

BUILDING AFFORDABLE HOUSING IN THE CITY OF CHARLESTON

The Department of Housing and Community Development and the Department of Planning, Preservation and Sustainability work closely with nonprofit and for-profit developers to assist their efforts to create affordable housing. Developers are strongly encouraged to review the below information to understand incentives and assistance that potentially may be available.

Register your project:

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

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

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

Following the submittal of the form, staff will review, verify project details, and send a confirmation of registration. If you are eligible for priority status, you will be assigned a unique Project Name which you will need to include with all application materials as you move through the plan review and permitting process.

Priority Status Benefits for Affordable Housing Partners:

If your project is 50% or more affordable, it is eligible for:

- Fee waivers as applicable
- Priority review as applicable
- Flexible zoning regulations (if 100% affordable). See [Sec. 52-207z](#).
- 'Open Door' consultation as needed with relevant review staff
- On-call support from the Affordable Housing Concierge. Contact Chloe Stuber at stuber@charleston-sc.gov or call (843) 834-5268.

Site consultation:

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

Questions? Contact:

Housing Development Officer: Florence Peters, petersf@charleston-sc.gov, 843.724.7353
Affordable Housing Concierge: Chloe Stuber, stuber@charleston-sc.gov, 843.834.5268