



City of Charleston

South Carolina

Clerk of Council Department

WILLIAM S. COGSWELL, JR.
MAYOR

JENNIFER B. COOK
CLERK OF COUNCIL

COMMUNITY DEVELOPMENT COMMITTEE AGENDA

A meeting of the Community Development Committee will be held at **3:00 p.m., Thursday, November 20, 2025**, at City Hall, 80 Broad Street and via Conference Call at 1-929-205-6099, Access Code: 759694505. The agenda will be as follows:

- Invocation

a. Public Participation

Any person who speaks at a Community Development meeting shall conduct himself or herself in a manner appropriate to the decorum of the meeting and is asked to observe Section 2-28 (a) of the Code of the City of Charleston, Rules of Decorum. Violation of the Rules of Decorum may result in the forfeiture of audience before the Committee and/or removal from the meeting.

Citizens can participate virtually by telephone or leave comments for the Committee by completing the form at <http://innovate.charleston-sc.gov/comments/>. If requesting to speak by telephone, please provide your name and telephone number. Requests to speak at the meeting and comments must be received by 12:00 p.m., Thursday, November 20, 2025.

b. Approval of Minutes

- i. October 16, 2025

c. Old Business

None

d. New Business

- i. A resolution certifying one (1) building site as an abandoned building pursuant to the South Carolina Abandoned Buildings Revitalization Act of 2013, Title 12, Chapter 67, Section 12-67-100 et seq., of the Code of Laws of South Carolina (1976), as amended, regarding property located at 28 Cumberland Street, Charleston, South Carolina and having Charleston County Tax Map No. 458-05-03-086
- ii. A resolution certifying one (1) building site as an abandoned building pursuant to the South Carolina Abandoned Buildings Revitalization Act of 2013, Title 12, Chapter 67, Section 12-67-100 et seq., of the Code of Laws of South Carolina (1976), as

amended, regarding property located at 32 Cumberland Street, Charleston, South Carolina and having Charleston County Tax Map No. 458-05-03-091

- iii. Presentation of Project 3500: The City of Charleston Affordable Housing Strategy with participation by City Councilmembers. The Committee on Community Development may take action after the presentation.
- iv. Discussion and potential action regarding affordable housing at West Edge and negotiations with West Edge Foundation
- v. Discussion and potential action regarding affordable housing at 993 and 995 Morrison Drive
- vi. Approval of a Memorandum of Understanding between the Hope Center and the City of Charleston

Miscellaneous Business

Adjourn

In accordance with the Americans with Disabilities Act, people who need alternative formats, ASL (American Sign Language) Interpretation or other accommodation please contact Janet Schumacher at (843) 577-1389 or email to schumacherj@charleston-sc.gov three business days prior to the meeting.



RESOLUTION

Certifying One (1) Building Site as an Abandoned Building Pursuant to the South Carolina Abandoned Buildings Revitalization Act of 2013, Title 12, Chapter 67, Section 12-67-100 et seq., of the Code of Laws of South Carolina (1976), as amended, regarding property located at 28 Cumberland Street, Charleston, South Carolina and having Charleston County Tax Map No. 458-05-03-086

WHEREAS, the South Carolina Abandoned Buildings Revitalization Act of 2013 (the “ACT”) was enacted in Title 12, Chapter 67 of the South Carolina Code of Laws to create an incentive for the rehabilitation, renovation and redevelopment of abandoned buildings located in South Carolina; and

WHEREAS, the Act provides that restoration of abandoned buildings into productive assets for the communities in which they are located serves a public and corporate purpose and results in job opportunities; and

WHEREAS, Section 12-67-120 of the Act provides the following definitions (in pertinent part):

(1) “Abandoned Building” means a building or structure, which clearly may be delineated from other buildings or structures, at least sixty-six percent of the space in which has been closed continuously to business or otherwise nonoperational for income producing purposes for a period of at least five years immediately preceding the date on which the taxpayer files a “Notice of Intent to Rehabilitate.” For purposes of this item, a building or structure that otherwise qualified as an “abandoned building” may be subdivided into separate units or parcels, which units or parcels may be owned by the same taxpayer or different taxpayers, and each unit or parcel is deemed to be an abandoned building site for purpose of determining whether each subdivided parcel is considered to be abandoned.

(2) “Building Site” means the abandoned building together with the parcel of land upon which it is located and other improvements located on the parcel. However, the area of the building site is limited to the land upon which the abandoned building is located and the land immediately surrounding such building used for parking and other similar purposes directly related to the building's income producing use; and,

WHEREAS, Section 12-67-140 of the Act provides that a taxpayer who rehabilitates an abandoned building is eligible either for a credit against certain income taxes, license fees or premium taxes, or a credit against local real property taxes; and,

WHEREAS, Charleston Community Partners, LLC (the “Taxpayer”) is the owner and developer of certain real property located at 28 Cumberland Street, in the City of Charleston, County of Charleston, South Carolina, which property is further identified as Charleston County Tax Map No. 458-05-03-186;

WHEREAS, the Property is located within the city limits of Charleston, South Carolina; and

WHEREAS, the Taxpayer plans to develop the Property for commercial use, specifically retail lease, which shall encompass the entire building site,

WHEREAS, the Taxpayer has filed a Notice of Intent to Rehabilitate this abandoned building site with the South Carolina Department of Revenue; and

WHEREAS, the Taxpayer has requested that the City of Charleston, by way of a binding resolution, pursuant to Section 12-67-160(A) of the Act, certify that this Building Site is an eligible abandoned building site as defined by Section 12-67-120.

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF CHARLESTON, SOUTH CAROLINA, this _____ day of _____, 2025, as follows:

Section 1. The Taxpayer has submitted to the City’s Planning, Preservation, and Sustainability Department a request for a binding resolution to certify the Building Site as abandoned pursuant to Section 12-67-160 of the Act (the “Request to Certify”).

Section 2. The City’s Planning, Preservation, and Sustainability Department reviewed the Request to Certify and supporting documentation, conferred with the Taxpayer, and conducted its own review of its records concerning the property and the City’s Planning, Preservation, and Sustainability Department has investigated this request and finds that the Taxpayer purchased this property on or about December 16, 2024, that on that date the site consisted of a 4,267 square foot abandoned structure and that the Property qualified as an Abandoned Building site on that date.

Section 3. The City hereby certifies that: (i) the Property consists of one (1) abandoned building site as defined in Section 12-67-120(1) of the Act, (ii) that the taxpayer purchased the property on December 16, 2024 with a structure containing 4,267 square feet, (iii) that this abandoned building site was an abandoned building as of at least December 16, 2019 (iv) the Property remains an Abandoned Building Site under the Act, and has been abandoned for a period exceeding five (5) years, (v) such site remains titled in the name of the taxpayer as of the date of this resolution, and (vi) the geographic area of this Building Site is consistent with Section 12-67-120(2) of the Act.

Done this ____ day of ____ 2025

William S. Cogswell, Jr., Mayor
City of Charleston

ATTEST: By: _____
Jennifer Cook
Clerk of Council



RESOLUTION

Certifying One (1) Building Site as an Abandoned Building Pursuant to the South Carolina Abandoned Buildings Revitalization Act of 2013, Title 12, Chapter 67, Section 12-67-100 et seq., of the Code of Laws of South Carolina (1976), as amended, regarding property located at 32 Cumberland Street, Charleston, South Carolina and having Charleston County Tax Map No. 458-05-03-091

WHEREAS, the South Carolina Abandoned Buildings Revitalization Act of 2013 (the “ACT”) was enacted in Title 12, Chapter 67 of the South Carolina Code of Laws to create an incentive for the rehabilitation, renovation and redevelopment of abandoned buildings located in South Carolina; and

WHEREAS, the Act provides that restoration of abandoned buildings into productive assets for the communities in which they are located serves a public and corporate purpose and results in job opportunities; and

WHEREAS, Section 12-67-120 of the Act provides the following definitions (in pertinent part):

(1) “Abandoned Building” means a building or structure, which clearly may be delineated from other buildings or structures, at least sixty-six percent of the space in which has been closed continuously to business or otherwise nonoperational for income producing purposes for a period of at least five years immediately preceding the date on which the taxpayer files a “Notice of Intent to Rehabilitate.” For purposes of this item, a building or structure that otherwise qualified as an “abandoned building” may be subdivided into separate units or parcels, which units or parcels may be owned by the same taxpayer or different taxpayers, and each unit or parcel is deemed to be an abandoned building site for purpose of determining whether each subdivided parcel is considered to be abandoned.

(2) “Building Site” means the abandoned building together with the parcel of land upon which it is located and other improvements located on the parcel. However, the area of the building site is limited to the land upon which the abandoned building is located and the land immediately surrounding such building used for parking and other similar purposes directly related to the building's income producing use; and,

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WHEREAS, the Property is located within the city limits of Charleston, South Carolina; and

WHEREAS, the Taxpayer plans to develop the Property for commercial use, specifically retail lease, which shall encompass the entire building site,

WHEREAS, the Taxpayer has filed a Notice of Intent to Rehabilitate this abandoned building site with the South Carolina Department of Revenue; and

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Section 2. The City’s Planning, Preservation, and Sustainability Department reviewed the Request to Certify and supporting documentation, conferred with the Taxpayer, and conducted its own review of its records concerning the property and the City’s Planning, Preservation, and Sustainability Department has investigated this request and finds that the Taxpayer purchased this property on or about December 16, 2024, that on that date the site consisted of a 5,530 square foot abandoned structure and that the Property qualified as an Abandoned Building site on that date.

Section 3. The City hereby certifies that: (i) the Property consists of one (1) abandoned building site as defined in Section 12-67-120(1) of the Act, (ii) that the taxpayer purchased the property on December 16, 2024 with a structure containing 5,530 square feet, (iii) that this abandoned building site was an abandoned building as of at least December 16, 2019 (iv) the Property remains an Abandoned Building Site under the Act, and has been abandoned for a period exceeding five (5) years, (v) such site remains titled in the name of the taxpayer as of the

date of this resolution, and (vi) the geographic area of this Building Site is consistent with Section 12-67-120(2) of the Act.

Done this ____ day of ____ 2025

William S. Cogswell, Jr., Mayor
City of Charleston

ATTEST: By: _____
Jennifer Cook
Clerk of Council

**MEMORANDUM OF UNDERSTANDING
BETWEEN
THE CITY OF CHARLESTON
AND
THE HOPE CENTER**

1. Purpose

This Memorandum of Understanding (MOU) sets forth the collaborative relationship between the City of Charleston (“the City”) and The Hope Center, Inc. (“the Center”), a 501(c)(3) nonprofit organization created by the City of Charleston.

The purpose of this MOU is to define the roles and responsibilities of both parties to ensure that The Hope Center operates as a day resource center where unsheltered and vulnerable neighbors have access to programs and services that improve their lives and help them achieve self-sufficiency.

2. Background

The Hope Center, located at 529 Meeting Street, Charleston, South Carolina, opened in May 2022 to streamline the provision of services to individuals and families experiencing homelessness or at risk of homelessness.

The Center coordinates a broad range of programs and services designed to address barriers to housing and long-term stability, while building partnerships across public, private, and nonprofit sectors.

3. Shared Vision

Both parties commit to:

- Delivering compassionate, accessible, and coordinated services to the intended population.
- Reducing barriers to housing and promoting long-term stability for the unsheltered and vulnerable.
- Using data-driven decision-making to ensure that services remain responsive to the needs of the population served.
- Establishing a sustainable partnership where the City provides “The Scaffolding”—all foundational operational support—allowing the Board to focus on programmatic direction and fundraising.

4. Roles and Responsibilities

4.1 The City of Charleston – The Scaffolding

The City will provide the core infrastructure and support necessary to ensure the effective operation of The Hope Center, including the following:

A. Facility

- Ensure the Center is housed in a safe, accessible, and suitable facility for delivering programs and services, and that is accessible to the target audience or intended population.
- Maintain the physical space, including utilities, security, cleaning, technology infrastructure, and major repairs, to meet operational and programmatic needs.

B. Staffing

- Fund and provide qualified staff at levels required to execute the mission of the Center.
- Conduct an annual review of staffing levels in collaboration with the Board of Directors to ensure that staff resources align with program needs and service demands.

C. Compliance and Support

- Ensure that all provided resources—facility, staff, and operational supports—meet applicable local, state, and federal requirements for service delivery.
- Provide technical and administrative support to sustain high-quality, compliant service provision.

4.2 The Hope Center (Board of Directors)

The Board will focus on programmatic leadership and resource development, including:

A. Program Oversight

- Use the quarterly performance and impact data to assess program outcomes and community needs.
- Align services and adjust programming based on evidence, data trends, and best practices.

B. Fundraising and Resource Development

- Lead efforts to raise philanthropic, corporate, and grant funding to support board-approved programs and services that advance the mission of the Center.
- Develop partnerships with local and regional stakeholders to expand and sustain the Center's offerings.

C. Accountability and Mission Alignment

- Ensure that all funded and supported programs align with the Center's mission and are responsive to the needs of the population served.
- Maintain transparency in the use of funds raised by the Board and work collaboratively with the City to ensure accountability.

4.3 The Hope Center (Staff)

In addition to day-to-day operations, the Hope Center staff will collect and provide quarterly performance and impact data, including metrics related to service utilization, housing outcomes, and other indicators agreed upon by both parties under the direction of the Hope Center Executive Director.

Staff will also collaborate with the City to make data available in formats that inform program decisions and guide allocation of community resources.

5. Governance

The Hope Center will operate as an independent 501(c)(3) organization governed by its Board of Directors. The Board will collaborate with the City to ensure governance practices meet nonprofit best practices and public accountability standards.

Both parties agree to conduct an annual review of governance, operational practices, and Scaffolding resources to ensure ongoing alignment with the mission and emerging community needs.

6. Financial Arrangements

The City will provide and fund The Scaffolding—facility, staffing, operational support, and compliance—that serves as the foundation for effective service delivery.

The Board will focus on raising and stewarding resources for programs and services that enhance and expand the Center's impact beyond the core support provided by the City.

7. Data Sharing and Evaluation

Both parties recognize the importance of measuring outcomes and using data to guide program and resource decisions.

The Hope Center Executive Director will provide quarterly performance and impact reports as outlined above in Section 4.3 to the City, which information the Board will use to assess effectiveness, set priorities, and guide fundraising.

All data sharing will comply with applicable privacy and confidentiality laws.

8. Term and Review

This MOU will take effect upon signature by both parties and remain in force for two (2) years, unless amended or terminated earlier by mutual agreement.

The MOU will be reviewed annually to ensure that the partnership remains aligned with mission objectives, community needs, and evolving circumstances.

9. Amendments

This MOU may be amended in writing at any time by mutual consent of both parties.

10. Signatures

For the City of Charleston:

For The Hope Center:

Name:

Title:

Date:

Name:

Title:

Date: