



# REQUEST FOR COUNCIL ACTION

## City of Greenville, South Carolina

Agenda Item No.

11e

**TO:** Honorable Mayor and Members of City Council  
**FROM:** John F. McDonough, City Manager

Ordinance/First Reading  Ordinance/Second & Final Reading  Resolution/First & Final Reading  Information Only

**AGENDA DATE REQUESTED:** 11/14/2022

**ORDINANCE/RESOLUTION CAPTION:**

AN ORDINANCE TO AUTHORIZE A PILOT PROJECT FOR THE DEVELOPMENT OF AFFORDABLE HOUSING INITIATIVES

**SUMMARY BACKGROUND:**

This Ordinance authorizes a pilot project to allow City Council and staff to closely study alternative equivalents in development standards to reduce development costs, the diversion of those saved costs to a fund for affordable housing, and the effect on availability of affordable housing units. Within two years, City staff shall report to City Council regarding the results of the study of alternative development standard equivalents, the success of the pilot project, and an assessment of whether such market-based incentives should be included as a part of the Code of Ordinances

**IMPACT IF DENIED:**

The pilot project will not be authorized.

**FINANCIAL IMPACT:**

N/A

**REQUIRED SIGNATURES**

**Department Director**

DocuSigned by:  
*Merle Johnson*  
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**City Attorney**

DocuSigned by:  
*Leigh Paolletti*  
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**OMB Director**

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**City Manager**

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*John McDonough*  
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AN ORDINANCE

TO AUTHORIZE A PILOT PROJECT FOR THE DEVELOPMENT OF AFFORDABLE HOUSING INITIATIVES

WHEREAS, the city of Greenville (“City”) has identified the need for affordable housing as a high priority in the Affordable Housing Assessment Strategy and in the GVL 2040 Comprehensive Plan (“GVL 2040”); and

WHEREAS, City Council is committed to ensuring the availability of affordable housing to moderate, low, very-low and extremely-low income households through the adoption of innovative strategies and tools; and

WHEREAS, the City finds itself at a critical juncture where it must balance its strong desire for future growth, as the community attested as part of GVL 2040, with the need for affordable housing; and

WHEREAS, the City has made specific investments in affordable housing every year since the 2018 Affordable Housing Action plan – more than \$10.5 million so far with an additional \$14 million planned over the next five years; and

WHEREAS, during the past 24 months, the Planning Commission has approved 618 new affordable units citywide ranging from 30% percent to 100% percent AMI; and

WHEREAS, GVL 2040 aspires to, “Ensure that at least 10% percent of all new housing is income-restricted to provide access to high-quality affordable housing,” and striking this balance is critical to ensure that the City’s residents continue to enjoy a quality of life reflective of a world class city; and

WHEREAS, Code of Ordinances of the City of Greenville currently has limited incentives for affordable housing, and here is a demonstrated need for affordable housing within the City that is not yet met; and

WHEREAS, the City is interested in exploring the possibility of providing additional market-based incentives for affordable housing as contemplated under S.C. Code Ann. §6-29-1110, including allowing developers to purchase density, relaxed zoning regulations, or design flexibility by paying into a local housing trust fund; and

WHEREAS, Alston Park is a proposed town home development located near the intersection of Ridge Road and Fairforest Way; and

WHEREAS, the Alston Park subdivision application was approved by Planning Commission on April 21, 2022; and

WHEREAS, the Alston Park developer was allowed as an alternative equivalent compliance pilot measure, with recommendation by staff, for additional design flexibility for this development that includes reduced pavement widths, allowance of on-street parking, and relief from locating sidewalks on sides of streets without residential units; and

WHEREAS, Alston Park, LLC desires to provide approximately \$544,000 towards affordable housing initiatives as an alternative to providing affordable units on site of the development; and

WHEREAS, such funds would be administered by the City’s Community Development Division for land banking efforts for future affordable housing development; and

WHEREAS, City Council desires to authorize a pilot project to allow City Council and staff to closely study alternative equivalents in development standards to reduce development costs, and diversion of those saved costs to a fund for affordable housing, resulting in affordable housing units, and whether such market-based incentives should be included as a part of the Code of Ordinances; and

WHEREAS, it is anticipated that an ordinance to approve a development agreement with Alston Park, LLC as the pilot project will be on the agenda for the next regularly scheduled meeting of City Council;

NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND COUNCIL OF THE CITY OF GREENVILLE, SOUTH CAROLINA:

Section 1: Pilot Project. City Council hereby authorizes a pilot project to allow City Council and staff to closely study alternative equivalents in development standards to reduce development costs, the diversion of those saved costs to a fund for affordable housing, and the effect on availability of affordable housing units.

Section 2: Study and Report. Within two years, City staff shall report to City Council regarding the results of the study of alternative development standard equivalents, the success of the pilot project, and an assessment of whether such market-based incentives should be included as a part of the Code of Ordinances.

Section 3: Severability: Should any provision, section, paragraph, sentence or word of this ordinance be rendered or declared invalid by any final court action in a court of competent jurisdiction or by reason of any preemptive legislation, the remaining provisions, sections, paragraphs, sentences or words of this ordinance as hereby adopted shall remain in full force and effect.

DONE, RATIFIED AND PASSED THIS THE \_\_\_\_ DAY OF \_\_\_\_\_, 2022.

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MAYOR

ATTEST:

\_\_\_\_\_  
CITY CLERK

APPROVED AS TO FORM:

\_\_\_\_\_  
CITY ATTORNEY

REVIEWED:

\_\_\_\_\_  
CITY MANAGER