2

010060	31-B Franklin Street	2
010061	31-C Franklin Street	3
010062	31-D Franklin Street	3
010063	31-E Franklin Street	2
010064	31-F Franklin Street	2
010065	105-A Logan Street	2
010066	105-B Logan Street	3
010067	105-C Logan Street	2
010068	105-D Logan Street	2
010069	105-E Logan Street	2
010070	105-F Logan Street	2
010071	105-G Logan Street	3
010072	105-H Logan Street	2
010073	20-A Magazine Street	2
010074	20-B Magazine Street	3
010075	20-C Magazine Street	2
010076	20-D Magazine Street	2
010077	20-E Magazine Street	2
010078	20-F Magazine Street	2
010079	20-G Magazine Street	3
010080	20-H Magazine Street	2
010081	22-A Magazine Street	2
010082	22-B Magazine Street	3
010083	22-C Magazine Street	2
010084	22-D Magazine Street	2
010085	22-E Magazine Street	2
010086	22-F Magazine Street	2
010087	22-G Magazine Street	3
010088	22-H Magazine Street	2
010089	146-A Queen Street	1
010090	146-B Queen Street	1
010091	146-C Queen Street	1
010092	146-D Queen Street	1
010093	146-E Queen Street	1
010094	146-F Queen Street	1

010095	146-G Queen Street	1
010096	146-H Queen Street	1
010097	146-I Queen Street	1
010098	146-J Queen Street	1
010100	146-K Queen Street	1
010101	146-L Queen Street	1
010102	146-M Queen Street	1
010103	146-N Queen Street	1
010104	146-O Queen Street	1
010105	146-P Queen Street	1
010106	146-Q Queen Street	1
010108	146-S Queen Street	1
010109	146-T Queen Street	1
010110	12-A Smith Street	2
010111	12-B Smith Street	2
010112	12-C Smith Street	2
010113	12-D Smith Street	2
010114	12-E Smith Street	2
010115	12-F Smith Street	2
010116	12-G Smith Street	2
010117	12-H Smith Street	2
010118	14-A Smith Street	2
010119	14-B Smith Street	2
010120	14-C Smith Street	3
010121	14-D Smith Street	3
010122	14-E Smith Street	2
010123	14-F Smith Street	2
010124	2-A Wilson Street	2
010125	2-B Wilson Street	3
010126	2-C Wilson Street	2
010127	2-D Wilson Street	2
010128	2-E Wilson Street	2
010129	2-F Wilson Street	2
010130	2-G Wilson Street	3
010131	2-H Wilson Street	2

010133	146-R Queen Street	1
010134	16-C Franklin Street	1
010135	16-D Franklin Street	1
034001	16-A Franklin Street	1

ROBERT MILLS MANOR EXTENSION:

Unit ID	Address	Bedrooms
060001	59-A Beaufain Street	1
060002	59-B Beaufain Street	1
060003	59-C Beaufain Street	2
060004	59-D Beaufain Street	2
060005	59-E Beaufain Street	3
060006	59-F Beaufain Street	2
060007	59-G Beaufain Street	1
060008	59-H Beaufain Street	3
060009	59-I Beaufain Street	1
060010	59-J Beaufain Street	2
060011	63-A Beaufain Street	1
060012	63-B Beaufain Street	1
060013	63-C Beaufain Street	1
060014	63-D Beaufain Street	2
060015	63-E Beaufain Street	1
060016	63-F Beaufain Street	3
060017	63-G Beaufain Street	1
060018	63-H Beaufain Street	2
060019	67-A Beaufain Street	2
060020	67-B Beaufain Street	3
060021	67-C Beaufain Street	2
060022	67-D Beaufain Street	2
060023	67-E Beaufain Street	3
060024	67-F Beaufain Street	2
060025	75-A Beaufain Street	2
060026	75-B Beaufain Street	2
060027	75-C Beaufain Street	2
060028	75-D Beaufain Street	2
060029	83-A Beaufain Street	2
060030	83-B Beaufain Street	3
060031	83-C Beaufain Street	2
060032	83-D Beaufain Street	2

060033	83-E Beaufain Street	2
060034	83-F Beaufain Street	2
060035	83-G Beaufain Street	3
060036	83-H Beaufain Street	2
060037	125-A Logan Street	2
060038	125-B Logan Street	2
060039	125-C Logan Street	3
060040	125-D Logan Street	2
060041	125-E Logan Street	1
060042	125-F Logan Street	3
060043	125-G Logan Street	1
060044	125-H Logan Street	2
060045	125-I Logan Street	2
060046	125-J Logan Street	1
060047	125-K Logan Street	3
060048	125-L Logan Street	1
060049	125-M Logan Street	2
060050	129-A Logan Street	2
060051	129-B Logan Street	1
060052	129-C Logan Street	3
060053	129-D Logan Street	1
060054	129-E Logan Street	2
060055	129-F Logan Street	2
060056	129-G Logan Street	1
060057	129-H Logan Street	3
060058	129-I Logan Street	1
060059	129-J Logan Street	2
060060	129-K Logan Street	3
060061	129-L Logan Street	2
060062	129-M Logan Street	2
060063	139-A Logan Street	2
060064	139-B Logan Street	3
060065	139-C Logan Street	2
060066	139-D Logan Street	2
060067	139-E Logan Street	3
060068	139-F Logan Street	2
060069	1-A Wilson Street	1
060070	1-B Wilson Street	1
060071	1-C Wilson Street	1
060072	3-A Wilson Street	2
060073	3-B Wilson Street	2
060074	5-A Wilson Street	2
060075	5-B Wilson Street	2

060076	5-C Wilson Street	3
060077	5-D Wilson Street	2
060078	5-E Wilson Street	1
060079	5-F Wilson Street	3
060080	5-G Wilson Street	1
060081	5-H Wilson Street	2
060082	5-I Wilson Street	2
060083	5-J Wilson Street	1
060084	5-K Wilson Street	3
060085	5-L Wilson Street	1
060086	5-M Wilson Street	2
060087	9-A Wilson Street	2
060088	9-B Wilson Street	2
060089	9-C Wilson Street	2
060090	9-D Wilson Street	2

Physical Development: AMP 40 SC001000040

GADSDEN GREEN AND GADSDEN GREEN EXTENSION – SC 16-05 & SC 13DO/34 (264 Units):

Depending on funding availability, the Housing Authority of the City of Charleston, the City of Charleston, and CHA's CNI Development partner may apply for a 2026/2027 Choice Neighborhood Planning and/or Implementation Grant. Gadsden Green and the Extension currently comprise thirty-one (31) buildings consisting of ninety five (95) one bedroom, seventy two (72) two bedroom, forty-nine (49) three bedroom, forty (40) four bedroom, and eight (8) five bedroom units. Of the 264 units, seven (7) include mobility features and five (5) include sensory features. CHA may apply to the SAC for the demolition and/or disposition of the units listed below. [The site is listed on the mayor's "Project 3500" list and is on hold as engagement discussions with City staff continue.](#)

GADSDEN GREEN:

Unit ID	Address	Bedrooms
050001	2-A Allway Street	1
050002	2-B Allway Street	1
050003	2-C Allway Street	1
050004	2-D Allway Street	1
050005	4-A Allway Street	1
050006	4-B Allway Street	1

050007	4-C Allway Street	2
050008	4-D Allway Street	2
050009	6-A Allway Street	2
050010	6-B Allway Street	2
050011	6-C Allway Street	1
050012	6-D Allway Street	1
050013	8-A Allway Street	1
050014	8-B Allway Street	1
050015	8-C Allway Street	1
050016	8-D Allway Street	1
050017	10-A Allway Street	1
050018	10-B Allway Street	1
050019	10-C Allway Street	2
050020	10-D Allway Street	2
050021	12-A Allway Street	2
050022	12-B Allway Street	2
050023	12-C Allway Street	1
050024	12-D Allway Street	1
050025	2-A Flood Street	1
050026	2-B Flood Street	1
050027	4-A Flood Street	1
050028	4-B Flood Street	1
050029	6-A Flood Street	1
050030	6-B Flood Street	1
050031	8-A Flood Street	2
050032	8-B Flood Street	2
050033	10-A Flood Street	2
050034	10-B Flood Street	2
050035	12-A Flood Street	1
050036	12-B Flood Street	1
050037	14-A Flood Street	3
050038	14-B Flood Street	3
050039	16-A Flood Street	3
050040	16-B Flood Street	3
050041	18-A Flood Street	3

050042	18-B Flood Street	3
050043	20-A Flood Street	3
050044	20-B Flood Street	3
050045	22 Flood Street	3
050046	24 Flood Street	3
050047	26-A Flood Street	3
050048	26-B Flood Street	3
050049	28-A Flood Street	3
050050	28-B Flood Street	3
050051	30-A Flood Street	3
050052	30-B Flood Street	3
050053	32-A Flood Street	3
050054	32-B Flood Street	3
050055	34-A Flood Street	1
050056	34-B Flood Street	1
050057	36-A Flood Street	1
050058	36-B Flood Street	1
050059	38-A Flood Street	1
050060	38-B Flood Street	1
050061	40-A Flood Street	2
050062	40-B Flood Street	2
050063	42-A Flood Street	2
050064	42-B Flood Street	2
050065	44-A Flood Street	1
050066	44-B Flood Street	1
050067	215 Line Street	1
050068	217 Line Street	1
050069	219 Line Street	1
050070	221 Line Street	2
050071	223 Line Street	2
050072	225 Line Street	1
050073	227 Line Street	1
050074	229 Line Street	1
050075	25-A Norman Street	1
050076	25-B Norman Street	1

050077	27-A Norman Street	2
050078	27-B Norman Street	2
050079	28-A Norman Street	1
050080	28-B Norman Street	1
050081	29-A Norman Street	2
050082	29-B Norman Street	2
050083	30-A Norman Street	2
050084	30-B Norman Street	2
050085	31-A Norman Street	1
050086	31-B Norman Street	1
050087	32-A Norman Street	2
050088	32-B Norman Street	2
050089	33-A Norman Street	1
050090	33-B Norman Street	1
050091	34-A Norman Street	1
050092	34-B Norman Street	1
050093	35-A Norman Street	1
050094	35-B Norman Street	1
050095	36-A Norman Street	3
050096	36-B Norman Street	3
050097	37-A Norman Street	1
050098	37-B Norman Street	1
050099	38-A Norman Street	3
050100	38-B Norman Street	3
050101	39-A Norman Street	2
050102	39-B Norman Street	2
050103	40-A Norman Street	3
050104	40-B Norman Street	3
050105	41-A Norman Street	2
050106	41-B Norman Street	2
050107	42-A Norman Street	3
050108	42-B Norman Street	3
050109	43-A Norman Street	1
050110	43-B Norman Street	1
050111	44-A Norman Street	3

050112	44-B Norman Street	3
050113	45-A Norman Street	1
050114	45-B Norman Street	1
050115	46-A Norman Street	3
050116	46-B Norman Street	3
050117	47-A Norman Street	1
050118	47-B Norman Street	1
050119	48-A Norman Street	3
050120	48-B Norman Street	3
050121	49 Norman Street	3
050122	50-A Norman Street	3
050123	50-B Norman Street	3
050124	51 Norman Street	3
050125	52-A Norman Street	1
050126	52-B Norman Street	1
050127	53-A Norman Street	1
050128	53-B Norman Street	1
050129	54-A Norman Street	2
050130	54-B Norman Street	2
050131	55-A Norman Street	2
050132	55-B Norman Street	2
050133	56-A Norman Street	2
050134	56-B Norman Street	2
050135	57-A Norman Street	2
050136	57-B Norman Street	2
050137	58-A Norman Street	1
050138	58-B Norman Street	1
050139	59-A Norman Street	1
050140	59-B Norman Street	1
050141	61-A Norman Street	1
050142	61-B Norman Street	1
050143	63-A Norman Street	1
050144	63-B Norman Street	1
050145	65-A Norman Street	1
050146	65-B Norman Street	1

050147	67-A Norman Street	2
050148	67-B Norman Street	2
050149	69-A Norman Street	2
050150	69-B Norman Street	2
050151	71-A Norman Street	1
050152	71-B Norman Street	1
050153	73-A Norman Street	1
050154	73-B Norman Street	1
050155	75-A Norman Street	1
050156	75-B Norman Street	1
050157	175-A President Street	1
050158	175-B President Street	1
050159	177-A President Street	2
050160	177-B President Street	2
050161	179-A President Street	2
050162	179-B President Street	2
050163	181-A President Street	1
050164	181-B President Street	1
050165	185-A President Street	1
050166	185-B President Street	1
050167	187-A President Street	2
050168	187-B President Street	2
050169	189-A President Street	2
050170	189-B President Street	2
050171	191-A President Street	1
050172	191-B President Street	1

GADSDEN GREEN EXTENSION:

Unit ID	Address	Bedrooms
340001	14-A Allway Street	2
340002	14-B Allway Street	2
340003	14-C Allway Street	4
340004	14-D Allway Street	4
340005	14-E Allway Street	3
340006	14-F Allway Street	3

340007	14-G Allway Street	4
340008	14-H Allway Street	4
340009	14-I Allway Street	2
340010	14-J Allway Street	2
340011	16-A Allway Street	4
340012	16-B Allway Street	1
340013	16-C Allway Street	1
340014	16-D Allway Street	4
340015	16-E Allway Street	4
340016	16-F Allway Street	1
340017	16-G Allway Street	1
340018	16-H Allway Street	4
340019	18-A Allway Street	2
340020	18-B Allway Street	2
340021	18-C Allway Street	4
340022	18-D Allway Street	4
340023	18-E Allway Street	3
340024	18-F Allway Street	3
340025	18-G Allway Street	4
340026	18-H Allway Street	4
340027	18-I Allway Street	2
340028	18-J Allway Street	2
340029	33-A Flood Street	2
340030	33-B Flood Street	2
340031	33-C Flood Street	4
340032	33-D Flood Street	4
340033	33-E Flood Street	3
340034	33-F Flood Street	3
340035	33-G Flood Street	4
340036	33-H Flood Street	4
340037	33-I Flood Street	2
340038	33-J Flood Street	2
340039	37-A Flood Street	2
340040	37-B Flood Street	2
340041	37-C Flood Street	4

340042	37-D Flood Street	4
340043	37-E Flood Street	3
340044	37-F Flood Street	3
340045	37-G Flood Street	4
340046	37-H Flood Street	4
340047	37-I Flood Street	2
340048	37-J Flood Street	2
340049	34-A Hagood Avenue	2
340050	34-B Hagood Avenue	2
340051	34-C Hagood Avenue	4
340052	34-D Hagood Avenue	4
340053	34-E Hagood Avenue	3
340054	34-F Hagood Avenue	3
340055	34-G Hagood Avenue	4
340056	34-H Hagood Avenue	4
340057	34-I Hagood Avenue	2
340058	34-J Hagood Avenue	2
340059	38-A Hagood Avenue	4
340060	38-B Hagood Avenue	4
340061	38-C Hagood Avenue	5
340062	38-D Hagood Avenue	5
340063	38-E Hagood Avenue	5
340064	38-F Hagood Avenue	5
340065	38-G Hagood Avenue	4
340066	38-H Hagood Avenue	4
340067	231-A Line Street	2
340068	231-B Line Street	2
340069	231-C Line Street	4
340070	231-D Line Street	4
340071	231-E Line Street	3
340072	231-F Line Street	3
340073	231-G Line Street	4
340074	231-H Line Street	4
340075	231-I Line Street	2
340076	231-J Line Street	2

340077	233-A Line Street	4
340078	233-B Line Street	1
340079	233-C Line Street	1
340080	233-D Line Street	4
340081	233-E Line Street	4
340082	233-F Line Street	1
340083	233-G Line Street	1
340084	233-H Line Street	4
340085	235-A Line Street	4
340086	235-B Line Street	4
340087	235-C Line Street	5
340088	235-D Line Street	5
340089	235-E Line Street	5
340090	235-F Line Street	5
340091	235-G Line Street	4
340092	235-H Line Street	4

Otherwise, the CHA may apply for additional demolition or disposition of any other public housing development, after conducting full community consultation, as it proceeds with the repositioning of its public housing portfolio.

Designated Housing for Elderly and Disabled Families. DESCRIBE ANY PUBLIC HOUSING PROJECTS OWNED, ASSISTED OR OPERATED BY THE PHA (OR PORTIONS THEREOF), IN THE UPCOMING FISCAL YEAR, THAT THE PHA HAS CONTINUALLY OPERATED AS, HAS DESIGNATED, OR WILL APPLY FOR DESIGNATION FOR OCCUPANCY BY ELDERLY AND/OR DISABLED FAMILIES ONLY. INCLUDE THE FOLLOWING INFORMATION: **1)** DEVELOPMENT NAME AND NUMBER; **2)** DESIGNATION TYPE; **3)** APPLICATION STATUS; **4)** DATE THE DESIGNATION WAS APPROVED, SUBMITTED, OR PLANNED FOR SUBMISSION, AND; **5)** THE NUMBER OF UNITS AFFECTED. **NOTE:** THE APPLICATION AND APPROVAL PROCESS FOR SUCH DESIGNATIONS IS SEPARATE FROM THE PHA PLAN PROCESS, AND PHA PLAN APPROVAL DOES NOT CONSTITUTE HUD APPROVAL OF ANY DESIGNATION.

The Housing Authority of the City of Charleston does not anticipate an application under this designation.

Conversion of Public Housing. DESCRIBE ANY PUBLIC HOUSING BUILDING(S) (INCLUDING PROJECT NUMBER AND UNIT COUNT) OWNED BY THE PHA THAT THE PHA IS REQUIRED TO CONVERT OR PLANS TO VOLUNTARILY CONVERT TO TENANT-BASED ASSISTANCE; **2)** AN ANALYSIS OF THE PROJECTS OR BUILDINGS REQUIRED TO BE CONVERTED; AND **3)** A STATEMENT OF THE AMOUNT OF ASSISTANCE RECEIVED TO BE USED FOR RENTAL ASSISTANCE OR OTHER HOUSING ASSISTANCE IN CONNECTION WITH SUCH CONVERSION.

The Housing Authority of the City of Charleston has not been required to convert nor is proposing the voluntary conversion of any public housing to tenant-based assistance.

Conversion of Public Housing. DESCRIBE ANY PUBLIC HOUSING BUILDING(S) (INCLUDING PROJECT NUMBER AND UNIT COUNT) OWNED BY THE PHA THAT THE PHA PLANS TO VOLUNTARILY CONVERT TO PROJECT-BASED ASSISTANCE UNDER RAD.

The Housing Authority of the City of Charleston (CHA) was a successful applicant in the Rental Assistance Demonstration (RAD) program. The CHA received a Commitment to Enter into a Housing Assistance Payment (CHAP). As a result, the CHA will be converting to Project-Based Vouchers under the guidelines of H 2019-09 PIH 2019-23, REV-4, and any successor Notices. Upon conversion to Project-Based Vouchers, the Authority will adopt the resident rights, participation, waiting list, and grievance procedures listed in Section 1.6 of H 2019-09 PIH 2019-23, REV-4; and H-2016-17/PIH-2016-17. Below are more detailed descriptions of the aforementioned.

RAD was designed by HUD to assist in addressing the capital needs of public housing by providing CHA with access to private sources of capital to repair and preserve its affordable housing assets. Please be aware that upon conversion, the Authority's Capital Fund Budget will be reduced by the pro-rata share of Public Housing Developments converted as part of the Demonstration, and that CHA may also borrow funds to address capital needs.

The CHA is not currently under a voluntary compliance agreement, consent order or consent decree, or final judicial ruling or administrative ruling or decision.

The CHA certifies that the RAD conversion will comply with all applicable site selection and neighborhood review requirements and that all appropriate procedures have been followed. All other required information and certifications necessary to submit the PHA Plan, including Resident Advisory Board comments and responses, challenged elements, and all required certifications, are included. By way of approval of Board Resolution 4836, of June 2019, and Board Resolution 4958 of March 2021, The Housing Authority of the City of Charleston received approval from the Board of Commissioners to submit applications and related necessary documentation for HUD's Rental Assistance Demonstration program for properties designated as **Priority I** Projects, which include:

- SC 16-12 Kiawah Homes (AMP 40) 61 units
- SC16-15 275 Huger Street (AMP 20) 12 units
- SC16-16 Scattered Site 1031 King Street (AMP 40) 22 units
- SC16-13 Meeting Street Manor (AMP 20) 73 units

Kiawah Homes

~~The Kiawah Homes RAD/Section 18 Blend transaction closed on December 19, 2024. Substantial Rehabilitation efforts of 61 dwelling units and 1 Community Center are underway, and project completion is anticipated in the summer of 2026. [Project completion is estimated in June/July 2026.](#)~~

275 Huger Street

~~In partnership with Palmetto Redevelopment Partners, the Housing Authority plans to replace the 12 current public housing units at SC 16 15 275 Huger Street (AMP 20) with an estimated 77 new units of mixed affordable housing. The unit mix for the new property will comprise twelve (12) RAD/Section 18 units (2 x 1-br, 4 x 3-br, 6 x 4-br), forty-five (45) PBVs (6 x 1-br, 24 x 2-br, 13 x 3-br, 2 x 4-br), and twenty (20) workforce (15 x 1-br, 5 x 2-br) units. This is a 10/90 RAD/Section 18 Construction blend. Due to the cost of completing the original design, redesign efforts are underway. The new design will be presented to the City of Charleston's Board of Architectural Review in July for conceptual review. The project will be financed with Essential Function Bonds, Charleston County ARPA, the City of Charleston, and South Carolina DMH. Closing is anticipated late Fall 2025. [The site is listed on the mayor's "Project 3500" list and is on hold as engagement discussions with City staff continue.](#)~~

1031 King Street

The 1031 King Street project closed in March 2022, marking CHA's first RAD closing. Repairs outlined in the RCC have been completed, and HUD has certified completion on May 7, 2023.

Meeting Street Manor

Due to an unsuccessful attempt at securing 4% LIHTCs, CHA was forced to revise its repositioning strategy. CHA intends to convert the property through a 10-19 RAD/Section 18 construction Blend. The proposed conversion involves the substantial rehabilitation and adaptive reuse of seventy-five (75) dwelling units across fourteen (14) buildings. There are currently 73 public housing units in this transaction. A Concept Call has been requested. Completion of the Concept Call will be followed by submission of the Finance Plan and the RCC package. The project will be financed through Essential Function Bonds and the Federal Home Loan Bank of Atlanta AHP. Closing is anticipated in September

or October 2025. [The site is listed on the mayor’s “Project 3500” list and is on hold as engagement discussions with City staff continue.](#)

PROPERTIES IDENTIFIED AS PRIORITY II INCLUDE:

- SC 16-01 Robert Mills Manor (AMP 30) 132 units
- SC 16-06 Robert Mills Manor Extension (AMP 30) 22 units
- SC 16-13 Meeting Street Manor Extension (AMP 20) 44 units
- SC 16-08 Cooper River Courts (AMP 20) 216 units & Meeting Street Manor (AMP 20). A combined total of 344 units is planned to be addressed in four phases.

Robert Mills Manor & Robert Mills Manor Extension

CHA intends to convert the property through a 10-19 RAD/Section 18 construction Blend, and will submit the necessary documentation to the HUD SAC. The South Carolina State Historic Preservation Office has approved Parts 1 and 2 of our application to rehabilitate and preserve the historic units at Robert Mills Manor and Robert Mills Manor Extension. The development team is preparing the necessary RAD documentation and financing applications. The project will be financed through Historic Tax Credits and Conventional financing. [Closing is anticipated during 3rd quarter of 2026.](#)

Cooper River Courts

~~The project combines 216 units at Cooper River Court and 70 units at Meeting Street Manor. A total of 344 units will be disposed of through Section 18. The site will be redeveloped under a Master Development Agreement with our development partner to replace the existing units with a mixed-income, mixed-use development comprising a minimum of 1,116 residential units. Of the 1,116 units, 32% will be affordable (at or below 80% AMI), 18% will be workforce (between 80% and 120% AMI), and the remaining 50% will be at a reduced market rate. CHA plans to apply to the SAC for the demolition and/or disposition of 344 units.~~ [The site is listed on the mayor’s “Project 3500” list and is on hold as engagement discussions with City staff continue.](#)

PROPERTIES IDENTIFIED AS PRIORITY III INCLUDE:

- SC 16-09 Edmund Jenkins (AMP 20) 28 units
- SC 16-14 Wraggborough Homes (AMP 30) 128 units
- SC 16-13AB Wraggborough Homes Extension (AMP 30) 50 units

Edmund Jenkins

CHA received a CHAP on January 12, 2024, to convert 28 public housing units at Edmund Jenkins to RAD PBV. The property comprises six (6) buildings consisting of four (4) one-bedroom, eleven (11) two-bedroom, nine (9) three-bedroom, two (2) four-bedroom, and two (2) five-bedroom units. Of the twenty-eight units, two (2) units include sensory features. The project is temporarily on hold and will resume after Meeting Street Manor, Robert Mills Manor, and Robert Mills Manor Extension conversions are complete.

PROPERTIES IDENTIFIED AS PRIORITY IV INCLUDE:

- SC 16-06 Gadsden Green Homes (AMP 40) 172 units
- SC 16-13 Gadsden Green Homes Extension (AMP 40) 92 units
- AMP 30 Scattered Sites (Nassau, South, St. Philip, Marion, Coming, Line, Cannon, and Amherst Street sites).
- AMP 40 Scattered Sites (Parkdale, Sequoia, Athens Court, Chipley Terrace, Pamlico Terrace, Walter Drive, and Doris Drive.

Gadsden Green & Gadsden Green Extension

~~Depending on funding availability, the Housing Authority of the City of Charleston, the City of Charleston, and CHA's CNI Development partner may apply for a 2026/2027 Choice Neighborhood Planning and/or Implementation Grant. Gadsden Green and the Extension currently comprise thirty-one (31) buildings consisting of ninety-five (95) one-bedroom, seventy-two (72) two-bedroom, forty-nine (49) three-bedroom, forty (40) four-bedroom, and eight (8) five-bedroom units. Of the 264 units, seven (7) include mobility features and five (5) include sensory features. CHA may apply to the SAC for the demolition and/or disposition of the units listed below. The site is listed on the mayor's "Project 3500" list and is on hold as engagement discussions with City staff continue.~~

Scattered Sites – Athens Court

CHA received a CHAP on 1/5/2023 to convert 15 units at Athens Court to RAD PBV. The property comprises three (3) buildings consisting of two (2) one-bedroom, two (2) two-bedroom, ten (10) three-bedroom, and one (1) four-bedroom units. Documentation necessary to complete the RAD Submission process is being prepared. [Closing is anticipated late 2026.](#)

Scattered Sites – Chipley Terrace, Pamlico Terrace, Walter Drive, Doris Drive (Project 23)

~~Project 23 closed on May 31, 2024. Scope of Work items outlined in the RCC have been completed. A third-party Completion Certification inspection will be completed before the HUD-established Completion Certification date of August 1, 2025.~~ [The project has been certified as 100% complete.](#)

DRAFT

DEVELOPMENT INFORMATION: The following provides information on each development selected for RAD conversion in this PHA Plan year and for which the CHA has received CHAP's.

Public Housing Development Selected for RAD			
Name of Public Housing Project:	<i>Meeting St Manor</i>	PIC Development ID:	SC001000020
Conversion Type:	RAD Blend	Transfer of Assistance:	No
Pre-RAD Unit Type:	Family	Post-RAD Unit Type if different:	
Total Units: De Minimis Reduction:	73 N/A	Capital Fund allocation of Development:	\$273,150 (\$4,680,962/1251*73) (Annual Capital Fund Grant divided by total number of PH units in PHA, multiplied by total number of units in project).
Bedroom Type	Number of Units Pre-Conversion	Number of Units Post-Conversion	2 Units will be added for the site to comply with ADA/Section 504 requirements.
Studio/Efficiency	6	6	
One Bedroom	28	29*	
Two Bedroom	27	27	
Three Bedroom	12	13*	

Public Housing Development Selected for RAD			
Name of Public Housing Project:	<i>Robert Mills Manor & Robert Mills Manor Ext.</i>	PIC Development ID:	SC001000030
Conversion Type:	RAD Blend	Transfer of Assistance:	No
Pre-RAD Unit Type:	Family	Post-RAD Unit Type if different:	
Total Units: De Minimis Reduction:	217 3	Capital Fund allocation of Development:	\$811,965 (\$4,680,962/1251*217) (Annual Capital Fund Grant divided by total number of PH units in PHA, multiplied by total number of units in project).
Bedroom Type	Number of Units Pre-Conversion	Number of Units Post-Conversion	Units reconfigured to comply with Section 504 requirements, resulting in an overall reduction of 3 dwelling units.
Studio/Efficiency	0	0	
One Bedroom	48	48	
Two Bedroom	136	136	
Three Bedroom	38	38	

Public Housing Development Selected for RAD			
Name of Public Housing Project:	<i>Scattered Site 15 (275 Huger St.)</i>	PIC Development ID:	SC001000020
Conversion Type:	RAD Blend	Transfer of Assistance:	No
Pre-RAD Unit Type:	Family	Post-RAD Unit Type if different:	
Total Units: De Minimis Reduction:	12 N/A	Capital Fund allocation of Development:	\$44,901 (\$4,680,962/1251*12) (Annual Capital Fund Grant divided by total number of PH units in PHA, multiplied by total number of units in project).
Bedroom Type	Number of Units Pre-Conversion	Number of Units Post-Conversion	No changes in the number of units or bedroom distribution post-conversion.
Studio/Efficiency	0	0	
One Bedroom	2	23	
Two Bedroom	0	29	
Three Bedroom	4	17	
Four Bedroom	6	8	

Public Housing Development Selected for RAD			
Name of Public Housing Project:	<i>Edmund Jenkins</i>	PIC Development ID:	SC001000020
Conversion Type:	PBV under RAD	Transfer of Assistance:	No
Pre-RAD Unit Type:	Family	Post-RAD Unit Type if different:	
Total Units: De Minimis Reduction:	28 N/A	Capital Fund allocation of Development:	\$104,770 (\$4,680,962/1251*28) (Annual Capital Fund Grant divided by total number of PH units in PHA, multiplied by total number of units in project).
Bedroom Type	Number of Units Pre-Conversion	Number of Units Post-Conversion	No changes in the number of units or bedroom distribution post-conversion.
Studio/Efficiency	0	0	
One Bedroom	4	4	
Two Bedroom	11	11	
Three Bedroom	9	9	
Four Bedroom	2	2	
Five Bedroom	2	2	

The CHA may apply for CHAPs for the remainder of its public housing stock for conversion to PBVs under the RAD Program. CHA is providing information on each development if the applications are successful.

Public Housing Development Selected for RAD			
Name of Public Housing Project:	<i>Scattered Site 25</i>	PIC Development ID:	SC001000040
Conversion Type:	PBV under RAD	Transfer of Assistance:	No
Pre-RAD Unit Type:	Family	Post-RAD Unit Type if different:	
Total Units: De Minimis Reduction:	16 N/A	Capital Fund allocation of Development:	\$59,868 (\$4,680,962/1251*16) (Annual Capital Fund Grant divided by total number of PH units in PHA, multiplied by total number of units in project).
Bedroom Type	Number of Units Pre-Conversion	Number of Units Post-Conversion	No changes in the number of units or bedroom distribution post-conversion.
Studio/Efficiency	0	0	
One Bedroom	0	0	
Two Bedroom	8	8	
Three Bedroom	8	8	

Public Housing Development Selected for RAD			
Name of Public Housing Project:	<i>Cooper River Court</i>	PIC Development ID:	SC001000020
Conversion Type:	Section 18	Transfer of Assistance:	No
Pre-RAD Unit Type:	Family	Post-RAD Unit Type if different:	
Total Units: De Minimis Reduction:	216 N/A	Capital Fund allocation of Development:	\$808,224 (\$4,680,962/1251*216) (Annual Capital Fund Grant divided by total number of PH units in PHA, multiplied by total number of units in project).
Bedroom Type	Number of Units Pre-Conversion	Number of Units Post-Conversion	No changes in the number of units or bedroom distribution post-conversion.
Studio/Efficiency	0	TBD	
One Bedroom	34	TBD	
Two Bedroom	89	TBD	
Three Bedroom	69	TBD	
Four Bedroom	20	TBD	
Five Bedroom	4	TBD	

Public Housing Development Selected for RAD			
Name of Public Housing Project:	<i>Meeting St. Manor II</i>	PIC Development ID:	SC001000020
Conversion Type:	Section 18	Transfer of Assistance:	No
Pre-RAD Unit Type:	Family	Post-RAD Unit Type if different:	
Total Units: De Minimis Reduction:	128 N/A	Capital Fund allocation of Development:	\$478,947 (\$4,680,962/1251*128) (Annual Capital Fund Grant divided by total number of PH units in PHA, multiplied by total number of units in project).
Bedroom Type	Number of Units Pre-Conversion	Number of Units Post-Conversion	No changes in the number of units or bedroom distribution post-conversion.
Studio/Efficiency	26	TBD	
One Bedroom	36	TBD	
Two Bedroom	60	TBD	
Three Bedroom	6	TBD	

Public Housing Development Selected for RAD			
Name of Public Housing Project:	<i>Meeting St. Manor Ext.</i>	PIC Development ID:	SC001000020
Conversion Type:	Section 18	Transfer of Assistance:	No
Pre-RAD Unit Type:	Family	Post-RAD Unit Type if different:	
Total Units: De Minimis Reduction:	44 N/A	Capital Fund allocation of Development:	\$164,638 (\$4,680,962/1251*44) (Annual Capital Fund Grant divided by total number of PH units in PHA, multiplied by total number of units in project).
Bedroom Type	Number of Units Pre-Conversion	Number of Units Post-Conversion	No changes in the number of units or bedroom distribution post-conversion.
Studio/Efficiency	0	TBD	
One Bedroom	8	TBD	
Two Bedroom	8	TBD	
Three Bedroom	24	TBD	
Four Bedroom	0	TBD	
Five Bedroom	4	TBD	

Public Housing Development Selected for RAD			
Name of Public Housing Project:	<i>Wraggborough Ext.</i>	PIC Development ID:	SC001000030
Conversion Type:	TBD - RAD Blend or Section 18	Transfer of Assistance:	No
Pre-RAD Unit Type:	Family	Post-RAD Unit Type if different:	
Total Units: De Minimis Reduction:	50 N/A	Capital Fund allocation of Development:	\$187,089 (\$4,680,962/1251*50) (Annual Capital Fund Grant divided by total number of PH units in PHA, multiplied by total number of units in project).
Bedroom Type	Number of Units Pre-Conversion	Number of Units Post-Conversion	No changes in the number of units or bedroom distribution post-conversion.
Studio/Efficiency	0	TBD	
One Bedroom	4	TBD	
Two Bedroom	20	TBD	
Three Bedroom	24	TBD	
Four Bedroom	0	TBD	
Five Bedroom	2	TBD	

Public Housing Development Selected for RAD			
Name of Public Housing Project:	<i>Wraggborough</i>	PIC Development ID:	SC001000030
Conversion Type:	TBD - RAD Blend or Section 18	Transfer of Assistance:	No
Pre-RAD Unit Type:	Family	Post-RAD Unit Type if different:	
Total Units: De Minimis Reduction:	128 N/A	Capital Fund allocation of Development:	\$478,947 (\$4,680,962/1251*128) (Annual Capital Fund Grant divided by total number of PH units in PHA, multiplied by total number of units in project).
Bedroom Type	Number of Units Pre-Conversion	Number of Units Post-Conversion	No changes in the number of units or bedroom distribution post-conversion.
Studio/Efficiency	0	TBD	
One Bedroom	72	TBD	
Two Bedroom	38	TBD	
Three Bedroom	18	TBD	
Four Bedroom	0	TBD	
Five Bedroom	0	TBD	

Public Housing Development Selected for RAD			
Name of Public Housing Project:	<i>Gadsden Green</i>	PIC Development ID:	SC001000040
Conversion Type:	TBD - CNI/RAD Blend	Transfer of Assistance:	No
Pre-RAD Unit Type:	Family	Post-RAD Unit Type if different:	
Total Units: De Minimis Reduction:	172 N/A	Capital Fund allocation of Development:	\$643,585 (\$4,680,962/1251*172) (Annual Capital Fund Grant divided by total number of PH units in PHA, multiplied by total number of units in project).
Bedroom Type	Number of Units Pre-Conversion	Number of Units Post-Conversion	No changes in the number of units or bedroom distribution post-conversion.
Studio/Efficiency	0	TBD	
One Bedroom	87	TBD	
Two Bedroom	48	TBD	
Three Bedroom	37	TBD	

Public Housing Development Selected for RAD			
Name of Public Housing Project:	<i>Gadsden Green Ext.</i>	PIC Development ID:	SC001000040
Conversion Type:	TBD - CNI/RAD Blend	Transfer of Assistance:	No
Pre-RAD Unit Type:	Family	Post-RAD Unit Type if different:	
Total Units: De Minimis Reduction:	92 N/A	Capital Fund allocation of Development:	\$344,243 (\$4,680,962/1251*92) (Annual Capital Fund Grant divided by total number of PH units in PHA, multiplied by total number of units in project).
Bedroom Type	Number of Units Pre-Conversion	Number of Units Post-Conversion	No changes in the number of units or bedroom distribution post-conversion.
Studio/Efficiency	0	TBD	
One Bedroom	87	TBD	
Two Bedroom	48	TBD	
Three Bedroom	37	TBD	

Public Housing Development Selected for RAD			
Name of Public Housing Project:	<i>Scattered Sites 16</i>	PIC Development ID:	SC001000040
Conversion Type:	PBV under RAD	Transfer of Assistance:	No
Pre-RAD Unit Type:	Family	Post-RAD Unit Type if different:	
Total Units: De Minimis Reduction:	14 N/A	Capital Fund allocation of Development:	\$52,385 (\$4,680,962/1251*14) (Annual Capital Fund Grant divided by total number of PH units in PHA, multiplied by total number of units in project).
Bedroom Type	Number of Units Pre-Conversion	Number of Units Post-Conversion	No changes in the number of units or bedroom distribution post-conversion.
Studio/Efficiency	0	0	
One Bedroom	8	8	
Two Bedroom	5	5	
Three Bedroom	1	1	

Public Housing Development Selected for RAD			
Name of Public Housing Project:	<i>Scattered Sites 15</i>	PIC Development ID:	SC001000030 & SC001000040
Conversion Type:	PBV under RAD	Transfer of Assistance:	No
Pre-RAD Unit Type:	Family	Post-RAD Unit Type if different:	
Total Units: De Minimis Reduction:	35 N/A	Capital Fund allocation of Development:	\$130,962 (\$4,680,962/1251*35) (Annual Capital Fund Grant divided by total number of PH units in PHA, multiplied by total number of units in project).
Bedroom Type	Number of Units Pre-Conversion	Number of Units Post-Conversion	No changes in the number of units or bedroom distribution post-conversion.
Studio/Efficiency	0	0	
One Bedroom	12	12	
Two Bedroom	8	8	
Three Bedroom	13	13	
Four Bedroom	2	2	

Public Housing Development Selected for RAD			
Name of Public Housing Project:	<i>Scattered Sites 15</i>	PIC Development ID:	SC001000030
Conversion Type:	PBV under RAD	Transfer of Assistance:	No
Pre-RAD Unit Type:	Family	Post-RAD Unit Type if different:	
Total Units: De Minimis Reduction:	3 N/A	Capital Fund allocation of Development:	\$11,225 (\$4,680,962/1251*3) (Annual Capital Fund Grant divided by total number of PH units in PHA, multiplied by total number of units in project).
Bedroom Type	Number of Units Pre-Conversion	Number of Units Post-Conversion	No changes in the number of units or bedroom distribution post-conversion.
Studio/Efficiency	0	0	
One Bedroom	2	2	
Two Bedroom	0	0	
Three Bedroom	1	1	

Public Housing Development Selected for RAD			
Name of Public Housing Project:	<i>Scattered Sites 16</i>	PIC Development ID:	SC001000030 & SC001000040
Conversion Type:	PBV under RAD	Transfer of Assistance:	No
Pre-RAD Unit Type:	Family	Post-RAD Unit Type if different:	
Total Units: De Minimis Reduction:	42 N/A	Capital Fund allocation of Development:	\$157,155 (\$4,680,962/1251*42) (Annual Capital Fund Grant divided by total number of PH units in PHA, multiplied by total number of units in project).
Bedroom Type	Number of Units Pre-Conversion	Number of Units Post-Conversion	No changes in the number of units or bedroom distribution post-conversion.
Studio/Efficiency	0	0	
One Bedroom	8	8	
Two Bedroom	28	28	
Three Bedroom	6	6	

Resident Rights, Participation, Waiting List, and Grievance Procedures:

Please see H2-19-09/PIH 2019-23, REV-4 Section 1.6.c & Section 1.6.D using the following hyperlink:

https://www.hud.gov/sites/dfiles/Housing/documents/H-2019-09-PIH-2019-23_RAD_Notice%20Rev4_20190905.pdf

Please see H-2016-17/PIH-2016-17, as a whole, using the following hyperlink:

https://www.hud.gov/sites/documents/16-17HSGN_16-17PIHN.PDF

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Significant Amendment/Modification:

The Housing Authority of the City of Charleston (CHA) will use the following definition for determining a “Significant Amendment/Modification” to its 5-Year Plan:

“Any activity, proposed activity, or policy provided in the Agency Plan that would affect services or programs provided to residents. This deviation does not include changes to organizational structure or minor policy changes. An exception to this definition will be made for any of the above that are adopted to reflect changes mandated by Congress or HUD regulatory requirements; such changes will not be considered as significant amendments by the CHA.”

Substantial Deviation:

The Housing Authority of the City of Charleston (CHA) will use the following definition for determining a “Substantial Deviation” to its 5-Year Plan:

“Any change to the overall mission, goals or objectives as outline in its 5-Year Plan, which substantially affects the achievement of quantifiable performance indicators.”

As part of the Rental Demonstration (RAD), the Housing Authority of the City of Charleston is redefining the definition of a substantial deviation from the PHA Plan to exclude the following RAD-specific items:

- a. The decision to convert to either Project-Based Rental Assistance or Project-Based Voucher Assistance;
- b. Changes to the Capital Fund Budget produced as a result of each approved RAD Conversion, regardless of whether the proposed conversion will include use of additional Capital Funds;
- c. Changes to Relocation Plan and processes for each approved RAD conversion;
- d. Changes to the construction and rehabilitation plan for each approved RAD conversion; and
- e. Changes to the financing structure for each approved RAD conversion;

Occupancy by Over-Income Families. A PHA THAT OWNS OR OPERATES FEWER THAN TWO HUNDRED FIFTY (250) PUBLIC HOUSING UNITS, MAY LEASE A UNIT IN A PUBLIC HOUSING DEVELOPMENT TO AN OVER-INCOME FAMILY (A FAMILY WHOSE ANNUAL INCOME EXCEEDS THE LIMIT FOR A LOW INCOME FAMILY AT THE TIME OF INITIAL OCCUPANCY), IF ALL THE FOLLOWING CONDITIONS ARE SATISFIED: **1)** THERE ARE NO ELIGIBLE LOW INCOME FAMILIES ON THE PHA WAITING LIST OR APPLYING FOR PUBLIC HOUSING ASSISTANCE WHEN THE UNIT IS LEASED TO AN OVER-INCOME FAMILY; **2)** THE PHA HAS PUBLICIZED AVAILABILITY OF THE UNIT FOR RENTAL TO ELIGIBLE LOW INCOME FAMILIES, INCLUDING PUBLISHING PUBLIC NOTICE OF SUCH AVAILABILITY IN A NEWSPAPER OF GENERAL CIRCULATION IN THE JURISDICTION AT LEAST THIRTY DAYS BEFORE OFFERING THE UNIT TO AN OVER-INCOME FAMILY; **3)** THE OVER-INCOME FAMILY RENTS THE UNIT ON A MONTH-TO-MONTH BASIS FOR A RENT THAT IS NOT LESS THAN THE PHA'S COST TO OPERATE THE UNIT; **4)** THE LEASE TO THE OVER-INCOME FAMILY PROVIDES THAT THE FAMILY AGREES TO VACATE THE UNIT WHEN NEEDED FOR RENTAL TO AN ELIGIBLE FAMILY; AND **5)** THE PHA GIVES THE OVER-INCOME FAMILY AT LEAST THIRTY DAYS' NOTICE TO VACATE THE UNIT WHEN THE UNIT IS NEEDED FOR RENTAL TO AN ELIGIBLE FAMILY. THE PHA MAY INCORPORATE INFORMATION ON OCCUPANCY BY OVER-INCOME FAMILIES INTO ITS PHA PLAN STATEMENT OF DE-CONCENTRATION AND OTHER POLICIES THAT GOVERN ELIGIBILITY, SELECTION, AND ADMISSIONS.

The Housing Authority of the City of Charleston operates more than 250 public housing units and is therefore not eligible to lease a public housing unit to an over-income family.

Occupancy by Police Officers. THE PHA MAY ALLOW POLICE OFFICERS WHO WOULD NOT OTHERWISE BE ELIGIBLE FOR OCCUPANCY IN PUBLIC HOUSING, TO RESIDE IN A PUBLIC HOUSING DWELLING UNIT. THE PHA MUST INCLUDE THE NUMBER AND LOCATION OF THE UNITS TO BE OCCUPIED BY POLICE OFFICERS, AND THE TERMS AND CONDITIONS OF THEIR TENANCIES; AND A STATEMENT THAT SUCH OCCUPANCY IS NEEDED TO INCREASE SECURITY FOR PUBLIC HOUSING RESIDENTS. A "POLICE OFFICER" MEANS A PERSON DETERMINED BY THE PHA TO BE, DURING THE PERIOD OF RESIDENCE OF THAT PERSON IN PUBLIC HOUSING, EMPLOYED ON A FULL-TIME BASIS AS A DULY LICENSED PROFESSIONAL POLICE OFFICER BY A FEDERAL, STATE OR LOCAL GOVERNMENT OR BY ANY AGENCY OF THESE GOVERNMENTS. AN OFFICER OF AN ACCREDITED POLICE FORCE OF A HOUSING AGENCY MAY QUALIFY. THE PHA MAY INCORPORATE INFORMATION ON OCCUPANCY BY POLICE OFFICERS INTO ITS PHA PLAN STATEMENT OF DE-CONCENTRATION AND OTHER POLICIES THAT GOVERN ELIGIBILITY, SELECTION, AND ADMISSIONS.

There are currently no Police Officers residing in any of the units owned or operated by the Housing Authority of the City of Charleston.

Non-Smoking Policies. THE PHA MAY IMPLEMENT NON-SMOKING POLICIES IN ITS PUBLIC HOUSING PROGRAM AND INCORPORATE THIS INTO ITS PHA PLAN STATEMENT OF OPERATION AND MANAGEMENT AND THE RULES AND STANDARDS THAT WILL APPLY TO ITS PROJECTS.

The CHA has instituted a “smoke-free” policy for all public housing properties to comply with the directive as outlined in HUD’s final rule 81 FR 87430, 24 CFR 965,966 (Docket No. FR 5597-F-03).

The “smoke-free” policy bans the use of prohibited tobacco products in all public housing living units, indoor common areas in public housing, and the Housing Authority’s administrative office buildings. The smoke-free policy also extends to all outdoor areas up to 25 feet from public housing and administrative office buildings.

Implementation of this rule improves indoor air quality in units; benefits the health of public housing residents, visitors, and Housing Authority staff; reduces the risk of catastrophic fires, and lowers overall maintenance cost.

Before implementation, the Housing Authority of the City of Charleston conducted surveys, outreach efforts, and community forums on an ongoing basis to ensure that CHA residents are aware of the proposed policies and lease addendum and were able to make suggestions under the public notice and comment requirement.

Project-Based Vouchers. DESCRIBE ANY PLANS TO USE HOUSING CHOICE VOUCHERS (HCVs) FOR NEW PROJECT-BASED VOUCHERS, WHICH MUST COMPLY WITH PBV GOALS, CIVIL RIGHTS REQUIREMENTS, HOUSING QUALITY STANDARDS (HQS) AND DE-CONCENTRATION STANDARDS, AS STATED IN 983.57(B)(1) AND OUTLINED IN THE PHA PLAN STATEMENT OF DE-CONCENTRATION AND OTHER POLICIES THAT GOVERN ELIGIBILITY, SELECTION, AND ADMISSIONS. IF USING PROJECT-BASED VOUCHERS, PROVIDE THE PROJECTED NUMBER OF PROJECT-BASED UNITS AND GENERAL LOCATIONS, AND DESCRIBE HOW PROJECT-BASING WOULD BE CONSISTENT WITH THE PHA PLAN.

To date, the CHA has requested and received approval from HUD the award of 300 PBVs under the 20% Program Cap and 70 PBVs under the 10% Exception category.

Following are active Project-Based Voucher projects.

- 1) **573 MEETING STREET:** The CHA issued an RFP on 08/18/2019 for New Construction projects with a preference for households eligible to receive supportive services. Proposals were received and evaluated. CHA’s Board of Commissioners approved the award of 70 PBVs to One80 Place for a mixed-use development to be located at 573 Meeting Street. All the units will be designated exclusively for households eligible to receive supportive services. HUD approved the Subsidy Layering Review, and the project received environmental clearance. Construction is underway with an expected completion in late fall 2026.

- 2) **ESAU JENKINS:** The CHA issued an RFP on 10/31/2019 for the new construction of units exclusively targeted to qualified households eligible to receive supportive services. CHA’s Board of Commissioners approved the award of 72 PBVs to Esau Jenkins Village. [Construction is complete and 100% of the units are occupied.](#)

- 3) **LOW LINE APARTMENTS:** The CHA issued an RFP on 06/18/2023 for Developers of new construction units seeking PBV assistance for up to 20 units serving low-income households. CHA’s Board of Commissioners approved issuing an Intent to Award of 13 PBVs to Low Line Housing, LP. The Developer continues to work through Environmental Review items and financing options. [The project received environmental clearance and the subsidy layering review has been completed. Construction is scheduled to begin in mid to late 2026.](#)

- 4) **LEE STREET APARTMENTS:** The CHA issued an RFP on 10/15/2023 for Developers of new construction units seeking PBV assistance for up to 30 units serving low-income households 55 years old and over. CHA’s Board of Commissioners approved issuing an Intent to Award of 30 PBVs to Lee Street Apartments. [The project received Environmental clearance and the subsidy layering review has been completed. Financial closing is scheduled for the second quarter of 2026, with construction to start shortly thereafter.](#)

Future Project-Based Vouchers

- 1) **MEETING STREET MANOR:** ~~As mentioned elsewhere in this plan, CHA is planning for the substantial rehabilitation and adaptive reuse of seventy-five (75) dwelling units across fourteen (14) buildings. There are currently 73 public housing units in this transaction. To comply with Section 504, the current property management will be converted to two Section 504 units, comprising one 1-bedroom and one 3-bedroom UFAS unit. The said units will be Project Based. The site is listed on the mayor’s “Project 3500” list and is on hold as engagement discussions with City staff continue.~~

- 2) **275 HUGER STREET:** As mentioned elsewhere in this plan, the Housing Authority plans to replace the 12 current public housing units at SC 16-15 275 Huger Street (AMP 20) with an estimated 77 new units of mixed affordable housing. Forty-five of the new units will be Project-Based Vouchers, comprised of six 1-bedroom, twenty-four 2-bedroom, and two 4-bedroom units. [The site is listed on the mayor’s “Project 3500” list and is on hold as engagement discussions with City staff continue.](#)

~~To increase affordable housing opportunities and to deconcentrate poverty in the City of Charleston, the CHA intends to continue issuing requests for proposals for the award of PBV into the following year.~~

Approved Vacancies for Modernization. THE PHA MUST INCLUDE A STATEMENT RELATED TO UNITS WITH APPROVED VACANCIES THAT ARE UNDERGOING MODERNIZATION.

A) UNDERGOING MODERNIZATION – UNITS UNDER CONSTRUCTION

PHYSICAL DEVELOPMENT: AMP 30 SITES SC001000030P

AMP 30 SCATTERED SITES 15 & 16: Interior painting and repairs are currently underway at thirty-three (33) units. The project appears in CHA’s HUD-approved 5-Year Action for 2021-2025. Interior painting and repair activities have been completed.

i) SCATTERED SITE 15 - SC16-15 (26 Units)

Line Street (139 – 147)

Unit ID	Address	Suite
150033	139 Line Street	A
150034	139 Line Street	B
150035	141 Line Street	A
150036	141 Line Street	B
150037	143 Line Street	A
150038	143 Line Street	B
150039	145 Line Street	A
150040	145 Line Street	B
150041	147 Line Street	A
150042	147 Line Street	B

Amherst Street (42 -48)

150011	42 Amherst Street	A
150012	42 Amherst Street	B
150013	44 Amherst Street	A
150014	44 Amherst Street	B
150015	46 Amherst Street	A
150016	46 Amherst Street	B
150017	48 Amherst Street	A
150018	48 Amherst Street	B

St. Philip Street (213 – 219)

Unit ID	Address	Suite
150051	213 St Phillip Street	A
150052	213 St Phillip Street	B
150053	215 St Phillip Street	A
150054	215 St Phillip Street	B
150055	217 St Phillip Street	A
150056	217 St Phillip Street	B
150057	219 St Phillip Street	A
150058	219 St Phillip Street	B

ii) **SCATTERED SITE 16 - SC16-16 (7 Units)**

South Street (26)

160042	26 South Street	B
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Nassau Street (6)

160032	6 Nassau Street	B
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Cannon Street (49)

160001	49 Cannon Street	A
160002	49 Cannon Street	B
160004	49 Cannon Street	D
160005	49 Cannon Street	E
160008	49 Cannon Street	H

B) UNDERGOING MODERNIZATION – PLANNED CONVERSION TO RAD

PHYSICAL DEVELOPMENT: AMP 20 SITES SC001000020P

i) MEETING STREET MANOR - SC 16-10 (201 units)

Harris Street (37 – 83) (56 – 100)

Unit ID	Address	Suite
100001	37 Harris Street	
100002	39 Harris Street	
100003	41 Harris Street	
100004	43 Harris Street	
100005	45 Harris Street	
100006	47 Harris Street	
100007	49 Harris Street	
100008	51 Harris Street	
100009	53 Harris Street	
100010	55 Harris Street	
100025	57 Harris Street	
100026	59 Harris Street	
100027	61 Harris Street	
100028	63 Harris Street	
100029	65 Harris Street	
100030	67 Harris Street	
100031	69 Harris Street	
100032	71 Harris Street	
100033	73 Harris Street	
100034	75 Harris Street	
100049	77 Harris Street	
100050	79 Harris Street	
100051	81 Harris Street	
100052	83 Harris Street	
100011	56 Harris Street	A
100012	56 Harris Street	C
100013	56 Harris Street	D
100014	56 Harris Street	E
100015	56 Harris Street	F
100016	56 Harris Street	G
100017	56 Harris Street	H

100018	56 Harris Street	I
100019	56 Harris Street	J
100020	56 Harris Street	K
100021	56 Harris Street	L
100022	56 Harris Street	M
100023	56 Harris Street	N
100024	56 Harris Street	P
100035	76 Harris Street	A
100036	76 Harris Street	B
100037	76 Harris Street	D
100038	76 Harris Street	E
100039	76 Harris Street	F
100040	76 Harris Street	G
100041	76 Harris Street	H
100042	76 Harris Street	I
100043	76 Harris Street	J
100044	76 Harris Street	K
100045	76 Harris Street	L
100046	76 Harris Street	M
100047	76 Harris Street	N
100048	76 Harris Street	P
100053	86 Harris Street	
100054	88 Harris Street	
100055	90 Harris Street	
100056	92 Harris Street	
100057	94 Harris Street	
100058	96 Harris Street	
100059	98 Harris Street	
100060	100 Harris Street	

Hanover Street (239 – 249) (192, 194 – 240)

100083	239 Hanover Street	
100085	241 Hanover Street	
100086	243 Hanover Street	
100087	245 Hanover Street	
100088	247 Hanover Street	
100089	249 Hanover Street	
100061	192 Hanover Street	
100062	194 Hanover Street	
100063	196 Hanover Street	
100064	198 Hanover Street	
100065	200 Hanover Street	

100066	202 Hanover Street	
100067	204 Hanover Street	
100068	206 Hanover Street	
100069	208 Hanover Street	
100070	210 Hanover Street	
100071	212 Hanover Street	
100072	216 Hanover Street	
100073	218 Hanover Street	
100074	220 Hanover Street	
100075	222 Hanover Street	
100076	224 Hanover Street	
100077	226 Hanover Street	
100078	228 Hanover Street	
100079	230 Hanover Street	
100080	232 Hanover Street	
100081	234 Hanover Street	
100082	236 Hanover Street	
100083	239 Hanover Street	
100084	240 Hanover Street	

Johnson Street (55 – 97) (88 – 98)

100090	55 Johnson Street	A
100091	55 Johnson Street	C
100092	55 Johnson Street	D
100093	55 Johnson Street	E
100094	55 Johnson Street	F
100095	55 Johnson Street	G
100096	55 Johnson Street	H
100097	55 Johnson Street	I
100098	55 Johnson Street	J
100099	55 Johnson Street	K
100100	55 Johnson Street	L
100101	55 Johnson Street	M
100102	55 Johnson Street	O
100103	55 Johnson Street	P
100104	75 Johnson Street	A
100105	75 Johnson Street	C
100106	75 Johnson Street	D
100107	75 Johnson Street	E
100108	75 Johnson Street	F
100109	75 Johnson Street	G
100110	75 Johnson Street	H

100111	75 Johnson Street	I
100112	75 Johnson Street	J
100113	75 Johnson Street	K
100114	75 Johnson Street	L
100115	75 Johnson Street	M
100116	75 Johnson Street	O
100117	75 Johnson Street	P
100118	83 Johnson Street	
100119	85 Johnson Street	
100120	87 Johnson Street	
100122	89 Johnson Street	
100124	91 Johnson Street	
100125	93 Johnson Street	
100127	95 Johnson Street	
100128	97 Johnson Street	
100121	88 Johnson Street	
100123	90 Johnson Street	
100126	94 Johnson Street	
100129	98 Johnson Street	

Johnson Street (140 – 170)

100130	140 Jackson Street	A
100131	140 Jackson Street	B
100132	140 Jackson Street	C
100133	140 Jackson Street	D
100134	140 Jackson Street	E
100135	140 Jackson Street	F
100136	140 Jackson Street	G
100137	140 Jackson Street	H
100138	140 Jackson Street	I
100139	140 Jackson Street	J
100140	140 Jackson Street	K
100141	140 Jackson Street	L
100142	140 Jackson Street	M
100143	170 Jackson Street	A
100144	170 Jackson Street	B
100145	170 Jackson Street	C
100146	170 Jackson Street	D
100147	170 Jackson Street	E
100148	170 Jackson Street	F
100149	170 Jackson Street	G
100150	170 Jackson Street	H

100151	170 Jackson Street	I
100152	170 Jackson Street	J
100153	170 Jackson Street	K
100154	170 Jackson Street	L

Meeting Street (562)

100155	562 Meeting Street	B
100156	562 Meeting Street	C
100157	562 Meeting Street	D
100158	562 Meeting Street	E
100159	562 Meeting Street	F
100160	562 Meeting Street	G
100161	562 Meeting Street	H
100162	562 Meeting Street	I
100163	562 Meeting Street	J
100164	562 Meeting Street	K
100165	562 Meeting Street	L
100166	562 Meeting Street	M
100167	562 Meeting Street	N
100168	562 Meeting Street	O
100169	562 Meeting Street	P
100170	562 Meeting Street	Q
100171	562 Meeting Street	R
100172	562 Meeting Street	S
100173	562 Meeting Street	T
100174	562 Meeting Street	U

Nassau Street (235 – 253) (234 – 270)

100176	235 Nassau Street	
100178	237 Nassau Street	
100180	239 Nassau Street	
100182	241 Nassau Street	
100186	247 Nassau Street	
100188	249 Nassau Street	
100190	251 Nassau Street	
100192	253 Nassau Street	
100175	234 Nassau Street	
100177	236 Nassau Street	
100179	238 Nassau Street	

100181	240 Nassau Street	
100183	242 Nassau Street	
100184	244 Nassau Street	
100185	246 Nassau Street	
100187	248 Nassau Street	
100189	250 Nassau Street	
100191	252 Nassau Street	
100193	254 Nassau Street	
100194	256 Nassau Street	
100195	258 Nassau Street	
100196	260 Nassau Street	
100197	262 Nassau Street	
100198	264 Nassau Street	
100199	266 Nassau Street	
100200	268 Nassau Street	
100201	270 Nassau Street	

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ii) **275 HUGER STREET - SC 16-15 (12 Units)**

Unit ID	Address	Suite
150021	275 Huger Street	A
150022	275 Huger Street	B
150023	275 Huger Street	C
150024	275 Huger Street	D
150025	275 Huger Street	E
150026	275 Huger Street	F
150027	275 Huger Street	G
150028	275 Huger Street	H
150029	275 Huger Street	I
150030	275 Huger Street	J
150031	275 Huger Street	K
150032	275 Huger Street	L

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PHYSICAL DEVELOPMENT: AMP 30 Sites SC001000030

Robert Mills Manor (SC16-01) & Robert Mills Manor Extension (SC16-06)

Cromwell Alley (1 – 2) (4 – 8)

Unit ID	Address	Suite
010001	1 Cromwell Alley	A
010002	1 Cromwell Alley	B
010003	1 Cromwell Alley	C
010004	1 Cromwell Alley	D
010005	1 Cromwell Alley	E
010006	1 Cromwell Alley	F
010007	1 Cromwell Alley	G
010008	1 Cromwell Alley	H
010009	2 Cromwell Alley	A
010010	2 Cromwell Alley	B
010011	2 Cromwell Alley	C
010012	2 Cromwell Alley	D
010013	2 Cromwell Alley	E
010014	2 Cromwell Alley	F
010015	4 Cromwell Alley	A
010016	4 Cromwell Alley	B
010017	4 Cromwell Alley	C
010018	4 Cromwell Alley	D
010019	4 Cromwell Alley	E
010020	4 Cromwell Alley	F
010021	5 Cromwell Alley	A
010022	5 Cromwell Alley	B
010023	5 Cromwell Alley	C
010024	5 Cromwell Alley	D
010025	5 Cromwell Alley	E
010026	5 Cromwell Alley	F
010027	5 Cromwell Alley	G
010028	5 Cromwell Alley	H
010029	6 Cromwell Alley	A
010030	6 Cromwell Alley	B
010031	6 Cromwell Alley	C
010032	6 Cromwell Alley	D

010033	6 Cromwell Alley	E
010034	6 Cromwell Alley	F
010035	7 Cromwell Alley	A
010036	7 Cromwell Alley	B
010037	7 Cromwell Alley	C
010038	7 Cromwell Alley	D
010039	7 Cromwell Alley	E
010040	7 Cromwell Alley	F
010041	7 Cromwell Alley	G
010042	7 Cromwell Alley	H
010043	8 Cromwell Alley	A
010044	8 Cromwell Alley	B
010045	8 Cromwell Alley	C
010046	8 Cromwell Alley	D
010047	8 Cromwell Alley	E
010048	8 Cromwell Alley	F

Franklin Street (16, 29, 31)

010049	16 Franklin Street	A
010050	16 Franklin Street	B
010134	16 Franklin Street	C
010135	16 Franklin Street	D
010051	29 Franklin Street	A
010052	29 Franklin Street	B
010053	29 Franklin Street	C
010054	29 Franklin Street	D
010055	29 Franklin Street	E
010056	29 Franklin Street	F
010057	29 Franklin Street	G
010058	29 Franklin Street	H
010059	31 Franklin Street	A
010060	31 Franklin Street	B
010061	31 Franklin Street	C
010062	31 Franklin Street	D
010063	31 Franklin Street	E
010064	31 Franklin Street	F

Logan Street (105)

010065	105 Logan Street	A
010066	105 Logan Street	B
010067	105 Logan Street	C
010068	105 Logan Street	D
010069	105 Logan Street	E
010070	105 Logan Street	F
010071	105 Logan Street	G
010072	105 Logan Street	H

Magazine Street (20,22)

010073	20 Magazine Street	A
010074	20 Magazine Street	B
010075	20 Magazine Street	C
010076	20 Magazine Street	D
010077	20 Magazine Street	E
010078	20 Magazine Street	F
010079	20 Magazine Street	G
010080	20 Magazine Street	H
010081	22 Magazine Street	A
010082	22 Magazine Street	B
010083	22 Magazine Street	C
010084	22 Magazine Street	D
010085	22 Magazine Street	E
010086	22 Magazine Street	F
010087	22 Magazine Street	G
010088	22 Magazine Street	H

Queen Street (146)

010089	146 Queen Street	A
010090	146 Queen Street	B
010091	146 Queen Street	C
010092	146 Queen Street	D
010093	146 Queen Street	E
010094	146 Queen Street	F
010095	146 Queen Street	G
010096	146 Queen Street	H
010097	146 Queen Street	I
010098	146 Queen Street	J
010100	146 Queen Street	K

010101	146 Queen Street	L
010102	146 Queen Street	M
010103	146 Queen Street	N
010104	146 Queen Street	O
010105	146 Queen Street	P
010106	146 Queen Street	Q
010108	146 Queen Street	S
010109	146 Queen Street	T
010133	146 Queen Street	R

Smith Street (12, 14)

010110	12 Smith Street	A
010111	12 Smith Street	B
010112	12 Smith Street	C
010113	12 Smith Street	D
010114	12 Smith Street	E
010115	12 Smith Street	F
010116	12 Smith Street	G
010117	12 Smith Street	H
010118	14 Smith Street	A
010119	14 Smith Street	B
010120	14 Smith Street	C
010121	14 Smith Street	D
010122	14 Smith Street	E
010123	14 Smith Street	F

Wilson Street (2)

010124	2 Wilson Street	A
010125	2 Wilson Street	B
010126	2 Wilson Street	C
010127	2 Wilson Street	D
010128	2 Wilson Street	E
010129	2 Wilson Street	F
010130	2 Wilson Street	G
010131	2 Wilson Street	H

ROBERT MILLS MANOR EXTENSION - SC 16-06 (90 Units)

Beaufain Street (59, 63, 67, 75, 83)

Unit ID	Address	Suite
060001	59 Beaufain Street	A
060002	59 Beaufain Street	B
060003	59 Beaufain Street	C
060004	59 Beaufain Street	D
060005	59 Beaufain Street	E
060006	59 Beaufain Street	F
060007	59 Beaufain Street	G
060008	59 Beaufain Street	H
060009	59 Beaufain Street	I
060010	59 Beaufain Street	J
060011	63 Beaufain Street	A
060012	63 Beaufain Street	B
060013	63 Beaufain Street	C
060014	63 Beaufain Street	D
060015	63 Beaufain Street	E
060016	63 Beaufain Street	F
060017	63 Beaufain Street	G
060018	63 Beaufain Street	H
060019	67 Beaufain Street	A
060020	67 Beaufain Street	B
060021	67 Beaufain Street	C
060022	67 Beaufain Street	D
060023	67 Beaufain Street	E
060024	67 Beaufain Street	F
060025	75 Beaufain Street	A
060026	75 Beaufain Street	B
060027	75 Beaufain Street	C
060028	75 Beaufain Street	D
060029	83 Beaufain Street	A
060030	83 Beaufain Street	B
060031	83 Beaufain Street	C
060032	83 Beaufain Street	D
060033	83 Beaufain Street	E
060034	83 Beaufain Street	F
060035	83 Beaufain Street	G
060036	83 Beaufain Street	H

Logan Street (125, 129, 139)

060037	125 Logan Street	A
060038	125 Logan Street	B
060039	125 Logan Street	C
060040	125 Logan Street	D
060041	125 Logan Street	E
060042	125 Logan Street	F
060043	125 Logan Street	G
060044	125 Logan Street	H
060045	125 Logan Street	I
060046	125 Logan Street	J
060047	125 Logan Street	K
060048	125 Logan Street	L
060049	125 Logan Street	M
060050	129 Logan Street	A
060051	129 Logan Street	B
060052	129 Logan Street	C
060053	129 Logan Street	D
060054	129 Logan Street	E
060055	129 Logan Street	F
060056	129 Logan Street	G
060057	129 Logan Street	H
060058	129 Logan Street	I
060059	129 Logan Street	J
060060	129 Logan Street	K
060062	129 Logan Street	M
060063	139 Logan Street	A
060064	139 Logan Street	B
060065	139 Logan Street	C
060066	139 Logan Street	D
060067	139 Logan Street	E
060068	139 Logan Street	F

Wilson Street (1, 3, 5, 9)

060070	1 Wilson Street	B
060071	1 Wilson Street	C
060072	3 Wilson Street	A
060073	3 Wilson Street	B
060074	5 Wilson Street	A
060075	5 Wilson Street	B
060076	5 Wilson Street	C

060077	5 Wilson Street	D
060078	5 Wilson Street	E
060079	5 Wilson Street	F
060080	5 Wilson Street	G
060081	5 Wilson Street	H
060082	5 Wilson Street	I
060083	5 Wilson Street	J
060084	5 Wilson Street	K
060085	5 Wilson Street	L
060086	5 Wilson Street	M
060087	9 Wilson Street	A
060088	9 Wilson Street	B
060089	9 Wilson Street	C
060090	9 Wilson Street	D

DRAFT

PHYSICAL DEVELOPMENT: AMP 40 Sites SC001000040

i) SCATTERED SITE 15 - SC16-15 (24 Units)

Romney Street (129 - 137)

150046	129 Romney Street	
150047	131 Romney Street	
150048	133 Romney Street	
150049	135 Romney Street	
150050	137 Romney Street	

Athens Court (7 – 25)

150001	7 Athens Court	
150002	9 Athens Court	
150003	11 Athens Court	
150004	13 Athens Court	
150005	15 Athens Court	
150006	17 Athens Court	
150007	19 Athens Court	
150008	21 Athens Court	
150009	23 Athens Court	
150010	25 Athens Court	

Other Capital Grant Programs. (I.E., CAPITAL FUND COMMUNITY FACILITIES GRANTS OR EMERGENCY SAFETY AND SECURITY GRANTS).

On June 30, 2025, CHA applied for an Emergency Safety and Security Grant seeking funding support to address a critical and escalating threat to the safety and well-being of residents living in our public housing communities. Over the current fiscal year, our properties have experienced a significant increase in crime and drug-related activity, including assaults, burglaries, and vandalism. The Housing Authority seeks ESSG support to acquire and deploy three mobile security camera trailers—an urgently needed, flexible solution that will deter criminal activity, enhance surveillance, and restore a sense of security for the families and individuals who call Charleston’s public housing home.

DRAFT

THE HOUSING AUTHORITY OF THE CITY OF CHARLESTON

Draft Annual Plan Update - FYB October 1, 2026

B. Plan Elements

B.2 New Activities.

Hope VI or Choice Neighborhoods. **1)** A DESCRIPTION OF ANY HOUSING (INCLUDING PROJECT NUMBER (IF KNOWN) AND UNIT COUNT) FOR WHICH THE PHA WILL APPLY FOR HOPE VI OR CHOICE NEIGHBORHOODS; AND **2)** A TIMETABLE FOR THE SUBMISSION OF APPLICATIONS OR PROPOSALS.

Depending on funding availability, the Housing Authority of the City of Charleston may apply for a Choice Neighborhood Planning and/or Implementation Grant during 2026/2027 for the redevelopment/revitalization of Gadsden Green and Gadsden Green Extension.

Mixed Finance Modernization or Development. **1)** A DESCRIPTION OF ANY HOUSING (INCLUDING PROJECT NUMBER (IF KNOWN) AND UNIT COUNT) FOR WHICH THE PHA WILL APPLY FOR MIXED FINANCE MODERNIZATION OR DEVELOPMENT; AND **2)** A TIMETABLE FOR THE SUBMISSION OF APPLICATIONS OR PROPOSALS. THE APPLICATION AND APPROVAL PROCESS FOR MIXED FINANCE MODERNIZATION OR DEVELOPMENT IS A SEPARATE PROCESS.

The Housing Authority of the City of Charleston's application for such in the future is subject to the approval of its application to convert its Public Housing portfolio to Project-Based Assistance under the Rental Assistance Demonstration Program (RAD).

Demolition and/or Disposition. DESCRIBE ANY PUBLIC HOUSING PROJECTS OWNED BY THE PHA AND SUBJECT TO ACCS (INCLUDING PROJECT NUMBER AND UNIT NUMBERS [OR ADDRESSES]), AND THE NUMBER OF AFFECTED UNITS ALONG WITH THEIR SIZES AND ACCESSIBILITY FEATURES) FOR WHICH THE PHA WILL APPLY OR IS CURRENTLY PENDING FOR DEMOLITION OR DISPOSITION; AND (2) A TIMETABLE FOR THE DEMOLITION OR DISPOSITION. THIS STATEMENT MUST BE SUBMITTED TO THE EXTENT THAT APPROVED AND/OR PENDING DEMOLITION AND/OR DISPOSITION HAS CHANGED AS DESCRIBED IN THE PHA'S LAST ANNUAL AND/OR 5-YEAR PHA PLAN SUBMISSION. THE APPLICATION AND APPROVAL PROCESS FOR DEMOLITION AND/OR DISPOSITION IS A SEPARATE PROCESS.

As indicated elsewhere in this Annual Plan, the CHA is undertaking a portfolio RAD conversion of its public housing. For any converting public housing developments that qualify for "RAD/Section 18 (90/10) Blend" treatment under Notice PIH 2024-40, essentially because they will meet the threshold rehabilitation requirement without using 9% low-income housing tax credits, the CHA anticipates partially disposing of these developments and replacing the public housing units with project-based vouchers.

Physical Development: AMP 20 SC001000020

MEETING STREET MANOR – SC 16-10 (73 Units)

The CHAP for this conversion was approved and issued on May 9, 2023. This is a partial AMP conversion through a RAD/Section 18 Construction blend and qualifies for the 10-90 RAD/Section 18 blend. The proposed conversion involves the substantial rehabilitation and adaptive reuse of seventy five (75) dwelling units across fourteen (14) buildings. There are currently 73 public housing units in this transaction. Eight (8) units will be RAD units, and sixty five (65) units will be Section 18. The seventy-three (73) public housing units will undergo substantial renovations, and two (2) additional units will be added to the project from the adaptive reuse of an existing administrative structure. The two additional units will be a single 1-bedroom unit and a single 3-bedroom unit. These two additional units are currently not part of the Public Housing Program and, as such, are not covered by CHAP or the RAD conversion. These two units will receive rental assistance through two Housing Choice Vouchers, which will be project based. All parcels are contiguous. The property is bounded by Hanover Street on the East, Harris Street on the South, Meeting Street on the West, Johnson and Nassau Streets on the North-West, and Stroble Lane on the North. The current occupancy type is family and will remain so post-conversion. There are currently six (6) efficiency style units, twenty-eight (28) 1-bedroom units, twenty-seven (27) 2-bedroom units, and twelve (12) 3-bedroom units present at the property. No existing dwelling units will be lost during conversion. A Concept Call has been requested. Completion of the Concept Call will be followed by submission of the Finance Plan and the RCC package. The anticipated closing is scheduled for September or October 2025. CHA will submit the required documentation to the SAC for the Section 18 units. [The site is listed on the mayor’s “Project 3500” list and is on hold as engagement discussions with City staff continue.](#)

Unit ID	Address	Suite
	562 Meeting Street	A-1
	562 Meeting Street	A-2
	562 Meeting Street	A-3
100155	562 Meeting Street	B
100156	562 Meeting Street	C
100157	562 Meeting Street	D
100158	562 Meeting Street	E
100159	562 Meeting Street	F
100160	562 Meeting Street	G
100161	562 Meeting Street	H
100162	562 Meeting Street	I
100164	562 Meeting Street	K
100167	562 Meeting Street	N
100172	562 Meeting Street	S
100171	562 Meeting Street	R
100166	562 Meeting Street	M

100168	562 Meeting Street	O
100163	562 Meeting Street	J
100165	562 Meeting Street	L
100174	562 Meeting Street	U
100170	562 Meeting Street	Q
100169	562 Meeting Street	P
100173	562 Meeting Street	T
100176	235 Nassau Street	
100178	237 Nassau Street	
100182	241 Nassau Street	
100183	242 Nassau Street	
100180	239 Nassau Street	
100186	247 Nassau Street	
100196	260 Nassau Street	
100197	262 Nassau Street	
100198	264 Nassau Street	
100199	266 Nassau Street	
100200	268 Nassau Street	
100201	270 Nassau Street	
100194	256 Nassau Street	
100179	238 Nassau Street	
100191	252 Nassau Street	
100190	251 Nassau Street	
100175	234 Nassau Street	
100189	250 Nassau Street	
100177	236 Nassau Street	
100188	249 Nassau Street	
100184	244 Nassau Street	
100187	248 Nassau Street	
100192	253 Nassau Street	
100185	246 Nassau Street	
100181	240 Nassau Street	
100193	254 Nassau Street	
100195	258 Nassau Street	

100121	88 Johnson Street	
100123	90 Johnson Street	
100126	94 Johnson Street	
100128	97 Johnson Street	
100129	98 Johnson Street	
100121	91 Johnson Street	

100123	95 Johnson Street	
100126	87 Johnson Street	
100128	93 Johnson Street	
100129	83 Johnson Street	
100122	89 Johnson Street	
100119	85 Johnson Street	
100058	96 Harris Street	
100060	100 Harris Street	
100059	98 Harris Street	
100056	92 Harris Street	
100057	94 Harris Street	
100055	90 Harris Street	
100054	88 Harris Street	
100053	86 Harris Street	
100086	243 Hanover Street	
100083	239 Hanover Street	
100088	247 Hanover Street	
100089	249 Hanover Street	
100087	245 Hanover Street	
100085	241 Hanover Street	

275 HUGER STREET - SC 16-15 (12 Units):

This is a partial AMP conversion through a 10/90 RAD/Section 18 Construction Blend. In partnership with Palmetto Redevelopment Partners, the Housing Authority plans to redevelop the site by replacing 12 existing public housing units with 77 mixed-income affordable housing units. The site currently comprises two (2) buildings consisting of two (2) one-bedroom, four (4) three-bedroom, and six (6) four-bedroom units. Of the 12 units, two include mobility features and two include sensory features. CHA plans to apply to the SAC for demolition and/or disposition of the units listed below. The site is listed on the mayor’s “Project 3500” list and is on hold as engagement discussions with City staff continue.

Unit ID	Address	Bedrooms
150021	275-A Huger Street	4
150022	275-B Huger Street	4
150023	275-C Huger Street	3
150024	275-D Huger Street	3
150025	275-E Huger Street	4
150026	275-F Huger Street	4
150027	275-G Huger Street	4
150028	275-H Huger Street	4
150029	275-I Huger Street	3
150030	275-J Huger Street	3
150031	275-K Huger Street	1
150032	275-L Huger Street	1

COOPER RIVER COURT & MEETING STREET MANOR - SC 16-08 & SC 16-10 (344 Units):

The project combines 216 units at Cooper River Court and 128 units at Meeting Street Manor. A total of 344 units will be disposed of through Section 18. The site will be redeveloped under a Master Development Agreement with our development partner to replace the existing public housing units with a mixed-income, mixed-use development comprising approximately 1,116 residential units. Of the 1,116 units, 32% will be affordable (at or below 80% AMI), 18% will be workforce (between 80% and 120% AMI), and the remaining 50% will be at a reduced market rate. Cooper River Court currently comprises twenty-one (21) buildings, consisting of thirty-four (34) one-bedroom units, eighty-nine (89) two-bedroom units, sixty-nine (69) three-bedroom units, twenty (20) four-bedroom units, and four (4) five-bedroom units. Of the 216 Cooper River Court units, fifteen include mobility features and two include sensory features. Meeting Street Manor currently comprises nineteen (19) buildings consisting of twenty-four (24) efficiency, thirty-six (36) one-bedroom, fifty-four (54) two-bedroom, fourteen (14) three-bedroom, and one (1) five-bedroom units. Of the 216 Cooper River Court units, fifteen include mobility features and two include sensory features. CHA plans to apply to the SAC for

~~the demolition and/or disposition of the units listed below.~~ The site is listed on the mayor's "Project 3500" list and is on hold as engagement discussions with City staff continue.

COOPER RIVER COURT:

Unit ID	Address	Bedrooms
080001	170 America Street	1
080002	172-A America Street	2
080003	172-B America Street	2
080004	174-A America Street	2
080005	174-B America Street	3
080006	176-A America Street	2
080007	176-B America Street	3
080008	178-A America Street	2
080009	178-B America Street	3
080010	180-A America Street	2
080011	180-B America Street	3
080012	182-A America Street	2
080013	182-B America Street	3
080014	184 America Street	1
080015	230-A America Street	2
080016	230-B America Street	4
080017	230-C America Street	4
080018	230-D America Street	1
080019	231 America Street	1
080020	233-A America Street	2
080021	233-B America Street	3
080022	235-A America Street	2
080023	235-B America Street	3
080024	237-A America Street	2
080025	237-B America Street	3
080026	239-A America Street	2
080027	239-B America Street	3
080028	240-A America Street	1

080029	240-B America Street	2
080030	240-C America Street	1
080031	240-D America Street	1
080032	241-A America Street	2
080033	241-B America Street	3
080034	243-A America Street	2
080035	243-B America Street	2
080036	245 America Street	1
080037	775 East Bay Street	1
080038	777-A East Bay Street	2
080039	777-B East Bay Street	3
080040	779-A East Bay Street	2
080041	779-B East Bay Street	3
080042	781-A East Bay Street	2
080043	781-B East Bay Street	3
080044	783-A East Bay Street	2
080045	783-B East Bay Street	3
080046	785-A East Bay Street	2
080047	785-B East Bay Street	3
080048	787-A East Bay Street	2
080049	787-B East Bay Street	2
080050	789 East Bay Street	1
080051	831-A Morrison Drive	2
080052	831-B Morrison Drive	4
080053	831-C Morrison Drive	4
080054	831-D Morrison Drive	4
080055	831-E Morrison Drive	4
080056	831-F Morrison Drive	4
080057	831-G Morrison Drive	4
080058	831-H Morrison Drive	2
080059	831-I Morrison Drive	2
080060	831-J Morrison Drive	3
080061	831-K Morrison Drive	2
080062	831-L Morrison Drive	3
080063	831-M Morrison Drive	2

080064	831-N Morrison Drive	3
080065	831-O Morrison Drive	4
080066	831-P Morrison Drive	4
080067	831-Q Morrison Drive	4
080068	831-R Morrison Drive	4
080069	845-A Morrison Drive	1
080070	845-B Morrison Drive	2
080071	845-C Morrison Drive	3
080072	845-D Morrison Drive	4
080073	845-E Morrison Drive	4
080074	845-F Morrison Drive	4
080075	845-G Morrison Drive	4
080076	845-H Morrison Drive	4
080077	845-I Morrison Drive	4
080078	845-J Morrison Drive	2
080079	855-A Morrison Drive	1
080080	855-B Morrison Drive	1
080081	855-C Morrison Drive	3
080082	855-D Morrison Drive	4
080083	855-E Morrison Drive	4
080084	855-F Morrison Drive	1
080085	2-A Harris Street	2
080086	2-B Harris Street	5
080087	4-A Harris Street	2
080088	4-B Harris Street	3
080089	6-A Harris Street	5
080090	6-B Harris Street	3
080091	8-A Harris Street	2
080092	8-B Harris Street	5
080093	10-A Harris Street	2
080094	10-B Harris Street	3
080095	12-A Harris Street	5
080096	12-B Harris Street	3
080097	242 Hanover Street	1
080098	244-A Hanover Street	2

080099	244-B Hanover Street	2
080100	246-A Hanover Street	2
080101	246-B Hanover Street	3
080102	248-A Hanover Street	2
080103	248-B Hanover Street	3
080104	250-A Hanover Street	2
080105	250-B Hanover Street	3
080106	252-A Hanover Street	2
080107	252-B Hanover Street	3
080108	254-A Hanover Street	2
080109	254-B Hanover Street	3
080110	256 Hanover Street	1
080111	5-A Jackson Street	1
080112	5-B Jackson Street	2
080113	5-C Jackson Street	3
080114	5-D Jackson Street	2
080115	5-E Jackson Street	3
080116	5-F Jackson Street	2
080117	5-G Jackson Street	3
080118	5-H Jackson Street	2
080119	5-I Jackson Street	3
080120	5-J Jackson Street	2
080121	5-K Jackson Street	1
080122	9-A Jackson Street	1
080123	9-B Jackson Street	2
080124	9-C Jackson Street	2
080125	9-D Jackson Street	3
080126	9-E Jackson Street	2
080127	9-F Jackson Street	3
080128	9-G Jackson Street	2
080129	9-H Jackson Street	3
080130	9-I Jackson Street	2
080131	9-J Jackson Street	3
080132	9-K Jackson Street	2
080133	9-L Jackson Street	3

080134	9-M Jackson Street	1
080135	82-A Johnson Street	1
080136	82-B Johnson Street	2
080137	82-C Johnson Street	2
080138	82-D Johnson Street	3
080139	82-E Johnson Street	2
080140	82-F Johnson Street	3
080141	82-G Johnson Street	2
080142	82-H Johnson Street	3
080143	82-I Johnson Street	2
080144	82-J Johnson Street	3
080145	82-K Johnson Street	2
080146	82-L Johnson Street	3
080147	82-M Johnson Street	1
080148	84-A Johnson Street	1
080149	84-B Johnson Street	2
080150	84-C Johnson Street	3
080151	84-D Johnson Street	2
080152	84-E Johnson Street	3
080153	84-F Johnson Street	2
080154	84-G Johnson Street	3
080155	84-H Johnson Street	2
080156	84-I Johnson Street	3
080157	84-J Johnson Street	2
080158	84-K Johnson Street	3
080159	84-L Johnson Street	2
080160	84-M Johnson Street	1
080161	6-A Lee Street	1
080162	6-B Lee Street	2
080163	6-C Lee Street	2
080164	6-D Lee Street	3
080165	6-E Lee Street	2
080166	6-F Lee Street	3
080167	6-G Lee Street	2
080168	6-H Lee Street	3

080169	6-I Lee Street	2
080170	6-J Lee Street	3
080171	6-K Lee Street	2
080172	6-L Lee Street	3
080173	6-M Lee Street	2
080174	6-N Lee Street	3
080175	6-O Lee Street	1
080176	10-A Lee Street	1
080177	10-B Lee Street	2
080178	10-C Lee Street	3
080179	10-D Lee Street	2
080180	10-E Lee Street	3
080181	10-F Lee Street	2
080182	10-G Lee Street	3
080183	10-H Lee Street	2
080184	10-I Lee Street	3
080185	10-J Lee Street	2
080186	10-K Lee Street	3
080187	10-L Lee Street	2
080188	10-M Lee Street	1
080189	49-A Stuart Street	1
080190	49-B Stuart Street	1
080191	69-A Stuart Street	1
080192	69-B Stuart Street	2
080193	69-C Stuart Street	3
080194	69-D Stuart Street	2
080195	69-E Stuart Street	3
080196	69-F Stuart Street	2
080197	69-G Stuart Street	3
080198	69-H Stuart Street	2
080199	69-I Stuart Street	3
080200	69-J Stuart Street	2
080201	69-K Stuart Street	3
080202	69-L Stuart Street	2
080203	69-M Stuart Street	1

080204	79-A Stuart Street	1
080205	79-B Stuart Street	2
080206	79-C Stuart Street	2
080207	79-D Stuart Street	3
080208	79-E Stuart Street	2
080209	79-F Stuart Street	3
080210	79-G Stuart Street	2
080211	79-H Stuart Street	3
080212	79-I Stuart Street	2
080213	79-J Stuart Street	3
080214	79-K Stuart Street	2
080215	79-L Stuart Street	3
080216	79-M Stuart Street	1

MEETING STREET MANOR:

Unit ID	Address	Bedrooms
080159	84-L Johnson Street	2
100001	37 Harris Street	Zero (0)
100002	39 Harris Street	1
100003	41 Harris Street	1
100004	43 Harris Street	Zero (0)
100005	45 Harris Street	2
100006	47 Harris Street	3
100007	49 Harris Street	3
100008	51 Harris Street	2
100009	53 Harris Street	1
100010	55 Harris Street	1
100011	56-A Harris Street	Zero (0)
100012	56-C Harris Street	2
100013	56-D Harris Street	Zero (0)
100014	56-E Harris Street	2
100015	56-F Harris Street	2

100016	56-G Harris Street	2
100017	56-H Harris Street	3
100018	56-I Harris Street	2
100019	56-J Harris Street	2
100020	56-K Harris Street	2
100021	56-L Harris Street	2
100022	56-M Harris Street	Zero (0)
100023	56-N Harris Street	2
100024	56-P Harris Street	Zero (0)
100025	57 Harris Street	1
100026	59 Harris Street	1
100027	61 Harris Street	1
100028	63 Harris Street	1
100029	65 Harris Street	Zero (0)
100030	67 Harris Street	2
100031	69 Harris Street	3
100032	71 Harris Street	3
100033	73 Harris Street	2
100034	75 Harris Street	1
100035	76-A Harris Street	Zero (0)
100036	76-B Harris Street	2
100037	76-D Harris Street	Zero (0)
100038	76-E Harris Street	2
100039	76-F Harris Street	2
100040	76-G Harris Street	2
100041	76-H Harris Street	3
100042	76-I Harris Street	2
100043	76-J Harris Street	2
100044	76-K Harris Street	2
100045	76-L Harris Street	2
100046	76-M Harris Street	Zero (0)
100047	76-N Harris Street	2
100048	76-P Harris Street	Zero (0)
100049	77 Harris Street	1
100050	79 Harris Street	1

100051	81 Harris Street	1
100052	83 Harris Street	Zero (0)
100053	86 Harris Street	Zero (0)
100054	88 Harris Street	1
100055	90 Harris Street	1
100056	92 Harris Street	1
100057	94 Harris Street	1
100058	96 Harris Street	1
100059	98 Harris Street	1
100060	100 Harris Street	Zero (0)
100062	194 Hanover Street	1
100063	196 Hanover Street	1
100064	198 Hanover Street	1
100065	200 Hanover Street	1
100066	202 Hanover Street	1
100067	204 Hanover Street	1
100068	206 Hanover Street	1
100069	208 Hanover Street	1
100070	210 Hanover Street	Zero (0)
100071	212 Hanover Street	2
100072	216 Hanover Street	Zero (0)
100073	218 Hanover Street	2
100074	220 Hanover Street	2
100075	222 Hanover Street	2
100076	224 Hanover Street	3
100077	226 Hanover Street	2
100078	228 Hanover Street	2
100079	230 Hanover Street	2
100080	232 Hanover Street	2
100081	234 Hanover Street	Zero (0)
100082	236 Hanover Street	2
100083	239 Hanover Street	1
100084	240 Hanover Street	Zero (0)
100085	241 Hanover Street	1
100086	243 Hanover Street	1

100087	245 Hanover Street	1
100088	247 Hanover Street	1
100089	249 Hanover Street	1
100090	55-A Johnson Street	Zero (0)
100091	55-C Johnson Street	2
100092	55-D Johnson Street	Zero (0)
100093	55-E Johnson Street	2
100094	55-F Johnson Street	2
100095	55-G Johnson Street	2
100096	55-H Johnson Street	2
100097	55-I Johnson Street	3
100098	55-J Johnson Street	2
100099	55-K Johnson Street	2
100100	55-L Johnson Street	2
100101	55-M Johnson Street	Zero (0)
100102	55-O Johnson Street	2
100103	55-P Johnson Street	Zero (0)
100104	75-A Johnson Street	Zero (0)
100105	75-C Johnson Street	2
100106	75-D Johnson Street	Zero (0)
100107	75-E Johnson Street	2
100108	75-F Johnson Street	2
100109	75-G Johnson Street	2
100110	75-H Johnson Street	2
100111	75-I Johnson Street	3
100112	75-J Johnson Street	2
100113	75-K Johnson Street	2
100114	75-L Johnson Street	2
100115	75-M Johnson Street	Zero (0)
100116	75-O Johnson Street	2
100117	75-P Johnson Street	Zero (0)
100118	83 Johnson Street	Zero (0)
100119	85 Johnson Street	1
100120	87 Johnson Street	1
100121	88 Johnson Street	Zero (0)

100122	89 Johnson Street	1
100123	90 Johnson Street	2
100124	91 Johnson Street	1
100125	93 Johnson Street	1
100126	94 Johnson Street	2
100127	95 Johnson Street	1
100128	97 Johnson Street	Zero (0)
100129	98 Johnson Street	Zero (0)
100130	140-A Jackson Street	1
100131	140-B Jackson Street	1
100132	140-C Jackson Street	1
100133	140-D Jackson Street	1
100134	140-E Jackson Street	2
100135	140-F Jackson Street	3
100136	140-G Jackson Street	2
100137	140-H Jackson Street	3
100138	140-I Jackson Street	2
100139	140-J Jackson Street	1
100140	140-K Jackson Street	1
100141	140-L Jackson Street	1
100142	140-M Jackson Street	1
100143	170-A Jackson Street	1
100144	170-B Jackson Street	1
100145	170-C Jackson Street	1
100146	170-D Jackson Street	1
100147	170-E Jackson Street	2
100148	170-F Jackson Street	3
100149	170-G Jackson Street	2
100150	170-H Jackson Street	2
100151	170-I Jackson Street	1
100152	170-J Jackson Street	1
100153	170-K Jackson Street	1
100154	170-L Jackson Street	1
100155	562-B Meeting Street	2
100156	562-C Meeting Street	3

100157	562-D Meeting Street	2
100158	562-E Meeting Street	3
100159	562-F Meeting Street	2
100160	562-G Meeting Street	3
100161	562-H Meeting Street	2
100162	562-I Meeting Street	2
100163	562-J Meeting Street	2
100164	562-K Meeting Street	3
100165	562-L Meeting Street	2
100166	562-M Meeting Street	3
100167	562-N Meeting Street	2
100168	562-O Meeting Street	3
100169	562-P Meeting Street	2
100170	562-Q Meeting Street	2
100171	562-R Meeting Street	1
100172	562-S Meeting Street	1
100173	562-T Meeting Street	1
100174	562-U Meeting Street	1
100175	234 Nassau Street	2
100176	235 Nassau Street	2
100177	236 Nassau Street	3
100178	237 Nassau Street	2
100179	238 Nassau Street	2
100180	239 Nassau Street	3
100181	240 Nassau Street	2
100182	241 Nassau Street	2
100183	242 Nassau Street	2
100184	244 Nassau Street	3
100185	246 Nassau Street	2
100186	247 Nassau Street	2
100187	248 Nassau Street	3
100188	249 Nassau Street	2
100189	250 Nassau Street	2
100190	251 Nassau Street	3
100191	252 Nassau Street	2

100192	253 Nassau Street	2
100193	254 Nassau Street	3
100194	256 Nassau Street	2
100195	258 Nassau Street	2
100196	260 Nassau Street	1
100197	262 Nassau Street	1
100198	264 Nassau Street	1
100199	266 Nassau Street	1
100200	268 Nassau Street	1
100201	270 Nassau Street	1

MEETING STREET MANOR EXTENSION - SC16-13 (44 Units):

CHA has reissued a solicitation for qualifications from Development Partners to redevelop 44 public housing units at Meeting Street Manor Extension. Meeting Street Manor Extension currently comprises eight (8) buildings consisting of eight (8) one-bedroom, eight (8) two-bedroom, twenty-four (24) three-bedroom, and four (4) five-bedroom units. Of the 44 units, ten (10) include mobility features and four (4) include sensory features. CHA may apply to the SAC for Section 18 demolition and/or disposition of the units listed below: [The site is listed on the mayor’s “Project 3500” list and is on hold as engagement discussions with City staff continue.](#)

Unit ID	Address	Bedrooms
330001	20-A Conroy Street	2
330002	20-B Conroy Street	3
330003	20-C Conroy Street	3
330004	20-D Conroy Street	5
330005	20-E Conroy Street	3
330006	20-F Conroy Street	3
330007	20-G Conroy Street	2
330008	22-A Conroy Street	1
330009	22-B Conroy Street	3
330010	22-C Conroy Street	3
330011	22-D Conroy Street	1
330012	24-A Conroy Street	1
330013	24-B Conroy Street	3
330014	24-C Conroy Street	3

330015	24-D Conroy Street	1
330016	26-A Conroy Street	2
330017	26-B Conroy Street	3
330018	26-C Conroy Street	3
330019	26-D Conroy Street	5
330020	26-E Conroy Street	3
330021	26-F Conroy Street	3
330022	26-G Conroy Street	2
330023	670-A Meeting Street	1
330024	670-B Meeting Street	3
330025	670-C Meeting Street	3
330026	670-D Meeting Street	1
330027	423-A Nassau Street	1
330028	423-B Nassau Street	3
330029	423-C Nassau Street	3
330030	423-D Nassau Street	1
330031	59-A Romney Street	2
330032	59-B Romney Street	3
330033	59-C Romney Street	3
330034	59-D Romney Street	5
330035	59-E Romney Street	3
330036	59-F Romney Street	3
330037	59-G Romney Street	2
330038	61-A Romney Street	2
330039	61-B Romney Street	3
330040	61-C Romney Street	3
330041	61-D Romney Street	5
330042	61-E Romney Street	3
330043	61-F Romney Street	3
330044	61-G Romney Street	2

Physical Development: AMP 30 Sites SC001000030P

ROBERT MILLS MANOR & ROBERT MILLS MANOR EXT. – SC16-01 & SC16-06 (222 Units)

This is a partial AMP conversion through a 10/90 RAD/Section 18 Construction blend. Robert Mills Manor and the Extension combined currently comprises thirty (30) buildings consisting of forty-eight (48) one-bedroom, one hundred thirty-six (136) two-bedroom, thirty-eight (38) three-bedroom, twenty (20) four-bedroom, and four (4) five-bedroom units. Of the 222 units, ten (10) include mobility features and four (4) include sensory features. The preservation of the 222 historic units will be financed through the use of Historic Tax Credits and conventional debt. CHA will submit the required documentation to the SAC for the Section 18 units. [Financial closing is estimated during the third quarter of 2026.](#)

ROBERT MILLS MANOR:

Unit ID	Address	Bedrooms
010001	1-A Cromwell Alley	2
010002	1-B Cromwell Alley	2
010003	1-C Cromwell Alley	2
010004	1-D Cromwell Alley	2
010005	1-E Cromwell Alley	2
010006	1-F Cromwell Alley	2
010007	1-G Cromwell Alley	2
010008	1-H Cromwell Alley	2
010009	2-A Cromwell Alley	2
010010	2-B Cromwell Alley	2
010011	2-C Cromwell Alley	3
010012	2-D Cromwell Alley	3
010013	2-E Cromwell Alley	2
010014	2-F Cromwell Alley	2
010015	4-A Cromwell Alley	2
010016	4-B Cromwell Alley	2
010017	4-C Cromwell Alley	3
010018	4-D Cromwell Alley	3
010019	4-E Cromwell Alley	2
010020	4-F Cromwell Alley	2
010021	5-A Cromwell Alley	2
010022	5-B Cromwell Alley	2
010023	5-C Cromwell Alley	2
010024	5-D Cromwell Alley	2

010025	5-E Cromwell Alley	2
010026	5-F Cromwell Alley	2
010027	5-G Cromwell Alley	2
010028	5-H Cromwell Alley	2
010029	6-A Cromwell Alley	2
010030	6-B Cromwell Alley	2
010031	6-C Cromwell Alley	3
010032	6-D Cromwell Alley	3
010033	6-E Cromwell Alley	2
010034	6-F Cromwell Alley	2
010035	7-A Cromwell Alley	2
010036	7-B Cromwell Alley	2
010037	7-C Cromwell Alley	2
010038	7-D Cromwell Alley	2
010039	7-E Cromwell Alley	2
010040	7-F Cromwell Alley	2
010041	7-G Cromwell Alley	2
010042	7-H Cromwell Alley	2
010043	8-A Cromwell Alley	2
010044	8-B Cromwell Alley	2
010045	8-C Cromwell Alley	3
010046	8-D Cromwell Alley	3
010047	8-E Cromwell Alley	2
010048	8-F Cromwell Alley	2
010049	16-A Franklin Street	1
010050	16-B Franklin Street	1
010051	29-A Franklin Street	2
010052	29-B Franklin Street	2
010053	29-C Franklin Street	2
010054	29-D Franklin Street	2
010055	29-E Franklin Street	2
010056	29-F Franklin Street	2
010057	29-G Franklin Street	2
010058	29-H Franklin Street	2
010059	31-A Franklin Street	2

010060	31-B Franklin Street	2
010061	31-C Franklin Street	3
010062	31-D Franklin Street	3
010063	31-E Franklin Street	2
010064	31-F Franklin Street	2
010065	105-A Logan Street	2
010066	105-B Logan Street	3
010067	105-C Logan Street	2
010068	105-D Logan Street	2
010069	105-E Logan Street	2
010070	105-F Logan Street	2
010071	105-G Logan Street	3
010072	105-H Logan Street	2
010073	20-A Magazine Street	2
010074	20-B Magazine Street	3
010075	20-C Magazine Street	2
010076	20-D Magazine Street	2
010077	20-E Magazine Street	2
010078	20-F Magazine Street	2
010079	20-G Magazine Street	3
010080	20-H Magazine Street	2
010081	22-A Magazine Street	2
010082	22-B Magazine Street	3
010083	22-C Magazine Street	2
010084	22-D Magazine Street	2
010085	22-E Magazine Street	2
010086	22-F Magazine Street	2
010087	22-G Magazine Street	3
010088	22-H Magazine Street	2
010089	146-A Queen Street	1
010090	146-B Queen Street	1
010091	146-C Queen Street	1
010092	146-D Queen Street	1
010093	146-E Queen Street	1
010094	146-F Queen Street	1

010095	146-G Queen Street	1
010096	146-H Queen Street	1
010097	146-I Queen Street	1
010098	146-J Queen Street	1
010100	146-K Queen Street	1
010101	146-L Queen Street	1
010102	146-M Queen Street	1
010103	146-N Queen Street	1
010104	146-O Queen Street	1
010105	146-P Queen Street	1
010106	146-Q Queen Street	1
010108	146-S Queen Street	1
010109	146-T Queen Street	1
010110	12-A Smith Street	2
010111	12-B Smith Street	2
010112	12-C Smith Street	2
010113	12-D Smith Street	2
010114	12-E Smith Street	2
010115	12-F Smith Street	2
010116	12-G Smith Street	2
010117	12-H Smith Street	2
010118	14-A Smith Street	2
010119	14-B Smith Street	2
010120	14-C Smith Street	3
010121	14-D Smith Street	3
010122	14-E Smith Street	2
010123	14-F Smith Street	2
010124	2-A Wilson Street	2
010125	2-B Wilson Street	3
010126	2-C Wilson Street	2
010127	2-D Wilson Street	2
010128	2-E Wilson Street	2
010129	2-F Wilson Street	2
010130	2-G Wilson Street	3
010131	2-H Wilson Street	2

010133	146-R Queen Street	1
010134	16-C Franklin Street	1
010135	16-D Franklin Street	1
034001	16-A Franklin Street	1

ROBERT MILLS MANOR EXTENSION:

Unit ID	Address	Bedrooms
060001	59-A Beaufain Street	1
060002	59-B Beaufain Street	1
060003	59-C Beaufain Street	2
060004	59-D Beaufain Street	2
060005	59-E Beaufain Street	3
060006	59-F Beaufain Street	2
060007	59-G Beaufain Street	1
060008	59-H Beaufain Street	3
060009	59-I Beaufain Street	1
060010	59-J Beaufain Street	2
060011	63-A Beaufain Street	1
060012	63-B Beaufain Street	1
060013	63-C Beaufain Street	1
060014	63-D Beaufain Street	2
060015	63-E Beaufain Street	1
060016	63-F Beaufain Street	3
060017	63-G Beaufain Street	1
060018	63-H Beaufain Street	2
060019	67-A Beaufain Street	2
060020	67-B Beaufain Street	3
060021	67-C Beaufain Street	2
060022	67-D Beaufain Street	2
060023	67-E Beaufain Street	3
060024	67-F Beaufain Street	2
060025	75-A Beaufain Street	2
060026	75-B Beaufain Street	2
060027	75-C Beaufain Street	2
060028	75-D Beaufain Street	2
060029	83-A Beaufain Street	2
060030	83-B Beaufain Street	3
060031	83-C Beaufain Street	2
060032	83-D Beaufain Street	2

060033	83-E Beaufain Street	2
060034	83-F Beaufain Street	2
060035	83-G Beaufain Street	3
060036	83-H Beaufain Street	2
060037	125-A Logan Street	2
060038	125-B Logan Street	2
060039	125-C Logan Street	3
060040	125-D Logan Street	2
060041	125-E Logan Street	1
060042	125-F Logan Street	3
060043	125-G Logan Street	1
060044	125-H Logan Street	2
060045	125-I Logan Street	2
060046	125-J Logan Street	1
060047	125-K Logan Street	3
060048	125-L Logan Street	1
060049	125-M Logan Street	2
060050	129-A Logan Street	2
060051	129-B Logan Street	1
060052	129-C Logan Street	3
060053	129-D Logan Street	1
060054	129-E Logan Street	2
060055	129-F Logan Street	2
060056	129-G Logan Street	1
060057	129-H Logan Street	3
060058	129-I Logan Street	1
060059	129-J Logan Street	2
060060	129-K Logan Street	3
060061	129-L Logan Street	2
060062	129-M Logan Street	2
060063	139-A Logan Street	2
060064	139-B Logan Street	3
060065	139-C Logan Street	2
060066	139-D Logan Street	2
060067	139-E Logan Street	3
060068	139-F Logan Street	2
060069	1-A Wilson Street	1
060070	1-B Wilson Street	1
060071	1-C Wilson Street	1
060072	3-A Wilson Street	2
060073	3-B Wilson Street	2
060074	5-A Wilson Street	2
060075	5-B Wilson Street	2

060076	5-C Wilson Street	3
060077	5-D Wilson Street	2
060078	5-E Wilson Street	1
060079	5-F Wilson Street	3
060080	5-G Wilson Street	1
060081	5-H Wilson Street	2
060082	5-I Wilson Street	2
060083	5-J Wilson Street	1
060084	5-K Wilson Street	3
060085	5-L Wilson Street	1
060086	5-M Wilson Street	2
060087	9-A Wilson Street	2
060088	9-B Wilson Street	2
060089	9-C Wilson Street	2
060090	9-D Wilson Street	2

Physical Development: AMP 40 SC001000040

GADSDEN GREEN AND GADSDEN GREEN EXTENSION – SC 16-05 & SC 13DO/34 (264 Units):

Depending on funding availability, the Housing Authority of the City of Charleston, the City of Charleston, and CHA's CNI Development partner may apply for a 2026/2027 Choice Neighborhood Planning and/or Implementation Grant. Gadsden Green and the Extension currently comprise thirty-one (31) buildings consisting of ninety five (95) one bedroom, seventy two (72) two bedroom, forty-nine (49) three bedroom, forty (40) four bedroom, and eight (8) five bedroom units. Of the 264 units, seven (7) include mobility features and five (5) include sensory features. CHA may apply to the SAC for the demolition and/or disposition of the units listed below. [The site is listed on the mayor's "Project 3500" list and is on hold as engagement discussions with City staff continue.](#)

GADSDEN GREEN:

Unit ID	Address	Bedrooms
050001	2-A Allway Street	1
050002	2-B Allway Street	1
050003	2-C Allway Street	1
050004	2-D Allway Street	1
050005	4-A Allway Street	1
050006	4-B Allway Street	1

050007	4-C Allway Street	2
050008	4-D Allway Street	2
050009	6-A Allway Street	2
050010	6-B Allway Street	2
050011	6-C Allway Street	1
050012	6-D Allway Street	1
050013	8-A Allway Street	1
050014	8-B Allway Street	1
050015	8-C Allway Street	1
050016	8-D Allway Street	1
050017	10-A Allway Street	1
050018	10-B Allway Street	1
050019	10-C Allway Street	2
050020	10-D Allway Street	2
050021	12-A Allway Street	2
050022	12-B Allway Street	2
050023	12-C Allway Street	1
050024	12-D Allway Street	1
050025	2-A Flood Street	1
050026	2-B Flood Street	1
050027	4-A Flood Street	1
050028	4-B Flood Street	1
050029	6-A Flood Street	1
050030	6-B Flood Street	1
050031	8-A Flood Street	2
050032	8-B Flood Street	2
050033	10-A Flood Street	2
050034	10-B Flood Street	2
050035	12-A Flood Street	1
050036	12-B Flood Street	1
050037	14-A Flood Street	3
050038	14-B Flood Street	3
050039	16-A Flood Street	3
050040	16-B Flood Street	3
050041	18-A Flood Street	3

050042	18-B Flood Street	3
050043	20-A Flood Street	3
050044	20-B Flood Street	3
050045	22 Flood Street	3
050046	24 Flood Street	3
050047	26-A Flood Street	3
050048	26-B Flood Street	3
050049	28-A Flood Street	3
050050	28-B Flood Street	3
050051	30-A Flood Street	3
050052	30-B Flood Street	3
050053	32-A Flood Street	3
050054	32-B Flood Street	3
050055	34-A Flood Street	1
050056	34-B Flood Street	1
050057	36-A Flood Street	1
050058	36-B Flood Street	1
050059	38-A Flood Street	1
050060	38-B Flood Street	1
050061	40-A Flood Street	2
050062	40-B Flood Street	2
050063	42-A Flood Street	2
050064	42-B Flood Street	2
050065	44-A Flood Street	1
050066	44-B Flood Street	1
050067	215 Line Street	1
050068	217 Line Street	1
050069	219 Line Street	1
050070	221 Line Street	2
050071	223 Line Street	2
050072	225 Line Street	1
050073	227 Line Street	1
050074	229 Line Street	1
050075	25-A Norman Street	1
050076	25-B Norman Street	1

050077	27-A Norman Street	2
050078	27-B Norman Street	2
050079	28-A Norman Street	1
050080	28-B Norman Street	1
050081	29-A Norman Street	2
050082	29-B Norman Street	2
050083	30-A Norman Street	2
050084	30-B Norman Street	2
050085	31-A Norman Street	1
050086	31-B Norman Street	1
050087	32-A Norman Street	2
050088	32-B Norman Street	2
050089	33-A Norman Street	1
050090	33-B Norman Street	1
050091	34-A Norman Street	1
050092	34-B Norman Street	1
050093	35-A Norman Street	1
050094	35-B Norman Street	1
050095	36-A Norman Street	3
050096	36-B Norman Street	3
050097	37-A Norman Street	1
050098	37-B Norman Street	1
050099	38-A Norman Street	3
050100	38-B Norman Street	3
050101	39-A Norman Street	2
050102	39-B Norman Street	2
050103	40-A Norman Street	3
050104	40-B Norman Street	3
050105	41-A Norman Street	2
050106	41-B Norman Street	2
050107	42-A Norman Street	3
050108	42-B Norman Street	3
050109	43-A Norman Street	1
050110	43-B Norman Street	1
050111	44-A Norman Street	3

050112	44-B Norman Street	3
050113	45-A Norman Street	1
050114	45-B Norman Street	1
050115	46-A Norman Street	3
050116	46-B Norman Street	3
050117	47-A Norman Street	1
050118	47-B Norman Street	1
050119	48-A Norman Street	3
050120	48-B Norman Street	3
050121	49 Norman Street	3
050122	50-A Norman Street	3
050123	50-B Norman Street	3
050124	51 Norman Street	3
050125	52-A Norman Street	1
050126	52-B Norman Street	1
050127	53-A Norman Street	1
050128	53-B Norman Street	1
050129	54-A Norman Street	2
050130	54-B Norman Street	2
050131	55-A Norman Street	2
050132	55-B Norman Street	2
050133	56-A Norman Street	2
050134	56-B Norman Street	2
050135	57-A Norman Street	2
050136	57-B Norman Street	2
050137	58-A Norman Street	1
050138	58-B Norman Street	1
050139	59-A Norman Street	1
050140	59-B Norman Street	1
050141	61-A Norman Street	1
050142	61-B Norman Street	1
050143	63-A Norman Street	1
050144	63-B Norman Street	1
050145	65-A Norman Street	1
050146	65-B Norman Street	1

050147	67-A Norman Street	2
050148	67-B Norman Street	2
050149	69-A Norman Street	2
050150	69-B Norman Street	2
050151	71-A Norman Street	1
050152	71-B Norman Street	1
050153	73-A Norman Street	1
050154	73-B Norman Street	1
050155	75-A Norman Street	1
050156	75-B Norman Street	1
050157	175-A President Street	1
050158	175-B President Street	1
050159	177-A President Street	2
050160	177-B President Street	2
050161	179-A President Street	2
050162	179-B President Street	2
050163	181-A President Street	1
050164	181-B President Street	1
050165	185-A President Street	1
050166	185-B President Street	1
050167	187-A President Street	2
050168	187-B President Street	2
050169	189-A President Street	2
050170	189-B President Street	2
050171	191-A President Street	1
050172	191-B President Street	1

GADSDEN GREEN EXTENSION:

Unit ID	Address	Bedrooms
340001	14-A Allway Street	2
340002	14-B Allway Street	2
340003	14-C Allway Street	4
340004	14-D Allway Street	4
340005	14-E Allway Street	3
340006	14-F Allway Street	3

340007	14-G Allway Street	4
340008	14-H Allway Street	4
340009	14-I Allway Street	2
340010	14-J Allway Street	2
340011	16-A Allway Street	4
340012	16-B Allway Street	1
340013	16-C Allway Street	1
340014	16-D Allway Street	4
340015	16-E Allway Street	4
340016	16-F Allway Street	1
340017	16-G Allway Street	1
340018	16-H Allway Street	4
340019	18-A Allway Street	2
340020	18-B Allway Street	2
340021	18-C Allway Street	4
340022	18-D Allway Street	4
340023	18-E Allway Street	3
340024	18-F Allway Street	3
340025	18-G Allway Street	4
340026	18-H Allway Street	4
340027	18-I Allway Street	2
340028	18-J Allway Street	2
340029	33-A Flood Street	2
340030	33-B Flood Street	2
340031	33-C Flood Street	4
340032	33-D Flood Street	4
340033	33-E Flood Street	3
340034	33-F Flood Street	3
340035	33-G Flood Street	4
340036	33-H Flood Street	4
340037	33-I Flood Street	2
340038	33-J Flood Street	2
340039	37-A Flood Street	2
340040	37-B Flood Street	2
340041	37-C Flood Street	4

340042	37-D Flood Street	4
340043	37-E Flood Street	3
340044	37-F Flood Street	3
340045	37-G Flood Street	4
340046	37-H Flood Street	4
340047	37-I Flood Street	2
340048	37-J Flood Street	2
340049	34-A Hagood Avenue	2
340050	34-B Hagood Avenue	2
340051	34-C Hagood Avenue	4
340052	34-D Hagood Avenue	4
340053	34-E Hagood Avenue	3
340054	34-F Hagood Avenue	3
340055	34-G Hagood Avenue	4
340056	34-H Hagood Avenue	4
340057	34-I Hagood Avenue	2
340058	34-J Hagood Avenue	2
340059	38-A Hagood Avenue	4
340060	38-B Hagood Avenue	4
340061	38-C Hagood Avenue	5
340062	38-D Hagood Avenue	5
340063	38-E Hagood Avenue	5
340064	38-F Hagood Avenue	5
340065	38-G Hagood Avenue	4
340066	38-H Hagood Avenue	4
340067	231-A Line Street	2
340068	231-B Line Street	2
340069	231-C Line Street	4
340070	231-D Line Street	4
340071	231-E Line Street	3
340072	231-F Line Street	3
340073	231-G Line Street	4
340074	231-H Line Street	4
340075	231-I Line Street	2
340076	231-J Line Street	2

340077	233-A Line Street	4
340078	233-B Line Street	1
340079	233-C Line Street	1
340080	233-D Line Street	4
340081	233-E Line Street	4
340082	233-F Line Street	1
340083	233-G Line Street	1
340084	233-H Line Street	4
340085	235-A Line Street	4
340086	235-B Line Street	4
340087	235-C Line Street	5
340088	235-D Line Street	5
340089	235-E Line Street	5
340090	235-F Line Street	5
340091	235-G Line Street	4
340092	235-H Line Street	4

Otherwise, the CHA may apply for additional demolition or disposition of any other public housing development, after conducting full community consultation, as it proceeds with the repositioning of its public housing portfolio.

Designated Housing for Elderly and Disabled Families. DESCRIBE ANY PUBLIC HOUSING PROJECTS OWNED, ASSISTED OR OPERATED BY THE PHA (OR PORTIONS THEREOF), IN THE UPCOMING FISCAL YEAR, THAT THE PHA HAS CONTINUALLY OPERATED AS, HAS DESIGNATED, OR WILL APPLY FOR DESIGNATION FOR OCCUPANCY BY ELDERLY AND/OR DISABLED FAMILIES ONLY. INCLUDE THE FOLLOWING INFORMATION: **1)** DEVELOPMENT NAME AND NUMBER; **2)** DESIGNATION TYPE; **3)** APPLICATION STATUS; **4)** DATE THE DESIGNATION WAS APPROVED, SUBMITTED, OR PLANNED FOR SUBMISSION, AND; **5)** THE NUMBER OF UNITS AFFECTED. **NOTE:** THE APPLICATION AND APPROVAL PROCESS FOR SUCH DESIGNATIONS IS SEPARATE FROM THE PHA PLAN PROCESS, AND PHA PLAN APPROVAL DOES NOT CONSTITUTE HUD APPROVAL OF ANY DESIGNATION.

The Housing Authority of the City of Charleston does not anticipate an application under this designation.

Conversion of Public Housing. DESCRIBE ANY PUBLIC HOUSING BUILDING(S) (INCLUDING PROJECT NUMBER AND UNIT COUNT) OWNED BY THE PHA THAT THE PHA IS REQUIRED TO CONVERT OR PLANS TO VOLUNTARILY CONVERT TO TENANT-BASED ASSISTANCE; **2)** AN ANALYSIS OF THE PROJECTS OR BUILDINGS REQUIRED TO BE CONVERTED; AND **3)** A STATEMENT OF THE AMOUNT OF ASSISTANCE RECEIVED TO BE USED FOR RENTAL ASSISTANCE OR OTHER HOUSING ASSISTANCE IN CONNECTION WITH SUCH CONVERSION.

The Housing Authority of the City of Charleston has not been required to convert nor is proposing the voluntary conversion of any public housing to tenant-based assistance.

Conversion of Public Housing. DESCRIBE ANY PUBLIC HOUSING BUILDING(S) (INCLUDING PROJECT NUMBER AND UNIT COUNT) OWNED BY THE PHA THAT THE PHA PLANS TO VOLUNTARILY CONVERT TO PROJECT-BASED ASSISTANCE UNDER RAD.

The Housing Authority of the City of Charleston (CHA) was a successful applicant in the Rental Assistance Demonstration (RAD) program. The CHA received a Commitment to Enter into a Housing Assistance Payment (CHAP). As a result, the CHA will be converting to Project-Based Vouchers under the guidelines of H 2019-09 PIH 2019-23, REV-4, and any successor Notices. Upon conversion to Project-Based Vouchers, the Authority will adopt the resident rights, participation, waiting list, and grievance procedures listed in Section 1.6 of H 2019-09 PIH 2019-23, REV-4; and H-2016-17/PIH-2016-17. Below are more detailed descriptions of the aforementioned.

RAD was designed by HUD to assist in addressing the capital needs of public housing by providing CHA with access to private sources of capital to repair and preserve its affordable housing assets. Please be aware that upon conversion, the Authority's Capital Fund Budget will be reduced by the pro-rata share of Public Housing Developments converted as part of the Demonstration, and that CHA may also borrow funds to address capital needs.

The CHA is not currently under a voluntary compliance agreement, consent order or consent decree, or final judicial ruling or administrative ruling or decision.

The CHA certifies that the RAD conversion will comply with all applicable site selection and neighborhood review requirements and that all appropriate procedures have been followed. All other required information and certifications necessary to submit the PHA Plan, including Resident Advisory Board comments and responses, challenged elements, and all required certifications, are included. By way of approval of Board Resolution 4836, of June 2019, and Board Resolution 4958 of March 2021, The Housing Authority of the City of Charleston received approval from the Board of Commissioners to submit applications and related necessary documentation for HUD's Rental Assistance Demonstration program for properties designated as **Priority I** Projects, which include:

- SC 16-12 Kiawah Homes (AMP 40) 61 units
- SC16-15 275 Huger Street (AMP 20) 12 units
- SC16-16 Scattered Site 1031 King Street (AMP 40) 22 units
- SC16-13 Meeting Street Manor (AMP 20) 73 units

Kiawah Homes

~~The Kiawah Homes RAD/Section 18 Blend transaction closed on December 19, 2024. Substantial Rehabilitation efforts of 61 dwelling units and 1 Community Center are underway, and project completion is anticipated in the summer of 2026. [Project completion is estimated in June/July 2026.](#)~~

275 Huger Street

~~In partnership with Palmetto Redevelopment Partners, the Housing Authority plans to replace the 12 current public housing units at SC 16 15 275 Huger Street (AMP 20) with an estimated 77 new units of mixed affordable housing. The unit mix for the new property will comprise twelve (12) RAD/Section 18 units (2 x 1-br, 4 x 3-br, 6 x 4-br), forty-five (45) PBVs (6 x 1-br, 24 x 2-br, 13 x 3-br, 2 x 4-br), and twenty (20) workforce (15 x 1-br, 5 x 2-br) units. This is a 10/90 RAD/Section 18 Construction blend. Due to the cost of completing the original design, redesign efforts are underway. The new design will be presented to the City of Charleston's Board of Architectural Review in July for conceptual review. The project will be financed with Essential Function Bonds, Charleston County ARPA, the City of Charleston, and South Carolina DMH. Closing is anticipated late Fall 2025. [The site is listed on the mayor's "Project 3500" list and is on hold as engagement discussions with City staff continue.](#)~~

1031 King Street

The 1031 King Street project closed in March 2022, marking CHA's first RAD closing. Repairs outlined in the RCC have been completed, and HUD has certified completion on May 7, 2023.

Meeting Street Manor

Due to an unsuccessful attempt at securing 4% LIHTCs, CHA was forced to revise its repositioning strategy. CHA intends to convert the property through a 10-19 RAD/Section 18 construction Blend. The proposed conversion involves the substantial rehabilitation and adaptive reuse of seventy-five (75) dwelling units across fourteen (14) buildings. There are currently 73 public housing units in this transaction. A Concept Call has been requested. Completion of the Concept Call will be followed by submission of the Finance Plan and the RCC package. The project will be financed through Essential Function Bonds and the Federal Home Loan Bank of Atlanta AHP. Closing is anticipated in September

or October 2025. [The site is listed on the mayor’s “Project 3500” list and is on hold as engagement discussions with City staff continue.](#)

PROPERTIES IDENTIFIED AS PRIORITY II INCLUDE:

- SC 16-01 Robert Mills Manor (AMP 30) 132 units
- SC 16-06 Robert Mills Manor Extension (AMP 30) 22 units
- SC 16-13 Meeting Street Manor Extension (AMP 20) 44 units
- SC 16-08 Cooper River Courts (AMP 20) 216 units & Meeting Street Manor (AMP 20). A combined total of 344 units is planned to be addressed in four phases.

Robert Mills Manor & Robert Mills Manor Extension

CHA intends to convert the property through a 10-19 RAD/Section 18 construction Blend, and will submit the necessary documentation to the HUD SAC. The South Carolina State Historic Preservation Office has approved Parts 1 and 2 of our application to rehabilitate and preserve the historic units at Robert Mills Manor and Robert Mills Manor Extension. The development team is preparing the necessary RAD documentation and financing applications. The project will be financed through Historic Tax Credits and Conventional financing. [Closing is anticipated during 3rd quarter of 2026.](#)

Cooper River Courts

~~The project combines 216 units at Cooper River Court and 70 units at Meeting Street Manor. A total of 344 units will be disposed of through Section 18. The site will be redeveloped under a Master Development Agreement with our development partner to replace the existing units with a mixed-income, mixed-use development comprising a minimum of 1,116 residential units. Of the 1,116 units, 32% will be affordable (at or below 80% AMI), 18% will be workforce (between 80% and 120% AMI), and the remaining 50% will be at a reduced market rate. CHA plans to apply to the SAC for the demolition and/or disposition of 344 units.~~ [The site is listed on the mayor’s “Project 3500” list and is on hold as engagement discussions with City staff continue.](#)

PROPERTIES IDENTIFIED AS PRIORITY III INCLUDE:

- SC 16-09 Edmund Jenkins (AMP 20) 28 units
- SC 16-14 Wraggborough Homes (AMP 30) 128 units
- SC 16-13AB Wraggborough Homes Extension (AMP 30) 50 units

Edmund Jenkins

CHA received a CHAP on January 12, 2024, to convert 28 public housing units at Edmund Jenkins to RAD PBV. The property comprises six (6) buildings consisting of four (4) one-bedroom, eleven (11) two-bedroom, nine (9) three-bedroom, two (2) four-bedroom, and two (2) five-bedroom units. Of the twenty-eight units, two (2) units include sensory features. The project is temporarily on hold and will resume after Meeting Street Manor, Robert Mills Manor, and Robert Mills Manor Extension conversions are complete.

PROPERTIES IDENTIFIED AS PRIORITY IV INCLUDE:

- SC 16-06 Gadsden Green Homes (AMP 40) 172 units
- SC 16-13 Gadsden Green Homes Extension (AMP 40) 92 units
- AMP 30 Scattered Sites (Nassau, South, St. Philip, Marion, Coming, Line, Cannon, and Amherst Street sites).
- AMP 40 Scattered Sites (Parkdale, Sequoia, Athens Court, Chipley Terrace, Pamlico Terrace, Walter Drive, and Doris Drive.

Gadsden Green & Gadsden Green Extension

~~Depending on funding availability, the Housing Authority of the City of Charleston, the City of Charleston, and CHA's CNI Development partner may apply for a 2026/2027 Choice Neighborhood Planning and/or Implementation Grant. Gadsden Green and the Extension currently comprise thirty-one (31) buildings consisting of ninety-five (95) one-bedroom, seventy-two (72) two-bedroom, forty-nine (49) three-bedroom, forty (40) four-bedroom, and eight (8) five-bedroom units. Of the 264 units, seven (7) include mobility features and five (5) include sensory features. CHA may apply to the SAC for the demolition and/or disposition of the units listed below. The site is listed on the mayor's "Project 3500" list and is on hold as engagement discussions with City staff continue.~~

Scattered Sites – Athens Court

CHA received a CHAP on 1/5/2023 to convert 15 units at Athens Court to RAD PBV. The property comprises three (3) buildings consisting of two (2) one-bedroom, two (2) two-bedroom, ten (10) three-bedroom, and one (1) four-bedroom units. Documentation necessary to complete the RAD Submission process is being prepared. [Closing is anticipated late 2026.](#)

Scattered Sites – Chipley Terrace, Pamlico Terrace, Walter Drive, Doris Drive (Project 23)

~~Project 23 closed on May 31, 2024. Scope of Work items outlined in the RCC have been completed. A third-party Completion Certification inspection will be completed before the HUD-established Completion Certification date of August 1, 2025.~~ [The project has been certified as 100% complete.](#)

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DEVELOPMENT INFORMATION: The following provides information on each development selected for RAD conversion in this PHA Plan year and for which the CHA has received CHAP's.

Public Housing Development Selected for RAD			
Name of Public Housing Project:	<i>Meeting St Manor</i>	PIC Development ID:	SC001000020
Conversion Type:	RAD Blend	Transfer of Assistance:	No
Pre-RAD Unit Type:	Family	Post-RAD Unit Type if different:	
Total Units: De Minimis Reduction:	73 N/A	Capital Fund allocation of Development:	\$273,150 (\$4,680,962/1251*73) (Annual Capital Fund Grant divided by total number of PH units in PHA, multiplied by total number of units in project).
Bedroom Type	Number of Units Pre-Conversion	Number of Units Post-Conversion	2 Units will be added for the site to comply with ADA/Section 504 requirements.
Studio/Efficiency	6	6	
One Bedroom	28	29*	
Two Bedroom	27	27	
Three Bedroom	12	13*	

Public Housing Development Selected for RAD			
Name of Public Housing Project:	<i>Robert Mills Manor & Robert Mills Manor Ext.</i>	PIC Development ID:	SC001000030
Conversion Type:	RAD Blend	Transfer of Assistance:	No
Pre-RAD Unit Type:	Family	Post-RAD Unit Type if different:	
Total Units: De Minimis Reduction:	217 3	Capital Fund allocation of Development:	\$811,965 (\$4,680,962/1251*217) (Annual Capital Fund Grant divided by total number of PH units in PHA, multiplied by total number of units in project).
Bedroom Type	Number of Units Pre-Conversion	Number of Units Post-Conversion	Units reconfigured to comply with Section 504 requirements, resulting in an overall reduction of 3 dwelling units.
Studio/Efficiency	0	0	
One Bedroom	48	48	
Two Bedroom	136	136	
Three Bedroom	38	38	

Public Housing Development Selected for RAD			
Name of Public Housing Project:	<i>Scattered Site 15 (275 Huger St.)</i>	PIC Development ID:	SC001000020
Conversion Type:	RAD Blend	Transfer of Assistance:	No
Pre-RAD Unit Type:	Family	Post-RAD Unit Type if different:	
Total Units: De Minimis Reduction:	12 N/A	Capital Fund allocation of Development:	\$44,901 (\$4,680,962/1251*12) (Annual Capital Fund Grant divided by total number of PH units in PHA, multiplied by total number of units in project).
Bedroom Type	Number of Units Pre-Conversion	Number of Units Post-Conversion	No changes in the number of units or bedroom distribution post-conversion.
Studio/Efficiency	0	0	
One Bedroom	2	23	
Two Bedroom	0	29	
Three Bedroom	4	17	
Four Bedroom	6	8	

Public Housing Development Selected for RAD			
Name of Public Housing Project:	<i>Edmund Jenkins</i>	PIC Development ID:	SC001000020
Conversion Type:	PBV under RAD	Transfer of Assistance:	No
Pre-RAD Unit Type:	Family	Post-RAD Unit Type if different:	
Total Units: De Minimis Reduction:	28 N/A	Capital Fund allocation of Development:	\$104,770 (\$4,680,962/1251*28) (Annual Capital Fund Grant divided by total number of PH units in PHA, multiplied by total number of units in project).
Bedroom Type	Number of Units Pre-Conversion	Number of Units Post-Conversion	No changes in the number of units or bedroom distribution post-conversion.
Studio/Efficiency	0	0	
One Bedroom	4	4	
Two Bedroom	11	11	
Three Bedroom	9	9	
Four Bedroom	2	2	
Five Bedroom	2	2	

The CHA may apply for CHAPs for the remainder of its public housing stock for conversion to PBVs under the RAD Program. CHA is providing information on each development if the applications are successful.

Public Housing Development Selected for RAD			
Name of Public Housing Project:	<i>Scattered Site 25</i>	PIC Development ID:	SC001000040
Conversion Type:	PBV under RAD	Transfer of Assistance:	No
Pre-RAD Unit Type:	Family	Post-RAD Unit Type if different:	
Total Units: De Minimis Reduction:	16 N/A	Capital Fund allocation of Development:	\$59,868 (\$4,680,962/1251*16) (Annual Capital Fund Grant divided by total number of PH units in PHA, multiplied by total number of units in project).
Bedroom Type	Number of Units Pre-Conversion	Number of Units Post-Conversion	No changes in the number of units or bedroom distribution post-conversion.
Studio/Efficiency	0	0	
One Bedroom	0	0	
Two Bedroom	8	8	
Three Bedroom	8	8	

Public Housing Development Selected for RAD			
Name of Public Housing Project:	<i>Cooper River Court</i>	PIC Development ID:	SC001000020
Conversion Type:	Section 18	Transfer of Assistance:	No
Pre-RAD Unit Type:	Family	Post-RAD Unit Type if different:	
Total Units: De Minimis Reduction:	216 N/A	Capital Fund allocation of Development:	\$808,224 (\$4,680,962/1251*216) (Annual Capital Fund Grant divided by total number of PH units in PHA, multiplied by total number of units in project).
Bedroom Type	Number of Units Pre-Conversion	Number of Units Post-Conversion	No changes in the number of units or bedroom distribution post-conversion.
Studio/Efficiency	0	TBD	
One Bedroom	34	TBD	
Two Bedroom	89	TBD	
Three Bedroom	69	TBD	
Four Bedroom	20	TBD	
Five Bedroom	4	TBD	

Public Housing Development Selected for RAD			
Name of Public Housing Project:	<i>Meeting St. Manor II</i>	PIC Development ID:	SC001000020
Conversion Type:	Section 18	Transfer of Assistance:	No
Pre-RAD Unit Type:	Family	Post-RAD Unit Type if different:	
Total Units: De Minimis Reduction:	128 N/A	Capital Fund allocation of Development:	\$478,947 (\$4,680,962/1251*128) (Annual Capital Fund Grant divided by total number of PH units in PHA, multiplied by total number of units in project).
Bedroom Type	Number of Units Pre-Conversion	Number of Units Post-Conversion	No changes in the number of units or bedroom distribution post-conversion.
Studio/Efficiency	26	TBD	
One Bedroom	36	TBD	
Two Bedroom	60	TBD	
Three Bedroom	6	TBD	

Public Housing Development Selected for RAD			
Name of Public Housing Project:	<i>Meeting St. Manor Ext.</i>	PIC Development ID:	SC001000020
Conversion Type:	Section 18	Transfer of Assistance:	No
Pre-RAD Unit Type:	Family	Post-RAD Unit Type if different:	
Total Units: De Minimis Reduction:	44 N/A	Capital Fund allocation of Development:	\$164,638 (\$4,680,962/1251*44) (Annual Capital Fund Grant divided by total number of PH units in PHA, multiplied by total number of units in project).
Bedroom Type	Number of Units Pre-Conversion	Number of Units Post-Conversion	No changes in the number of units or bedroom distribution post-conversion.
Studio/Efficiency	0	TBD	
One Bedroom	8	TBD	
Two Bedroom	8	TBD	
Three Bedroom	24	TBD	
Four Bedroom	0	TBD	
Five Bedroom	4	TBD	

Public Housing Development Selected for RAD			
Name of Public Housing Project:	<i>Wraggborough Ext.</i>	PIC Development ID:	SC001000030
Conversion Type:	TBD - RAD Blend or Section 18	Transfer of Assistance:	No
Pre-RAD Unit Type:	Family	Post-RAD Unit Type if different:	
Total Units: De Minimis Reduction:	50 N/A	Capital Fund allocation of Development:	\$187,089 (\$4,680,962/1251*50) (Annual Capital Fund Grant divided by total number of PH units in PHA, multiplied by total number of units in project).
Bedroom Type	Number of Units Pre-Conversion	Number of Units Post-Conversion	No changes in the number of units or bedroom distribution post-conversion.
Studio/Efficiency	0	TBD	
One Bedroom	4	TBD	
Two Bedroom	20	TBD	
Three Bedroom	24	TBD	
Four Bedroom	0	TBD	
Five Bedroom	2	TBD	

Public Housing Development Selected for RAD			
Name of Public Housing Project:	<i>Wraggborough</i>	PIC Development ID:	SC001000030
Conversion Type:	TBD - RAD Blend or Section 18	Transfer of Assistance:	No
Pre-RAD Unit Type:	Family	Post-RAD Unit Type if different:	
Total Units: De Minimis Reduction:	128 N/A	Capital Fund allocation of Development:	\$478,947 (\$4,680,962/1251*128) (Annual Capital Fund Grant divided by total number of PH units in PHA, multiplied by total number of units in project).
Bedroom Type	Number of Units Pre-Conversion	Number of Units Post-Conversion	No changes in the number of units or bedroom distribution post-conversion.
Studio/Efficiency	0	TBD	
One Bedroom	72	TBD	
Two Bedroom	38	TBD	
Three Bedroom	18	TBD	
Four Bedroom	0	TBD	
Five Bedroom	0	TBD	

Public Housing Development Selected for RAD			
Name of Public Housing Project:	<i>Gadsden Green</i>	PIC Development ID:	SC001000040
Conversion Type:	TBD - CNI/RAD Blend	Transfer of Assistance:	No
Pre-RAD Unit Type:	Family	Post-RAD Unit Type if different:	
Total Units: De Minimis Reduction:	172 N/A	Capital Fund allocation of Development:	\$643,585 (\$4,680,962/1251*172) (Annual Capital Fund Grant divided by total number of PH units in PHA, multiplied by total number of units in project).
Bedroom Type	Number of Units Pre-Conversion	Number of Units Post-Conversion	No changes in the number of units or bedroom distribution post-conversion.
Studio/Efficiency	0	TBD	
One Bedroom	87	TBD	
Two Bedroom	48	TBD	
Three Bedroom	37	TBD	

Public Housing Development Selected for RAD			
Name of Public Housing Project:	<i>Gadsden Green Ext.</i>	PIC Development ID:	SC001000040
Conversion Type:	TBD - CNI/RAD Blend	Transfer of Assistance:	No
Pre-RAD Unit Type:	Family	Post-RAD Unit Type if different:	
Total Units: De Minimis Reduction:	92 N/A	Capital Fund allocation of Development:	\$344,243 (\$4,680,962/1251*92) (Annual Capital Fund Grant divided by total number of PH units in PHA, multiplied by total number of units in project).
Bedroom Type	Number of Units Pre-Conversion	Number of Units Post-Conversion	No changes in the number of units or bedroom distribution post-conversion.
Studio/Efficiency	0	TBD	
One Bedroom	87	TBD	
Two Bedroom	48	TBD	
Three Bedroom	37	TBD	

Public Housing Development Selected for RAD			
Name of Public Housing Project:	<i>Scattered Sites 16</i>	PIC Development ID:	SC001000040
Conversion Type:	PBV under RAD	Transfer of Assistance:	No
Pre-RAD Unit Type:	Family	Post-RAD Unit Type if different:	
Total Units: De Minimis Reduction:	14 N/A	Capital Fund allocation of Development:	\$52,385 (\$4,680,962/1251*14) (Annual Capital Fund Grant divided by total number of PH units in PHA, multiplied by total number of units in project).
Bedroom Type	Number of Units Pre-Conversion	Number of Units Post-Conversion	No changes in the number of units or bedroom distribution post-conversion.
Studio/Efficiency	0	0	
One Bedroom	8	8	
Two Bedroom	5	5	
Three Bedroom	1	1	

Public Housing Development Selected for RAD			
Name of Public Housing Project:	<i>Scattered Sites 15</i>	PIC Development ID:	SC001000030 & SC001000040
Conversion Type:	PBV under RAD	Transfer of Assistance:	No
Pre-RAD Unit Type:	Family	Post-RAD Unit Type if different:	
Total Units: De Minimis Reduction:	35 N/A	Capital Fund allocation of Development:	\$130,962 (\$4,680,962/1251*35) (Annual Capital Fund Grant divided by total number of PH units in PHA, multiplied by total number of units in project).
Bedroom Type	Number of Units Pre-Conversion	Number of Units Post-Conversion	No changes in the number of units or bedroom distribution post-conversion.
Studio/Efficiency	0	0	
One Bedroom	12	12	
Two Bedroom	8	8	
Three Bedroom	13	13	
Four Bedroom	2	2	

Public Housing Development Selected for RAD			
Name of Public Housing Project:	<i>Scattered Sites 15</i>	PIC Development ID:	SC001000030
Conversion Type:	PBV under RAD	Transfer of Assistance:	No
Pre-RAD Unit Type:	Family	Post-RAD Unit Type if different:	
Total Units: De Minimis Reduction:	3 N/A	Capital Fund allocation of Development:	\$11,225 (\$4,680,962/1251*3) (Annual Capital Fund Grant divided by total number of PH units in PHA, multiplied by total number of units in project).
Bedroom Type	Number of Units Pre-Conversion	Number of Units Post-Conversion	No changes in the number of units or bedroom distribution post-conversion.
Studio/Efficiency	0	0	
One Bedroom	2	2	
Two Bedroom	0	0	
Three Bedroom	1	1	

Public Housing Development Selected for RAD			
Name of Public Housing Project:	<i>Scattered Sites 16</i>	PIC Development ID:	SC001000030 & SC001000040
Conversion Type:	PBV under RAD	Transfer of Assistance:	No
Pre-RAD Unit Type:	Family	Post-RAD Unit Type if different:	
Total Units: De Minimis Reduction:	42 N/A	Capital Fund allocation of Development:	\$157,155 (\$4,680,962/1251*42) (Annual Capital Fund Grant divided by total number of PH units in PHA, multiplied by total number of units in project).
Bedroom Type	Number of Units Pre-Conversion	Number of Units Post-Conversion	No changes in the number of units or bedroom distribution post-conversion.
Studio/Efficiency	0	0	
One Bedroom	8	8	
Two Bedroom	28	28	
Three Bedroom	6	6	

Resident Rights, Participation, Waiting List, and Grievance Procedures:

Please see H2-19-09/PIH 2019-23, REV-4 Section 1.6.c & Section 1.6.D using the following hyperlink:

https://www.hud.gov/sites/dfiles/Housing/documents/H-2019-09-PIH-2019-23_RAD_Notice%20Rev4_20190905.pdf

Please see H-2016-17/PIH-2016-17, as a whole, using the following hyperlink:

https://www.hud.gov/sites/documents/16-17HSGN_16-17PIHN.PDF

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Significant Amendment/Modification:

The Housing Authority of the City of Charleston (CHA) will use the following definition for determining a “Significant Amendment/Modification” to its 5-Year Plan:

“Any activity, proposed activity, or policy provided in the Agency Plan that would affect services or programs provided to residents. This deviation does not include changes to organizational structure or minor policy changes. An exception to this definition will be made for any of the above that are adopted to reflect changes mandated by Congress or HUD regulatory requirements; such changes will not be considered as significant amendments by the CHA.”

Substantial Deviation:

The Housing Authority of the City of Charleston (CHA) will use the following definition for determining a “Substantial Deviation” to its 5-Year Plan:

“Any change to the overall mission, goals or objectives as outline in its 5-Year Plan, which substantially affects the achievement of quantifiable performance indicators.”

As part of the Rental Demonstration (RAD), the Housing Authority of the City of Charleston is redefining the definition of a substantial deviation from the PHA Plan to exclude the following RAD-specific items:

- a. The decision to convert to either Project-Based Rental Assistance or Project-Based Voucher Assistance;
- b. Changes to the Capital Fund Budget produced as a result of each approved RAD Conversion, regardless of whether the proposed conversion will include use of additional Capital Funds;
- c. Changes to Relocation Plan and processes for each approved RAD conversion;
- d. Changes to the construction and rehabilitation plan for each approved RAD conversion; and
- e. Changes to the financing structure for each approved RAD conversion;

Occupancy by Over-Income Families. A PHA THAT OWNS OR OPERATES FEWER THAN TWO HUNDRED FIFTY (250) PUBLIC HOUSING UNITS, MAY LEASE A UNIT IN A PUBLIC HOUSING DEVELOPMENT TO AN OVER-INCOME FAMILY (A FAMILY WHOSE ANNUAL INCOME EXCEEDS THE LIMIT FOR A LOW INCOME FAMILY AT THE TIME OF INITIAL OCCUPANCY), IF ALL THE FOLLOWING CONDITIONS ARE SATISFIED: **1)** THERE ARE NO ELIGIBLE LOW INCOME FAMILIES ON THE PHA WAITING LIST OR APPLYING FOR PUBLIC HOUSING ASSISTANCE WHEN THE UNIT IS LEASED TO AN OVER-INCOME FAMILY; **2)** THE PHA HAS PUBLICIZED AVAILABILITY OF THE UNIT FOR RENTAL TO ELIGIBLE LOW INCOME FAMILIES, INCLUDING PUBLISHING PUBLIC NOTICE OF SUCH AVAILABILITY IN A NEWSPAPER OF GENERAL CIRCULATION IN THE JURISDICTION AT LEAST THIRTY DAYS BEFORE OFFERING THE UNIT TO AN OVER-INCOME FAMILY; **3)** THE OVER-INCOME FAMILY RENTS THE UNIT ON A MONTH-TO-MONTH BASIS FOR A RENT THAT IS NOT LESS THAN THE PHA'S COST TO OPERATE THE UNIT; **4)** THE LEASE TO THE OVER-INCOME FAMILY PROVIDES THAT THE FAMILY AGREES TO VACATE THE UNIT WHEN NEEDED FOR RENTAL TO AN ELIGIBLE FAMILY; AND **5)** THE PHA GIVES THE OVER-INCOME FAMILY AT LEAST THIRTY DAYS' NOTICE TO VACATE THE UNIT WHEN THE UNIT IS NEEDED FOR RENTAL TO AN ELIGIBLE FAMILY. THE PHA MAY INCORPORATE INFORMATION ON OCCUPANCY BY OVER-INCOME FAMILIES INTO ITS PHA PLAN STATEMENT OF DE-CONCENTRATION AND OTHER POLICIES THAT GOVERN ELIGIBILITY, SELECTION, AND ADMISSIONS.

The Housing Authority of the City of Charleston operates more than 250 public housing units and is therefore not eligible to lease a public housing unit to an over-income family.

Occupancy by Police Officers. THE PHA MAY ALLOW POLICE OFFICERS WHO WOULD NOT OTHERWISE BE ELIGIBLE FOR OCCUPANCY IN PUBLIC HOUSING, TO RESIDE IN A PUBLIC HOUSING DWELLING UNIT. THE PHA MUST INCLUDE THE NUMBER AND LOCATION OF THE UNITS TO BE OCCUPIED BY POLICE OFFICERS, AND THE TERMS AND CONDITIONS OF THEIR TENANCIES; AND A STATEMENT THAT SUCH OCCUPANCY IS NEEDED TO INCREASE SECURITY FOR PUBLIC HOUSING RESIDENTS. A "POLICE OFFICER" MEANS A PERSON DETERMINED BY THE PHA TO BE, DURING THE PERIOD OF RESIDENCE OF THAT PERSON IN PUBLIC HOUSING, EMPLOYED ON A FULL-TIME BASIS AS A DULY LICENSED PROFESSIONAL POLICE OFFICER BY A FEDERAL, STATE OR LOCAL GOVERNMENT OR BY ANY AGENCY OF THESE GOVERNMENTS. AN OFFICER OF AN ACCREDITED POLICE FORCE OF A HOUSING AGENCY MAY QUALIFY. THE PHA MAY INCORPORATE INFORMATION ON OCCUPANCY BY POLICE OFFICERS INTO ITS PHA PLAN STATEMENT OF DE-CONCENTRATION AND OTHER POLICIES THAT GOVERN ELIGIBILITY, SELECTION, AND ADMISSIONS.

There are currently no Police Officers residing in any of the units owned or operated by the Housing Authority of the City of Charleston.

Non-Smoking Policies. THE PHA MAY IMPLEMENT NON-SMOKING POLICIES IN ITS PUBLIC HOUSING PROGRAM AND INCORPORATE THIS INTO ITS PHA PLAN STATEMENT OF OPERATION AND MANAGEMENT AND THE RULES AND STANDARDS THAT WILL APPLY TO ITS PROJECTS.

The CHA has instituted a “smoke-free” policy for all public housing properties to comply with the directive as outlined in HUD’s final rule 81 FR 87430, 24 CFR 965,966 (Docket No. FR 5597-F-03).

The “smoke-free” policy bans the use of prohibited tobacco products in all public housing living units, indoor common areas in public housing, and the Housing Authority’s administrative office buildings. The smoke-free policy also extends to all outdoor areas up to 25 feet from public housing and administrative office buildings.

Implementation of this rule improves indoor air quality in units; benefits the health of public housing residents, visitors, and Housing Authority staff; reduces the risk of catastrophic fires, and lowers overall maintenance cost.

Before implementation, the Housing Authority of the City of Charleston conducted surveys, outreach efforts, and community forums on an ongoing basis to ensure that CHA residents are aware of the proposed policies and lease addendum and were able to make suggestions under the public notice and comment requirement.

Project-Based Vouchers. DESCRIBE ANY PLANS TO USE HOUSING CHOICE VOUCHERS (HCVs) FOR NEW PROJECT-BASED VOUCHERS, WHICH MUST COMPLY WITH PBV GOALS, CIVIL RIGHTS REQUIREMENTS, HOUSING QUALITY STANDARDS (HQS) AND DE-CONCENTRATION STANDARDS, AS STATED IN 983.57(B)(1) AND OUTLINED IN THE PHA PLAN STATEMENT OF DE-CONCENTRATION AND OTHER POLICIES THAT GOVERN ELIGIBILITY, SELECTION, AND ADMISSIONS. IF USING PROJECT-BASED VOUCHERS, PROVIDE THE PROJECTED NUMBER OF PROJECT-BASED UNITS AND GENERAL LOCATIONS, AND DESCRIBE HOW PROJECT-BASING WOULD BE CONSISTENT WITH THE PHA PLAN.

To date, the CHA has requested and received approval from HUD the award of 300 PBVs under the 20% Program Cap and 70 PBVs under the 10% Exception category.

Following are active Project-Based Voucher projects.

- 1) **573 MEETING STREET:** The CHA issued an RFP on 08/18/2019 for New Construction projects with a preference for households eligible to receive supportive services. Proposals were received and evaluated. CHA’s Board of Commissioners approved the award of 70 PBVs to One80 Place for a mixed-use development to be located at 573 Meeting Street. All the units will be designated exclusively for households eligible to receive supportive services. HUD approved the Subsidy Layering Review, and the project received environmental clearance. Construction is underway with an expected completion in late fall 2026.

- 2) **ESAU JENKINS:** The CHA issued an RFP on 10/31/2019 for the new construction of units exclusively targeted to qualified households eligible to receive supportive services. CHA’s Board of Commissioners approved the award of 72 PBVs to Esau Jenkins Village. [Construction is complete and 100% of the units are occupied.](#)

- 3) **LOW LINE APARTMENTS:** The CHA issued an RFP on 06/18/2023 for Developers of new construction units seeking PBV assistance for up to 20 units serving low-income households. CHA’s Board of Commissioners approved issuing an Intent to Award of 13 PBVs to Low Line Housing, LP. The Developer continues to work through Environmental Review items and financing options. [The project received environmental clearance and the subsidy layering review has been completed. Construction is scheduled to begin in mid to late 2026.](#)

- 4) **LEE STREET APARTMENTS:** The CHA issued an RFP on 10/15/2023 for Developers of new construction units seeking PBV assistance for up to 30 units serving low-income households 55 years old and over. CHA’s Board of Commissioners approved issuing an Intent to Award of 30 PBVs to Lee Street Apartments. [The project received Environmental clearance and the subsidy layering review has been completed. Financial closing is scheduled for the second quarter of 2026, with construction to start shortly thereafter.](#)

Future Project-Based Vouchers

- 1) **MEETING STREET MANOR:** ~~As mentioned elsewhere in this plan, CHA is planning for the substantial rehabilitation and adaptive reuse of seventy-five (75) dwelling units across fourteen (14) buildings. There are currently 73 public housing units in this transaction. To comply with Section 504, the current property management will be converted to two Section 504 units, comprising one 1-bedroom and one 3-bedroom UFAS unit. The said units will be Project Based. The site is listed on the mayor’s “Project 3500” list and is on hold as engagement discussions with City staff continue.~~

- 2) **275 HUGER STREET:** As mentioned elsewhere in this plan, the Housing Authority plans to replace the 12 current public housing units at SC 16-15 275 Huger Street (AMP 20) with an estimated 77 new units of mixed affordable housing. Forty-five of the new units will be Project-Based Vouchers, comprised of six 1-bedroom, twenty-four 2-bedroom, and two 4-bedroom units. [The site is listed on the mayor’s “Project 3500” list and is on hold as engagement discussions with City staff continue.](#)

~~To increase affordable housing opportunities and to deconcentrate poverty in the City of Charleston, the CHA intends to continue issuing requests for proposals for the award of PBV into the following year.~~

Approved Vacancies for Modernization. THE PHA MUST INCLUDE A STATEMENT RELATED TO UNITS WITH APPROVED VACANCIES THAT ARE UNDERGOING MODERNIZATION.

A) UNDERGOING MODERNIZATION – UNITS UNDER CONSTRUCTION

PHYSICAL DEVELOPMENT: AMP 30 SITES SC001000030P

AMP 30 SCATTERED SITES 15 & 16: Interior painting and repairs are currently underway at thirty-three (33) units. The project appears in CHA’s HUD-approved 5-Year Action for 2021-2025. Interior painting and repair activities have been completed.

i) SCATTERED SITE 15 - SC16-15 (26 Units)

Line Street (139 – 147)

Unit ID	Address	Suite
150033	139 Line Street	A
150034	139 Line Street	B
150035	141 Line Street	A
150036	141 Line Street	B
150037	143 Line Street	A
150038	143 Line Street	B
150039	145 Line Street	A
150040	145 Line Street	B
150041	147 Line Street	A
150042	147 Line Street	B

Amherst Street (42 -48)

150011	42 Amherst Street	A
150012	42 Amherst Street	B
150013	44 Amherst Street	A
150014	44 Amherst Street	B
150015	46 Amherst Street	A
150016	46 Amherst Street	B
150017	48 Amherst Street	A
150018	48 Amherst Street	B

St. Philip Street (213 – 219)

Unit ID	Address	Suite
150051	213 St Phillip Street	A
150052	213 St Phillip Street	B
150053	215 St Phillip Street	A
150054	215 St Phillip Street	B
150055	217 St Phillip Street	A
150056	217 St Phillip Street	B
150057	219 St Phillip Street	A
150058	219 St Phillip Street	B

ii) **SCATTERED SITE 16 - SC16-16 (7 Units)**

South Street (26)

160042	26 South Street	B
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Nassau Street (6)

160032	6 Nassau Street	B
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Cannon Street (49)

160001	49 Cannon Street	A
160002	49 Cannon Street	B
160004	49 Cannon Street	D
160005	49 Cannon Street	E
160008	49 Cannon Street	H

B) UNDERGOING MODERNIZATION – PLANNED CONVERSION TO RAD

PHYSICAL DEVELOPMENT: AMP 20 SITES SC001000020P

i) MEETING STREET MANOR - SC 16-10 (201 units)

Harris Street (37 – 83) (56 – 100)

Unit ID	Address	Suite
100001	37 Harris Street	
100002	39 Harris Street	
100003	41 Harris Street	
100004	43 Harris Street	
100005	45 Harris Street	
100006	47 Harris Street	
100007	49 Harris Street	
100008	51 Harris Street	
100009	53 Harris Street	
100010	55 Harris Street	
100025	57 Harris Street	
100026	59 Harris Street	
100027	61 Harris Street	
100028	63 Harris Street	
100029	65 Harris Street	
100030	67 Harris Street	
100031	69 Harris Street	
100032	71 Harris Street	
100033	73 Harris Street	
100034	75 Harris Street	
100049	77 Harris Street	
100050	79 Harris Street	
100051	81 Harris Street	
100052	83 Harris Street	
100011	56 Harris Street	A
100012	56 Harris Street	C
100013	56 Harris Street	D
100014	56 Harris Street	E
100015	56 Harris Street	F
100016	56 Harris Street	G
100017	56 Harris Street	H

100018	56 Harris Street	I
100019	56 Harris Street	J
100020	56 Harris Street	K
100021	56 Harris Street	L
100022	56 Harris Street	M
100023	56 Harris Street	N
100024	56 Harris Street	P
100035	76 Harris Street	A
100036	76 Harris Street	B
100037	76 Harris Street	D
100038	76 Harris Street	E
100039	76 Harris Street	F
100040	76 Harris Street	G
100041	76 Harris Street	H
100042	76 Harris Street	I
100043	76 Harris Street	J
100044	76 Harris Street	K
100045	76 Harris Street	L
100046	76 Harris Street	M
100047	76 Harris Street	N
100048	76 Harris Street	P
100053	86 Harris Street	
100054	88 Harris Street	
100055	90 Harris Street	
100056	92 Harris Street	
100057	94 Harris Street	
100058	96 Harris Street	
100059	98 Harris Street	
100060	100 Harris Street	

Hanover Street (239 – 249) (192, 194 – 240)

100083	239 Hanover Street	
100085	241 Hanover Street	
100086	243 Hanover Street	
100087	245 Hanover Street	
100088	247 Hanover Street	
100089	249 Hanover Street	
100061	192 Hanover Street	
100062	194 Hanover Street	
100063	196 Hanover Street	
100064	198 Hanover Street	
100065	200 Hanover Street	

100066	202 Hanover Street	
100067	204 Hanover Street	
100068	206 Hanover Street	
100069	208 Hanover Street	
100070	210 Hanover Street	
100071	212 Hanover Street	
100072	216 Hanover Street	
100073	218 Hanover Street	
100074	220 Hanover Street	
100075	222 Hanover Street	
100076	224 Hanover Street	
100077	226 Hanover Street	
100078	228 Hanover Street	
100079	230 Hanover Street	
100080	232 Hanover Street	
100081	234 Hanover Street	
100082	236 Hanover Street	
100083	239 Hanover Street	
100084	240 Hanover Street	

Johnson Street (55 – 97) (88 – 98)

100090	55 Johnson Street	A
100091	55 Johnson Street	C
100092	55 Johnson Street	D
100093	55 Johnson Street	E
100094	55 Johnson Street	F
100095	55 Johnson Street	G
100096	55 Johnson Street	H
100097	55 Johnson Street	I
100098	55 Johnson Street	J
100099	55 Johnson Street	K
100100	55 Johnson Street	L
100101	55 Johnson Street	M
100102	55 Johnson Street	O
100103	55 Johnson Street	P
100104	75 Johnson Street	A
100105	75 Johnson Street	C
100106	75 Johnson Street	D
100107	75 Johnson Street	E
100108	75 Johnson Street	F
100109	75 Johnson Street	G
100110	75 Johnson Street	H

100111	75 Johnson Street	I
100112	75 Johnson Street	J
100113	75 Johnson Street	K
100114	75 Johnson Street	L
100115	75 Johnson Street	M
100116	75 Johnson Street	O
100117	75 Johnson Street	P
100118	83 Johnson Street	
100119	85 Johnson Street	
100120	87 Johnson Street	
100122	89 Johnson Street	
100124	91 Johnson Street	
100125	93 Johnson Street	
100127	95 Johnson Street	
100128	97 Johnson Street	
100121	88 Johnson Street	
100123	90 Johnson Street	
100126	94 Johnson Street	
100129	98 Johnson Street	

Johnson Street (140 – 170)

100130	140 Jackson Street	A
100131	140 Jackson Street	B
100132	140 Jackson Street	C
100133	140 Jackson Street	D
100134	140 Jackson Street	E
100135	140 Jackson Street	F
100136	140 Jackson Street	G
100137	140 Jackson Street	H
100138	140 Jackson Street	I
100139	140 Jackson Street	J
100140	140 Jackson Street	K
100141	140 Jackson Street	L
100142	140 Jackson Street	M
100143	170 Jackson Street	A
100144	170 Jackson Street	B
100145	170 Jackson Street	C
100146	170 Jackson Street	D
100147	170 Jackson Street	E
100148	170 Jackson Street	F
100149	170 Jackson Street	G
100150	170 Jackson Street	H

100151	170 Jackson Street	I
100152	170 Jackson Street	J
100153	170 Jackson Street	K
100154	170 Jackson Street	L

Meeting Street (562)

100155	562 Meeting Street	B
100156	562 Meeting Street	C
100157	562 Meeting Street	D
100158	562 Meeting Street	E
100159	562 Meeting Street	F
100160	562 Meeting Street	G
100161	562 Meeting Street	H
100162	562 Meeting Street	I
100163	562 Meeting Street	J
100164	562 Meeting Street	K
100165	562 Meeting Street	L
100166	562 Meeting Street	M
100167	562 Meeting Street	N
100168	562 Meeting Street	O
100169	562 Meeting Street	P
100170	562 Meeting Street	Q
100171	562 Meeting Street	R
100172	562 Meeting Street	S
100173	562 Meeting Street	T
100174	562 Meeting Street	U

Nassau Street (235 – 253) (234 – 270)

100176	235 Nassau Street	
100178	237 Nassau Street	
100180	239 Nassau Street	
100182	241 Nassau Street	
100186	247 Nassau Street	
100188	249 Nassau Street	
100190	251 Nassau Street	
100192	253 Nassau Street	
100175	234 Nassau Street	
100177	236 Nassau Street	
100179	238 Nassau Street	

100181	240 Nassau Street	
100183	242 Nassau Street	
100184	244 Nassau Street	
100185	246 Nassau Street	
100187	248 Nassau Street	
100189	250 Nassau Street	
100191	252 Nassau Street	
100193	254 Nassau Street	
100194	256 Nassau Street	
100195	258 Nassau Street	
100196	260 Nassau Street	
100197	262 Nassau Street	
100198	264 Nassau Street	
100199	266 Nassau Street	
100200	268 Nassau Street	
100201	270 Nassau Street	

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ii) **275 HUGER STREET - SC 16-15 (12 Units)**

Unit ID	Address	Suite
150021	275 Huger Street	A
150022	275 Huger Street	B
150023	275 Huger Street	C
150024	275 Huger Street	D
150025	275 Huger Street	E
150026	275 Huger Street	F
150027	275 Huger Street	G
150028	275 Huger Street	H
150029	275 Huger Street	I
150030	275 Huger Street	J
150031	275 Huger Street	K
150032	275 Huger Street	L

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PHYSICAL DEVELOPMENT: AMP 30 Sites SC001000030

Robert Mills Manor (SC16-01) & Robert Mills Manor Extension (SC16-06)

Cromwell Alley (1 – 2) (4 – 8)

Unit ID	Address	Suite
010001	1 Cromwell Alley	A
010002	1 Cromwell Alley	B
010003	1 Cromwell Alley	C
010004	1 Cromwell Alley	D
010005	1 Cromwell Alley	E
010006	1 Cromwell Alley	F
010007	1 Cromwell Alley	G
010008	1 Cromwell Alley	H
010009	2 Cromwell Alley	A
010010	2 Cromwell Alley	B
010011	2 Cromwell Alley	C
010012	2 Cromwell Alley	D
010013	2 Cromwell Alley	E
010014	2 Cromwell Alley	F
010015	4 Cromwell Alley	A
010016	4 Cromwell Alley	B
010017	4 Cromwell Alley	C
010018	4 Cromwell Alley	D
010019	4 Cromwell Alley	E
010020	4 Cromwell Alley	F
010021	5 Cromwell Alley	A
010022	5 Cromwell Alley	B
010023	5 Cromwell Alley	C
010024	5 Cromwell Alley	D
010025	5 Cromwell Alley	E
010026	5 Cromwell Alley	F
010027	5 Cromwell Alley	G
010028	5 Cromwell Alley	H
010029	6 Cromwell Alley	A
010030	6 Cromwell Alley	B
010031	6 Cromwell Alley	C
010032	6 Cromwell Alley	D

010033	6 Cromwell Alley	E
010034	6 Cromwell Alley	F
010035	7 Cromwell Alley	A
010036	7 Cromwell Alley	B
010037	7 Cromwell Alley	C
010038	7 Cromwell Alley	D
010039	7 Cromwell Alley	E
010040	7 Cromwell Alley	F
010041	7 Cromwell Alley	G
010042	7 Cromwell Alley	H
010043	8 Cromwell Alley	A
010044	8 Cromwell Alley	B
010045	8 Cromwell Alley	C
010046	8 Cromwell Alley	D
010047	8 Cromwell Alley	E
010048	8 Cromwell Alley	F

Franklin Street (16, 29, 31)

010049	16 Franklin Street	A
010050	16 Franklin Street	B
010134	16 Franklin Street	C
010135	16 Franklin Street	D
010051	29 Franklin Street	A
010052	29 Franklin Street	B
010053	29 Franklin Street	C
010054	29 Franklin Street	D
010055	29 Franklin Street	E
010056	29 Franklin Street	F
010057	29 Franklin Street	G
010058	29 Franklin Street	H
010059	31 Franklin Street	A
010060	31 Franklin Street	B
010061	31 Franklin Street	C
010062	31 Franklin Street	D
010063	31 Franklin Street	E
010064	31 Franklin Street	F

Logan Street (105)

010065	105 Logan Street	A
010066	105 Logan Street	B
010067	105 Logan Street	C
010068	105 Logan Street	D
010069	105 Logan Street	E
010070	105 Logan Street	F
010071	105 Logan Street	G
010072	105 Logan Street	H

Magazine Street (20,22)

010073	20 Magazine Street	A
010074	20 Magazine Street	B
010075	20 Magazine Street	C
010076	20 Magazine Street	D
010077	20 Magazine Street	E
010078	20 Magazine Street	F
010079	20 Magazine Street	G
010080	20 Magazine Street	H
010081	22 Magazine Street	A
010082	22 Magazine Street	B
010083	22 Magazine Street	C
010084	22 Magazine Street	D
010085	22 Magazine Street	E
010086	22 Magazine Street	F
010087	22 Magazine Street	G
010088	22 Magazine Street	H

Queen Street (146)

010089	146 Queen Street	A
010090	146 Queen Street	B
010091	146 Queen Street	C
010092	146 Queen Street	D
010093	146 Queen Street	E
010094	146 Queen Street	F
010095	146 Queen Street	G
010096	146 Queen Street	H
010097	146 Queen Street	I
010098	146 Queen Street	J
010100	146 Queen Street	K

010101	146 Queen Street	L
010102	146 Queen Street	M
010103	146 Queen Street	N
010104	146 Queen Street	O
010105	146 Queen Street	P
010106	146 Queen Street	Q
010108	146 Queen Street	S
010109	146 Queen Street	T
010133	146 Queen Street	R

Smith Street (12, 14)

010110	12 Smith Street	A
010111	12 Smith Street	B
010112	12 Smith Street	C
010113	12 Smith Street	D
010114	12 Smith Street	E
010115	12 Smith Street	F
010116	12 Smith Street	G
010117	12 Smith Street	H
010118	14 Smith Street	A
010119	14 Smith Street	B
010120	14 Smith Street	C
010121	14 Smith Street	D
010122	14 Smith Street	E
010123	14 Smith Street	F

Wilson Street (2)

010124	2 Wilson Street	A
010125	2 Wilson Street	B
010126	2 Wilson Street	C
010127	2 Wilson Street	D
010128	2 Wilson Street	E
010129	2 Wilson Street	F
010130	2 Wilson Street	G
010131	2 Wilson Street	H

ROBERT MILLS MANOR EXTENSION - SC 16-06 (90 Units)

Beaufain Street (59, 63, 67, 75, 83)

Unit ID	Address	Suite
060001	59 Beaufain Street	A
060002	59 Beaufain Street	B
060003	59 Beaufain Street	C
060004	59 Beaufain Street	D
060005	59 Beaufain Street	E
060006	59 Beaufain Street	F
060007	59 Beaufain Street	G
060008	59 Beaufain Street	H
060009	59 Beaufain Street	I
060010	59 Beaufain Street	J
060011	63 Beaufain Street	A
060012	63 Beaufain Street	B
060013	63 Beaufain Street	C
060014	63 Beaufain Street	D
060015	63 Beaufain Street	E
060016	63 Beaufain Street	F
060017	63 Beaufain Street	G
060018	63 Beaufain Street	H
060019	67 Beaufain Street	A
060020	67 Beaufain Street	B
060021	67 Beaufain Street	C
060022	67 Beaufain Street	D
060023	67 Beaufain Street	E
060024	67 Beaufain Street	F
060025	75 Beaufain Street	A
060026	75 Beaufain Street	B
060027	75 Beaufain Street	C
060028	75 Beaufain Street	D
060029	83 Beaufain Street	A
060030	83 Beaufain Street	B
060031	83 Beaufain Street	C
060032	83 Beaufain Street	D
060033	83 Beaufain Street	E
060034	83 Beaufain Street	F
060035	83 Beaufain Street	G
060036	83 Beaufain Street	H

Logan Street (125, 129, 139)

060037	125 Logan Street	A
060038	125 Logan Street	B
060039	125 Logan Street	C
060040	125 Logan Street	D
060041	125 Logan Street	E
060042	125 Logan Street	F
060043	125 Logan Street	G
060044	125 Logan Street	H
060045	125 Logan Street	I
060046	125 Logan Street	J
060047	125 Logan Street	K
060048	125 Logan Street	L
060049	125 Logan Street	M
060050	129 Logan Street	A
060051	129 Logan Street	B
060052	129 Logan Street	C
060053	129 Logan Street	D
060054	129 Logan Street	E
060055	129 Logan Street	F
060056	129 Logan Street	G
060057	129 Logan Street	H
060058	129 Logan Street	I
060059	129 Logan Street	J
060060	129 Logan Street	K
060062	129 Logan Street	M
060063	139 Logan Street	A
060064	139 Logan Street	B
060065	139 Logan Street	C
060066	139 Logan Street	D
060067	139 Logan Street	E
060068	139 Logan Street	F

Wilson Street (1, 3, 5, 9)

060070	1 Wilson Street	B
060071	1 Wilson Street	C
060072	3 Wilson Street	A
060073	3 Wilson Street	B
060074	5 Wilson Street	A
060075	5 Wilson Street	B
060076	5 Wilson Street	C

060077	5 Wilson Street	D
060078	5 Wilson Street	E
060079	5 Wilson Street	F
060080	5 Wilson Street	G
060081	5 Wilson Street	H
060082	5 Wilson Street	I
060083	5 Wilson Street	J
060084	5 Wilson Street	K
060085	5 Wilson Street	L
060086	5 Wilson Street	M
060087	9 Wilson Street	A
060088	9 Wilson Street	B
060089	9 Wilson Street	C
060090	9 Wilson Street	D

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PHYSICAL DEVELOPMENT: AMP 40 Sites SC001000040

i) SCATTERED SITE 15 - SC16-15 (24 Units)

Romney Street (129 - 137)

150046	129 Romney Street	
150047	131 Romney Street	
150048	133 Romney Street	
150049	135 Romney Street	
150050	137 Romney Street	

Athens Court (7 – 25)

150001	7 Athens Court	
150002	9 Athens Court	
150003	11 Athens Court	
150004	13 Athens Court	
150005	15 Athens Court	
150006	17 Athens Court	
150007	19 Athens Court	
150008	21 Athens Court	
150009	23 Athens Court	
150010	25 Athens Court	

Other Capital Grant Programs. (I.E., CAPITAL FUND COMMUNITY FACILITIES GRANTS OR EMERGENCY SAFETY AND SECURITY GRANTS).

On June 30, 2025, CHA applied for an Emergency Safety and Security Grant seeking funding support to address a critical and escalating threat to the safety and well-being of residents living in our public housing communities. Over the current fiscal year, our properties have experienced a significant increase in crime and drug-related activity, including assaults, burglaries, and vandalism. The Housing Authority seeks ESSG support to acquire and deploy three mobile security camera trailers—an urgently needed, flexible solution that will deter criminal activity, enhance surveillance, and restore a sense of security for the families and individuals who call Charleston’s public housing home.

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B. Plan Elements

B.3 Progress Report

FOR ALL ANNUAL PLANS FOLLOWING SUBMISSION OF THE FIRST ANNUAL PLAN, A PHA MUST INCLUDE A BRIEF STATEMENT OF THE PHA'S PROGRESS IN MEETING THE MISSION AND GOALS DESCRIBED IN THE 5-YEAR PHA PLAN.

- a) **Progress in Meeting Mission and Goals** PHAS MUST INCLUDE (I) A STATEMENT OF THE PHAS PROGRESS IN MEETING THE MISSION AND GOALS DESCRIBED IN THE 5-YEAR PLAN; (II) THE BASIC CRITERIA THE PHA WILL USE FOR DETERMINING A SIGNIFICANT AMENDMENT FROM ITS 5-YEAR PLAN; AND A SIGNIFICANT AMENDMENT OR MODIFICATION TO ITS 5-YEAR PLAN AND ANNUAL PLAN.

THE HOUSING AUTHORITY OF THE CITY OF CHARLESTON MADE PROGRESS IN MEETING ITS AGENCY GOALS IN THE FOLLOWING AREAS:

GOAL: PROVIDE IMPROVED LIVING CONDITIONS FOR VERY LOW AND LOW-INCOME FAMILIES

OBJECTIVE: To operate a socially and financially sound public housing agency that provides decent, safe, and sanitary housing within a drug-free, suitable living environment for tenants and their families.

PROGRESS: Since the submission of its most recent 5-year Plan, The Housing Authority of the City of Charleston has received approximately \$9,154,767 in the form of annual Capital Fund grants, which were utilized to upgrade public housing units through interior and repairs, re-roofing, HVAC installations, site improvements, general up-keep, maintenance, and more recently, eligible RAD expenses such as pre-development costs and HCV HAP payments.

OBJECTIVE: To lawfully deny the admission of applicants or the continued occupancy of residents, whose habits and practices reasonably may be expected to adversely affect the health, safety, comfort, or welfare of other residents or the neighborhood's physical environment, or create a danger to PHA employees.

PROGRESS: The CHA administers its Housing Choice Voucher program and its Public Housing Program under HUD's rules and regulations outlined in the Housing Choice Voucher Administrative Plan and the Public Housing Admissions and Continued Occupancy Policy (ACOP). These policies fully address issues about tenant habits and practices, which, if left unattended, could very well result in scenarios that could potentially "adversely affect the health, safety, comfort, or welfare of other residents." In addition to following these

guidelines, the CHA's Director of Security continues to perform background checks on all adult household members before leasing a unit to a family from the waiting list. Additional checks are also performed during the term of the rental agreement, should information be made available that indicates circumstances as having occurred that may require the termination or evaluation of their housing assistance. Additional efforts include collaboration with the Charleston Police Department, citizens, and other agencies to reduce all types of criminal activities. The CHA has implemented physical improvements, including enhanced fencing, photocell lighting, and the addition and maintenance of foliage, as well as the implementation of crime prevention approaches through design methods at its properties.

GOAL: AVOID CONCENTRATIONS OF ECONOMICALLY AND SOCIALLY DEPRIVED FAMILIES IN ANY ONE OR ALL OF THE PHA'S PUBLIC HOUSING DEVELOPMENTS

OBJECTIVE: To attempt to house a tenant body in each development composed of families with a broad range of income and rent-paying abilities that are representative of the range of incomes of low-income families in the PHA's jurisdiction.

PROGRESS: Public Housing units being offered are based strictly on the date and time of the application. Once an application reaches the top of the waiting list, the applicant is offered a maximum of three (3) different units from which to choose. The offers are made in conjunction with those that are vacant/available at that time and that are of the size (i.e., the number of bedrooms) needed by that particular applicant (as per the established ACOP occupancy standards).

OBJECTIVE: To provide opportunities for upward mobility for families who desire to achieve self-sufficiency.

PROGRESS: The CHA has solicited the services of a professional firm to assess its efforts and thereafter, assist by making recommendations for improved and increased services to residents. The firm will present its findings and recommendations to CHA's Board of Commissioners for consideration. The CHA, however, continues to be committed to providing support services to active Family Self-Sufficiency participants. During 2021, the Housing Authority of the City of Charleston received a ROSS Grant for \$195,817.00. The purpose of the ROSS Service Coordinator program is to provide funding to hire and maintain Service Coordinators who will assess the needs of residents of conventional Public Housing or Indian housing and coordinate available resources in the community to meet those needs. This program promotes the development of local strategies to coordinate assistance under the Public Housing program with public and private resources for supportive services

and resident empowerment activities. These services should enable participating families to set and achieve short-term goals, thereby increasing earned income, reducing or eliminating the need for welfare assistance, making progress toward achieving economic independence and becoming self-sufficient, or, in the case of elderly or disabled residents, helping to improve living conditions and enabling residents to age in place. The CHA hired 2 (two) Service Coordinators in February of 2022 to continue serving the residents with economic opportunities. The Service Coordinators set a goal of assessing 100 (one hundred) residents per calendar year. The Service Coordinators exceeded that goal and continue to set new benchmarks to assist families with empowerment opportunities. The ROSS Coordinators have worked diligently over the past year to meet residents, enroll them in the ROSS program, and refer them to available resources. The new Service Coordinators have increased participation among the residents and connected them to supportive services. The Coordinators have developed community partnerships with additional services to assist families with concerns that can hinder their success. We are working diligently to increase participation and connect residents to supportive services.

OBJECTIVE: To facilitate the jurisdiction management of the PHA inventory and the efficient management of the PHA staff.

PROGRESS: The CHA operates its Public Housing Program in accordance with Asset Management guidelines established by HUD. It utilizes its resources, which align with asset management practices and strategies outlined in published regulations.

OBJECTIVE: To ensure compliance with Title VI of the Civil Rights Act of 1964 and all other applicable Federal laws and regulations so that the admissions and continued occupancy are conducted without regard to race, color, religion, creed, sex, national origin, handicap, or familial status.

PROGRESS: The Housing Authority of the City fully complies with all Federal, State, and local nondiscrimination laws, the Americans with Disabilities Act, and the U.S. Department of Housing and Urban Development regulations governing Fair Housing and Equal Opportunity. The City of Charleston Housing Authority also posts information regarding discrimination and available resources for public housing applicants in its main administrative office. The CHA continues to update and post new information when it becomes available.

B. Plan Elements

B.4 Capital Improvements

TO COMPLY WITH THIS REQUIREMENT, THE PHA MUST REFERENCE THE MOST RECENT HUD-APPROVED CAPITAL FUND 5-YEAR ACTION PLAN.

The Housing Authority of the City of Charleston is compliant with section 9(j) of the United States Housing Act of 1937 and 24 CFR 905.306.

PIH Notice 2016-21 "Guidance on Automation of Capital Fund Program 5-Year Action Plans and Budgets in the Activity Planning Module of HUD's Energy Performance and Information Center (EPIC)" was issued on December 2, 2016. The Notice modifies the submission process for Capital Fund Program (CFP) 5-Year Action Plans and Budgets (formerly referred to as Annual Statements, and/or P and E Reports).

CHA 2025 Rolling Five-Year Action Plan from the HUD Field Office (Columbia) on July 17, 2025 and is included herewith as "item a". Grant funds were allocated to administration, operations, professional fees and services, interior and exterior upgrades to dwelling structures, site improvements, the purchase of energy star appliances, and RAD eligible expenses.

CHA's proposed budget for 2025 through 2029 was approved by the Board of Commissioners on June 23, 2025, through Resolution # 5179 and is included herewith as "item b". Most of the funds are allocated to allowable expenses associated with RAD conversions. In addition to the former, a certain portion is allocated to administration, operations, and professional fees.

a) HUD Approval of 5-Year Action Plan



U. S. Department of Housing and Urban Development

South Carolina Office
Strom Thurmond Federal Building
1835 Assembly Street
Columbia, South Carolina 29201-2480

June 17, 2025

Mr. Arthur Milligan
Chief Executive Officer
Charleston Housing Authority
550 Meeting Street
Charleston, SC 29403-5068

Dear Mr. Milligan:

Subject: 2025 Rolling Five Year Action Plan Review

We have reviewed your 2025 Rolling Five Year Action Plan submission within EPIC. Although HUD has approved the 2025 Five Year Action Plan within EPIC, this letter is to advise you that in accordance with Notice PIH 2016-22 Environmental Review Requirements for Public Housing Agencies, all activities at project site(s) must receive environmental clearance before the PHA takes any choice-limiting actions or obligates any funds.

HUD has made a programmatic determination under 24 CFR Part 50 that the operating activities listed in Appendix A of Notice PIH 2016-22 are not subject to further environmental review, except as noted in the Appendix. For any other activities, PHAs must request an environmental review and receive environmental clearance from their Responsible Entity (RE), or from HUD on a case-by-case basis, upon request. HUD strongly encourages the PHAs to work with their REs to perform the environmental reviews pursuant to 24 CFR Part 58. Regardless of who conducts the environmental review, the RE under Part 58 or HUD under Part 50, the PHA still has to provide everything the RE or HUD needs to conduct the review, including the supporting documentation for each environmental factor and the Partner Worksheets, which can be found at:

<https://www.hudexchange.info/resource/5119/environmental-review-record-related-federal-laws-and-authorities-partner-worksheets/>.

The RE's basic environmental responsibilities and technical and administrative capacity requirements can be found in 24 CFR Sections 58.10 and 58.12. In accordance with §58.10, the RE must assume the environmental responsibilities for projects under programs cited in §58.1(b) and must comply with the provisions of EPA and CEQ regulations contained in 40 CFR Parts 1500 through 1508, including requirements in Part 58. In accordance with §58.12, REs must develop the technical and administrative capability necessary to comply with 40 CFR Parts 1500 through 1508 and the requirements of Part 58.

This is a reminder that environmental reviews (ER) are generally valid for five years from the issuance date, unless the PHA adds new work activities that were not included in the previous ER. It is the PHA's responsibility to review the work activities annually to ensure the environmental reviews are updated as needed. Please review the work activities listed for all five years to determine if an environmental review is required. If required, you will need to request the applicable environmental review in accordance with the above cited regulations. It is also recommended that you refer to Notice PIH 2013-07 Agreements with Responsible Entities and Timing for Environmental Reviews.

If your RE is unable to perform the environmental review as directed above, the RE must state in writing why they lack the capacity per §58.12 and why they cannot perform Part 58 reviews per 58.2(a)(7)(ii)(B), along with a request for HUD to conduct the review pursuant to Part 50. If you have any questions, please contact Zachariah Woodard, Portfolio Management Specialist, at (803) 253-3232 or Zachariah.J.Woodard@hud.gov.

Sincerely,



Bernard R. Dyal
Director
Public Housing Program Center

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b) Proposed 2026 – 2030 Capital Fund budget

The 2026 – 2030 budget is being finalized and will be included in the final version of the Annual Plan.

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
25 77-0274
02/28/2022

Capital Fund Program - Five-Year Action Plan

Status: Approved Approval Date: 06/17/2025 Approved By: DYAL, BERNARD

Part I: Summary		Locality (City/County & State)					Revised 5-Year Plan (Revision No:)		
PHA Name: HOUSING AUTHORITY OF THE CITY OF CHARLESTON		<input checked="" type="checkbox"/> Original 5-Year Plan					<input type="checkbox"/> Revised 5-Year Plan		
PHA Number: SC001	Development Number and Name	Work Statement for Year 1 - 2025	Work Statement for Year 2 - 2026	Work Statement for Year 3 - 2027	Work Statement for Year 4 - 2028	Work Statement for Year 5 - 2029			
	AUTHORITY-WIDE	\$2,008,306.70	\$2,128,336.70	\$2,138,306.70	\$2,058,336.70				
	ROBERT MILLS MANOR (SC004000020)	\$175,000.00	\$295,000.00	\$400,000.00	\$1,194,020.65	\$330,000.00			
	MEETING STREET MANOR (SC001000030)	\$1,666,020.65	\$1,631,020.65	\$422,000.00					
	GAUSDEN GREEN HOMES (SC004000040)	\$81,604.65	\$62,604.65	\$317,000.00	\$1,434,004.65	\$4,300,982.00			



B. Plan Elements

B.5 Most Recent Fiscal Year Audit

IF THE RESULTS OF THE MOST RECENT FISCAL YEAR AUDIT FOR THE PHA INCLUDED ANY FINDINGS, MARK "YES" AND DESCRIBE THOSE FINDINGS IN THE SPACE PROVIDED.

There were no findings.

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C. Other Documents and/or Certification requirements

C.1 Resident Advisory Board (RAB) Comments

Staff met with members of the Resident Advisory Board on April 22, 2026. RAB comments will be incorporated in the final version of the Annual Plan update.

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Public Hearing

Scheduled for May 20, 2026, at 3:00 p.m. at the CHA's Administration Office located at 550 Meeting Street, Charleston, SC 29403.

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