

1. Remote Participation And Viewing
Remote Participation and Viewing

Public Comments can be made in two ways:

1. In person during the appropriate point(s) of the meeting
2. [VIA THE MYCIVIC APP](#) up to 2pm the day of the meeting.

Public Meetings are livestreamed and recordings are archived on the [CITY OF CLEMSON YOUTUBE PAGE](#).

2. Agenda

Documents:

[2025_04_07AGENDA.PDF](#)

3. Meeting Materials

Documents:

[2025_04_07PHGOLFCART.PDF](#)
[2025_03_17MINUTES.PDF](#)
[2025_04_07HOMELESSNESS.PDF](#)
[2025_04_07PARKING.PDF](#)
[2025_04_07PARKS.PDF](#)
[2025_04_07BONDING.PDF](#)
[2025_04_07PUBLICCOMMENTS.PDF](#)
[2025_04_07REZONING.PDF](#)



CITY OF Clemson SOUTH CAROLINA

Agenda, Clemson City Council April 7th, 2025 Council Chamber, Clemson City Hall

5:30 p.m. Public Hearing: Discuss the proposed City Ordinance to regulate the use of golf carts in the City.

Note: The regular meeting will begin at the conclusion of the public hearing, but not prior to 6pm.

Call To Order: Regular Council Meeting

Invocation and Pledge of Allegiance: Council Member Smith

Proclamations: Child Abuse Prevention Month, Crime Victims' Rights Week, National Public Safety Telecommunicators Week

Public Session: (3-minute limit per speaker)

Approval of Minutes: March 17th, 2025

Reports/Discussion

- a. Listen to a presentation on Clemson Homelessness. – Police Chief Jorge Campos and Clemson Community Care Executive Director Karen Carter
- b. Update of the current status for going live with on-street metered parking. – Rebekah Wilbanks Parking Manager
- c. Discuss the addition of the Lawrence Road (One Clemson) property to the Parks Master Plan. – Parks and Recreation Director Jay Bennett
- d. Request a Public Hearing Date for 2024-R-04 proposed text amendment (Bonding Commercial in Mixed-Use). – Zoning and Codes Administrator Jacob Peabody
- e. Staff Reports

Policy Action (2-minute limit per speaker)

- a. Consider 1st Reading of an amendment to Chapter 2-44 (c) regarding public comments at meetings. – Council Member Boatwright
- b. Consider 1st Reading of proposed map amendment (rezoning) RZNE-000406-2025 Hwy 93 Parcels. – Planning and Development Director Nathan Woods

Mayor-Council reports/comments/new business

Executive Session

- a. Discussion of negotiations incident to proposed contractual arrangements and/or proposed sale or purchase of property (SC Code Section 30-4-70(a)(2)) Recreational Property
- b. Receipt of legal advice where the legal advice relates to a pending, threatened, or potential claim and/or other matters covered by the attorney-client privilege, and/or settlement of legal claims, or the position of the public agency in other adversary situations involving the assertion against the agency of a claim (SC Code Section 30-4-70(a)(2)).

- i. Civil Action #2024CP3900901
- ii. Civil Action #2025CP3900042

Note: Upon returning to open session, Council may take action on matters discussed in Executive Session.

Adjourn

CODE OF ORDINANCES

CHAPTER 18 TRAFFIC (1)

Sec. 18-37. Golf Carts, Low Speed Vehicles, and Recreational Vehicles.

For the purposes of this section the following definitions shall apply:

Golf Cart: Motor vehicles referred to in South Carolina State Code of Laws Title 56 Chapter 2, designed and manufactured for operation on a golf course for sporting or recreational purposes, and that are not capable of exceeding speeds of 20 miles per hour.

Low Speed Vehicle: Are motor vehicles defined in South Carolina State Code of Laws Title 56 Chapter 2.

Recreational Vehicle: As designed by A motor vehicle that is designed for use off road only and is not eligible to be registered by the South Carolina Department of Motor Vehicles. Examples are ATV's (All Terrain Vehicles), Side by Sides, or UTV (Utility Terrain Vehicles).

Recreational Vehicles are prohibited to travel on the roads and sidewalks within Clemson City Limits.

Golf Carts are permitted to be driven on the roads within Clemson City Limits under the following previsions:

1. All occupants of Golf Carts must comply with all state laws while driving or riding.
2. Golf Carts are prohibited to be driven upon any sidewalk, bike path, or any other pathway not designed for golf cart use.
3. It shall be unlawful for golf cart operators to travel two or more abreast within the same lane of travel. Passing another cart shall be in the same manner as state laws regulating passing of motor vehicles.
4. It shall be unlawful for the operator to allow over-occupancy on the golf cart and for a passenger to sit anywhere except upon a seat designed by the golf cart manufacture.
5. Golf Carts must be driven within 4 miles of the registered address on the city permit.
6. All Golf Carts must be permitted by the City of Clemson and the permit must be prominently displayed at all times. Golf Carts with windshields shall affix the permit to the outside of the front windshield, on the driver's side, in the bottom part of the windshield. Golf carts without windshields shall affix the permit in the front next to the state decal.
 - a. Golf Carts owned and with a current permit by Clemson University are not required to be permitted by the City of Clemson.
 - b. Only Clemson City residents and businesses physically located within the City of Clemson are eligible for a City Permit. Proof of residency is required.
 - c. Residents who rent a golf cart from a business must obtain a permit from the city before using the cart inside the city and must prominently display the permit during use.
 - d. City permits are valid for three years from the date of issuance. If ownership of the golf cart changes hands during the three years, the new owner must register the cart.
 - e. Golf carts found in a public right of way within the City that are not properly permitted are subject to impoundment.

Violations of the above section are misdemeanor offenses.

Parking Regulations: The following parking provisions shall be followed. Violations are subject to the issuance of a parking citation, if properly registered, or subject to impoundment. Parking violations are considered civil violations.

1. Golf Carts must be parked in a legal parking space or other location designed for a motor vehicle to park in.

Golf Carts may not park in spaces designed for motorcycles or mopeds.

2. Parking in a metered parking space is allowed but must comply with all parking fees or fines.
3. More than one golf cart can park in one parking space under the following conditions:
 - a. The golf cart(s) do not block one another from leaving when the driver is ready to leave;
 - b. The golf cart(s) are parked within the designated space and do not impede on the ability of vehicles parked next to the space from being accessed.

Golf carts found operating or parking unlawfully may be impounded for the safety of the operator and the public.

State Law Reference: Section 56-2-105

DRAFT

Regular Council Meeting
March 17th, 2025
Council Chamber – Clemson City Hall

Public Hearing 5:30 PM: RZNE – 000406-2025 Hwy 93 Parcels (Rezoning)

Call to Order: Mayor Robert Halfacre at 6:13 p.m.

Invocation and Pledge of Allegiance: Mayor Halfacre

Proclamations: Women's History Month Nominees Lillian Boatwright, Maude Davis Chapman, and Lindsey Newton.

Members present: Mayor Halfacre presiding, Council Members Boatwright, Fulmer, Evans, Jones, and Sherrill.

Absent: Council Member Smith

Notification emailed: March 13th, 2025 to the *Greenville News*, the *Journal*, the *Independent Mail*, the *Post and Courier*, the *Pickens Sentinel*, the *Easley Progress*; WSNW Radio, WYFF, WSPA, and Fox Carolina.

Public Session: Mayor Pro Tem Boatwright presiding. MyCivic comment from Jasmine Sampson, 673 Old Greenville Highway, regarding vape vending machines at downtown bars.

Approval of Minutes: Minutes from the Public Comment Sub-Committee Meeting March 3rd, 2025, the Regular Council Meeting March 3rd, 2025, and the Special Called Meeting March 5th, 2025 were each approved as presented.

Reports/Discussion

Discuss enacting a City Ordinance to regulate the use of golf carts in the City. – Police Chief Jorge Campos stated this proposed ordinance is the product of meetings with residents. Two state laws regulate these types of vehicles: one for golf carts, and one for low speed vehicles. Some of the issues to be addressed are lack of identifiable tag, carts being driven on sidewalks and on the Green Crescent Trail as well as other prohibited areas, and taxi/shuttle service business attempts. Council Member Boatwright stated the requirements seemed reasonable. Council Member Jones asked about only parking one golf cart per space. Chief Campos suggested adjusting the language to clarify not impeding other spaces. Council Member Fulmer highlighted working with the university on this issue. This ordinance would require proof of residency for the City in order to receive a City Permit to operate. Residents would be allowed to rent golf carts, but the resident would be the one required to register it. MyCivic comment from Norman McGee, 249 Riggs Drive, in opposition to prohibiting night time driving of golf carts. Marni McGee, 249 Riggs Drive, requested having a public hearing to allow more residents to speak. A public hearing on the golf cart ordinance was scheduled for 5:30pm on 4/7/2025.

Discuss amendments to Chapter 2-44(c) regarding public comments at meetings. – Council Member Boatwright stated that they met as a sub-committee and highlighted the proposed changes including requiring sign up 30 minutes ahead of time, not speaking or yielding time on behalf of others, not reading

MyCivic comments if the person is present, and encouraging speakers to provide new comments. Council Member Jones suggested printing a copy of the public comment rules on the back of the agenda. Council Member Boatwright read emailed comments from Jenny Harmon and Jordan Harmon, 110 Karen Drive, in opposition to the changes. Language in the proposed ordinance allows Council to extend the public comment period if desired.

Staff Reports: City Administrator Andy Blondeau: The budget work session on governmental funds will be on 3/27 at City Hall and another budget meeting will be held later on enterprise funds.

Mayor-Council reports/comments/new business

Mayor Halfacre: The Trees Upstate tree canopy annual report had the City of Clemson with around 50% tree canopy coverage. The tree giveaway was a great success. Thanks to Tony Tidwell and his team for their work. Council Member Boatwright: Complimented the new public art on the control towers throughout the community.

Council Member Sherrill: Pickens Meals on Wheels is an amazing operation. She encouraged other Council Members to review the JCUAB committee assignments.

There being no further business, a motion was made, duly seconded, and unanimously approved to adjourn the meeting at 7:18 p.m.

Respectfully submitted,

Jeremiah Jackson, MBL

Approved

By: _____
G. Robert Halfacre, Mayor



CITY OF CLEMSON
AGENDA ITEM REQUEST FORM

Requested By:

Date Submitted:

Council Meeting Date:

Type of Request: (check only one)

☐ Report/Discussion

☐ Policy/Action

☐ Executive Session

Agenda Item Summary: (brief for public information and posted agenda)

Agenda Item Detail: (expand as necessary for clarification)

Introduction:

Homelessness is obviously not unique to Clemson. Although our city/university composition may present some unique challenges in terms of strategies to deal with homelessness, the situation in Clemson would likely be common in many small cities across the United States. Thirty years ago, homelessness in Clemson was not apparent, although it probably existed at some level. Today, Clemson has a visible homeless community. The intention of this assessment was to develop a point-in-time picture of the current homeless situation, including its impact on city resources.

Background:

In the United States, homelessness has been rapidly growing since the early 1990s, with exponential growth in suburban and rural areas. Current estimates suggest that there are over 650,000 homeless people in the United States. Although there are multiple classifications of homelessness, two stand out in the Clemson community:

1. Transitional Homelessness-
 - a. Result of a major life change or catastrophic event, e.g., job loss, a health condition, divorce, domestic abuse, a substance use disorder, or personal or family crisis.
 - b. Unhoused situations for less than a year.
 - c. May still have minimal jobs, but cannot afford housing and other expenses.
2. Chronic Homelessness-
 - a. An individual with a disabling physical or mental health condition.
 - b. Homeless for more than one year.
 - c. Tend to be older.

Causes of Homelessness-

The causes of homelessness are varied and overlapping. Common problems resulting in homelessness are mental illness, substance abuse, lack of affordable housing, and loss of employment. Many homeless end up in this situation because of inadequate financial stability due to changes in the economy that are beyond their control.

Specifics of Clemson South Carolina:

- 1) Demographics of the Homeless Population-
 - a. There are no official data for the homeless population in Clemson.
 - b. Estimates from a limited number of sources suggest a typical homeless population of 6-10 people.
 - c. A superficial evaluation suggests drugs/alcohol/mental health are a significant underlying problem.
 - d. Almost exclusively male, ages 25 to 60.
 - e. Mostly transient, but duration of stay is widely varied.

2) Impacts on Retail Establishments-

- a. Retail establishments along Highway 123 adjacent to Abernathy Park (9) and on College Avenue (30) were surveyed to determine concerns/impacts resulting from encounters with homeless people.
- b. Input received suggests that the local business owners are aware of the presence of homeless people, but the complaints/concerns were minimal.
- c. Typical issues were going through trash, cash/food panhandling, and soiling restrooms.
- d. In addition to the concerns, there was also some legitimate concern for the welfare of these people.
- e. Multiple comments on College Avenue suggested that there were more issues with the college students (vomiting/urinating) than the homeless people.
- f. Most comments on police response when requested by merchants, were very favorable.

3) Impacts on City Services/Resources-

- a. A limited review of impacts on city resources suggests that due to the small size of the homeless community in Clemson, the cost to the community is most likely minimal in terms of dollars or time.
- b. The presence of a small homeless community may have a negative impact on the Clemson city image.
- c. Clemson Police Department
 - i. Appears to have a sincere concern for the welfare of the homeless people in our community. Common interactions involve public intoxication, although it is minimal.
- d. Impacts on Clemson University
 - i. Clemson University Police Department reported very limited to no negative impact from the homeless community on the campus.
- e. Pickens County EMS Services (Sheriff's Department)
 - i. The estimated number of calls related to homeless people in Clemson is approximately 2-3 calls per month.

4) Services Available-

- a. There are numerous services available to the homeless people in Clemson. Some are within city limits, and some are in surrounding communities.
- b. Within Clemson, Clemson Community Care provides the most centralized services (food, housing assistance, referrals for assistance) beneficial to homeless people.
- c. Health care assistance is also available from the Clemson Free Clinic.
- d. Transportation is readily available with the "catbus" system and is utilized by the homeless to access resources outside the Clemson community.
- e. Many of the local churches have coordinated support programs that provide assistance to the Clemson homeless community.

Strategic Planning Ideas for Consideration:

Although it is not obvious that the current homeless population in Clemson is causing any severe deleterious impacts on the non-homeless community, a vision or plan for dealing with this population, both now and in the future, would be advised. To do this, the city (leadership and citizens) must decide on the most important objective. Three obvious directions are possible:

- 1) Increase services and improve the quality of life for the homeless population.

Concern - potential to attract additional homeless people to the city.

- 2) Make no changes and accept the current situation.

Concern – uncertain future, unknown future resource demands, lack of city guidance to retail establishments and private citizens on how to deal with the homeless.

- 3) Decrease services, adopt strict “anti-homeless” city ordinances, increase law enforcement pressure on the homeless population.

Concern – presents an image of a city/community that is uncaring, non-charitable, and potentially morally weak. Additional burden on law enforcement, and potential discomfort to some citizens to the increased law enforcement aggressiveness.

Possible improvements:

- 1) Assistance for the homeless-

- a. Improve family / resource connectivity by providing a local “mailing address” so homeless people can receive mail.
- b. Provide for proper hygiene, e.g. showers.
- c. Improve coordination efforts across churches.
- d. Within an existing city agency/position, establish a contact person to serve as a liaison for homeless concerns in Clemson.

- 2) Assistance for Retail Establishments-

- a. Develop guidelines for Clemson merchants detailing how to deal with homeless people when they are encountered and considered a problem.

Conclusion:

Clemson is a unique community relative to many other urban/suburban communities. A small city, heavily influenced by the presence and overlapping interests of the university community and the private citizen community. Changes in either community will probably impact the homeless community both positively and negatively. For example, increases in enrollment will result in more students, more faculty, more housing, and more municipal service demands. As the population increases the opportunity for scavenging, pan-handling, receiving support from concerned citizens will also increase, all of which may enhance the desirability of the Clemson community to transient or non-resident homeless people. Simultaneously, the increase in population will result in fewer green spaces, fewer open areas, and potentially less tolerance for the presence of homeless people as they become more visible in the more limited landscape.

Retail Establishments Interviewed:

(N/A = Establishment was closed)

Highway 123 bordering Abernathy Park:

Havoline Express Lube
McNeeley's Store and Rental
CrossFit Clemson
Armed Forces Recruiting Center – N/A
Sherwood Williams Paints
Stop-a-Minit
Red Circle Spirits and Beer
Tobacco & Vape
Wendy's
Pixie & Bill's – N/A
Smoothie King

College Avenue:

TD's
Loose Change
Knickerbockers
Charleston Sports Bar and Pub
Judge Keller's
Study Hall N/A
Todaro Pizza
Onward Reserve
Sully's Steamers
Tiger Properties
The Shepherd Hotel
Pokestar Fresh Fish Hawaiian Style
Advantage Property Management – N/A
Moe's Southwest Grill
Chipotle
Jimmy John's
Clemson Tobacco & Vape
Mr. Knickerbocker
Wild Side Smoke Shop
Paw Power Nails
Fizz Boutique
M. H. Frank
Roar Tacos – N/A
Clemson Variety & Frame
Tiger Town Tavern
356 – N/A
The Tiger Sports Shop
True Orange Boutique

Evolve Kitchen and Table – N/A
Tiger Town Graphics
Hair South
Alumni Hall

Comments from Merchants:

Highway 123 bordering Abernathy Park-

Generally, merchants seems to be understanding and caring about the homeless.

Homeless were going through trash and leaving a mess. Some homeless come from Easley, Anderson, and Greenville by bus for the day.

Last summer homeless were checking doors and loitering behind the building.

Long stays in restaurant, sleeping at back doorway, offered free food to help, but they visited more often.

Recent activity near lake. Last year police responded and they moved to the railroad tracks/bridge across the street.

College Avenue-

Visible outside, left bags with soda bottles filled with urine (?).

Homeless using outdoor tables and chairs, some were abusive when asked to leave. Requests for restroom and free food.

Few visits to store, mostly looking into store with no direct problems.

College kids urinating and vomiting are more of a problem.

Soiled the restroom one time last summer.

Some employee contact with homeless when walking to work. Occasionally homeless try to enter into lobby.

Males panhandling and harassing customers and staff.

One person panhandling outside.

Walking by outside.

One male picks through the trash inside, dances on outside terrace. Police called but do not always show up.

Some food panhandling and going through trash.

Very few homeless last 1-1.5 years / Churches seem to be helping.

Going through dumpster and making a mess. College kids urinating are more of a problem.

College kids urinating are more of a problem.

Police response very positive when called. One attempted shoplifting event by a possible homeless person.

Some walk by in the summer.

Walking by in front of the store.

Interviews with Homeless.

- 1) Clemson Community Care
 - a. Water fountain not working in Abernathy Park.
 - b. Police are helpful.
- 2) Abernathy Park
 - a. Looking for assistance to find/rent a one bedroom apartment.
 - b. No soap in the public restrooms. No showers.
 - c. Police are not a problem.
 - d. No police presence after hours.



CITY OF CLEMSON
AGENDA ITEM REQUEST FORM

Requested By:

Date Submitted:

Council Meeting Date:

Type of Request: (check only one)

☐ Report/Discussion

☐ Policy/Action

☐ Executive Session

Agenda Item Summary: (brief for public information and posted agenda)

Agenda Item Detail: (expand as necessary for clarification)



Proposed Downtown Meter Kiosk Locations

Remaining Devices- Not installed:

- 530123480291- Luke Cosmo Solar- Storage (300 Sloan St.)
- 530123480292- Luke Cosmo Solar- Storage (403 SC Hwy 133)
- 530123480286- Luke Cosmo Solar- Storage (Parks and Recs)
- 530123480298- Luke Cosmo Solar- Storage (Parks and Recs)

Legend

Parking Meter Kiosk

PowerType

- AC
- Solar

CITY OF
Clemson
ADMINISTRATION
8/30/2023
tjones

A:\GIS\Projects\Admin Downtown Parking County\Admin Downtown Parking Court\apx

**CITY OF CLEMSON
AGENDA ITEM REQUEST FORM**

Requested by:

Date Submitted:

Council Meeting Date:

Type of Request: (check only one)

☒ **Report/Discussion**

☐ **Policy/Action**

☐ **Executive Session**

Agenda Item Summary: (brief for public information and posted agenda)

The addition of the Lawrence Road (One Clemson) property to the Parks Master Plan.

Agenda Item Detail: (expand as necessary for clarification)

The property on Lawrence Road (One Clemson) was added to the Parks Master Plan as a future park site for the City of Clemson.



3.2 Supply Analysis

Parks and recreation agencies have often employed a research technique called benchmarking when developing system planning documents. Benchmarking is intended to help an agency understand how they “stack up” or compare to agencies of similar size, nature, and scope. Today, the National Recreation and Park Association (NRPA) compiles data from municipalities and parks and recreation agencies across the country annually via their Park Metrics database. Park Metrics provides insights into “average” statistics in terms of park land provided per 1,000 residents, trail miles, full-time equivalents (FTEs), budget allocation, and much, much more, diminishing the need to develop customized benchmarking forms and research. As a result, this comparison’s results are two-fold: 1) they provide an overview of Clemson Parks & Recreation’s (“Clemson”) inventory and supply and 2) they show how the inventory and supply relates to agencies of similar scope.

All metric standards represent the *median* statistic based on the NRPA’s park and recreation agency performance benchmarking tool. It should also be noted that this process is self-selected, meaning park and recreation agencies choose to participate *and* upload their own information. For each benchmark category, the median metric is presented. For the purposes of this benchmark, metrics for all cities, service population of less than 20,000 people, 1,501-2,500 population per square mile, and maintain 10-19 parks are listed to provide additional lenses to view benchmark metrics.

3.2.1 Park Land and Trails

Clemson’s level of service for park land and trails aligns with industry medians for agencies of similar size and scope (**Table 1**). At the development of this report, additional park land and trail mileage is being considered for expansion.

Metric	Clemson	All Cities	Less Than 20,000 Population Served	1,501-2,500 Population Per Square Mile	10-19 Parks Maintained
Residents per Park	1,257	2,000	1,225	2,200	2,200
Acres of Park Land per 1,000 Residents	13.5	11.5	13.0	12.3	10.1
Miles of Trail*	6.4**	16	4	18	8

*Trail miles are a combination of paved and unpaved.

**There are also an addition 1.5 miles of trails available outside of park miles.

Table 1: CPRD Park Land and Trails Benchmark

Park	Acreage
Parkland System Parks	
Catherine Smith Plaza	0.40
Subtotal	0.40
Neighborhood Parks	
Ashley Dearing Park	4.60
Earle Anderson Park	4.90
Jaycee Park	1.10
Rotary Park	0.30
Subtotal	10.90
Community Parks	
Clemson Park	6.00
Dawson Park	8.20
Larry W. Abernathy Waterfront Park	10.20
Mountain View Park	33.30
Subtotal	57.70
Regional Parks	
Twelve Mile Recreation Area	28.50
W.C. Nettles Park	136.20
Subtotal	164.70
Greenspace/Active Areas	
Berkeley Orchard	4.80
Gateway Park	4.60
Shanklin-Sams Greenspace	2.50
Tottie's Place	4.10
Subtotal	16.00
Recreation Center	
Central-Clemson Recreation Center	4.30
Subtotal	4.30
Grand Total	254.00

*Lawrence Road Property is an undeveloped 1.9 acre Neighborhood Park.

Figure 25: CPRD System Inventory



6.4 Visionary Projects

There are 5 *visionary* projects currently identified within the CPRD system. These projects total an estimated ~\$900,000 and relate to new amenities (**Table 15**).

Visionary Projects			
Location/Park	Classification	Description	Estimated Cost
Ashley Dearing Park	Neighborhood Park	Turn current baseball field into a destination playground area	\$250,000
Berkeley Orchard	Greenspace/Natural Area	Develop conceptual plan for trails, meadows, and orchards	\$45,000
Clemson Park	Neighborhood Park	Add a playground with more play features	\$250,000
Lawrence Road Property	Neighborhood Park	Develop the site commensurate with a Neighborhood Park classification.	TBD
W.C. Nettles Park	Community Park	Add 12u baseball field	\$350,000
W.C. Nettles Park	Community Park	Add a netting system to protect bystanders from foul balls on upper three youth fields	\$15,000
Total			\$910,000

Table 15: Capital Improvement Plan (CIP) – Visionary Projects





F14.	Move toward more intentional landscapes such as meadows, pollinator gardens, and bioswales.	☐ Not Started ☐ In Progress ☐ Completed	A
F15.	Implement the <i>Nettles Park Site Master Plan</i> .	☐ Not Started ☐ In Progress ☐ Completed	A
F16.	Develop the Lawrence Road property commensurate with the Neighborhood Park classification, incorporating facility, amenity, and programming needs identified in this <i>Master Plan</i> .	☐ Not Started ☐ In Progress ☐ Completed	A
Programs			
Strategic Action		Status	Priority
P1.	Add more inclusive recreation programming opportunities and elevate the awareness of existing inclusive programming opportunities.	☐ Not Started ☐ In Progress ☐ Completed	A
P2.	Continue to enhance social gathering opportunities, community events, and family programming.	☐ Not Started ☐ In Progress ☐ Completed	A
P3.	Identify new programs that leverage the system's outdoor recreation opportunities (both land and water).	☐ Not Started ☐ In Progress ☐ Completed	A
P4.	Identify new nature-based programs such as nature programming at Berkeley Orchard, nature walks, pruning/arboriculture demonstrations, and naturalist talks at community gardens.	☐ Not Started ☐ In Progress ☐ Completed	B
P5.	Seek to add performing arts activities and experiences to the programming portfolio.	☐ Not Started ☐ In Progress ☐ Completed	A
P6.	Work with partners to expand aquatic programming, as appropriate and/or as resources become available.	☐ Not Started ☐ In Progress ☐ Completed	C
P7.	Continue to identify facilitative and/or collaborative programming opportunities that do not have major capital infrastructure implications.	☐ Not Started ☐ In Progress ☐ Completed	B
P8.	Utilize non-reverting funds to enhance staffing capacity and earned revenue opportunities.	☐ Not Started ☐ In Progress ☐ Completed	A

Table 17: Implementation Plan – Experiences Strategies and Tactics

CITY OF CLEMSON
AGENDA ITEM REQUEST FORM

Requested by:

Jacob Peabody

Date Submitted:

April 1, 2025

Council Meeting Date:

April 7, 2025

Type of Request: (check only one)

☒ Report/Discussion

☐ Policy/Action

☐ Executive Session

Agenda Item Summary: (brief for public information and posted agenda)

Request Public Hearing Date for 2024-R-04 Proposed Text Amendment (Bonding Commercial in Mixed-use)

Agenda Item Detail: (expand as necessary for clarification)

Following concerns from the Council and citizens regarding vacant commercial spaces in mixed-use buildings, the Planning Commission tasked city staff with drafting an ordinance to address this.

Please find attached the proposed ordinance, which allocates funds for the buildout of commercial spaces. This initiative aims to support small businesses, benefit our citizens, incentivise developers, and enhance our city by fostering a vibrant downtown area.

Staff requests Council set a public hearing date.

Attachments:

2024-R-04 Proposed Text Amendment (Bonding Commercial in Mixed-use)

One of the primary concerns often noted by members of the public regarding the development of mixed-use projects is the inability of developers to quickly fill the new commercial space they bring. Although the reasons for this delay vary, one common cause is often related to the developer's hesitancy to spend the money needed to complete a commercial space until a particular tenant is identified and their specific needs established. And, as most of the newer projects in the City have been able to operate profitably on the residential component alone, there is sometimes little incentive to aggressively pursue commercial tenants. Instead, commercial suites are left in an incomplete 'shell' condition for future upfit, the cost of which, at least a significant portion of it, is passed onto the tenant, thereby increasing the cost of move-in beyond what many businesses can afford.

In an effort to both create more move-in ready commercial space, and to incentivize developers of future mixed-use projects in the City to be more pro-active in seeking tenants, this proposed Code amendment would create a new conditional use standard in the C, CM, CP-2, and CP-3 Districts requiring a bond with a 2-year expiration date equal to 150% of the estimated cost of the build-out of all commercial space left unfinished at the time a certificate of occupancy is issued for the residential portion. As space is completed for viable tenants, the bond, or a proportionate amount of it, will be released. In the event there is still unfinished commercial space left after two years, the City may call the bond two weeks prior to its expiration.

Note: As drafted, this proposed amendment adds the same verbiage in three sections.

PROPOSED AMENDMENT

CODE OF ORDINANCES CHAPTER 19 ZONING

ARTICLE IV. NON-RESIDENTIAL DISTRICTS AND DISTRICT REGULATIONS

Sec. 19-405. Standards for conditional use and special exceptions for non-residential districts.

A. RESIDENTIAL USES

1. Residential Developments, Various

a. Mixed-use Structures

1. Conditional Use Standards [C District Only]

- j. A bond in an amount equal to 150% of the estimated cost for building out the commercial space (based on the current average cost for commercial construction in the area as determined by the City) shall be posted at the time of the issuance of the first Certificate of Occupancy issued for any portion of the residential**

component of the mixed-use structure. The bond, which shall have a 2-year expiration date, may be either a cash or surety bond, and shall be released upon completion of the upfit of the commercial space. In the event the commercial space upfit is completed by units or phases, the bond amount may be proportionately reduced based on square footage as the space is occupied by a viable commercial entity possessing a business license issued by the City. The City shall reserve the right to call the bond for any uncompleted commercial space two weeks prior to the expiration of the bond.

1. Conditional Use Standards *[CM District Only]*

- j. A bond in an amount equal to 150% of the estimated cost for building out the commercial space (based on the current average cost for commercial construction in the area as determined by the City) shall be posted at the time of the issuance of the first Certificate of Occupancy issued for any portion of the residential component of the mixed-use structure. The bond, which shall have a 2-year expiration date, may be either a cash or surety bond, and shall be released upon completion of the upfit of the commercial space. In the event the commercial space upfit is completed by units or phases, the bond amount may be proportionately reduced based on square footage as the space is occupied by a viable commercial entity possessing a business license issued by the City. The City shall reserve the right to call the bond for any uncompleted commercial space two weeks prior to the expiration of the bond.

2. Conditional Use Standards *[CP-2 & CP-3 Districts Only]*

- e. A bond in an amount equal to 150% of the estimated cost for building out the commercial space (based on the current average cost for commercial construction in the area as determined by the City) shall be posted at the time of the issuance of the first Certificate of Occupancy issued for any portion of the residential component of the mixed-use structure. The bond, which shall have a 2-year expiration date, may be either a cash or surety bond, and shall be released upon completion of the upfit of the commercial space. In the event the commercial space upfit is completed by units or phases, the bond amount may be proportionately reduced based on square footage as the space is occupied by a viable commercial entity possessing a business license issued by the City. The City shall reserve the right to call the bond for any uncompleted commercial space two weeks prior to the expiration of the bond.



CITY OF CLEMSON
AGENDA ITEM REQUEST FORM

Requested By:

Date Submitted:

Council Meeting Date:

Type of Request: (check only one)

☐ Report/Discussion

☐ Policy/Action

☐ Executive Session

Agenda Item Summary: (brief for public information and posted agenda)

Agenda Item Detail: (expand as necessary for clarification)

c. The Mayor Pro Tempore shall be the presiding officer for the public comment period. The presiding officer may address comments at the end of each comment. Responses to public comments that are provided after the meeting may be publicly posted. All persons wishing to be heard during the public comment period shall sign in with the City Clerk beginning 30 minutes prior to the meeting stating their full name, address, subject matter and purpose for speaking. Once all speakers on the list have been recognized, and if time allows, those who were not added to the list of speakers may be recognized. Thirty minutes shall be allotted for the entire public comment period. Each speaker shall be limited to three minutes, unless the City Council authorizes one extension of three minutes. If the public comment period expires before all persons who have signed up are recognized, those names will be carried over to the public comment period at the next meeting of the City Council: provided, however, the Presiding Officer may decide to extend the public comment period in their discretion. If the topic is on the agenda, the public comment shall be allowed during the discussion of that agenda item. Comments made on items appearing on the agenda will be limited to 2 minutes. All comments should be directed to Council as a body and should be limited to issues the City Council has jurisdiction over. Speakers are asked to be mindful of repeating points that have already been addressed to make sure everyone has an opportunity to speak. MyCivic comments must be submitted by 2pm the day of the meeting and are reserved for those that are not present at the meeting. Speakers may not speak on behalf of others. Recognized speakers may not donate, transfer, yield, or give all or any portion of their speaking time to others.

**CITY OF CLEMSON
AGENDA ITEM REQUEST FORM**

Requested by:

Date Submitted:

Council Meeting Date:

Type of Request: (check only one)

- ☐ Report/Discussion
- ☒ Policy/Action
- ☐ Executive Session

Agenda Item Summary: (brief for public information and posted agenda)

First Reading of Proposed Map Amendment (Rezoning) RZNE-000406-2025 Hwy 93 Parcels

Agenda Item Detail: (expand as necessary for clarification)

Mercy Housing Southeast (Inc.), a regional affordable housing developer, is seeking to rezone seven parcels totaling approximately 11 acres near 579 Old Greenville Highway from RM-1 and RM-2 Two-family Residential Districts to RM-4 Multi-family Residential District. Approval of the proposed rezoning will allow for the development of a 168-unit multi-family affordable housing community for residents earning at or below 60% Area Median Income (AMI). The Planning Commission approved the proposed rezoning on March 10, 2025; and a public hearing was held on March 17, 2025.

Attachments:
Report on Proposed Rezoning
Concept Study and Site Plan
Mercy Housing Southeast Portfolio

Report on RZNE-000406-2025 (Highway 93 Parcels)

Approved by Planning Commission 03/10/25 Public Hearing 03/17/25

Report on RZNE-000406-2024 Proposed Map Amendment (Hwy 93 Parcels)

First Reading

April 7, 2025

An application for a zoning map amendment (rezoning) was submitted by Mercy Housing South East, Inc. As proposed, seven parcels of land totaling approximately 11 acres located along Old Greenville Highway (Highway 93) would be rezoned from *RM-1 Two-family Residential District* (6 parcels) or *RM-2 Two-family District* (1 parcel) to *RM-4 Multi-family Residential District*.

If the rezoning is approved as requested, the applicant proposes to develop a 168-unit multi-family affordable housing community for families earning at or below 60% AMI. A more detailed description is contained in the application included with this report.

LOCATION OF PARCELS



Current Zoning

As noted above, the parcels proposed for rezoning are all currently zoned either RM-1 District or RM-2 District, which are both two-family districts intended for conventional residential development, patio home, zero-lot-line housing, and two-family dwellings on relatively small lots. It should be noted that the sole difference between these districts is that manufactured housing is permitted (as a conditional use) only in RM-2.

The individual parcels are zoned as follows:

<u>TMP#</u>	<u>Zoning</u>
4054-11-65-8807	RM-1
4054-11-75-1713	RM-1
4054-11-65-7410	RM-1
4054-11-66-9099	RM-1
4054-11-75-1928	RM-1
4054-11-75-2837	RM-1
4054-11-65-6587	RM-2

If approved as requested, the zoning of all of the parcels will be changed to RM-4 Multi-family Residential District. This district, which is intended to maintain and promote medium to high-density residential development including multiple-unit, patio home and zero-lot-line housing, is intended to provide alternatives to low-density, single-family detached housing, and emphasize walkable environmentally-responsible design principals.

Comprehensive Plan

The Future Land Use Map shows the properties, with the exception of one .6 acre parcel called out as part of a group identified for medium-density residential, to be a potential redevelopment area. The Plan specifically recommends encouraging the development of these as commercial or mixed-use properties, and notes the potential rezoning to CP-2 or Planned Development Districts.

See map below:



Impact On Services

A review of the proposed rezoning and development was conducted by City departments in an effort to identify issues associated with the proposal that may negatively impact service delivery. No impediments to the successful development of the project as proposed were identified.

The following comments were received:

The City Engineer noted the need to complete the closure of a SDES-permitted structural fill site as part of the project.

The Utilities Director stated that an existing sewer line impacted by activities associated with the fill site (see above) will need to be designed and relocated/replaced as part of the project.

The Stormwater Manager stated that as the development's stormwater system and ponds would be required to be privately owned and maintained, and as such would not impact the City system.

The Fire Marshal noted the increased workload associated with serving not only the proposed project but also several other new developments, and stated that the combination will probably require consideration of a future expansion of the fire system.

Review Status

The Planning Commission took up consideration of the proposed rezoning at their regular meeting on March 10, 2025. Following review and discussion, the Commission approved a recommendation to Council in support of the rezoning by a 6 – 0 vote. A public hearing was held by City Council on March 17, 2025.

City Council has scheduled first reading of the proposal for April 7, 2025.

Application

Docusign Envelope ID: 0C82A0E9-4E2F-4F6B-8EB7-B02F01419809



1250 Tiger Blvd, Suite 4 • Clemson, SC 29631-2662
(864) 653-2050
Fax (864) 653-2057
www.cityofclemson.org

PC

PLANNING COMMISSION ZONING AMENDMENT APPLICATION

Please complete in ink and return to the Planning and Codes Administration Department with required attachments, information, and filing fee. Zoning Map Amendment (Rezoning) applications require a **filing fee of \$250**, a current survey of the property, a copy of the deed, and a designation of agent if owner is not the applicant. **Both sides of this application must be completed; incomplete applications will not be accepted.**

- An amendment to the zoning ordinance text or the zoning map may be initiated by the city council, the planning commission, or the board of zoning appeals.
- An amendment to the zoning map for changing a zoning district designation of property may be initiated by the owner of the property affected or by an agent authorized by the owner in writing.

RZNE-000406-2025

File no.: R - _ _ _	PIN: See Below _ _ _ _	Date submitted: 02 / 13 / 25	Planning Commission meeting date: 03 / 10 / 25
Amendment type: ☒ Map amendment (Rezoning)	☐ Text amendment		
Initiated by: ☒ Owner/Agent	☐ City Council	☐ Planning Commission	☐ Board of Zoning Appeals

OWNER(S) INFORMATION

Last name: JSCI BURKE PROPERTY LLC	First: (Sam Cox)	Middle:	Interest: ☐ Sole owner ☐ Co-owner
Mailing address: 1639 EARLS BRIDGE RD	City: Easley	State: SC	ZIP Code: 29640
Daytime phone no.: ()	Fax no.: ()	E-mail:	

APPLICANT INFORMATION

To be completed only if Owner is not Applicant:

Applicant's last name: Mercy Housing South East (Inc.)	First: (Ronit Hoffer)	Middle:	
Mailing address: 260 Peachtree St. #1800	City: Atlanta	State: GA	ZIP Code: 30303
Daytime phone no.: (404) 931-9801	Fax no.: ()	E-mail: rhoffer@mercyhousing.org	

PROPERTY INFORMATION

THE OWNER/APPLICANT HEREBY REQUESTS that the property described below be rezoned from RM1 to RM4			
579 Old Greenville Highway:			
Property address: 4054-11-65-6587, 4054-11-65-7410, 4054-11-65-8807, 4054-11-75-1713, 4054-11-75-2837, 4054-11-75-1929, 4054-11-66-9099	Property dimensions:	Property area:	11.67 acres

4054-11-75-1928

DESIGNATION OF AGENT

To be completed by Owner(s) only if Owner is not Applicant. All owners must sign.

I (we) hereby appoint the person named as Applicant as my (our) agent to represent me (us) in this request for a zoning map amendment.

Sam Cox

Owner name

Signed by:

Owner signature

2/7/2025

Date

To be completed by Applicant:

I certify that the information in this request is correct.

Report on RZNE-000406-2025 (Highway 93 Parcels)
Approved by Planning Commission 03/10/25 Public Hearing 03/1725

Docusign Envelope ID: 0C82A0E9-4E2F-4F6B-8EB7-B02F01419809

Ronit Hoffer, Senior Developer, MHSE		2.7.2025
<i>Applicant name</i>	<i>Applicant signature</i>	<i>Date</i>

Rev. 12-09-05; 06-15-07

REQUIRED INFORMATION
REASONS FOR ZONING AMENDMENT REQUEST: I (we) request the rezoning for the following reasons: Mercy Housing Southeast, Inc. (MHSE) intends to develop this 11.67 acre site into a 168 unit multi-family affordable housing community for families earning at or below 60% AMI. The site is currently zoned RM1 which does not allow for multi-family housing. In order to construct this community with the density level needed to make the project financially feasible (168-unit/336 bedrooms) the RM4 designation is required. This family housing will contain 1, 2 and 3 bedroom units along with amenities to serve the residents such as on site property management and resident services coordinator, a community building with communal laundry facilities (as well as in-unit washer/dryer hook ups), computer stations for residents, a playground for young children and other outdoor amenities TBD.

SITE PLAN - OPTION 5 - 4% FAMILY (3-STORY)
1" = 50'-0"



Precedent Images

PRECEDENT IMAGES
NTS



CLEMSON- MERCY SOUTHEAST | 579 OLD GREENHILL HWY, CLEMSON, SC 29631 | CONCEPT



SUMMARY OF ZONING AND SC HOUSING REQUIREMENTS

Existing Zoning

Density				
Proposed Re-Zoning				
	Density (bedrooms /acre)	Allowed per 11.57 acres	Bedrooms in Phase 1	Bedrooms in Phase 2
RM-3	18	208.26	126	82.26
RM-3.5	25	289.25	126	163.25
RM-3.5*	35	404.95		
RM-3.5**	45	520.65		
RM-4	56	647.92	126	521.92
*Level II Density Bonus (must provide min 4 pts)				
*Level III Density Bonus (must provide min 8 pts)				

Building Height

40'	RM-3, RM-4
40'	RM-3.5 by right
Structure height means the vertical distance from the average finished ground elevation at the front of the building (as determined by the main entrance of the building defined by the architect) or from the finished floor of a plaza spanning 65% or more of the front of the building to:	
3 story w flat roof approx Height (measured to the highest parapet or roof line)	
level 1	9.66 (9'-8")
level 2	9.66
level 3	8
Roof	1.5
Parapet	3.5
	32.32
3 story w slope roof approx Height assuming max 6:12 slope (mean hieght between eave and highest ptched roof	
level 1	9.66 (9'-8")
level 2	9.66
level 3	8
Roof	9
	36.32
4 story w flat roof approx Height (measured to the highest parapet or roof line)	
level 1	9.66 (9'-8")
level 2	9.66
level 3	9.66
level 4	8
Roof	1.5
Parapet	3.5
	41.98
4 story w slope roof approx Height assuming max 6:12 slope (mean hieght between eave and highest ptched roof	
level 1	9.66 (9'-8")
level 2	9.66
level 3	9.66
level 4	8
Roof	9
	45.98

C. Density bonuses that exceed the density of a *Level I* multi-family residential development shall be allowed subject to the following bonus scale provided in Table 19-311-1:

- Level II* density shall permit a maximum of 35 bedrooms per acre if a minimum of four density bonus points;
- Level III* density shall permit a maximum of 45 bedrooms per acre if a minimum of eight density bonus points are provided per Table 1.

Table 19-311-1. Density Bonus Scale For Multi-Family Developments		
Feature	Supplemental Site Improvement Options	Point Values
Open Space	a. Provision of an additional 10 percent of the site as open space.	1
	b. Provision of an additional 25 percent of the site as open space.	2
Public Amenities	c. Provision of a public amenity that benefits the overall Clemson community including but not limited to play area for a pocket park, or greenway consistent with the City's Plan subject to prior approval by City Council.	1
Parking Location	d. Provision of minimum of 25 percent of the required parking within or under the principal structure ¹ ;	2
Enhancements	e. Provision of 50 percent of required parking within or under the principal structure ¹ .	4
	f. Provision of a minimum of four of the following enhancements: decorative paving, ornamental lighting, benches, fountains, community garden, or public art.	1
Submarket Units ²	g. Provision of two percent of the development with a minimum of two submarket price units subject to the definition of affordable housing provided by SC Code § 6-29-1110(1).	2
	h. Provision of five percent of the development with a minimum of five submarket rate dwelling units subject to the definition of affordable housing provided by SC Code § 6-29-1110(1).	3
Buffer width	i. Provision of five feet of additional width to bufferyard. ³	1
Tree Preservation	j. Tree preservation in excess of 35 percent of 12 inch caliper trees identified on the tree survey.	1
	k. Provision of one saved or planted upperstory tree per every two dwelling units.	1
	l. Provision of 10 foot of additional width to bufferyard abutting any single family use or district.	1
	m. Provision of on-site stormwater management.	1
Parking Pavement	n. Provision of pervious parking spaces for 10 percent or more of the minimum otherwise required for the to-tal project.	1
Green Building	o. Provision of structures built to IGCC design standards or comparable.	3
¹ Structured parking shall be subject to the conditions outlined in Section 19-305A 17.		
² Units shall be integrated into development and not clustered.		
³ See Table 19-311-2 for Building Height Bonus.		

Table 19-304. Density, Bulk, and Dimensional Requirements and Standards for Residential Districts.										
DISTRICTS										
USE	R-20	R-12	R-7	RM-1	RM-2	RM-3	RM-3.5	RM-4	Reference	
4. Conditional Use Standards [RM-3.5 District Only]									See Section 19-310	
e. Multi-Family Development									Endnote 11	
1. Development tract requirements										
a. Tract area required, min. (acres)							2			
b. Lot width at front building line, min.						80'	80'	80'		
c. Density, max. (bedrooms/acre)						18	See Section 19-311	56	See Section 19-311	
d. Impervious surface coverage, max.						60%	60%	60%		
e. Open space requirements, min.						25%	25%	25%		
f. Common open space requirements, min.						3%	4%	4%		
g. Building spacing, min.						30'	30'	30'		
h. Front setbacks, min. (exterior)						15'	15'	15'		
i. Side setbacks, min. (exterior)						15'	15'	15'		
j. Rear setbacks, min. (exterior)						25'	25'	25'		
k. Dwelling occupancy, max.						3	4	4		
l. Structure height, max.						40'	See Section 19-311	40'	See Section 19-311	
2. Conditional Use Standards [RM-3 & RM-4 Districts Only]									See Section 19-305	
3. Conditional Use Standards [RM-3.5 District Only]									See Section 19-311	

Table 19-311-2. Building Height Bonus Options		
Site Category	Site Improvements	Maximum Allowable Height
Height I	a. No additional improvements beyond otherwise required.	40'
Height II	a. Provision of 25 percent or more of the required parking in parking deck or under building;	45'
	b. Provision of five feet of additional building setback adjacent to any R Districts; and	
	c. Provision of five feet of additional width to bufferyard adjacent to any single-family or duplex dwelling.	
Height III	a. Provision of 35 percent or more of the required parking in parking deck or under building;	55'
	b. Provision of 10 feet additional building setback adjacent to any R Districts; and	
	c. Provision of 10 feet of additional width to bufferyard adjacent to any residential dwelling.	
Height IV	a. Provision of 50 percent or more of the required parking in parking deck or under building;	65'
	b. Provision of 15 feet of additional building setback adjacent to any R Districts;	
	c. Provision of 15 feet of additional width to bufferyard adjacent to any residential dwelling; and	
	d. Provision of an additional 10 percent of the site as open space.	

PARKING

Off Street parking Requirements (Table 19-802)

1 space per bedroom
exception to go down to .5 spaces per bedroom if located within 1,000 FT of a CAT route

CAT redline runs on Old Greenville Hwy
Reduced Parking Agreement must be signed with the City one time and annual fees for 30 years
car sharing program
bike parking
new bus stop

Off-Street parking Regs for uses other than Single-fam or duplex (table 19-807)

- Parking should be separated from sidewalks, landscape buffers and required setbacks by a wall, fence, curbing, or other approved protective device
- 3' min from parking to PL
- 5' min between parking and building
- Parking cannot encroach on landscape buffers or required open space
- Where parking is allowed in the setback, it shall NOT encroach on the required bufferyard
- Stall Size

9x18; 30% can be compact 8x16
10x20 for parking spaces in a parking garage (except compact stalls)

- Min Aisle width 22'

No off-street loading req'ments for residential/multi-fam

Bufferyards

Site is adjacent to RM-1 and RM-2 (two family), PD 13 (planned dev/multi-fam), and RM-1 across the street (two family)

15' C req'd adjacent to RM-1 and RM-2
req's a 6'-8' fence within 12" of PL

10' B req'd adjacent to multi-family (would need City to confirm that PD meets multifamily requirement)
must have ONE of the following
36"-48" fence or wall
shrubs
36"-48" continuous berm

Unit Size

per SC Housing QAP (2025 Draft Revised 10/18/24)						
	min SF	max SF		SF used for planning purposes	Unit Dim	Unit Alt Dim
Studio	500	525		512.5	17'x30'	
1 bd	750	840		795.0	26.5'x30'	
2 bd	850	1,100		975.0	32.5'x30'	36'x27'
3 bd	1,100	1,280		1,190.0	40'x30'	45'x26.5'
4 bd	1,250	1,375		1,312.5		

Unit Ratios / Design Elements

per SC Housing QAP (2025 Draft Revised 10/18/24)

Studios 20% max

3bd 25% min 2024 QAP - for family developments
3bd 20%-35% 2025 QAP Draft - for fam devs
stud./1bd 10% min 2024 QAP/2025 QAPDraft - for fam devs

All units must have a balcony, sunroom, or patio
balcony/ patio 65 SF min
sunroom 70 SF min

Parking Counts

per SC Housing QAP (2025 Draft Revised 10/18/24)

1 bd	1	parking spaces/unit
2 bd	1.5	parking spaces/unit
3 bd & 4bd	2	parking spaces/unit

1 HC stall/ accessible unit
non HC stalls must be 8' x 18'; 10% can becompact

per SC Housing QAP (2025 Draft Revised 10/18/24)

1 parking stall/bedroom
non HC stalls must be 9' x 18'; 30% can be 8' x 16' compact

PROPOSED RE-ZONING + DESIGN PROGRAM

Proposed Zoning Summary

				Density	Height
Existing Zoning	RM-1		Req'd/Allowed Per RM-4	647 Units	40 ft
Proposed Re-zoning	RM-4		Proposed	168 Units	32 - 37 ft

Option 5

Unit Count										Parking Count				
	Bldg 1	Bldg 2	Bldg 3	Bldg 4	Bldg 5	Total Units	%	Total Beds	SF/ Unit	Total Unit SF	Stalls/Unit (SC Housing)	Parking Req'd (SC Housing)	Parking Req'd (COC)	Pkg Prov'd
Studio		0	0	0	0	0	0%	0	0.0	0.0	1.0	0	0	
1 bd	7	1	9	13	4	34	20%	34	0.0	0.0	1.0	34	34	
2 bd	17	16	21	23	23	100	60%	200	0.0	0.0	1.5	150	200	
3 bd	6	10	3	12	3	34	20%	102	0.0	0.0	2.0	68	102	
	30	27	33	48	30	168	100%	336		0.0		252	336	304
						w/ CoC Transit Proximity 10% Administrative Parking Reduction							302	

EXISTING SITE - AERIAL PHOTO



SITE PLAN - OPTION 5 - 4% FAMILY (3-STORY)

1" = 50'-0"



Option 5														
Unit Count											Parking Count			
	Bldg 1	Bldg 2	Bldg 3	Bldg 4	Bldg 5	Total Units	%	Total Beds	SF/ Unit	Total Unit SF	Stalls/Unit (SC Housing)	Parking Req'd (SC Housing)	Parking Req'd (COC)	Pkg Prov'd
Studio		0	0	0	0	0	0%	0	0.0	0.0	1.0	0	0	
1 bd	7	1	9	13	4	34	20%	34	0.0	0.0	1.0	34	34	
2 bd	17	16	21	23	23	100	60%	200	0.0	0.0	1.5	150	200	
3 bd	6	10	3	12	3	34	20%	102	0.0	0.0	2.0	68	102	
	30	27	33	48	30	168	100%	336		0.0		252	336	304
						w/ CoC Transit Proximity 10% Administrative Parking Reduction							302	

SITE PLAN - OPTION 5 - 4% FAMILY (3-STORY)

1" = 50'-0"



Option 5													
Unit Count										Parking Count			
	Bldg 1	Bldg 2	Bldg 3	Bldg 4	Bldg 5	Total Units	%	Total Beds	SF/ Unit	Total Unit SF	Stalls/Unit (SC Housing)	Parking Req'd (SC Housing)	Parking Req'd (COC)
Studio			0	0	0	0	0%	0	0.0	0.0	1.0	0	0
1 bd	7	1	9	13	4	34	20%	34	0.0	0.0	1.0	34	34
2 bd	17	16	21	23	23	100	60%	200	0.0	0.0	1.5	150	200
3 bd	6	10	3	12	3	34	20%	102	0.0	0.0	2.0	68	102
	30	27	33	48	30	168	100%	336		0.0		252	336
w/ CoC Transit Proximity 10% Administrative Parking Reduction												302	



MERCY HOUSING SOUTHEAST

CITY OF CLEMSON PLANNING COMMISSION
ZONING AMENDMENT APPLICATION

March 10, 2025



March 10, 2025

City of Clemson
Planning Commission Zoning Amendment
Re: 579 Old Greenville Highway

Mercy Housing Southeast (“MHSE”) is looking to develop this 11.67 acre site into a 168 unit multi-family affordable housing community for families earning at or below 60% AMI utilizing the 4% Low Income Housing Tax Credit (LIHTC) and tax exempt bond (TEB) program administered by SC Housing. The site is currently zoned RM1 which does not allow for multi-family housing. In order to construct this community with the density level needed to make the project financially feasible (168-unit/336 bedrooms) the **RM4** designation is required.

Who Is MHSE?

Mercy Housing Southeast develops affordable rental apartment homes and provides wrap around services so that residents can thrive. We have been doing the work quietly for over 25 years, with approximately 3,000 affordable homes in Georgia, South Carolina, and other southeastern markets.

We are an affiliate of Mercy Housing, Inc. (“MHI”), an organization in Denver, Colorado who is the central server for five affiliates across the country. The Mercy Housing family is the most productive non-profit housing developer in the country. We show up and develop housing locally – all while having access to the diverse expertise and financial depth of a national organization.

We have a strong Board of Directors who is committed to seeing projects through. The Board has real estate and community development expertise, and the majority of the board and staff is comprised of Black, Indigenous, and People of Color.

We have the ability to handle every aspect of affordable real estate development including project financing, community outreach and planning, construction management, property management, asset management and resident services.

Why Partner with the Mercy Housing Team?

1. Expertise in Housing Development: We are a highly experienced team that can manage every aspect of the redevelopment lifecycle. We have a proven track record in affordable housing development generally and deep expertise and success with the LIHTC. This spans from 44-acre, six-phase master planned communities to one-acre multifamily development.

2. Partnership Excellence: We often partner with non-profit and city agencies in ways that make better communities. Our last three collaborations with the City of Savannah (Savannah Gardens), PCCI (Thrive Sweet Auburn), and Mercy Park (Mercy Care) were award-winning developments.

3. Resident Services: Building housing is only the first step. Mercy Housing measures success by our ability to enable residents to thrive. This is a key differentiator between Mercy Housing and many for-profit developers. We design programming and staff properties to address the following kinds of questions:

- a. Where does Mr. Williams turn if he loses his job?
- b. Who will work to socially integrate residents in the building with social events?
- c. Who will help Ms. Torres get re-enrolled in Medicaid?
- d. Who will knock on Ms. Stockton’s door when no one has seen her in a couple of days?
- e. Who will connect Mr. Simon’s kids to after-school programs?

Mercy Housing Southeast

260 Peachtree Street, Suite 1800, Atlanta, Georgia 30303 o | 404.873.3887 f | 404.881.1191

mercyhousing.org

Mercy Housing is sponsored by communities of Catholic Sisters

LIVE IN HOPE





3. Sustainable and Resilient Design: We emphasize sustainable and resilient design principles. Our architects and engineers incorporate energy-efficient features and climate-responsive designs. This not only benefits residents but also contributes to environmental conservation and reduces operational costs.

4. Nationwide Mercy Housing Network Access: MHSE has access to the expertise, predevelopment resources, and balance sheet of Mercy Housing, the most productive non-profit developer in the country. If there is a model of affordable or mixed-income housing development in existence, Mercy Housing has already done it somewhere.

5. Full-Service Developer: We have property management and resident services teams with deep experience managing affordable and mixed-income housing.

6. Our team's multidisciplinary expertise, commitment to affordability and the Atlanta BeltLine, and community-centric approach position us as an ideal developer to bring into the City of Clemson to address its housing needs.

7. Financial Strength and Stability

8. MHSE has a strong financial position and is backed by the full strength and credit of Mercy Housing, Inc. ("MHI"). MHSE's financials are incorporated into its parent company. MHI takes a consolidated approach to financial stability, cash flow, and budgeting of its subsidiaries, including MHSE. Mercy Housing's financial strength is excellent. As of 01 January 2023, MHI had, on a consolidated basis, total assets in excess of \$4.1 billion, cash and cash equivalent of \$108,414,976 and unrestricted net assets-controlling of \$830.2-million. MHI was assigned an AA- issuer credit rating by Standard and Poor's.

Thank you for taking the time to learn a little more about Mercy Housing Southeast. We look forward to responding to any questions.

Respectfully,

James Alexander
President
Mercy Housing Southeast





MERCY HOUSING

INTRODUCING MERCY HOUSING

Mercy Housing, Inc.

Mercy Housing was founded over 40 years ago by a group of Sisters of Mercy, who worked in health care and legal aid. They discovered that low-income patients and clients were often not getting better unless their housing needs were met. Mercy Housing was launched to respond to this need. Our mission is to create stable, vibrant, and healthy communities by developing, financing, and operating affordable, program-enriched housing.

Today, Mercy Housing, Inc. is the most productive non-profit developer of affordable housing in the country, providing over 24,000 affordable homes. Regional affiliates, such as Mercy Housing Southeast, benefit from the deep national expertise of Mercy Housing, Inc. If there is an unusual type of challenge or development, chances are that someone in Mercy's network has direct experience with the issue and can offer sage advice.

Nationally and locally, we have a strategic focus on partnering with houses of worship and faith-based organizations in ways that reconnect with the organization's origins. Plugging into this network will benefit this initiative.

MHI is the most productive non-profit affordable housing developer in the country, providing over 24,000 affordable homes.

Mercy Housing Southeast

Mercy Housing Southeast ("MHSE") is a non-profit subsidiary of Mercy Housing, Inc. Based in Atlanta, we have developed affordable housing for over 20 years. Since 2000, MHSE has developed or acquired more than 3,350 affordable rental homes throughout the region. We have served as the developer and general partner in 21 projects producing 2,329 units. We have not prioritized scale, but have focused instead on developments that meet the need, support surrounding communities and partners, and demonstrate impact. Currently, we have a staff of 25 FTE, primarily in resident services.



MHSE has not prioritized scale, but has focused on developments that meet the need, support surrounding communities and partners, and demonstrate impact.

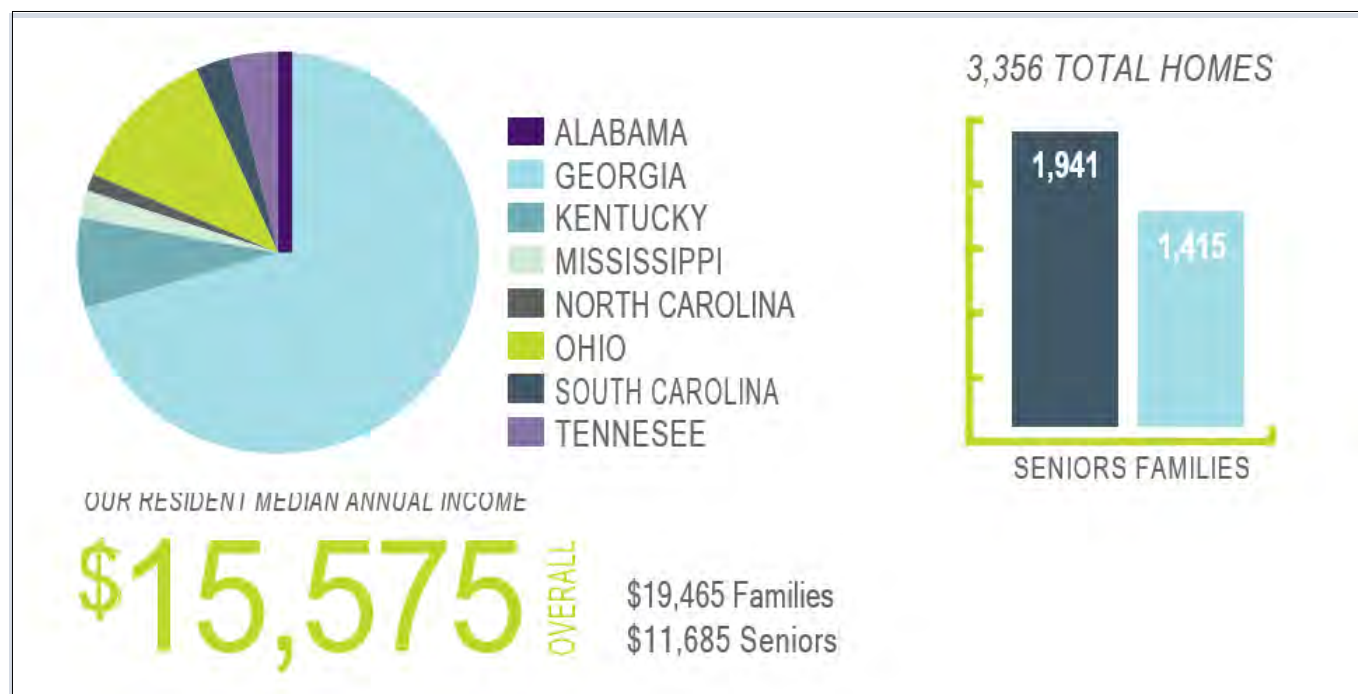
PROVIDING STABLE HOUSING IS JUST THE BEGINNING

Many of our residents are working to overcome challenges that stem from poor education, financial instability, illness, addiction and isolation. Once our residents have the foundation of stable housing, they can focus on meeting other needs. Mercy Housing Southeast offers an array of on-site supportive services which are designed to help residents manage and improve their health, finances and education, establish stability and achieve a stronger foundation for a more vigorous life.

- Health and Wellness: Access to healthy foods, health navigation services, behavioral health counseling, chronic-disease prevention education, fitness and exercise programs, and community gardens.
- Academic Enrichment: After school programming for children with a focus on academics, art and physical activity.
- Economic Stability and Mobility: Job readiness, work force training, adult literacy, and eviction prevention interventions
- Community Engagement: Community projects and events, safety initiatives, voter registration and volunteer opportunities
- Permanent Supportive Housing: Affordable housing for disabled veterans, formerly homeless or at risk of homelessness and other special needs so that they may live independently. We own over 5,200 PSH units nationally.



WHO WE SERVE - MHSE



DEVELOPMENT TEAM

The Mercy Housing Southeast team has broad and deep development experience that spans mixed-income mixed-use developments to 100% affordable family and senior development. We also have access to national expertise and financial resources which is not typical for a nonprofit. The core team consists of the following:

- James Alexander; President of MHSE
- Wm. James Talley, Jr.; Regional VP of Real Estate
- Ronit Hoffer; Senior Developer
- Regiah Taylor; Project Developer I
- Kirsten Benson; Project Developer I
- Dee Walsh; Executive Vice President (Mercy Housing, Inc.)
Advisory and Resources
- Selena Freeman; Vice President of Resident Services
- Beth Haynes; Regional Philanthropy Director

Members of the MHSE development team have successfully been awarded funds from the following programs: GA LIHTCs, FHLB-Atlanta AHP, HomeFirst, state, county and city HOME, National Housing Trust Fund, PBRA, as well as private foundation grants. In 2022, MHSE was awarded a \$5-million Investments in Housing Grant from the Governor's Office Planning and Budget and were awarded three (3) 9% LIHTC awards – two (2) in Georgia and one in South Carolina and one 4% LIHTC award. Additionally, the team also has strong relationships with local funders at Invest Atlanta and the City of Atlanta.

JAMES ALEXANDER



James is the President of MHSE and he provides oversight and support for real estate development, resident services, and fundraising. He has worked in various leadership and project management capacities in affordable housing, community development, and real estate for over 15 years, focused on creating better communities for people with a variety of incomes. He has engaged in the development of over 500 affordable housing units, primarily through the Low Income Housing Tax Credit program in Massachusetts and Georgia.

Mr. Alexander still tries to play soccer and resides in Atlanta.

WM. JAMES TALLEY, JR.

James is the Regional VP of Real Estate for Mercy Housing Southeast and will serve as the primary project manager. Prior to joining MHSE in 2022, James worked for The Housing Authority of the City of Atlanta, Georgia for 15 plus years. While at Atlanta Housing, James worked in several positions, most recently as Development Executive for the real estate development group. As Development Executive, James had the overall responsibility of carrying multiple development phases from project inception to offboarding to the asset management group. James also served as the primary liaison with the City of Atlanta's Department of Planning. Over his real estate development career he has overseen

the development of over 2,800 mixed-income rental homes via 20 successful Low Income Housing Tax Credit awards. Prior to working at Atlanta Housing, James worked in the private sector as a construction manager/owner's representative in affordable housing and as a principal for a private sector developer of market rate for sale residential development. Before transitioning to real estate development, James spent a number of years in banking operations, investment banking and retail/commercial banking.

James is an honors graduate of Morehouse College, in Atlanta, where he earned a Bachelor of Art degree in Political Science.

RONIT HOFFER

Ronit serves as Senior Developer for Mercy Housing Southeast. She joined MHSE in 2016 and brings to her role more than 15 years of experience in the field of real estate and affordable housing development. Ronit focuses on South Carolina and completed/leased up a 9% LIHTC development in Greenville, has a second Greenville 9% LIHTC development currently under construction and was recently awarded 4% LIHTC/TEB for a RAD conversion of Columbia Housing Authority property.

Prior to joining Mercy Housing Southeast, Ronit was a Multifamily Underwriter at the Georgia Department of Community Affairs in the

Housing Finance and Development division where she conducted the financial feasibility analysis and scoring of competitive rounds for the allocation of 9% low income housing tax credits. She underwrote tax credit, HOME and bond financed investments including the cost certification/8609 process.

Prior to DCA, Ronit served as the Program Manager at the Atlanta Land Trust Collaborative where her role was to develop and manage the creation of neighborhood community land trusts (CLTs) along the Beltline.

Before shifting her career focus to the mission of affordable housing development, Ronit was a real estate attorney where she represented developers and builders in all phases of the development of mixed-use, condominium and residential planned communities as well as LIHTC developments and their management companies.

Ronit received her J.D. from Emory University School of Law and her B.A. from the University of Michigan.

REGIAH TAYLOR



Regiah is a dynamic project developer with a drive for creating new communities. She holds a bachelor's degree in real estate from Virginia Tech and recently completed her Master of Sustainable Real Estate Development at Tulane University. With a keen eye for industry dynamics and a commitment to community impact throughout roles in commercial, retail, and residential development, Regiah brings valuable insights.

KIRSTEN BENSON



Kirsten serves as Project Developer I at Mercy Housing Southeast. After completing a master's degree in Urban Studies from Georgia State University With 8 years of real estate experience, Kirsten has been the project developer for two unique MHSE projects, Savannah Gardens phase 6 (SG6) and Thrive Sweet Auburn. SG6 is a 20 building, 87-unit development built in partnership with the City of Savannah. Thrive Sweet Auburn is an award-winning 117-unit mixed use building in the heart of Atlanta's historic Sweet Auburn district.

DEE WALSH – ADVISOR



Dee serves as the Executive Vice President and Chief Officer of Strategic Development for Mercy Housing, Inc. and has over 23 years of experience as a development executive at Reach CDC and Mercy Housing Dee's roles in this engagement will be the following:

- To provide a conduit to expertise and resources at MHI, Mercy Housing Lakefront, and Mercy Housing Northwest.
 - To advise the Mercy Housing Southeast team, on a weekly basis, regarding any challenging development issues that may arise.
- Dee joined Mercy Housing following her work as the Chief Operating Officer at Network for Oregon Affordable Housing (NOAH), where she managed operations, lending, communications and strategic plan implementation.

While there, she raised nearly \$30 million in new capital to fuel the organization's affordable housing lending. Before NOAH, Dee served as the Executive Vice President for Network and Corporate Affairs for Housing Partnership Network—leading domestic and international peer learning among HPN's members to advance housing development practices. As REACH Community Development's Executive Director for 22 years, Dee directed the organization's housing development and property management work and created nationally recognized resident services and neighborhood revitalization programs.

Dee holds a Certificate in Achieving Excellence in Community Development from Harvard University, and a master's degree in Urban Planning from University of Washington. Dee was an adjunct professor at the Center for Real Estate Development at Portland State University and is the co-author of the book, Navigating Community Development.

SELENA FREEMAN



Selena is Vice President of Resident Services for Mercy Housing Southeast. She joined MHSE in 2015 and has spent 20 years working in social services with the last 10 years of her career focused on supportive housing, program development, and management of staff.

Resident Services' primary purpose is to bring together resources and staff to enrich the lives of families and seniors through collaborative programming and partnerships with community agencies. Service core areas include economic stability, health partnerships, community engagement, and youth academic enrichment. Resident Services staff utilize engagement, assessment, coordination, and referrals to build community, provide support, empower, and educate.

Prior to Mercy Housing, Selena managed permanent supportive housing programs funded through Housing opportunities for Persons With AIDS (HOPWA) and Shelter + Care. Before focusing her career on housing, Selena provided substance abuse/mental health treatment to adults and families in both individual, group and outpatient settings as well as county Accountability Courts.

Selena received her Masters of Science in Counseling and Education from Nova Southeastern University and her Bachelor's of Science in Human Resources at Georgia State University.

BETH HAYNES



Beth Haynes brings more than 25 years of nonprofit leadership in fundraising and communications. Beth spent several years with arts organizations in Sacramento, CA before returning to Atlanta in 2000 as Director of Development and Marketing at Theatrical Outfit, managing annual giving, subscriptions sales, sponsorships, and the capital campaign for The Balzer Theater at Herrens. Other positions include serving as Director of Development and Communication for Southface Energy Institute, where she managed the publication of the Southface Journal, annual and membership, and capital campaign for the Eco-Office, Director of Direct Response Fundraising for MAP International and as Director of Development at the National Center for Civil and Human Rights and HOPE Atlanta.

Beth was raised in DeKalb County, received her BA from Auburn University and MA in Communication from the University of Georgia. She currently lives in downtown Atlanta.



DEVELOPER EXPERIENCE

EXPERIENCE OF DEVELOPER

DEVELOPMENT FINANCING EXPERIENCE

MHSE has developed a high level of expertise in putting together winning applications for both 9% LIHTCs and 4% tax-exempt bond/LIHTCs in Georgia and South Carolina.

Over the last three years MHSE has been awarded four 9% allocations. All Mercy projects require integrating LIHTCs with multiple layers of financing such as HOME, AHP, TCAP/Exchange, conventional financing, as well as project based rental or operating subsidy. The table on the following page details the subsidies integrated within each development.

**MHSE has been awarded
four 9% and two 4%
LIHTC awards over the last
four years**

We have executed large scale transformative initiatives (i.e. Savannah Gardens - a multi-phased master planned development), adaptive re-use (i.e. Heritage Place), high-rise preservation (i.e. Atrium at Collegetown), and small-scale infill in primarily urban environments.

Mercy Housing, Inc. collectively has provided over 24,000 rental homes primarily through combining the Low Income Housing Tax Credit and other subsidies. Access to development advisors Dee Walsh and Alisa Lubner will bring to bear the deep expertise of these individuals and Mercy's national footprint.



Below is a list of supporting documents that will follow:

- Table of MHSE projects with the key funding sources integrated;
- Highlighted projects: Mercy Park, Savannah Gardens, and Reynoldstown Senior;
- Appendix: A table summary of Mercy permanent supportive housing & Ileah La Vora projects

Property Name	Location	LIHTC Award Date	Completion Date	Total Units	Low Income Units	Market Rate units	Subsidized Units	Activity	Funding Sources
Henderson Place	Atlanta, GA	10/21	2025	76	76	0	0	NC	4% LIHTC - Tax-Exempt Bonds - Housing Opportunity - Eastside TAD - Conventional - Mercy Housing Gap Funds
Heritage Place	Savannah, GA	10/22	2025	88	88	0	0	Resynd	9 LIHTC - Low-interest loan from Housing Authority of Savannah - Low-interest loan from City of Savannah - Conventional - Investments in Housing Grant (Governor's Office of Planning and Budget - 2022)
Clairmont Senior	Chamblee, GA	10/22	2025	55	55	0		NC	9% LIHTC - Conventional - Mercy GAP Funds
The Paragon (Under Construction)	Mauldin, SC	10/22	2025	88	88	0		NC	9% LIHTC - Conventional - Mercy GAP Funds - GCRA HOME/AHF/HOME ARP - TGHA PBVs
Clairmont Family	Chamblee, GA	10/21	2025	67	67	0	0	NC	9% LIHTC - HOME (County) - Conventional - Investments in Housing Grant (Governor's Office of Planning and Budget - 2022)
Thrive Sweet Auburn	Atlanta, GA	10/19	5/23	117	117	0	23	NC	9% LIHTC - HomeFirst - HOME (State) - Conventional
Olii Place	Mauldin, SC	09/19	3/22	46	46	0	0	NC	9% LIHTC - HOME (State, County) - Conventional
Savannah Gardens VI	Savannah, GA	01/19	5/22	85	68	17	0	NC	9% LIHTC - HOME (State) - CDBG (CHSA) - Conventional
Mercy Park	Chamblee, GA	06/15	02/18	79	79	0	0	NC	9% LIHTC - HOME (State, County) - AHP - Conventional

Reynoldstown Senior	Atlanta, GA	06/14	10/16	70	69	0	26	NC	• 4% LIHTC/Bond • HOME (City) • HUD 202 • Beltline AHTF Gran • Enterprise Grant • PBRA (HUD, PHA)
Savannah Gardens V	Savannah, GA	01/14	11/15	76	59	16	0	NC	• 9% LIHTC • CDBG (CHSA) • Conventional
Savannah Gardens IV	Savannah, GA	01/13	02/15	114	90	23	0	NC	• 9% LIHTC • CDBG (CHSA) • Conventional
Savannah Gardens III	Savannah, GA	12/10	09/12	94	89	5	0	NC	• 9% LIHTC • CDBG (CHSA) • Conventional
Savannah Gardens II	Savannah, GA	07/10	03/12	40	40	0	40	NC	• HUD 202 • 202 PRAC subsidy
Savannah Gardens I	Savannah, GA	02/10	11/11	115	114	0	0	NC	• 9% LIHTC • HOME (State) • Conventional • CDBG (CHSA) • Cash flow loans
Renaissance at Park Place South	Atlanta, GA	2024	2026	100	100	0	100	Rynd	• 4% LIHTC • HOB • Tax-exempt bonds • Conventional

THE PARAGON -- UNDER CONSTRUCTION



The Paragon is a 88-apartment multifamily development with one-, two-, and three-bedroom apartments for families located on East Butler Road, within walking distance of the Woodruff Rd. corridor. The community features a mix of rental apartments for families earning below 30% - 80% of the HUD Area Median Income. Ten percent of the homes will also be set aside for families who have a family member with a disability. The Paragon is very close to grocery stores, restaurants, pharmacies, medical offices, public schools, and other services.

AMENITIES & SERVICES

- Community room & kitchen
- Computer center & media room
- Beautiful grounds, playground
- Energy Star appliances in all the homes Fitness facility
- Onsite laundry
- Onsite parking
- Smoke-free community

STATISTICS

- 19 one-bedroom apartments, 47 two-bedroom apartments, 22 three-bedroom apartments
- Rent is income restricted

1215 E. Butler Rd.
Mauldin, SC
29607

PROPERTY TYPE
Family

HOMES
88

CONTRACTOR
Progress Carolina

ARCHITECT
Neighboring Concepts



OLII PLACE APARTMENTS



Ollie Place Apartments is a 46-apartment multifamily development with one-, two-, and three-bedroom apartments for families located on East Butler Road, within walking distance of downtown Mauldin. The community features a mix of rental apartments for families earning below 60% and 50% of the HUD Area Median Income. Ollie Place is very close to grocery stores, restaurants, pharmacies, medical offices, public schools, the Mauldin Cultural Center, and other services. Transportation is available to the residents by Greenville County's public bus system, the GreenLink, which has multiple stops in Mauldin including the Mauldin Cultural Center.

AMENITIES & SERVICES

- Easy access to GreenLink public transportation
- Community room & kitchen
- Computer center & media room
- Beautiful grounds, featuring a gazebo, playground, and native plant walking trail
- Energy Star appliances in all the homes
- Fitness facility
- Onsite laundry
- Onsite parking
- Smoke-free community

STATISTICS

- 18 one-bedroom apartments, 22 two-bedroom apartments, 3 three-bedroom apartments
- Rent is income restricted

**221 E. BUTLER RD.
MAULDIN, SC 29662**

PROPERTY TYPE

Family

HOMES

46

CONTRACTOR

Progress Carolina

ARCHITECT

Neighboring Concepts



SENIOR RESIDENCES AT MERCY PARK



The Senior Residences at Mercy Park is a 79 apartment affordable housing development for seniors aged 62 years and older. The site is conveniently located less than two blocks from the Chamblee MARTA station in a transit-oriented neighborhood close to many amenities. A Walmart Superstore with a pharmacy and supermarket is adjacent to the site and easily accessible to residents. The surrounding area also includes several community parks, drug stores, financial institutions, medical offices, public schools, post office, police station a variety of retail shops, and the City of Chamblee Civic Center. Furthermore, Mercy Care, a Federally Qualified Health Center and Atlanta's only Healthcare for the Homeless program, is located on the project site. This development advances Mercy Housing's commitment to the integration of health and housing, a key component of Mercy Housing's 2015 - 2019 Strategic Plan.

AMENITIES & SERVICES

- Marta Chamblee Station Adjacent
- Located within culturally significant transit-oriented neighborhood with easy access to retail, restaurants, grocery, senior center
- Community room & kitchen
- Covered porches, sunrooms and open air rooftop deck
- Energy Star appliances
- Computer Center
- Fitness facility
- Laundry rooms
- Media room
- Onsite parking
- Social & recreational programs
- Smoke free community
- Shares campus with full service primary care medical center

STATISTICS

- 79 apartments of senior housing
- 57 one-bedroom apartments & 22 two-bedroom apartments
- Rents are income restricted

**5124 PEACHTREE RD
CHAMBLEE, GA
30341**

678.266.6116
(TTY 800.877.8973 or 711)

PROPERTY TYPE
Senior

HOMES
79

CONTRACTOR
McShane Construction

ARCHITECT
Smith Dalia Architects, Inc.



MERCY HOUSING SOUTHEAST TEAM

EXPERIENCE DEVELOPMENT: SENIOR RESIDENCES AT MERCY PARK, CHAMBLEE, GA

PROJECT HIGHLIGHTS

Units	79
Type	SENIOR
Financing Type	9% LIHTC
First Occupancy	2018

FINANCING SOURCES

Total Development Costs	\$15.3 M
Tax Credit Equity	\$12.6 M
DCA HOME	\$2 M
Deferred Developer Fee	\$469 K

REFERENCE

St. Joseph's Health System, Inc.
Tom Andrews, President & CEO
424 Decatur Street, SE Atlanta, GA
30312
TAndrews@mercyatlanta.org
678.843.8502

OWNER / DEVELOPER

Mercy Housing Southeast

DEVELOPMENT PARTNER

Mercy Care/St. Joseph's
Healthcare

ARCHITECT

Smith Dalia

PROPERTY MANAGER

Mercy Housing
Management Group

CONTRACTOR

McShane Construction

DATES

2015 - 2018

AMENITIES

On-Site Resident Services
Leasing Office
Fitness Center
Media Room
Community Room
Demonstration Kitchen
Computer lab
Outdoor BBQ Area
Outdoor Seating Area/Porch

SAVANNAH GARDENS



Located in Savannah's historic eastside neighborhood, Savannah Gardens is the redevelopment of Strathmore Estates, a 44-acre site that contained 380 apartments of substandard rental housing. Mercy Housing partnered with CHSA Development and the City of Savannah to redevelop the community, first built in the 1940s. Construction of the fifth phase was completed in early 2016 and includes 399 affordable family homes, and 40 affordable senior homes. Construction on the sixth and final phase will conclude in early 2022. The community contains a large public park. Savannah Gardens is part of an EarthCraft Coastal Community, ensuring sustainable development and energy efficiency.

AMENITIES & SERVICES

- Community Center
- Computer center, library, media room, arts & crafts room
- Exercise room
- Energy-efficient appliances and washer/dryer hook-ups
- On-site laundry
- Smoke-free community
- Covered pavilion with picnic/BBQ facilities, on-site public park
- Services and activities for all residents
- Community garden
- 24-hour emergency maintenance

STATISTICS

- One, two, three, and four-bedroom apartments including 26 fully-accessible homes
- 40 homes of affordable rental housing for low-income seniors
- 399 homes of affordable rental housing for low-income families and individuals

**515 PENNSYLVANIA AVE.
SAVANNAH, GA 31404**

**912.335.4835
912.335.4838**

PROPERTY TYPES
Multifamily, Senior

HOMES
439



FUNDED BY

Low Income Housing Tax Credits and Georgia Department of Community Affairs Neighborhood Stabilization Program, City of Savannah Community Development Block Grant, HUD Section 202



MERCY HOUSING SOUTHEAST TEAM

EXPERIENCE DEVELOPMENT: SAVANNAH GARDENS, SAVANNAH, GA

PROJECT HIGHLIGHTS

	PHASE I	PHASE II	PHASE III	PHASE IV	PHASE V
Units	115	40	94	114	76
Type	Family	Senior	Family	Family	Family
Financing Type	LIHTC	HUD 202	LIHTC	LIHTC	LIHTC
First Occupancy	Oct. 2011	Aug. 2011	Dec. 2012	Dec. 2014	Sept. 2015
Current Occupancy %	95.65%	100%	91.49%	93.86%	98.68%

PERFORMANCE METRICS

	PHASE I	PHASE II	PHASE III	PHASE IV	PHASE V
Budget	Within Budget	Within Budget	Within Budget	Within Budget	Within Budget
Schedule	On Schedule	On Schedule	On Schedule	Construction Delays	On Schedule
Lease Up	Met or Exceeded Proforma Absorption	Met or Exceeded Proforma Absorption	Met or Exceeded Proforma Absorption	Met or Exceeded Proforma Absorption	Met or Exceeded Proforma Absorption

FINANCING SOURCES

	PHASE I	PHASE II	PHASE III	PHASE IV	PHASE V
Total Development Costs	\$14.8 M	\$4.3 M	\$12.4 M	\$16.4 M	\$11.5 M
City of Savannah CDBG	\$500,000		\$500,000	\$195,000	\$269,833
Tax Credit Equity	\$9,024,098		\$9,358,726	\$9,618,899	\$9,847,073
Mortgage	\$1,017,000		\$2,626,000	\$5,200,000	\$1,403,306
Exchange	\$1,933,833				
DCA NSP	\$2,500,000				
HUD Capital Grant		\$4,300,000			
Developer Deferred Fee				\$1,392,997	0

OWNER / DEVELOPER

Mercy Housing Southeast

PROPERTY MANAGER

Mercy Housing
Management Group

CONTRACTOR

NorSouth Constructors

DATES

2009 - Present

SIZE / AMENITIES

439 Units
Leasing office
Fitness center
Media room / library
Arts & crafts room
Computer labs

PHASES

5 Planned

RESIDENT POPULATION

Senior and Family

RESIDENT SERVICES

After school tutoring
Summer camp
Meals on Wheels
Fitness classes
Financial education -
partnered with Wells Fargo

REFERENCE

CHSA Development, Inc.
Darrel Daise, Director (retired)
6 East Bay Street Savannah,
GA 31401
d.daisers@gmail.com

REYNOLDSTOWN SENIOR RESIDENCES



Reynoldstown Senior Residences is comprised of 70 affordable apartments for seniors age 62 years and older. This brand new community is located in the historic Reynoldstown neighborhood of Atlanta. This walkable neighborhood is one of the most diverse areas inside the perimeter and is home to over 1,500 households. Reynoldstown's rich history and central location has also attracted the Atlanta Beltline, a multi-use trail and major revitalization effort in the city. The Beltline runs right through the Reynoldstown neighborhood and is in close proximity to our senior housing development. Positioned on a major street, the site has great access to Interstates, 20, 75, and 85. In addition to providing a great location to residents, the project will feature an extensive amenity package that includes a covered patio, media room, fitness center, computer center, and raised garden beds.

AMENITIES & SERVICES

- | | |
|--------------------------------|--------------------------------|
| Access to the Atlanta Beltline | Fitness facility |
| Close to downtown Atlanta | Laundry rooms |
| Community garden | Media room |
| Community room & kitchen | Onsite parking |
| Computer center | Raised garden beds |
| Covered porches | Social & recreational programs |
| Energy efficient appliances | Picnic area |
| | Smoke free community |
| | Sunrooms |

STATISTICS

- 70 units of senior housing including one & two-bedroom apartments
- 58 one-bedroom units & 11 two-bedroom units and one Manager unit
- Completed: Summer of 2016
- Rents are income restricted

**695 FIELD ST. SE
ATLANTA, GA 30316**

404.975.4291
(TTY) 800.877.8973 or 711

PROPERTY TYPE
Senior

HOMES
70

CONTRACTOR
Tower Construction

ARCHITECT
Martin Riley Associates

AWARDS
Affordable Housing Tax
Credit Coalition 2017
Charles L. Edson Tax Credit
Excellence Award for
Outstanding Senior Housing
Development



MERCY HOUSING SOUTHEAST TEAM

EXPERIENCE DEVELOPMENT: REYNOLDSTOWN SENIOR RESIDENCES, ATLANTA, GA

PROJECT HIGHLIGHTS

Units	70
Type	SENIOR
Financing Type	4% LIHTC; HUD 202
Current Occupancy	100%

OWNER / DEVELOPER

Mercy Housing Southeast

ARCHITECT

Martin Riley

PROPERTY MANAGER

Mercy Housing
Management Group

FINANCING SOURCES

Total Development Costs	\$11.6 M
Tax Credit Equity	\$3.7 M
HUD 202	\$4.7 M
Invest Atlanta (Bonds)	\$5.5 M
City of Atlanta HOME	\$300 K
Beltline	\$730 K
ANDP	\$275 K
Enterprise	\$11 K

CONTRACTOR

Tower Construction

DEVELOPMENT COMPLETION

2017

AMENITIES

On-Site Resident Services
Leasing Office
Fitness Center
Media Room
Community Room
Computer lab
Outdoor BBQ Area
Outdoor Seating Area/Porches

Mercy Housing Southeast's most recently completed project is Thrive Sweet Auburn, a 117-unit, mixed-use development in Atlanta's Sweet Auburn historic district. Details and photos of the project follow on the next few pages.

Mercy Housing Inc. has developed numerous projects incorporating residential and commercial in the same development. Some examples of our commercial tenants include: nonprofit robotics education, small healthy grocers, traditional retail, restaurants, a veterinarian, early childhood education centers, senior centers, and a lot more. We are also developing small spaces for small businesses and local entrepreneurs. Information for two of those projects, 455 Fell and The Frederic Lohse Apartments, follows the Thrive information.



Thrive Sweet Auburn

Atlanta, Georgia

Completed April 2023



- Family property
- 117 units at 30%, 60%, and 80% affordability
- 20% of the units are Permanent Supportive Housing
- Affordability Period- 20 years, although MHSE has never sold a property to become a market rate property and has never converted any properties to market rate housing
- Development Team Members:
 - Architect- Goode Van Slyke Architecture
 - General Contractor- McShane Construction
- Site Amenities:
 - Community garden
 - Healthcare clinic and preventative healthcare services
 - Weekly on-site mobile banking
 - Laptop computers for check-out
 - Beautiful outdoor pavilion

- o Community laundry room
- o After-school program and summer camp
- o One block from the MLK MARTA Station

- Financing Sources:

- o Grandbridge
- o HOME
- o Mercy Gap Fund
- o FHLB AHP
- o HomeFirst
- o The Home Depot Foundation
- o Wells Fargo
- o Eastside TAD

- Property Managed by Mercy Housing Management Group

- Currently occupied at 100%

- NGBS Bronze certified

- Winner of the Atlanta Business Chronicle's 2023 Best in Atlanta Real Estate Award

- Thrive was built in partnership with Project Community Connections, Inc., a rapid rehousing provider whose mission closely aligns with MHSE's. The building is mixed-use and includes offices for PCCI and First Step Staffing in first-floor store fronts.

- We wanted to provide as many units as we could, while also adhering to limitations caused by having only one acre of land with a large, historic Coca Cola billboard directly in the middle of the plot.



455 Fell

San Francisco, CA

Completed May 2019



455 Fell is a rental affordable housing development in San Francisco's Hayes Valley neighborhood with funding from the Mayor's Office of Housing and Community Development of the City and County of San Francisco. The development consists of 108 affordable family units, ranging in size from one- to three-bedrooms.

This development is a collaboration between Mercy Housing California (MHC) and San Francisco Housing Development Corporation (SFHDC). MHC is a nonprofit corporation whose mission is to create and strengthen healthy communities through the provision of quality, affordable, service-enriched housing for individuals and families who are economically poor.

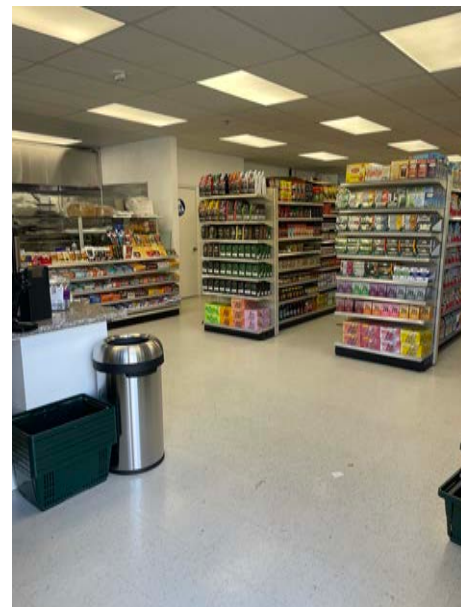
The development is managed by Mercy Housing Management Group (MHMG), a Mercy Housing affiliate. MHMG is committed to providing quality property management services that reinforce the philosophy that all residents deserve respect, dignity, and a place to call home.

Amenities

- Two residential units specifically designed and marketed for family day care providers.
- Commercial space designed for small local grocer, Fell Food Basket.
- Community Garden with programs coordinated by Community Grows.
- Office space for supportive services by MHC, SFHDC, and Episcopal Community Services.
- Ample bicycle storage and workshop for tenants.
- A large courtyard (3,780 SF) and publicly-accessible mid-block passage.

Fell Food Basket

Fell Food Basket is a small, local grocer leasing the commercial space at 455 Fell. Below are photos of the interior and exterior of the store.



The Frederic Lohse Apartments

Roseville, CA



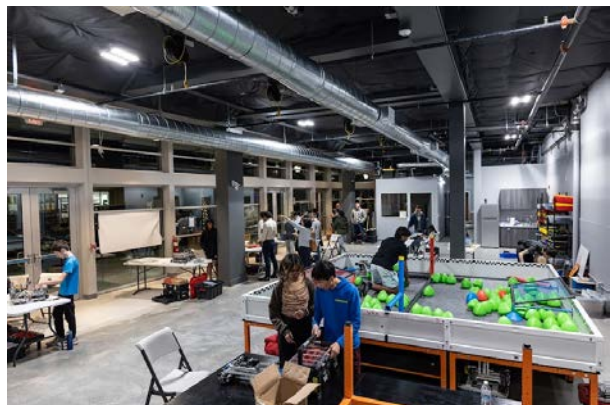
The Frederic Lohse Apartments is a new mixed-use affordable family community with 12 one-bedroom, 27 two-bedroom, and 19 three-bedroom homes. In addition to a community lounge open to the courtyard and an after school activity room, the building includes 2,900 sq. ft. of Vernon Street commercial frontage on the ground floor which is leased to Placer Robotics Center, a non-profit. The Frederic Lohse Apartments offers permanently affordable homes in a spatially and energy efficient building located in close proximity to all of Downtown Roseville's exciting and essential amenities.

Amenities

- Community courtyard and playground
- On-site laundry
- Community room and kitchen
- Secured bicycle storage throughout building
- Underground parking garage

Placer Robotics

Placer Advanced Robotics and Technology "is an independent 501c3 non profit community organization that provides unique opportunities for students grades 4-12 to pursue competitive robotics and explore other technology related activities."



EXPERIENCE OF DEVELOPER

GENERAL CONSTRUCTION APPROACH

CONSTRUCTION EXPERTISE

Rather than employ an in-house construction department, MHSE partners with external companies who have specialized expertise in this area. MHSE highly recommends that diversity and inclusion be a major element in the decision-making process.

CONSTRUCTION PROCUREMENT EXPERTISE

We approach each development project with an eye toward partnering with the best general contractor at the most favorable all-in price for the specific geographic area. Most often we issue an RFP from a list of three to five pre-selected general contractors that have experience working with both tax credit and HUD/HOME funds. There are times, however, when we select a general contractor earlier in the development process and we can negotiate the price together and value engineer if necessary as we work towards closing. Either way, we investigate if other successful projects in the area were completed by other general contractors and try to determine if they would be a right fit with our organization and build a team that best suits the development.

Our goal is to invite this pre-vetted list of general contractors to provide preliminary pricing at around 50% construction documents. At approximately 80% construction documents, we ask for refined numbers with assumptions and clarifications so that we can identify gaps and overlaps. It is our intention to use those numbers during underwriting and applications to SC Housing. Based upon this last comparison, we select our preferred general contractor. During final underwriting and the last 45-60 days prior to closing, we hope to have permit related feedback. We share this information as soon as possible with the selected general contractor to get a refined price and that is used for the final GMP contract.

DESIGN MANAGEMENT

The most important aspect of design management is selecting a strong architect. In Goode Van Slyke Architecture, the team has a design firm with strong credentials. Typically, architects are the smartest people on the job site, and working with them is a partnership. Agreeing in principle with the architect early on about budget and quality is important – especially for affordable housing development. Pricing designs at every stage is important to keep all parties accountable.

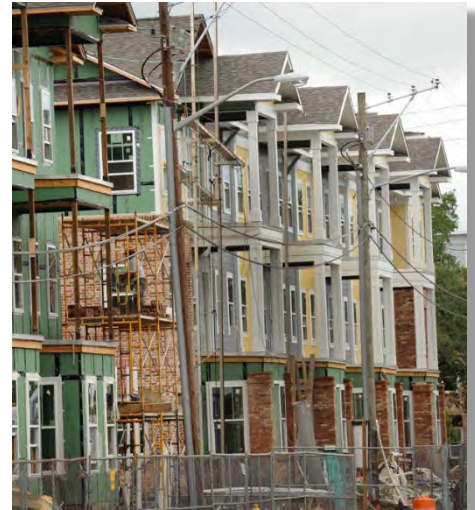
CONSTRUCTION MANAGEMENT EXPERIENCE

Over his 20 plus year career, James Talley has either worked directly on construction sites or indirectly managed the process as an owner's representative. James has worked on concrete and steel structures as well as stick built projects - all project were either residential multifamily or elderly only rental developments or residential for sale developments.

HOW WE BUILD ON-TIME AND WITHIN BUDGET

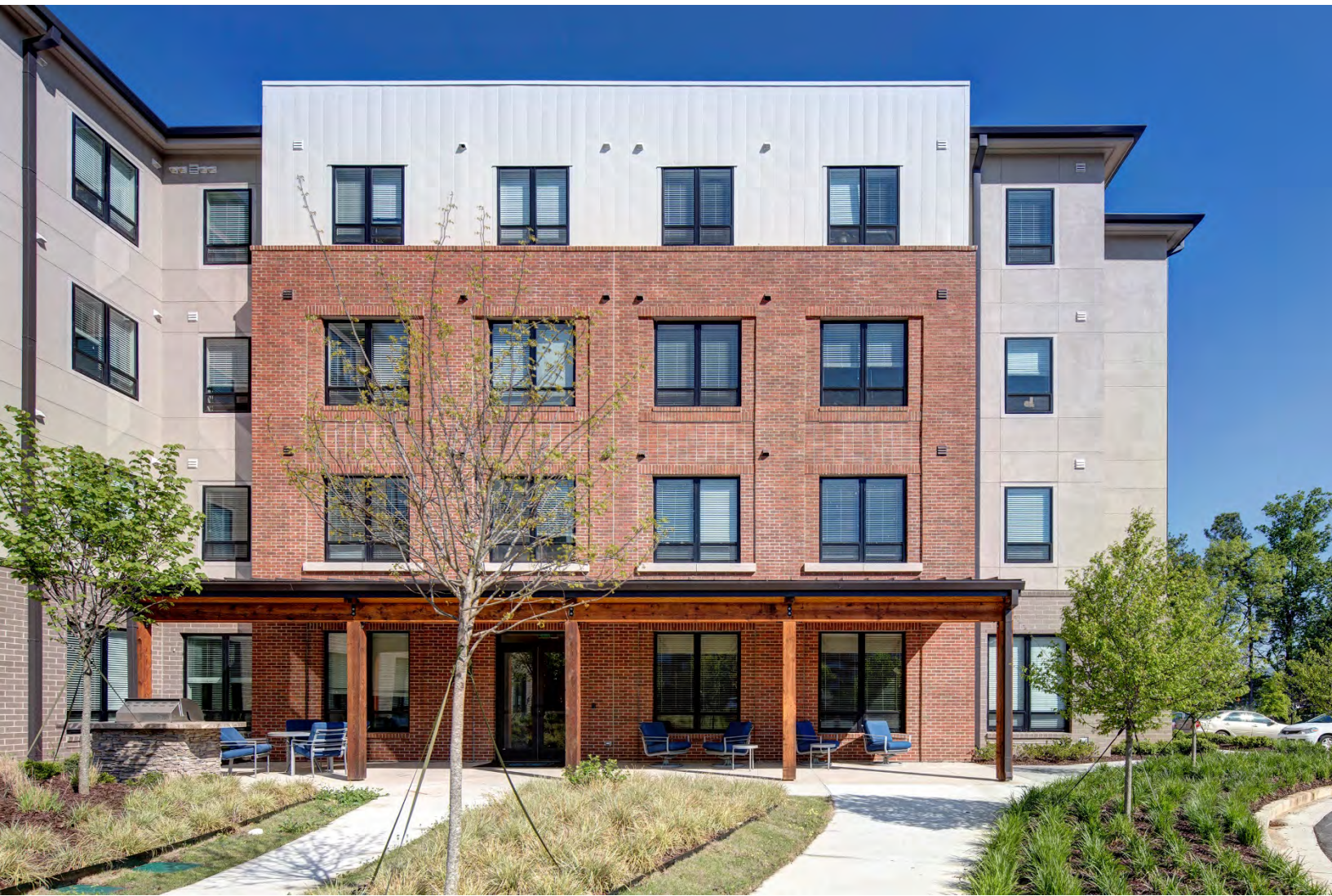
Our Mercy Park development is a premier example of MHSE's ability to deliver projects on-time and within budget, so much so that Mercy Park was able to successfully claim an upward timing adjuster from the investment partner. We are able to do this because we truly see our general contractors as partners. We are an open book and describe what our goals and desires are from early on and throughout the construction process to ensure everyone is on the same page. This approach is good practice in an environment of escalating hard costs.

We have used peer review consultants for various areas to ensure a second set of eyes have confirmed that issues like accessibility, sustainability measures, and constructability are caught early on avoiding costly fixes.



We generally utilize a Guaranteed Maximum Price (GMP) contract to ensure that our general contractors take on more risk associated with minor misses in coordination of details and intent. GMP contracts, if utilized properly and within the spirit of partnership, help eliminate many unnecessary change orders. During construction, our Owner's Representative is engaged in the review of all payment applications as well as any requests for change orders or an increase in time. Thorough review of the situation as it unfolds provides a level of comfort to the ownership partners that an independent third party is keeping the general contractor honest. If an issue arises that is out of our control, i.e. weather delays, inspector re-interpretation of codes, etc. we rely heavily on our design team, general contractor, and owner's representative to come up with cost saving alternatives or alternative sequencing options to make up time.

Lastly, we track change orders and contingencies on a regular basis and review at least once a month internally and with the general contractor. We even assign categories that precipitated the change so that future projects have the insight of previous projects. Our goal is to share these lessons learned with future design teams up front.



FINANCIAL CAPACITY STATEMENT

FINANCIAL CAPACITY STATEMENT

Our team's financial capacity is represented in the deals that we have successfully closed and completed as well as our respective financial statement. Our capacity was demonstrated in Section 2 of this response via our respective project lists.

Mercy Housing Southeast, Inc. ("MHSE") has a strong financial position and is backed by the full strength and credit of Mercy Housing, Inc. ("MHI"). MHSE's financials are incorporated into its parent company Mercy Housing, Inc. MHI, based in Denver, Colorado, takes a consolidated approach to financial stability, cash flow, and budgeting of its subsidiaries, including MHSE, Mercy Housing California, Mercy Loan Fund, and others. Mercy Housing's financial strength is excellent. As of 01 January 2023, MHI had, on a consolidated basis, **total assets in excess of \$4.1-billion, cash and cash equivalent of \$108,414,976 and unrestricted net assets-controlling of \$830.2-million.** Mercy Housing was assigned a **AA- issuer credit rating by Standard and Poor's.** This rating means that the marketplace sees Mercy as a financially strong, extremely well-managed company with a very strong enterprise risk profile. All of that simply means that Mercy Housing has and is positioned to continue to demonstrate our financial strength through the utilization of excellent strategic planning processes, use of a dynamic and proactive business model, and the flexibility to address affordable housing needs while remaining financially successful. Moving forward, we expect this rating to help Mercy Housing access alternative sources of funding, lower our costs of borrowing, and improve our ability to produce and preserve more affordable housing inside mixed-income developments. MHI typically provides corporate guarantees for projects developed by MHSE. For your convenience, copies of the **two (2) most recent audited financial statements** have been provided as part of this RFQ response.

What the audited financial statements and letter of support provides AH, as a potential development partner with our team, is peace of mind in knowing that MHSE has the financial capacity to successfully execute the financial closing and get the development through construction to stabilization.