The Town of Hilton Head Island

Town Council

Tuesday, November 5, 2019, 4:00 p.m.

Benjamin M. Racusin Council Chambers

AGENDA

As a courtesy to others please turn off / silence ALL mobile devices during the Town Council Meeting. Thank You.

1. **Call to Order**
2. **FOIA Compliance -** Public notification of this meeting has been published, posted, and distributed in compliance with the South Carolina Freedom of Information Act and the requirements of the Town of Hilton Head Island.
3. **Pledge to the Flag**
4. **Invocation – Pastor Todd Cullen, Hilton Head Island Community Church**
5. **Approval of Minutes**
   - **a.** Town Council Meeting, October 15, 2019
6. **Report of the Town Manager**
   - **a.** Culture & Arts Advisory Committee – Jenn McEwen, Cultural Affairs Director
   - **b.** Alliance for Healthy Youth – Jim Berl
   - **c.** Items of Interest
7. **Reports from Members of Council**
   - **a.** General Reports from Council
   - **b.** Report of the Intergovernmental Committee – Bill Harkins
   - **c.** Report of the Community Services & Public Safety Committee – Marc Grant
   - **d.** Report of the Public Planning Committee – David Ames
   - **e.** Report of the Finance & Administrative Committee – Tom Lennox
8. **Proclamations/Commendations - None**
9. **Consent Agenda - NONE**

10. Appearances by Citizens

*[**Town Code § 2-5-70**: To sign-up, notify the Town Clerk **prior to 12:00 p.m. the day of the meeting**. All comments are limited to 3 minutes.]*

11. Unfinished Business – NONE

12. New Business

a. First Reading of Proposed Ordinance 2019-27 – Beach Holes & Shovels

First Reading of Proposed Ordinance 2019-27 amending Chapter 1 of Title 8 (Beaches, Waterways, Recreational Areas, and Arts), of the Municipal Code of the Town of Hilton Head Island, South Carolina, to amend Section 8-1-211, Definitions, to add the definition of Personal Property; and to amend Section 8-1-211, Unlawful Activities Enumerated, to add regulation of the digging of holes and the size of shovels allowed on the beach; and providing for severability and an effective date.

b. First Reading of Proposed Ordinance 2019-28 - Conveyance of Property to Habitat for Humanity

First Reading of Proposed Ordinance 2019-28 of the Town of Hilton Head Island, South Carolina, Authorizing the Conveyance of Real Property owned by the Town of Hilton Head Island, South Carolina, pursuant to the authority of S.C. Code Ann. § 5-7-40 (Supp. 2019), and § 2-7-20, *Municipal Code of the Town of Hilton Head Island* (1983); and providing for severability and an effective date.

c. First Reading of Proposed Ordinance 2019-29 – Palmetto Electric Cooperative, Inc. Non-Exclusive Franchise Agreement

First Reading of Proposed Ordinance 2019-29 granting Palmetto Electric Cooperative Electric Cooperative, Inc. a Non-Exclusive Franchise to use the Public Rights-of-Way within the Town of Hilton Head Island for the purpose of erecting, constructing, maintaining, and operating electrical services and facilities thereon and thereunder; and providing for severability and an effective date.

d. Consideration of a Resolution – CDBG Five Year Consolidated Plan (2015-2019) Substantial Amendment

Consideration of a Resolution of the Town Council of the Town of Hilton Head Island, South Carolina, to approve the Community Development Block Grant (CDBG) Entitlement Program Five Year Consolidated Plan (2015-2019) Substantial Amendment.

e. Consideration of a Resolution – CDBG Fiscal Year 2018-2019 (Program Year 2018) Annual Action Plan Substantial Amendment

Consideration of a Resolution of the Town Council of the Town of Hilton Head Island, South Carolina, to approve the Community Development Block Grant (CDBG) Entitlement Program Fiscal Year 2018-2019 (Program Year 2018) Annual Action Plan Substantial Amendment.

12. New Business (cont.)

f. Consideration of a Recommendation – Workforce Housing Policy Framework

Consideration of a Recommendation from Public Planning Committee that Town Council accept the Workforce Housing Strategic Plan and approve the policy framework for a workforce housing program.

13. Executive Session

a. Land Acquisition:
Discussion of negotiations incident to the proposed sale, lease, or purchase of property:

i. In the Stoney Area; and
ii. In the Beach City Road Area.

14. Possible actions by Town Council concerning matters discussed in Executive Session

15. Adjournment

Town of Hilton Head Island

Town Council

Tuesday, October 15, 2019 at 3:00 pm

Benjamin M. Racusin Council Chambers

MEETING MINUTES

Present from Town Council: John J. McCann, *Mayor;* Bill Harkins, *Mayor Pro-Tempore;* Tom Lennox, Marc Grant, David Ames, Tamara Becker, Glenn Stanford; *Council Members*

Present from Town Staff: Joshua Gruber, *Assistant Town Manager;* Scott Liggett, *Director of Public Projects and Facilities;* Shawn Colin, *Director of Community Development;* Angie Stone, *Human Resource Director;* Brad Tadlock, *Fire Chief;* Teri Lewis, *Deputy Director of Community Development;* Jennifer Ray, *Deputy Director of Community Development;* Joheida Fister, *Deputy Fire Chief;* Taylor Ladd, *Senior Planner;* Nicole Dixon, *Development Review Administrator;* Missy Luick, *Senior Planner;* Andrew Nicholls, *Systems Analyst;* Krista Wiedmeyer, *Executive Assistant/Town Clerk*

Present from Media: Kathrine Kokal, *Island Packet*

1. Call to Order

The Mayor called the meeting to order at 3:00 p.m.

2. FOIA Compliance

Public notification of this meeting has been published, posted, and distributed in compliance with the South Carolina Freedom of Information Act and the requirements of the Town of Hilton Head Island.

3. Pledge to the Flag

4. Invocation – Reverend Edward B. Alston, Queen Chapel AME Church

Reverend Alston delivered the Invocation.

5. Approval of Minutes

a. Town Council Meeting, September 17, 2019

Mr. Harkins moved to approve the minutes from September 17, 2019. Mr. Stanford seconded. The motion was approved by a vote of 7-0.

6. Report of the Town Manager

a. Planning Commission Semi-Annual Report – Peter Kristian, Chairman

Peter Kristian, Chairman, gave an update to the members of Town Council highlighting the past six months of business covered by the Planning Commission. Mr. Kristian discussed the Land Management Ordinance amendments that the commission has recently reviewed.

b. Our Plan Update – Taylor Ladd, Senior Planner

Taylor Ladd, Senior Planner provided an updated regarding the Our Plan project to Town Council. Ms. Ladd covered items the group will be covering over the coming months as they move forward.

c. Hazard Mitigation Plan Annual Progress Report

d. Program for Public Information Annual Report

Mr. Gruber introduced and noted that both the Hazard Mitigation Plan Annual Progress Report and Program for Public Information Annual Report were included in the Agenda Packet for the members of Council to review.

e. Consideration of Canceling the December 3, 2019 Regular Town Council Meeting

Mr. Gruber explained to Council that due to the Town Council annual workshop taking place the same week of the December 3, 2019 Regular Meeting, it was proposed that this meeting be cancelled.

Mr. Harkins made a motion to cancel the December 3, 2019 Regular Town Council Meeting. Mr. Stanford seconded Mr. Harkins' motion. The motion passed by a vote of 7-0.

DRAFT

6. Report of the Town Manager (cont.)

f. Items of Interest

Mr. Gruber reviewed the Items of Interest, including Town news, upcoming Town meetings, and noteworthy events taking place throughout the Island over the coming weeks.

7. Reports from Members of Council

a. General Reports from Council

Mayor McCann expressed his gratitude for the Fire Rescue pancake breakfast. He also discussed how successful he thought the recent meeting with the municipalities and the delegation concerning the Home Rule Act was.

Mr. Stanford discussed a recent David Lauderdale article he had read in the Island Packet about clear cutting of trees.

Mr. Lennox reported that the State government is working on taking away local powers from much of the Home Rule Act of 1975. He specifically referenced the upcoming discussion regarding Business Licensing. Mr. Lennox noted that 25% of the Town's General Funding comes from the revenue of the business licenses, and should new legislation pass, it could seriously affect the Town. Mr. Lennox urged the citizens to speak to their legislative body.

b. Report of the Intergovernmental Committee – Bill Harkins

Mr. Harkins stated that he did not have a report.

c. Report of the Community Services & Public Safety Committee – Marc Grant

Mr. Grant stated that he did not have a report.

d. Report of the Public Planning Committee – David Ames

Mr. Ames reported that the Committee had recently met where they continued to discuss the lighting and shovels on the beach. He said that he anticipated those items would be discussed at the next Council meeting. Mr. Ames also noted that the Committee had also forwarded a recommendation on workforce housing and anticipated that item coming to Council anytime too.

e. Report of the Finance & Administrative Committee – Tom Lennox

Mr. Lennox reported that during the earlier scheduled Committee meeting, they discussed the renewal of the Palmetto Electric Franchise Agreement.

8. Proclamations / Commendations - None

9. Consent Agenda

a. Second Reading of Proposed Ordinance 2019-22 – Small Wireless Facilities

Second Reading of Proposed Ordinance 2019-22 to amend Title 16, "The Land Management Ordinance," of the Municipal Code of the Town of Hilton Head Island, South Carolina, by amending Table 16-4-103.D.2 (Accessory Use/Structure Table), by adding Section 16-4-103.E.10 (Small Wireless Facilities), and by amending and adding Definitions to Section 16-10-105 (General Definitions); and providing for severability and an effective date.

b. Second Reading of Proposed Ordinance 2019-26 - Transfer of Real Property to the South Carolina Department of Transportation

Second Reading of Proposed Ordinance 2019-26 of the Town of Hilton Head Island, South Carolina, authorizing the conveyance of real property owned by the Town of Hilton Head Island, South Carolina, under the authority of SC Code Ann. § 5-7-40 (Supp. 2019), and § 2-7-20, Municipal Code of the Town of Hilton Head Island, South Carolina, (1983); and providing for severability and an effective date.

Before asking for a motion, the Mayor asked the members of Council if there were any of the items they would prefer to hear individually. Mrs. Becker said she would like to discuss item 9(a).

With no further requests, Mr. Harkins moved to approve the consent agenda including only item 9(b). Mrs. Becker seconded. With no discussion, the motion was approved by a vote of 7-0.

DRAFT

9. Consent Agenda (cont.)

9(a) Mr. Harkins moved to approve. Mr. Stanford seconded. Mrs. Becker stated that she just wanted to better understand what it was that was going to be happening. Mr. Ames said that at this time, Council was voting to approve changes to the LMO which would consider the aesthetics to such facilities. He noted this is another way for the local municipalities to retain control over such things as these wireless facilities. With no further discussion, the motion was approved by a vote of 7-0.

10. Appearance by Citizens

Skip Hoagland: Addressed the members of Town Council regarding matters concerning the Town and the Chamber.

Mare Barrocco: Addressed the members of Town Council regarding a matter concerning a matter with the Chamber.

Cory Cunningham: Addressed the members of Town Council regarding the matters of 5G and the small wireless facilities.

11. Unfinished Business

a. Second Reading of Proposed Ordinance 2019-20 – Tidal Bluff Rezoning

Second Reading of Proposed Ordinance 2019-20 to amend Title 16, "The Land Management Ordinance," of the Municipal Code of the Town of Hilton Head Island, South Carolina, by amending Section 16-1-107, the Official Zoning Map with respect to those certain parcels identified as Beaufort County Tax District 510, Map 5 Parcels 17, 376, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, and 406 to rezone the parcels from the RM-4 (Low to Moderate Density Residential) Zoning District to the RM-12 (Moderate to High Density Residential) Zoning District.

Mr. Harkins moved to approve. Mr. Stanford seconded. With no discussion, the motion was approved by a vote of 5-2, Mr. Ames and Mrs. Becker opposing.

12. New Business

a. Consideration of a Resolution – Hands Free Driving

Consideration of a Resolution of the Town Council of the Town of Hilton Head Island, South Carolina to encourage and support amending the South Carolina Code of Laws, Title 56, Motor Vehicles, Chapter 5, Uniform Act on Regulating Traffic on Highways to promote hands-free operation of vehicles.

The Mayor stated that this Resolution would be remanded to the Community Services and Public Safety Committee for further review and consideration.

13. Executive Session

Mr. Gruber stated that an Executive Session was needed to review the following matters; (a) Land Acquisition, discussion of negotiations incidents to the proposed sale, lease, or purchase of property in the (i) Marshland Road area, and (b) Discussion of the South Island PSD Easement Agreement.

At 3:42 p.m., Mr. Harkins moved to go into Executive Session for the items mention by Mr. Gruber. Mr. Stanford seconded. The motion was approved by a vote of 7-0.

At 4:00 p.m., Town Council returned to the dais.

14. Possible actions by Town Council concerning matters discussed in Executive Session

15. Adjournment

At 4:01 p.m., Mr. Stanford moved to adjourn. Mr. Grant seconded. The motion was approved by a vote of 7-0.

_____

Krista Wiedmeyer, Town Clerk

Approved: November 5, 2019

_____

John J. McCann, Mayor

Items of Interest

November 5, 2019

TOWN NEWS

In the coming week, many major milestones of key project will be taking place as listed below:

- Shelter Cove Area Roadway Improvements – bids received November 4th
- Pope Avenue Pavement Remediation – to commence November 6th
- Tanglewood Drive Pathway Construction – to commence November 18th
- Coastal Engineering Services RFQ – responses due November 20th
- Town Hall Building D Renovations – invitations for bids targeted for late November release
- Fire Station #2 Replacement – bids due November 26th
- Yacht Cove Intersection & South Forest Beach HAWK Signal – bids due December 2nd
- Fire Rescue H/Q – Vehicle Maintenance Shed – bids due December 4th

This represents approximately $10 million of additional work to advance as per the approved funding for Fiscal Year 2020

TOWN MEETINGS

- Planning Commission – Wednesday, November 6, 2019 at 9:00 a.m.
- Finance & Administrative Committee – Tuesday, November 19, 2019 at 2:00 p.m.
- Town Council Meeting – Tuesday, November 19, 2019 at 4:00 p.m.

Please note, in observance of Veteran's Day, Town Hall will be closed Monday, November 11, 2019

HILTON HEAD ISLAND EVENTS

- Hilton Head Island Oyster Festival – Friday, November 8, 2019, 4:00-8:00 and Saturday, November 9, 2019, 11:00-5:00 p.m. at Shelter Cove Community Park.
- Hilton Head Island Lantern Parade, Saturday, November 9, 2019, 6:30-8:00 p.m. at Coligny Beach
- Fall Festival, Saturday, November 9, 2019, 10:00-2:00 p.m. at St. Andrew by the Sea
- Fall Family Fest, Saturday, November 9, 2019, 3:00-7:00 p.m. at St. Luke's Church
- Veterans Day Memorial, November 11, 2019, 10:30 a.m. at Veterans Memorial Park

CULTUREHHI

For more events taking place on the Island, please visit the Town's Office of Cultural Affairs Events page at www.culturehhi.org/events/

TOWN OF HILTON HEAD ISLAND

Community Development Department

TO: Stephen G. Riley, ICMA~CM, *Town Manager*
VIA: Shawn Colin, AICP, *Director of Community Development*
VIA: Jennifer Ray, ASLA, *Deputy Director of Community Development*
FROM: Anne Cyran, AICP, *Senior Planner*
DATE: September 23, 2019
SUBJECT: Proposed Ordinance – Regulating Beach Holes & Shovels & Personal Property Left Unattended or Stored on the Beach Overnight

Recommendation
The Public Planning Committee recommends that Town Council approve the proposed ordinance, attached. On September 19, 2019, the Public Planning Committee voted unanimously to recommend that Town Council approve the proposed ordinance with revisions.

Summary
The proposed ordinance would add regulations on digging holes and using shovels on the beach to the Municipal Code. The regulations would: require anyone digging a hole or creating a sand structure to restore the beach back to its natural condition before leaving the beach; prohibit digging holes larger than 12 inches deep; and limit shovels used on the beach to those made of wood and/or plastic and to those less than 30 inches in length and 6 inches in width. Authorized personnel would be exempt from these regulations.

The proposed ordinance would also amend the Municipal Ordinance by defining personal property and prohibiting personal property from being left on the beach overnight.

Background
On June 27, 2019, the Public Planning Committee voted unanimously to recommend that large shovels be prohibited on the beach and asked that staff report on how this could be enforced.

On August 22, 2019, the Public Planning Committee voted unanimously to forward the proposed ordinance to Town Council with several revisions, including prohibiting personal property left on the beach overnight.

On September 19, 2019, the Public Planning Committee voted unanimously to forward the revised proposed ordinance to Town Council with a recommendation of approval.

ORDINANCE NO. 2019-__ PROPOSED ORDINANCE NO. 2019-27

AN ORDINANCE TO AMEND CHAPTER 1 OF TITLE 8 (BEACHES, WATERWAYS, RECREATIONAL AREAS, AND ARTS), OF THE MUNICIPAL CODE OF THE TOWN OF HILTON HEAD ISLAND, SOUTH CAROLINA; TO AMEND SECTION 8-1-112, DEFINITIONS, TO ADD THE DEFINITION OF PERSONAL PROPERTY; AND TO AMEND SECTION 8-1-211, UNLAWFUL ACTIVITIES ENUMERATED, TO ADD REGULATION OF THE DIGGING OF HOLES AND THE SIZE OF SHOVELS ALLOWED ON THE BEACH; AND PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE.

WHEREAS, the Town Council of the Town of Hilton Head Island did previously adopt Chapter One (1) of Title 8 of the Municipal Code of the Town of Hilton Head Island to regulate use of the beaches; and

WHEREAS, Town Council recognizes the innate desire of children to dig holes and build sandcastles on the beach and does not desire to discourage these activities; and

WHEREAS, Town Council desires to regulate large holes dug on the beach that produce problems such as impeding sea turtle access to nesting areas, slowing emergency vehicles, and injuring those who are walking, running, and biking on the beach; and

WHEREAS, Town Council desires to amend Chapter One (1) of Title 8 of the Municipal Code of the Town of Hilton Head Island to regulate the digging of holes and the size of shovels allowed on the beach; and

WHEREAS, Town Council desires to regulate personal property left unattended or stored on the beach overnight, which is hazardous to wildlife and impedes access to the beach;

WHEREAS, Town Council desires to amend Chapter One (1) of Title 8 of the Municipal Code of the Town of Hilton Head Island to prohibit leaving unattended or storing overnight personal property on the beach; and

NOW, THEREFORE, BE IT ORDERED AND ORDAINED BY THE COUNCIL OF THE TOWN OF HILTON HEAD ISLAND, SOUTH CAROLINA; AND IT IS HEREBY ORDAINED BY THE AUTHORITY OF THE SAID COUNCIL:

NOTE: Underlined and bold-face typed portions indicate additions to the Ordinance.

Section 1. Amendment. That Section 8-1-112 of the Municipal Code of the Town of Hilton Head Island, South Carolina, be and the same hereby amended as follows:

Sec. 8-1-112. – Definitions.

(13)___

***Personal Property* shall mean but is not limited to towels, tents (including tent frames), cabanas, umbrellas and other shading devices, beach chairs and other furniture, picnic tables, tiki huts, volleyball nets, hammocks, floats, sailboards, surfboards, kites,**

unpermitted boats as defined under Section 8-1-611 ~~jet skis, sailboats, water cycles and other watercraft~~, beach toys, grills, nets, coolers, kayaks, general items for beach recreation, or similar items.

Section 2. Amendment. That Section 8-1-211 of the Municipal Code of the Town of Hilton Head Island, South Carolina, be and the same hereby amended as follows:

Sec. 8-1-211. – Unlawful activities enumerated.

In order to assure the public health, safety, and welfare of all individuals using the beaches within the town, it shall be unlawful for any person to do any of the following activities on the beaches within the town:

(22) ***Digging holes and shovels.*** **Anyone digging a hole or creating a sand structure on the beach shall restore the sand to its natural condition before leaving the beach and no later than 30 minutes prior to sunset as stated by the National Weather Service. Shovels, except those that are made of wood and/or plastic and that are less than 30 inches in length and 6 inches in width, shall be prohibited on the beach. No persons shall dig any hole to a depth greater than 12 inches on the beach. Authorized personnel, including members of the Sea Turtle Patrol, Town employees performing work related to beach preservation, and others approved by the Town shall be exempt from the application of this section.**

(23) ***Personal property left unattended.*** **Any personal property referenced in Sec. 8-1-112 left unattended on the beach between the hours from sunset to sunrise as stated by the National Weather Service shall be deemed a public nuisance and the Town or authorized personnel shall dispose of them. Those who leave unattended or store personal property on the beach between the hours from sunset to sunrise do so at their own risk. The Town and authorized personnel do not assume any liability for personal property left unattended or stored on the beach between the hours from sunset to sunrise.**

Section 3. Severability. If any section, phrase, sentence or portion of this Ordinance is for any reason held invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed a separate, distinct and independent provision, and such holding shall not affect the validity of the remaining portions thereof.

Section 4. Effective Date. This Ordinance shall be effective upon its adoption by the Town Council of the Town of Hilton Head Island, South Carolina.

PASSED, APPROVED, AND ADOPTED BY THE COUNCIL FOR THE TOWN OF HILTON HEAD ISLAND ON THIS _____ DAY OF _____, 2019.

THE TOWN OF HILTON HEAD
ISLAND, SOUTH CAROLINA

_____
John J. McCann, Mayor

ATTEST:

_____
Krista Wiedmeyer, Town Clerk

First Reading: November 5, 2019
Second Reading:

APPROVED AS TO FORM:

_____
Curtis L. Coltrane, Town Attorney

Introduced by Council Member: _____

TOWN OF HILTON HEAD ISLAND

Community Development Department

TO: Stephen G. Riley, ICMA~CM, *Town Manager*
VIA: Shawn Colin, AICP, *Director of Community Development*
FROM: Teri B. Lewis, AICP, *Deputy Director of Community Development*
DATE: October 24, 2019
SUBJECT: Conveyance of Property to Habitat for Humanity
Proposed Ordinance #2019-28

Recommendation: Staff recommends Town Council approve first reading of Proposed Ordinance 2019-28 for the conveyance of a portion of the Alex Patterson Road right-of-way from the Town to Habitat for Humanity.

Summary: A problem was discovered when Habitat submitted its subdivision plat for recording. Lot 50 and a drainage retention pond were shown in a portion of the Alex Patterson Road right-of-way which is owned by the Town. In order to accommodate its approved subdivision plan, Habitat has requested that the Town convey the portion of the right-of-way that was shown as including Lot 50 and the pond. The conveyance is necessary to allow Habitat to record the subdivision plat and begin construction of homes on the individual lots. The Town would retain ownership of the portion of Alex Patterson Road from Lot 7 south to its intersection with Marshland Road. The Town would still be able to access the 'Old Woodlands Wetlands parcel' via frontage on Island Drive.

Background: The Town conveyed property to Habitat for Humanity in 2011 for the construction of a single-family subdivision, The Glen. The first phase was completed in 2014 and the planning and infrastructure for the second phase was completed in 2019. The Town has agreed to donate the excess Alex Patterson Road right-of-way to Habitat to allow them to complete phase 2 of their approved subdivision plans.

Attachments:

Proposed Ordinance 2019-28
Exhibit A: Deed
Exhibit B: Plat Showing Conveyance

PROPOSED ORDINANCE: 2019-28 **ORDINANCE: 2019-_____**

AN ORDINANCE OF THE TOWN OF HILTON HEAD, SOUTH CAROLINA, AUTHORIZING THE CONVEYANCE OF REAL PROPERTY OWNED BY THE TOWN OF HILTON HEAD ISLAND, SOUTH CAROLINA, PURSUANT TO THE AUTHORITY OF S. C. CODE ANN. § 5-7-40 (SUPP. 2019), AND § 2-7-20, *MUNICIPAL CODE OF THE TOWN OF HILTON HEAD ISLAND* (1983); AND PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE.

LEGISLATIVE FINDINGS

WHEREAS, The Town of Hilton Head Island, South Carolina owns real property located off of Marshland Road knows as "Alex Patterson Road," and which is more particularly known and described as:

> All that certain piece, parcel of lot of land lying and being on Hilton Head Island, South Carolina, which is shown and described as " 50' Access Right of Way, N/F Town of Hilton Head Island," on a Plat entitled "Various Parcels on Marshland Road," prepared by Sea Island Land Survey, John R. Carter, recorded in the Office of the Register of Deeds for Beaufort County, South Carolina, in Plat Book 12 at Page 105.

WHEREAS, Hilton Head Regional Habitat for Humanity, Inc., has commenced a housing project along Alex Patterson Road, and has requested that The Town of Hilton Head Island, South Carolina, convey a portion of Alex Patterson Road to it to facilitate the completion of its project; and,

WHEREAS, the property that Hilton Head Regional Habitat for Humanity, Inc., seeks is shown and described as "N/F Town of Hilton Head Island, 0.48 Ac., (To Be Abandoned)," on a plat prepared by Cook Land Surveying, Donald R. Cook, Jr., SCPLS No. 19010, dated September 30, 2019, attached hereto as Exhibit "A"; and,

WHEREAS, The Town Council of the Town of Hilton Head Island, South Carolina has determined that it is in the best interests of the Town of Hilton Head Island, South Carolina, to authorize the conveyance of property requested by Hilton Head Island Regional

Habitat for Humanity, Inc.; and,

WHEREAS, under the authority of S.C. Code Ann. § 5-7-40 (Supp. 2019), and § 2-7-20, *Municipal Code of the Town of Hilton Head Island* (1983), the conveyance of real property owned by the Town of Hilton Head Island must be authorized by the adoption of an ordinance by the Town Council for the Town of Hilton Head Island, South Carolina.

NOW, THEREFORE, BE IT ORDERED AND ORDAINED BY THE TOWN COUNCIL FOR THE TOWN OF HILTON HEAD ISLAND, SOUTH CAROLINA, AS FOLLOWS:

Section 1. Execution and Delivery of Deed for Conveyance of Town Owned Property:

(a) The Mayor and Town Manager are hereby authorized to execute and deliver a deed to Hilton Head Island Regional Habitat for Humanity, Inc., conveying the Town owned property shown and described as "N/F Town of Hilton Head Island, 0.48 Ac., (To Be Abandoned)," on a plat prepared by Cook Land Surveying, Donald R. Cook, Jr., SCPLS No. 19010, dated September 30, 2019, a copy of which is attached hereto as Exhibit "A", in a form and substance consistent with the Quit Claim Deed attached hereto as Exhibit "B"; and,

(b) The Mayor and Town Manager are hereby authorized to take all other and further actions as may be necessary to complete the conveyance described in this Ordinance.

Section 2. Severability:

If any section, phrase, sentence or portion of this Ordinance is, for any reason, held or deemed to be invalid or unconstitutional by any court of competent jurisdiction, then

such section, phrase, sentence or portion shall be deemed a separate, distinct and independent term and shall not affect the remaining portion thereof.

Section 3. Effective Date:

This Ordinance shall become effective upon its adoption by the Town Council for the Town of Hilton Head Island, South Carolina.

PASSED, APPROVED AND ADOPTED BY THE TOWN COUNCIL FOR THE TOWN OF HILTON HEAD ISLAND, SOUTH CAROLINA, ON THIS ____ DAY OF NOVEMBER, 2019.

THE TOWN OF HILTON HEAD ISLAND,
SOUTH CAROLINA

By:_____
John J. McCann, Mayor

ATTEST:_____
Krista W. Wiedmeyer,
Town Clerk

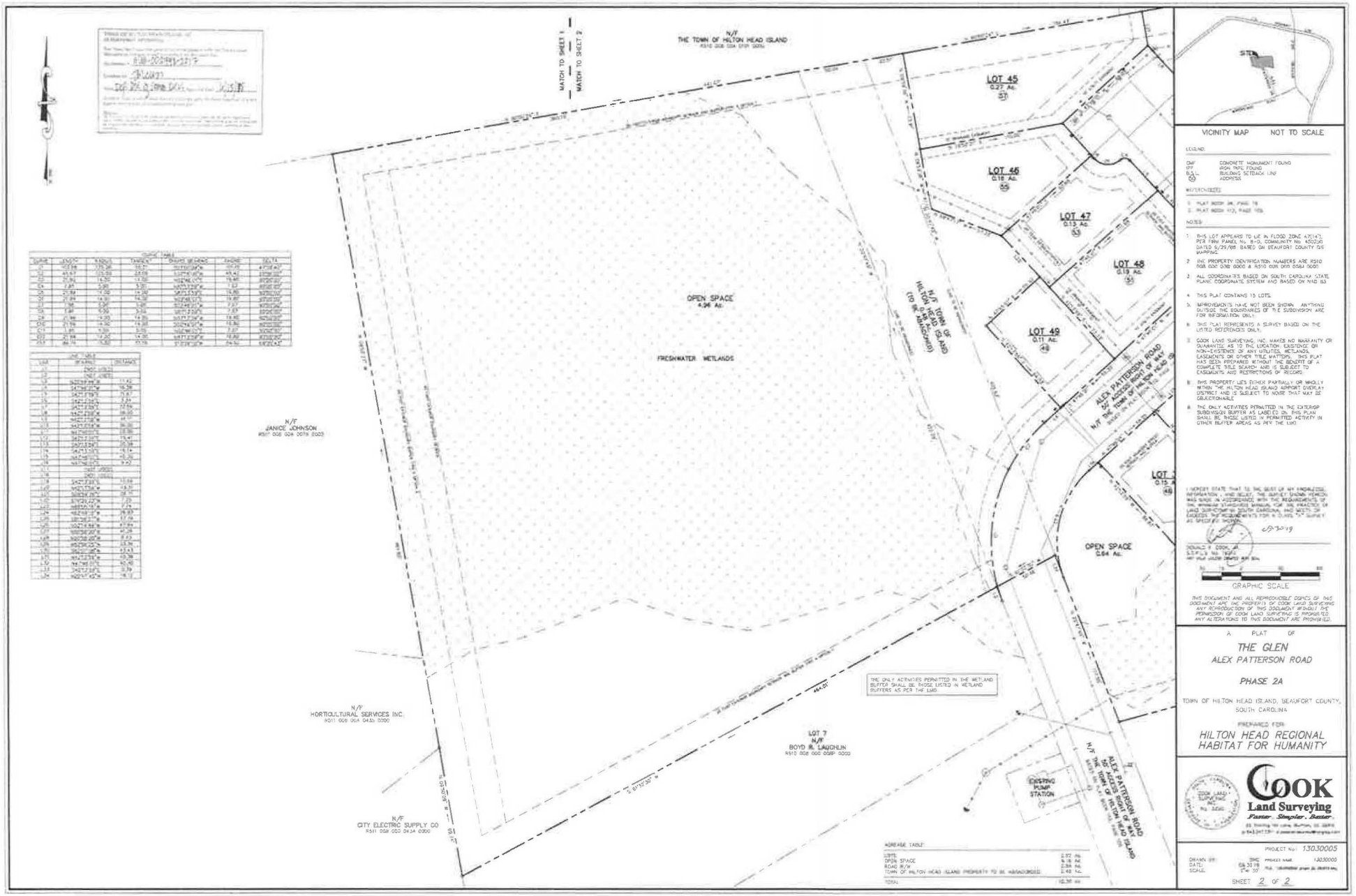
First Reading:_____

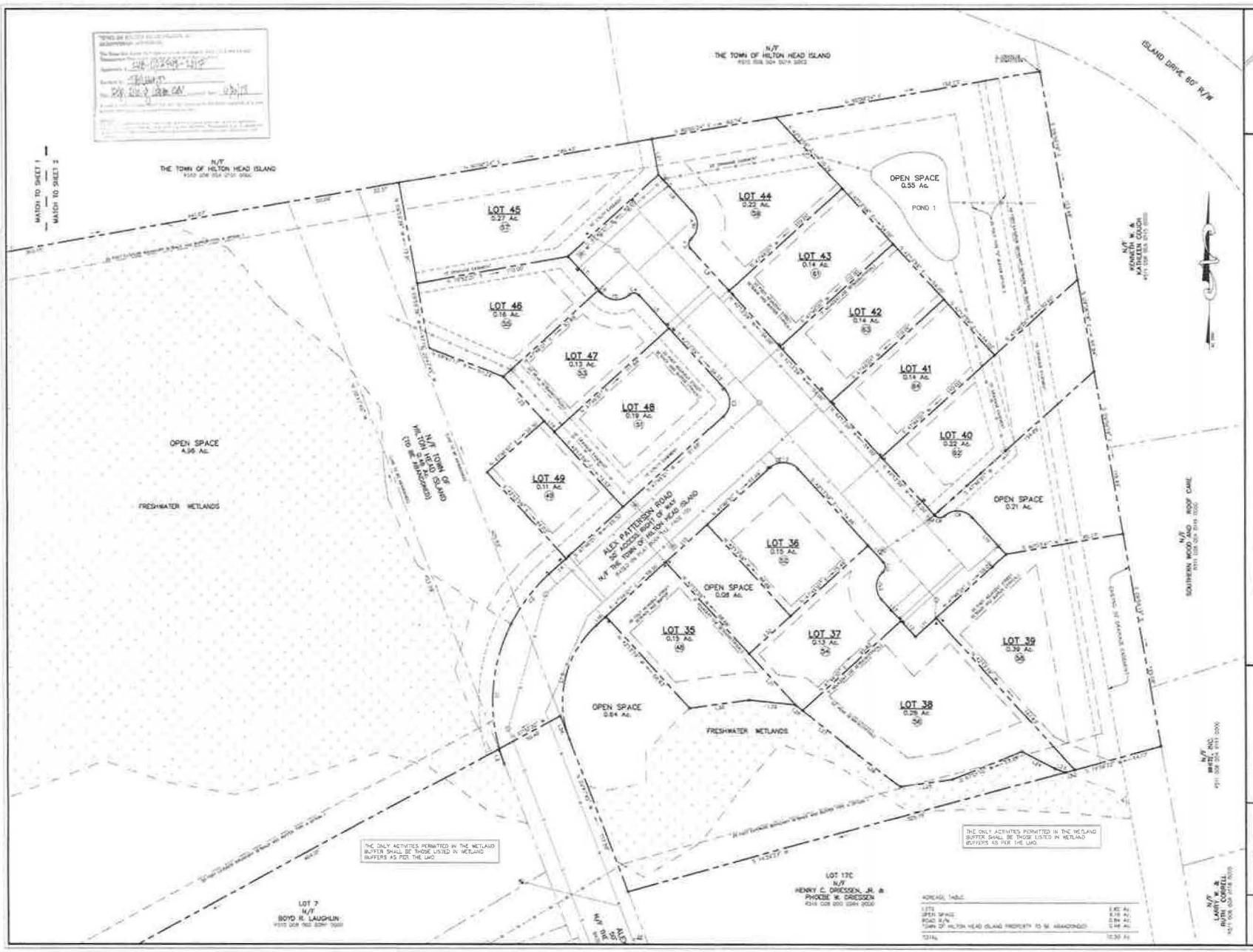
Second Reading:_____

Approved as to form:_____
Curtis L. Coltrane, Town Attorney

Introduced by Council Member:_____

EXHIBIT A TO ORDINANCE 2019-___


MATCH TO SHEET 1
MATCH TO SHEET 2
N/F
THE TOWN OF HILTON HEAD ISLAND
R510 008 004 0001 0000
LOT 45
0.27 Ac.
LOT 46
0.18 Ac.
LOT 47
0.13 Ac.
LOT 48
0.19 Ac.
LOT 49
0.11 Ac.
OPEN SPACE
4.04 Ac.
FRESHWATER WETLANDS
N/F TOWN OF HILTON HEAD ISLAND (TO BE ABANDONED)
ALEX PATTERSON ROAD
50' ACCESS RIGHT OF WAY
N/F THE TOWN OF HILTON HEAD ISLAND
OPEN SPACE
0.64 Ac.
N/F
JANICE JOHNSON
R511 008 004 0078 0000
N/F
HORTICULTURAL SERVICES INC.
R511 008 004 0430 0000
LOT 7
N/F
BOYD R. LAUGHLIN
R510 008 000 0MP 0000
N/F
CITY ELECTRIC SUPPLY CO
R511 008 000 043A 0000
EXISTING PUMP STATION
THE ONLY ACTIVITIES PERMITTED IN THE WETLAND BUFFER SHALL BE THOSE LISTED IN WETLAND BUFFERS AS PER THE LMO.
464.01'
S 81°37'30" W
ACREAGE TABLE:
LOTS 0.92 Ac.
OPEN SPACE 4.68 Ac.
ROAD R/W 2.84 Ac.
TOWN OF HILTON HEAD ISLAND PROPERTY TO BE ABANDONED 2.48 Ac.
TOTAL 10.36 Ac.
VICINITY MAP NOT TO SCALE
SITE
LEGEND:
CMF CONCRETE MONUMENT FOUND
IPF IRON PIPE FOUND
B.S.L. BUILDING SETBACK LINE
ADDRESS
REFERENCES:
1. PLAT BOOK 38, PAGE 78
2. PLAT BOOK 113, PAGE 105
NOTES:
1. THIS LOT APPEARS TO LIE IN FLOOD ZONE A7(14), PER FIRM PANEL No. 8-D, COMMUNITY No. 450250 DATED 9/29/88. BASED ON BEAUFORT COUNTY GIS MAPPING.
2. PIN/ PROPERTY IDENTIFICATION NUMBERS ARE R510 008 000 0018 0000 & R510 008 000 0MP 0000
3. ALL COORDINATES BASED ON SOUTH CAROLINA STATE PLANE COORDINATE SYSTEM AND BASED ON NAD 83
4. THIS PLAT CONTAINS 13 LOTS.
5. IMPROVEMENTS HAVE NOT BEEN SHOWN. ANYTHING OUTSIDE THE BOUNDARIES OF THE SUBDIVISION ARE FOR INFORMATION ONLY.
6. THIS PLAT REPRESENTS A SURVEY BASED ON THE LISTED REFERENCES ONLY.
7. COOK LAND SURVEYING, INC. MAKES NO WARRANTY OR GUARANTEE AS TO THE LOCATION, EXISTENCE OR NON-EXISTENCE OF ANY UTILITIES, WETLANDS, EASEMENTS OR OTHER TITLE MATTERS. THIS PLAT HAS BEEN PREPARED WITHOUT THE BENEFIT OF A COMPLETE TITLE SEARCH AND IS SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.
8. THIS PROPERTY LIES EITHER PARTIALLY OR WHOLLY WITHIN THE HILTON HEAD ISLAND AIRPORT OVERLAY DISTRICT AND IS SUBJECT TO NOISE THAT MAY BE OBJECTIONABLE.
9. THE ONLY ACTIVITIES PERMITTED IN THE ENTERGP SUBDIVISION BUFFER AS LABELED ON THIS PLAN SHALL BE THOSE LISTED IN PERMITTED ACTIVITY IN OTHER BUFFER AREAS AS PER THE LMO.
I HEREBY STATE THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF, THE SURVEY SHOWN HEREON WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE MINIMUM STANDARDS MANUAL FOR THE PRACTICE OF LAND SURVEYING IN SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS "A" SURVEY AS SPECIFIED THEREIN.
GRAPHIC SCALE
THIS DOCUMENT AND ALL REPRODUCIBLE COPIES OF THIS DOCUMENT ARE THE PROPERTY OF COOK LAND SURVEYING. ANY REPRODUCTION OF THIS DOCUMENT WITHOUT THE PERMISSION OF COOK LAND SURVEYING IS PROHIBITED. ANY ALTERATIONS TO THIS DOCUMENT ARE PROHIBITED.
A PLAT OF
THE GLEN
ALEX PATTERSON ROAD
PHASE 2A
TOWN OF HILTON HEAD ISLAND, BEAUFORT COUNTY, SOUTH CAROLINA
PREPARED FOR:
HILTON HEAD REGIONAL HABITAT FOR HUMANITY
COOK Land Surveying
Faster. Simpler. Better.
PROJECT No.: 130.30005
DRAWN BY: DMC PROJECT NAME: 130.30005
DATE: 04.30.19
SCALE: 1"=30'
SHEET 2 OF 2



VICINITY MAP NOT TO SCALE

LEGEND

CMF	CONCRETE MONUMENT FOUND
IPF	IRON PIPE FOUND
BSL	BUILDING SETBACK LINE
00	ADDRESS

REFERENCE(S)

1. PLAT BOOK 24, PAGE 19
2. PLAT BOOK 112, PAGE 100

NOTES:

1. THIS LOT APPEARS TO LIE IN FLOOD ZONE AE(EL), PER FIRM PANEL No. 0-D, COMMUNITY No. 450250, DATED 9/29/86, BASED ON BEAUFORT COUNTY GIS MAPPING.
2. THE PROPERTY IDENTIFICATION NUMBERS ARE R510 004 000 0006 0000 & R510 008 000 008U 0000
3. ALL COORDINATES BASED ON SOUTH CAROLINA STATE PLANE COORDINATE SYSTEM AND BASED ON NAD 83
4. THIS PLAT CONTAINS 19 LOTS.
5. IMPROVEMENTS HAVE NOT BEEN SHOWN. ANYTHING OUTSIDE THE BOUNDARIES OF THE SUBDIVISION ARE FOR INFORMATION ONLY.
6. THIS PLAT REPRESENTS A SURVEY BASED ON THE LISTED REFERENCES ONLY.
7. COOK LAND SURVEYING, INC. MAKES NO WARRANTY OR GUARANTEE AS TO THE LOCATION, EXISTENCE OR NON-EXISTENCE OF ANY UTILITIES, WETLANDS, EASEMENTS OR OTHER TITLE MATTERS. THIS PLAT HAS BEEN PREPARED WITHOUT THE BENEFIT OF A COMPLETE TITLE SEARCH AND IS SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.
8. THIS PROPERTY LIES EITHER PARTIALLY OR WHOLLY WITHIN THE HILTON HEAD ISLAND AIRPORT OVERLAY DISTRICT AND IS SUBJECT TO NOISE THAT MAY BE OBJECTIONABLE.
9. THE ONLY ACTIVITIES PERMITTED IN THE EXTERIOR SUBDIVISION BUFFER AS LABELED ON THIS PLAN SHALL BE THOSE LISTED IN PERMITTED ACTIVITY IN OTHER BUFFER AREAS AS PER THE LMO.

I HEREBY STATE THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THE SURVEY SHOWN HEREON WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE MINIMUM STANDARDS MANUAL FOR THE PRACTICE OF LAND SURVEYING IN SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS "A" SURVEY AS SPECIFIED THEREIN.

5/31/19

DONALD R. COOK, JR.
S.C.P.L.S. No. 15913

GRAPHIC SCALE

THIS DOCUMENT AND ALL REPRODUCIBLE COPIES OF THIS DOCUMENT ARE THE PROPERTY OF COOK LAND SURVEYING. ANY REPRODUCTION OF THIS DOCUMENT WITHOUT THE PERMISSION OF COOK LAND SURVEYING IS PROHIBITED. ANY ALTERATIONS TO THIS DOCUMENT ARE PROHIBITED.

A PLAT OF

THE GLEN
ALEX PATTERSON ROAD
PHASE 2A

TOWN OF HILTON HEAD ISLAND, BEAUFORT COUNTY, SOUTH CAROLINA.

PREPARED FOR:

HILTON HEAD REGIONAL HABITAT FOR HUMANITY

COOK Land Surveying
Faster. Simpler. Better.
33 Progress Way Lane, Bluffton, SC 29910
p:(843)247-1311 e:

PROJECT No.: 13030005

DRAWN BY:		DES	PROJECT NAME: 13030005
DATE:		05.30.19	FILE:
SCALE:		1"= 30'	

SHEET 1 OF 2

EXHIBIT B TO ORDINANCE 2019-____

STATE OF SOUTH CAROLINA)
)
COUNTY OF BEAUFORT)

QUIT CLAIM DEED

Know all men by these presents, that The Town of Hilton Head Island, South Carolina, in the State aforesaid and in consideration of the sum of One and no/100 ($1.00) Dollar and no other valuable consideration, paid to it at and before the sealing of these presents by Hilton Head Regional Habitat for Humanity, Inc., Post Office Box 2747, Bluffton, SC, 29910, in the State aforesaid, the receipt whereof is hereby acknowledged, has remised, released and forever quit-claimed, and by these presents does remise, release, and forever quit-claim unto Hilton Head Regional Habitat for Humanity, Inc., its successors and assigns, forever, all of its right, title and interest in and to the following property:

> All that certain piece, parcel or lot of land, lying and being on Hilton Head Island, Beaufort County, South Carolina, and which is shown and described as "N/F Town of Hilton Head Island, 0.48 Ac., (To Be Abandoned)," on a plat prepared by Cook Land Surveying, Donald R. Cook, Jr., SCPLS No. 19010, dated September 30, 2019, and recorded in the Office of the Register of Deeds for Beaufort County, South Carolina, in Plat Book ____ at Pages ____ and ____. The property is more particularly described on the Plat as follows:
>
> Beginning at a point that is the intersection of a line designated as "S 61° 32'0" W" and a line designated as "N 20° 47' 45" W"; thence N 20° 47' 45" W for a distance of 422.09 feet to a point; thence N 80° 00' 24" E for a distance of 50.09 feet to a point; thence N 20° 47' 45" W for a

distance of 405.83 feet to a point; thence S 61° 32' 30" W for a distance of 50.46 feet to a point which is the point of beginning.

This being a part of the same property conveyed to The Town of Hilton Head Island, South Carolina, by deeds recorded in the Office of the Register of Deeds for Beaufort County, South Carolina, in Record Book 1273 at Page 1809, and in in Official Record Book 3795 at Page 2939.

This Quit Claim Deed was prepared in the law office of Coltrane & Wilkins, LLC, Post Office Box 6808, Hilton Head Island, South Carolina, 29938, by Curtis L. Coltrane.

A part of: R510 008 000 0496 0000

TOGETHER with all and singular, the Rights, Members, Hereditaments and Appurtenances to the said Premises belonging, or in anywise incident or appertaining.

TO HAVE AND TO HOLD, all and singular, the said Premises before mentioned unto the said Hilton Head Regional Habitat for Humanity, Inc., its successors and assigns, forever.

WITNESS the hand and seal of the dully authorized Mayor and Town Manager of The Town of Hilton Head Island, South Carolina, on this ____ day of November, 2019.

WITNESSES:

_____

_____

THE TOWN OF HILTON HEAD ISLAND, SOUTH CAROLINA,

By:_____
John J. McCann
Its: Mayor

Attest:_____
Stephen G. Riley
Its: Town Manager

STATE OF SOUTH CAROLINA)
) UNIFORM ACKNOWLEDGMENT
COUNTY OF BEAUFORT)

I, the undersigned Notary Public, do hereby certify that The Town of Hilton Head Island, South Carolina, by and through its duly authorized Mayor and Town Manager appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and seal this _____ day of November, 2019.

_____
Notary Public for South Carolina
My Commission Expires

MEMORANDUM

TO: Town Council

FROM: Joshua A. Gruber, Assistant Town Manager

RE: Proposed Ordinance Number 2019-29/Granting Palmetto Electric Cooperative, Inc. a non-exclusive Franchise to Use the Public Rights-of-Way within the Town of Hilton Head Island for the Purpose of Erecting, Constructing, Maintaining, and Operating Electrical Services and Facilities

DATE: November 1, 2019

Recommendation: Staff recommends that Council approve first reading of Proposed Ordinance Number 2019-29, granting a non-exclusive Franchise Agreement with Palmetto Electric Cooperative, Inc. (Palmetto Electric).

Summary: The proposed non-exclusive Franchise Agreement shall be for a 25-year term. Palmetto Electric shall make a monthly payment in a franchise fee account to the Town of three (3) percent of the total gross revenue received by Palmetto Electric from its members within the Town's municipal boundaries. No franchise fee will be levied on electricity used and paid for by the Town.

Background: At its October 15, 2019 meeting, the Finance & Administrative Committee voted unanimously to recommend to Town Council approval of Proposed Ordinance #2019-29, granting Palmetto Electric a non-exclusive Franchise.

AN ORDINANCE OF THE TOWN OF HILTON HEAD ISLAND

ORDINANCE NO. 2019- PROPOSED ORDINANCE NO. 2019-29

AN ORDINANCE GRANTING PALMETTO ELECTRIC COOPERATIVE, INC. A NON-EXCLUSIVE FRANCHISE TO USE THE PUBLIC RIGHTS-OF-WAY WITHIN THE TOWN OF HILTON HEAD ISLAND FOR THE PURPOSE OF ERECTING, CONSTRUCTING, MAINTAINING, AND OPERATING ELECTRICAL SERVICES AND FACILITIES THEREON AND THEREUNDER; AND, PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE.

WHEREAS, Section 5-7-30 of the Code of Laws of South Carolina 1976 (Annotated), as amended, provided that the municipal government within the State of South Carolina may "grant franchises for the use of public streets and make charges for them"; and

WHEREAS, Section 2-7-20 of the Code of the Town of Hilton Head Island, South Carolina provides that Town Council shall grant, renew or extend franchises, licenses or rights in public streets or property by ordinance; and

WHEREAS, the Town Council for The Town Of Hilton Head Island, South Carolina, has determined that it is in the best interests of the Town and its citizens and residents to grant a non-exclusive franchise to use the public rights-of-way for the provision of electric service to the corporate area of the Town of Hilton Head Island; and

WHEREAS, the Town Council does wish to grant Palmetto Electric Cooperative, Inc., whose offices are located at 1 Cooperative Way, Hardeeville, SC 29927, a non-exclusive franchise to use the public rights-of-way for the provision of electric service to the corporate area of the Town of Hilton Head Island.

NOW, THEREFORE, BE IT ORDERED AND ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF HILTON HEAD ISLAND, SC; AND IT IS ORDAINED BY SAID AUTHORITY OF COUNCIL:

Section 1. Grant of Non-Exclusive Franchise to Palmetto Electric Co-Operative.

A non-exclusive franchise is granted to Palmetto Electric Cooperative, Inc., to use the public rights-of-way for the purpose of providing electric service to the corporate area of the Town for the purpose of erecting, constructing, maintaining, and operating facilities thereon and there under the terms of the "Franchise Agreement" that it attached hereto and incorporated herein as Exhibit "A.

Section 2. Execution and Delivery of Franchise Agreement.

The Mayor and Town Manager are hereby authorized to execute and deliver the "Franchise Agreement" that it attached hereto and incorporated herein as Exhibit "A.

Section 3. Severability. If any section, phrase, sentence or portion of this Ordinance is for any reason held invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed a separate, distinct and independent provision, and such holding shall not affect the validity of the remaining portions thereof.

Section 4. Effective Date. This Ordinance shall be effective upon adoption by the Town Council of the Town of Hilton Head Island, South Carolina.

PASSED, APPROVED, AND ADOPTED BY THE COUNCIL FOR THE TOWN OF HILTON HEAD ISLAND ON THIS ____ DAY OF DECEMBER, 2019.

_____
John J. McCann, Mayor

ATTEST:

_____
Krista Wiedmeyer, Town Clerk

First Reading: _____

Second Reading: _____

APPROVED AS TO FORM:

_____
Curtis L. Coltrane, Town Attorney

Introduced by Council Member:

_____

STATE OF SOUTH CAROLINA)
) FRANCHISE AGREEMENT
TOWN OF HILTON HEAD ISLAND)

FOR AND IN CONSIDERATION OF the payment of monies herein established, the Town of Hilton Head Island, by its Town Council, does hereby grant unto Palmetto Electric Cooperative, Inc., its successors and assigns, the non-exclusive right to use the public rights-of-ways within its municipal boundaries for the purpose of erecting, constructing, maintaining, and operating facilities for the utilization of electric power, energy and communications within or without the Town, thereon and thereunder, for a period of twenty-five (25) years from the date hereof, conditioned upon the following:

SECTION 1. As hereinafter used, the term "Town" shall mean the Town of Hilton Head Island and "Palmetto" shall mean Palmetto Electric Cooperative, Inc.

SECTION 2. It is expressly agreed that the grant of this Franchise shall be premised upon the continuation of the undergrounding (placement underground) of all existing and future non-transmission lines owned by Palmetto pursuant to the terms and conditions of this Franchise and the related Underground Service Agreement ("Service Agreement") between Town and Palmetto dated September 27, 2004 (Exhibit A).

SECTION 3. In addition, it is expressly agreed that the grant of this Franchise shall be premised upon monthly payment by Palmetto in a franchise fee account to the Town of three (3) percent of the total gross revenue received by Palmetto from its members within the Town's municipal boundaries (Exhibit B) for the provision of electric power and energy each franchise year, to the extent permitted by applicable South Carolina law (a franchise year begins _____ and ends _____).

SECTION 4. No franchise fee will be levied on electricity used and paid for by the Town.

The Town agrees to exempt Palmetto from payment of any business license fee for the delivery of electricity and energy. Any other non-energy related products or businesses and other revenue accruing to Palmetto in the Town will be subject to further Town-approved fees and/or business license fee assessed to these types of non-energy related products or businesses.

SECTION 5. This grant, without in any way limiting its generality, shall include full rights, powers, privileges, easements, licenses, and franchises to do any or all of the following acts:

(a) To place, construct, maintain, repair, and alter poles, lamps, wires and wiring, guys, pipes, conduits, meters, transformers, and all other necessary, usual, convenient or incidental fixtures, machinery or equipment in, upon, along, across, under and over all present or future highways, roads, streets, avenues, boulevards, alleys, lanes, courts, driveways, traveled places, squares, parks, and public places of every character and description within the present or future corporate limits of the Town; and to extend, alter, repair, remove, and relocate the same from time to time as in the judgement of Palmetto as may be necessary, convenient, or expedient for the purpose of furnishing electricity within or without the Town, but all use of the public places shall be conducted with due regard for the primary public purpose of those places. Palmetto expressly agrees that it will not place facilities without written permission of the Town in, over, upon, under or across those strips of land owned by the Town which are located between the high water mark of the Atlantic Ocean and the oceanfront property line of privately owned property.

(b) At its own expense, to make such temporary or permanent excavations in, upon, along, across, under or over any of the public parts of Town, as mentioned in SECTION 5 (a) hereof, as in the judgment of Palmetto as may be necessary, desirable, convenient, or expedient for the due prosecution of its business; provided, that upon the completion of any such work, Palmetto shall repair all injury and damage done by it at its own expense; provided further, that nothing herein contained shall be construed

to authorize Palmetto to close permanently to traffic any street or other traveled place in the Town, or any of the public places specified in SECTION 5 (a) hereinabove; and, provided further, that all such work will be completed with reasonable dispatch and in accordance with sound engineering and safety practices. The surface of any street, alley, highway, or public place disturbed by Palmetto in building, constructing, renewing, or maintaining its system shall be restored within a reasonable time after the completion of the work to the same good order and condition as when said work commenced, and the restoration of the roadway shall be accomplished to the satisfaction of the Town, or of any Town official to whom such duties have been or may be delegated. No street, alley, highway or public place shall be encumbered for a longer period than shall be necessary to execute the work.

(c) The right, license, privilege, and permission is hereby granted to Palmetto to cut and trim trees upon and over-hanging the streets, alleys, sidewalks, and public places of the Town so as to prevent any aspect of such trees from coming in contact with the wires, cables or equipment of Palmetto.

SECTION 6. Palmetto shall at all times be subject to the Town's ordinances, including all zoning ordinances, now in existence or which may be hereafter passed.

SECTION 7. To the extent permitted by law, Palmetto shall indemnify and hold the Town harmless from and against any and all claims, losses, damages, expenses and/or injuries (including judgments, decrees, attorneys' fees, and court costs) occasioned to or sustained by any persons, firms, or corporations, or their property, by reason of the existence, maintenance, operation, or continuance of this Agreement and the exercise of all rights herein contracted for, except as herein otherwise provided. Further, to the extent permitted by law, Town shall indemnify Palmetto for any and all damages caused by Town or its bike path invitees to Palmetto's electric service facilities where the Town's bike paths are in right of way used by Palmetto to maintain its facilities.

SECTION 8. In the event that Palmetto shall default in the observance or performance of any one or more of the agreements, duties, or obligations imposed upon it by any of the provisions or conditions of this Agreement, and if any such default or defaults shall continue for a period of six months (exclusive of all times during which Palmetto may be delayed or interfered with, without its connivance, by unavoidable accidents, act of God, or the public enemy, labor strikes, or the orders or judgments of any commission or court entered in any suit or proceeding brought without its connivance) after written notice thereof to Palmetto from the Town, stating the alleged default on the part of Palmetto, then and in each and every such case the Town, in addition to all other rights and remedies allowed by law, shall be entitled to terminate the grant made to Palmetto in and by this Agreement and all rights and privileges of Palmetto under this Agreement shall thereupon be at an end.

In the event that any commission, board, or regulatory body having jurisdiction over this Agreement, or any court of competent jurisdiction, shall, by any final judgment, decree, order, or finding enjoin, prohibit, or adjudge unlawful, the payments and/or obligations required under the provisions of this Agreement, and Palmetto, pursuant thereto, shall cease to make said payments and/or perform said obligations, or shall notify the Town in writing of its intention so to do, then and thereupon the Town or Palmetto, in addition to all other rights and remedies allowed by law, shall have the right, upon the giving of thirty days' written notice to the other of said parties, to terminate the grant made to Palmetto in and by this Agreement and thereupon all rights, privileges, agreements and/or obligations of the Town to Palmetto, and of Palmetto to the Town, arising under this Agreement and its acceptance by Palmetto shall be at an end.

SECTION 9. Palmetto and the Town agree that in the event that any part of this Agreement comes into dispute, prevailing statutory and case law at the time this Agreement was executed by both parties will govern.

SECTION 10. Nothing contained in the Agreement shall be construed to imply or infer that Palmetto waives, relinquishes, gives up, or diminishes any right, privilege, territory, or other entitlement it enjoys under any federal or state statute, case law or regulatory.

SECTION 11. This Agreement shall take effect on the enactment date of proposed ordinance 2019-29 and all the rights, powers, privileges, easements, licenses and franchises herein conferred and granted shall be non-exclusive and shall be for a term of twenty-five (25) years from the effective date hereof and continuing thereafter in twenty-five (25) year terms unless cancelled by written notice by either party not less than one (1) year prior to the expiration date of the initial term or any extension thereof.

SECTION 12. This Franchise Agreement is not severable in part or less than the whole by transfer to successors or assigns of Palmetto; no sale or transfer of the Franchise as allowed hereunder shall be effective until the vendee, assignee, or lessee has filed in the office of the Town Clerk an instrument, duly executed, reciting the fact of such sale, assignment, or lease accepting the terms of this Franchise and agreeing to perform all the conditions thereof.

SECTION 13. A signed, certified and sealed copy of this Agreement shall be delivered to Palmetto and shall constitute a valid and binding Franchise Agreement between the Town of Hilton Head Island, South Carolina and Palmetto Electric Cooperative, Inc., its successors and assigns.

ACCEPTED:

ATTEST:

Krista Wiedmeyer
Town Clerk

TOWN OF HILTON HEAD ISLAND

John J. McCann
Mayor

Date

ATTEST:

Secretary

PALMETTO ELECTRIC COOPERATIVE, INC.

A. Berl Davis, Jr.
ITS: President and Chief Executive Officer

Date

EXHIBIT A

UNDERGROUND SERVICE AGREEMENT

This Agreement is entered into by and between Palmetto Electric Cooperative, Inc. ("Palmetto") and the Town of Hilton Head, by its Town Council. The purpose of this Agreement is to state clearly the responsibilities and liabilities of the parties hereto concerning the underground placement ("undergrounding") of Palmetto's existing overhead and future non-transmission electric lines within the boundaries of the Town of Hilton Head, South Carolina ("Town"), as referred to in the related Franchise Agreement between Palmetto and Town dated September 27, 2004.

The parties agree as follows:

1. Palmetto will provide underground electric distribution service for all new electrical service after the date of this agreement in the Town pursuant to accepted electric industry construction, safety and reliability standards. In the event of an emergency and Palmetto deems it necessary to temporarily construct overhead facilities it will be allowed to do so.

2. Palmetto shall convert all existing overhead non-transmission and future non-transmission lines to underground within the municipal boundaries of Town within fifteen (15) years from the effective date of this agreement unless delayed by proved reasons beyond Palmetto's control. Existing power lines to be buried are reflected in Exhibit "C" to this agreement. Palmetto and Town agree to work cooperatively as redevelopment and capital projects are constructed in undergrounding areas. Palmetto shall be required to begin undergrounding within twelve (12) months of the effective date of this agreement. Town and Palmetto further agree that they will meet prior to each franchise year to discuss the progress made, to date, in undergrounding Palmetto's non-transmission overhead lines. Changes, if any, in the undergrounding of lines or the schedule for undergrounding completion shall be made on mutually acceptable terms and conditions.

3. In the event that Palmetto shall default in the observance or performance of any one or more of the agreements, duties or obligations imposed upon it by any of the provisions or conditions of this Agreement, and if any such default or defaults shall continue for a period of six months (exclusive of all times during which Palmetto may be delayed or interfered with, without its connivance, by unavoidable accidents, act of God or other force majeure occurrences such as hurricanes, floods, earthquakes, tornadoes or the public enemy, labor strikes or the orders of judgments of any commission or court entered in any suit or proceeding brought without its connivance) after written notice thereof to Palmetto from the Town, stating the alleged default on the part of Palmetto, then and in each and every such case the Town, in addition to all other rights and remedies allowed by law, shall be entitled to terminate the grant made to Palmetto in and by this Agreement and all rights and privileges of Palmetto under this a Agreement shall thereupon be at an end.

4. Palmetto shall establish a Town of Hilton Head Island Franchisee Fee (FF) interest bearing account and deposit all franchise fee funds into same. Funds from this account shall only be used to pay for all reasonable and necessary costs for undergrounding work as herein described. These costs are determined as accounted for using Palmetto's construction work order accounting system, which includes a credit for salvage materials. Palmetto shall convey to the Town Director of Finance a monthly FF statement. The Town may audit the FF account at its sole discretion upon prior notice to Palmetto. In the event a court of competent jurisdiction determines that Palmetto failed to complete undergrounding due to circumstances within Palmetto's control, as stated in Section 2 above, it shall close its FF account and any unspent funds therein shall be forwarded to the Town.

5. In areas where undergrounding is to occur, service lines to residential and commercial structures shall be buried and meter sockets replaced by certified and licensed electricians as necessary. Before undergrounding begins in a specific area, Palmetto shall send a letter to Town and to its members informing them of the undergrounding steps to be taken and when they generally will occur. Palmetto will inform the Town when an area is ready for conversion of individual residential and commercial structures, which will receive underground service. Town, in turn, will send a letter to Palmetto and to the affected residential and commercial structures informing them of the process to follow in selecting an electrician and the process for reasonable cost reimbursement. Property owners shall be reimbursed the reasonable and necessary costs of the electrical conversion from overhead to underground service and that reimbursement shall be paid from the FF Account.

6. Monthly settlements will be made with the Town reimbursing Palmetto 86.7% of undergrounding costs for that month from the FF account established as referred to in Paragraph 4. At any time the FF account does not have funds adequate to reimburse Palmetto for incurred costs, Palmetto will be paid a carrying charge based on the published prime interest rate. These carrying charges will be paid out of the FF account.

7. Town gives Palmetto the right of ingress and egress to Town's property for any and all construction repair, maintenance, reinstallation, clearing and reclearing of the underground electric service easement.

EXHIBIT B

Town of Hilton Head Island

Town Limits

June 2019

Town Limits

0 0.5 1 2 3 4 Miles

1 in = 1 miles

N W E S

TOWN OF HILTON HEAD ISLAND
ONE TOWN CENTER COURT
HILTON HEAD ISLAND, S.C. 29928
PHONE (843) 341 - 4600

Date Created: June 26, 2019

Project - Town_Limits_Ext1.mxd

The information on this map has been compiled from a variety of sources and is intended to be used only as a guide. It is provided without any warranty or representation as to the accuracy or completeness of the data shown. The Town of Hilton Head Island assumes no liability for its accuracy or state of completion or for any losses arising from the use of the map.

TOWN OF HILTON HEAD ISLAND

Community Development Department

TO: Stephen G. Riley, ICMA-CM, *Town Manager*
VIA: Shawn Colin, *Director of Community Development*
VIA: Jennifer Ray, *Deputy Director of Community Development*
FROM: Marcy Benson, *Senior Grants Administrator*
DATE: October 10, 2019
SUBJECT: HUD/CDBG Entitlement Program Consolidated Plan Amendment

Recommendation:
Staff requests approval by resolution of the attached Five Year Consolidated Plan (2015 – 2019) substantial amendment as required by the U.S. Department of Housing and Urban Development (HUD) for participation in the Community Development Block Grant (CDBG) Entitlement Program.

Summary:
To allow greater flexibility in the CDBG program the national objective category of low and moderate income clientele and a second strategic plan goal in program year 2018 will be added to the Town's Five Year Consolidated Plan. This action is considered a substantial amendment to the Five Year Consolidated Plan.

Background:
In February 2019 HUD accepted the amended Five Year Consolidated Plan, which lists broad project activity categories encompassing projects that could include public facilities & improvements, housing activities and other real property improvements. To allow greater flexibility in the CDBG project selection process the national objective category of low and moderate income clientele and a second strategic plan goal in program year 2018 will be added to the Five Year Consolidated Plan.

The Town's Citizen Participation Plan, which guides the development of or changes to the Consolidated Plan, defines a substantial amendment as when activities are to be added, deleted, or substantially changed in terms of purpose, scope, location or beneficiaries. This substantial amendment proposes to add the national objective category of low and moderate income clientele for activities which provide benefits to low and moderate income clients and add a second strategic plan goal in program year 2018 which will reflect two projects to be implemented with 2018 CDBG funds.

The draft Five Year Consolidated Plan (2015 – 2019) substantial amendment was released to the public on September 9, 2019 for a 30 day public comment period. A public meeting to solicit input on the substantial amendment was held on September 26, 2019. There were a total of seven (7) comments received, six (6) in support of the 2015- 2019 Five Year Consolidated Plan substantial amendment and one (1) opposed. A summary of public comments received is included as an attachment to the Consolidated Plan substantial amendment.

Upon submission of the Five Year Consolidated Plan (2015 – 2019) substantial amendment HUD will review the plan and if satisfactory an acceptance notice will be issued.

A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF HILTON HEAD ISLAND, SOUTH CAROLINA TO APPROVE THE COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) ENTITLEMENT PROGRAM FIVE YEAR CONSOLIDATED PLAN (2015-2019) SUBSTANTIAL AMENDMENT

WHEREAS, in June 2014 the Town of Hilton Head Island became eligible to participate in the Community Development Block Grant (CDBG) Entitlement Community Program based on 2010 US Census data and accepted CDBG Entitlement status under the terms of the United States Department of Housing and Urban Development (HUD); and

WHEREAS, as an entitlement community, the Town must prepare and submit a Five Year Consolidated Plan which details goals and objectives to be implemented to address community needs in low-and-moderate income areas within the Town's jurisdiction; and

WHEREAS, HUD accepted the Town's Five Year Consolidated Plan (2015 – 2019) in July 2015 and an amended version in February 2019; and

WHEREAS, the Town's Citizen Participation Plan defines a substantial amendment to the Consolidated Plan as when activities are to be added, deleted, or substantially changed in terms of purpose, scope, location or beneficiaries; and

WHEREAS, in order to allow greater flexibility in the CDBG program project selection process the national objective category of low and moderate income clientele and a second strategic plan goal in program year 2018 will be added to the Town's Five Year Consolidated Plan (2015 – 2019); and

WHEREAS, making these changes to the Five Year Consolidated Plan (2015 – 2019) created the need for a substantial amendment; and

WHEREAS, the substantial amendment is compatible with the amended February 2019 HUD accepted Five Year Consolidated Plan (2015 – 2019); and

WHEREAS, the Town has adhered to the public participation requirements set forth in the Citizen Participation Plan in the development of the Five Year Consolidated Plan (2015 – 2019) substantial amendment; and

WHEREAS, a public meeting and 30 day public comment period for the Five Year Consolidated Plan (2015 – 2019) substantial amendment were conducted for citizen input and review; and

WHEREAS, the Town Manager is authorized to submit the Five Year Consolidated Plan (2015 – 2019) substantial amendment to the United States Department of Housing and Urban Development for their review and acceptance;

NOW, THEREFORE BE IT, AND IT HEREBY IS RESOLVED BY THE TOWN COUNCIL FOR THE TOWN OF HILTON HEAD ISLAND, SOUTH CAROLINA, THAT

The Community Development Block Grant Entitlement Program Five Year Consolidated Plan (2015-2019) substantial amendment, as submitted in the attachment to this resolution be approved and submitted to the United States Department of Housing and Urban Development.
MOVED, APPROVED, AND ADOPTED ON THIS ___ DAY OF _____, 2019.

_____
John J. McCann, Mayor

ATTEST:

_____
Krista Wiedmeyer, Town Clerk

APPROVED AS TO FORM:

_____
Curtis Coltrane, Town Attorney

Introduced by Council Member: _____

Town of Hilton Head Island

2015 – 2019

Consolidated Plan

Substantial Amendment #2 (2019)

For the
U.S. Department of Housing and Urban Development
Community Development Block Grant Program

~DRAFT~

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The Town of Hilton Head Island Five Year Consolidated Plan is being amended to add the national objective of low and moderate income clientele category for activities which provide benefits to low and moderate income clients and add a second strategic plan goal in program year 2018 to reflect two projects to be implemented with 2018 CDBG funds.

Executive Summary

ES-05 Executive Summary - 24 CFR 91.200(c), 91.220(b)

1. Introduction

The purpose of the Town of Hilton Head Island's Five Year 2015 – 2019 Consolidated Plan is to preserve and revitalize primarily low and moderate income neighborhoods and support low and moderate Income activities which enhance quality of life for Hilton Head Island residents and address priority community public services, community development, and redevelopment needs within applicable local, state, and federal statutes and regulations. The plan outlines the priorities by which the Town of Hilton Head Island's Community Development Block Grant (CDBG) program funds will be invested over the next five years to achieve specific U.S. Department of Housing and Urban Development (HUD) objectives.

2. Summary of the objectives and outcomes identified in the Plan Needs Assessment Overview

The Town's goals for the 2015-2019 period focus on neighborhood revitalization efforts and support low and moderate income activities, such as public facilities and improvements, housing activities or other real property improvements. The Plan provides a guide for the Town of Hilton Head Island's allocation of Community Development Block Grant (CDBG) Program funding for the 2015 – 2019 planning period. The goals focus on priority needs and targets available resources designed to meet those needs. The needs include public improvements and facilities, housing activities or other real property improvements for low and moderate-income persons. The primary emphasis of the goals is the continuance of maintaining and improving the quality of life of low and moderate-income residents. Projects selected for CDBG funding in this five year period will be managed efficiently and in compliance will program requirements.

3. Evaluation of past performance

The Town of Hilton Head Island has participated in the HUD CDBG Entitlement Program since fiscal year 2015. During 2015, 2016, and 2017 the first three program years of participation, the Town of Hilton Head Island met required program deadlines and received acceptable levels of program accomplishment notifications from the HUD Columbia, SC field office. The Town of Hilton Head Island intends to continue to report its progress in meeting the five-year and annual goals in the Consolidated Annual Performance Evaluation Report (CAPER). The CAPER will be submitted in compliance with program deadlines.

4. Summary of citizen participation process and consultation process

In December 2018 a revision to the 2015 – 2019 Consolidated Plan required a substantial amendment.

That substantial amendment replaced location specific projects listed in the goals summary for the remaining years of the Consolidated Plan with a list of broad project activity categories encompassing public facilities & improvements, housing activities and other real property improvements in the goals summary.

During various public meetings between December 2018 and August 2019 public input was received in support of amending the Five Year Consolidated Plan to allow for activities which provide benefits based on the national objective of low and moderate income clientele. The Town of Hilton Head Island scheduled a public meeting on September 5, 2019 to solicit additional input regarding the proposed substantial amendment to the 2015 – 2019 Five Year Consolidated Plan. A public notice was published in the local newspaper, The Island Packet, seven days preceding the public meeting in addition to being posted on the Town of Hilton Head Island website and at the Town of Hilton Head Island main entrance bulletin board. Due to the mandatory evacuation order issued by Governor McMaster in advance of Hurricane Dorain, the public meeting scheduled for September 5th was cancelled. A public meeting was rescheduled on September 26, 2019 and all public notice publication requirements were followed for the rescheduled meeting.

The Town of Hilton Head Island conducted a public meeting on September 26, 2019 to solicit additional input regarding the proposed substantial amendment to the 2015 – 2019 Five Year Consolidated Plan. A presentation including an overview of the CDBG Entitlement Program, and purpose of the amendment to the Consolidated Plan was prepared for presentation. One member of the public attended.

5. Summary of public comments

Due to the mandatory evacuation order issued by Governor McMaster in advance of Hurricane Dorian the public meeting scheduled for September 5th was cancelled. The public meeting was rescheduled on September 26, 2019 and one citizen attended. Meeting minutes are included as an attachment to this Consolidated Plan substantial amendment.

The required 30 day public comment period began on September 9, 2019 and closed on October 9, 2019. There were a total of seven (7) comments received, six (6) in support of the 2015- 2019 Five Year Consolidated Plan substantial amendment and one (1) opposed. A summary of public comments received during the 30 day public comment period is included as an attachment to this Consolidated Plan substantial amendment.

6. Summary of comments or views not accepted and the reasons for not accepting them

All comments were taken into consideration in preparing the Consolidated Plan substantial amendment. The Town of Hilton Head Island reviewed all comments for common and recurring themes to help establish priorities and goals.

7. Summary

The Town of Hilton Head Island Five-Year Consolidated Plan identifies needs for a suitable living environment for primarily low and moderate income persons and outlines a comprehensive and coordinated strategy for implementation of programs. The Town will use CDBG program funds to leverage other public investment to address the Town's priority goals.

The Process

PR-05 Lead & Responsible Agencies 24 CFR 91.200(b)

1. Describe agency/entity responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source

The following are the agencies/entities responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source.

Agency Role	Name	Department/Agency
CDBG Administrator	HILTON HEAD ISLAND	Community Development Department

Table 1 – Responsible Agencies

Narrative

The Town of Hilton Head Island incorporated as a municipality in 1983 and has a Council-Manager form of government. The Town of Hilton Head Island is comprised of an administrative/legal division, administrative services, community development, executive, finance, fire & rescue, human resources, municipal court, and public projects & facilities departments.

The Town of Hilton Head Island community development department will be the lead department for the preparation, submission, and administration of this Consolidated Plan. Town staff has been an integral part of development of the Consolidated Plan by assessing the Community Development Block Grant Program, reviewing materials, regulations and documentation on the Consolidated Plan process. The Town Manager, Town Director of Community Development, Town Director of Public Projects and Facilities, and Town Deputy Director of Community Development will oversee the preparation and administration of the Consolidated Plan.

Consolidated Plan Public Contact Information

Town of Hilton Head Island Community Development Department
Marcy Benson, Senior Grants Administrator
1 Town Center Court
Hilton Head Island, SC 29928
Telephone: (843) 341-4689
FAX: (843) 842-8908
Email: marcyb@hiltonheadislandsc.gov

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PR-10 Consultation - 91.100, 91.200(b), 91.215(l)

1. Introduction

The Town of Hilton Head Island conducted consultation with citizens, non-profit agencies, the Beaufort public housing agency, governmental agencies and the Lowcountry Homeless Coalition which serves as the area Continuum of Care.

Provide a concise summary of the jurisdiction's activities to enhance coordination between public and assisted housing providers and private and governmental health, mental health and service agencies (91.215(l)).

The Beaufort Housing Authority services all of Beaufort County, South Carolina, including the Town of Hilton Head Island. Within the jurisdiction of the Town of Hilton Head Island the Beaufort Housing Authority operates one public housing apartment facility containing 80 units which provide housing to 190 family members.

The Town of Hilton Head Island participates in the Lowcountry Affordable Housing Coalition, which is under the auspices of Together for Beaufort County and the Beaufort County Human Services Alliance. This coalition consists of governmental entities, non-profit and private organizations striving to make housing more affordable in the Beaufort County area. The coalition has a focus on assisting residents of Beaufort County and serves as a forum for member organizations to share ideas, coordinate projects and foster interagency cooperation. With support from the Beaufort County Human Services Alliance resources are pooled and community needs are addressed in the areas of economy, education, poverty, and health/environmental issues.

Describe coordination with the Continuum of Care and efforts to address the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans, and unaccompanied youth) and persons at risk of homelessness

The Lowcountry Homeless Coalition, based in Charleston, South Carolina is the Continuum of Care working to address the needs of the homeless in a seven county region of the South Carolina lowcountry. Annual point-in-time counts are conducted in the area; however, due to no homeless shelters operating in the Town of Hilton Head Island, there is no homeless data for the Town.

Describe consultation with the Continuum(s) of Care that serves the jurisdiction's area in determining how to allocate ESG funds, develop performance standards and evaluate outcomes, and develop funding, policies and procedures for the administration of HMIS

The Town of Hilton Head Island Consolidated Plan intends to use U.S. Department of Housing and Urban Development (HUD) resources to fund only Community Development Block Grant program projects and will not fund Emergency Solutions Grants (ESG) program projects; therefore no consultation related to the allocation of ESG funds was conducted.

2. Describe Agencies, groups, organizations and others who participated in the process and describe the jurisdictions consultations with housing, social service agencies and other entities

Table 2 – Agencies, groups, organizations who participated

1	**Agency/Group/Organization**	BEAUFORT HOUSING AUTHORITY
	Agency/Group/Organization Type	Housing PHA Services - Housing Regional organization
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Market Analysis
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The Beaufort Housing Authority was consulted on housing needs via telephone and email correspondence.
2	**Agency/Group/Organization**	Hilton Head Public Service District
	Agency/Group/Organization Type	Services - Housing Business Leaders Utility Provider
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Economic Development Non-Housing Community Development
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Hilton Head Public Service District was consulted during the 2014 needs assessment public meeting.
3	**Agency/Group/Organization**	Chaplin, Marshland, Gardner Property Owners Association
	Agency/Group/Organization Type	Housing Civic Leaders Property Owners Association
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Economic Development Non-Housing Community Development
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The Chaplin, Marshland, Gardner Property Owners Association was consulted during the 2014 needs assessment public meeting and the 2018 needs assessment public meeting via NIBCAA representative.
4	**Agency/Group/Organization**	HILTON HEAD REG. HABITAT FOR HUMANITY
	Agency/Group/Organization Type	Housing Services - Housing Regional organization
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Economic Development Market Analysis Non-Housing Community Development

	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Hilton Head Regional Habitat for Humanity was consulted during the 2014 and 2018 needs assessment public meetings.
5	**Agency/Group/Organization**	Deep Well
	Agency/Group/Organization Type	Services - Housing Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Persons with HIV/AIDS Services-Victims of Domestic Violence Services-homeless Services-Health Services-Education Services - Victims Civic Leaders
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Economic Development Non-Housing Community Development
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Deep Well was consulted during the 2014 needs assessment public meeting and via email correspondence.
6	**Agency/Group/Organization**	Stoney, Squire Pope Property Owners Association
	Agency/Group/Organization Type	Housing Civic Leaders Property Owners Association
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Market Analysis Non-Housing Community Development
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The Stoney, Squire Pope Property Owners Association was consulted during 2014 needs assessment public meeting and the 2018 needs assessment public meeting via NIBCAA representative.
7	**Agency/Group/Organization**	Baygall Property Owners Association
	Agency/Group/Organization Type	Housing Civic Leaders Property Owners Association
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Economic Development Non-Housing Community Development

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	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The Baygall Property Owners Association was consulted during the 2014 needs assessment public meeting and the 2018 needs assessment public meeting via NIBCAA representative.
8	**Agency/Group/Organization**	Lowcountry Homeless Coalition
	Agency/Group/Organization Type	Services-homeless Regional organization
	What section of the Plan was addressed by Consultation?	Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The Lowcountry Homeless Coalition was consulted on homeless needs via telephone and email correspondence.
9	**Agency/Group/Organization**	BEAUFORT COUNTY
	Agency/Group/Organization Type	Housing Services - Housing Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Persons with HIV/AIDS Services-Victims of Domestic Violence Services-homeless Services-Health Services-Education Services-Employment Service-Fair Housing Services - Victims Health Agency Child Welfare Agency Other government - County Business and Civic Leaders
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homeless Needs - Families with children
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The Beaufort County Human Services Alliance was consulted on homeless needs via telephone and email correspondence.
10	**Agency/Group/Organization**	Lowcountry Council of Governments
	Agency/Group/Organization Type	Regional organization Planning organization

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	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homeless Needs - Families with children Economic Development Non-Housing Community Development
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The Lowcountry Council of Governments was consulted on housing, homeless and non-housing community development needs via telephone and email correspondence.
11	**Agency/Group/Organization**	FAMILY PROMISE OF BEAUFORT COUNTY
	Agency/Group/Organization Type	Housing Services - Housing Services-Children Services-homeless Services-Education Services-Employment Regional organization
	What section of the Plan was addressed by Consultation?	Homeless Needs - Families with children
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Family Promise of Beaufort County was consulted on homeless needs via telephone and email correspondence.
12	**Agency/Group/Organization**	Volunteers In Medicine (VIM)
	Agency/Group/Organization Type	Services-Health
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Non-Housing Community Development
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Volunteers In Medicine was consulted during the 2018 needs assessment public meeting.
13	**Agency/Group/Organization**	Sandalwood Food Pantry
	Agency/Group/Organization Type	Services-Children Services-Elderly Persons Services-Health
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Non-Housing Community Development
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Sandalwood Food Pantry was consulted during the 2018 needs assessment public meeting.
14	**Agency/Group/Organization**	Native Island Business and Community Affairs Association
	Agency/Group/Organization Type	Housing Civic Leaders Property Owners Association

	What section of the Plan was addressed by Consultation?	Housing Need Assessment Non-Housing Community Development
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Native Island Business and Community Affairs Association (NIBCAA) was consulted during the 2018 needs assessment public meeting.
15	**Agency/Group/Organization**	The Community Foundation of the Lowcountry
	Agency/Group/Organization Type	Business Leaders Civic Leaders
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Non-Housing Community Development
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The Community Foundation of the Lowcountry was consulted during the 2018 needs assessment public meeting.
16	**Agency/Group/Organization**	Gullah Museum
	Agency/Group/Organization Type	Civic Leaders
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Non-Housing Community Development
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The Gullah Museum was consulted during the 2018 needs assessment public meeting.
17	**Agency/Group/Organization**	Boys & Girls Club of Hilton Head Island
	Agency/Group/Organization Type	Services – Children Services – Education
	What section of the Plan was addressed by Consultation?	Non-Housing Community Development
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The Boys & Girls Club of Hilton Head Island was consulted on non-housing community development needs during public meetings between December 2018 and August 2019.

Identify any Agency Types not consulted and provide rationale for not consulting

Efforts were made to consult as broadly as possible with community stakeholders. No particular agency types were excluded from participation. Those that did not participate did so of their own volition.

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Other local/regional/state/federal planning efforts considered when preparing the Plan

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care	LowCountry Homeless Coalition	The Lowcountry Homeless Coalition, based in Charleston, South Carolina is the Continuum of Care working to address the needs of the homeless in a seven county region of the South Carolina lowcountry. Annual point-in-time counts are conducted in the area; however, due to no homeless shelters operating in the Town of Hilton Head Island, there is no homeless data for the Town. The next point-in-time count is scheduled for late January 2019 and attempts will be made to gather homeless data for the Town of Hilton Head Island.
Town of Hilton Head Island Comprehensive Plan	Town of Hilton Head Island	Developed Consolidated Plan goals in conjunction with elements of the Town of Hilton Head Island Comprehensive Plan

Table 3 – Other local / regional / federal planning efforts

Describe cooperation and coordination with other public entities, including the State and any adjacent units of general local government, in the implementation of the Consolidated Plan (91.215(l))

When necessary the Town of Hilton Head Island will establish collaborative efforts and partnerships with state and local government entities such as Beaufort County, the Lowcountry Council of Governments and various State of South Carolina offices to ensure complete implementation of the Consolidated Plan.

Narrative (optional):

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PR-15 Citizen Participation

1. Summary of citizen participation process/Efforts made to broaden citizen participation Summarize citizen participation process and how it impacted goal-setting

In December 2018 a revision to the 2015 – 2019 Consolidated Plan required a substantial amendment.

That substantial amendment replaced location specific projects listed in the goals summary for the remaining years of the Consolidated Plan with a list of broad project activity categories encompassing public facilities & improvements, housing activities and other real property improvements in the goals summary.

During various public meetings between December 2018 and August 2019 public input was received in support of amending the Five Year Consolidated Plan to allow for activities which provide benefits based on the national objective of low and moderate income clientele. The Town of Hilton Head Island scheduled a public meeting on September 5, 2019 to solicit additional input regarding the proposed substantial amendment to the 2015 – 2019 Five Year Consolidated Plan. A public notice was published in the local newspaper, The Island Packet, seven days preceding the public meeting in addition to being posted on the Town of Hilton Head Island website and at the Town of Hilton Head Island main entrance bulletin board. Due to the mandatory evacuation order issued by Governor McMaster in advance of Hurricane Dorain, the public meeting scheduled for September 5th was cancelled. A public meeting was rescheduled on September 26, 2019 and all public notice publication requirements were followed for the rescheduled meeting. Documentation of this public notices is included in the attachment to this plan.

The Town of Hilton Head Island conducted a public meeting on September 26, 2019 to solicit additional input regarding the proposed substantial amendment to the 2015 – 2019 Five Year Consolidated Plan. A presentation including an overview of the CDBG Entitlement Program, and purpose of the amendment to the Consolidated Plan was prepared for presentation. One member of the public attended. Meeting minutes are included as an attachment to this Consolidated Plan substantial amendment.

The required 30 day public comment period began on September 9, 2019 and closed on October 9, 2019. There were a total of seven (7) comments received, six (6) in support of the 2015- 2019 Five Year Consolidated Plan substantial amendment and one (1) opposed. A summary of public comments received during the 30 day public comment period is included as an attachment to this Consolidated Plan substantial amendment.

Citizen Participation Outreach

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/ attendance	Summary of Comments received	Summary of comments not accepted & reasons	URL (If applicable)
1	Public Meeting	Non-targeted/broad community	At the November 13, 2014 needs assessment meeting there were 24 attendees.	Community needs identified & ranked in order of community importance: 1. Affordable Housing 2. Ward 1 Water & Sewer connection loan program 3. Facility for legal assistance with heirs property 4. Water infrastructure 5. Paving local neighborhood roads 6. Sewer infrastructure and connections 7. Coordination with Project SAFE for water & sewer connections 8. Housing rehabilitation 9. Drainage improvements 10. Chaplin community center	All comments were accepted.	

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Sort Order	Mode of Outreach	Target of Outreach	Summary of response/ attendance	Summary of Comments received	Summary of comments not accepted & reasons	URL (If applicable)
2	Public Meeting	Non-targeted/broad community	At the February 16, 2015 Consolidated Plan public meeting there were 21 attendees.	Comments received during the meeting and subsequent 30 day public comment period were all in support of the draft Consolidated Plan and the revitalization efforts listed in the plan.	All comments were accepted.	

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Sort Order	Mode of Outreach	Target of Outreach	Summary of response/ attendance	Summary of Comments received	Summary of comments not accepted & reasons	URL (If applicable)
3	Internet Outreach	Non-targeted/broad community	The draft Consolidated Plan was posted on the Town of Hilton Head Island website from February 16, 2015 through March 18, 2015. A dedicated public comment link was posted on the front page of the website where the public could directly submit comments. A notification of the Consolidated Plan 30 day public comment period was sent via email blast to all email addresses listed on the Town's general notification list. Three comments were received in this format.	All comments received were in support of the Consolidated Plan.	All comments were accepted.	

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Sort Order	Mode of Outreach	Target of Outreach	Summary of response/ attendance	Summary of Comments received	Summary of comments not accepted & reasons	URL (If applicable)
4	Public Meeting	Non-targeted/broad community	The draft Consolidated Plan and resolution to approve plan and authorize submittal to the U.S. Department of Housing and Urban Development appeared on the agenda of the regular Town of Hilton Head Island Planning Commission meeting on March 18, 2015. No attendance sheet was circulated; however, the meeting was well attended by community members.	The public was invited to comment on the draft Consolidated Plan during the meeting. No audience members made comments. The planning commission recommended to approve the Consolidated Plan and added a recommendation to coordinate any other utility construction projects with dirt road paving projects listed in the five year plan.	All comments were accepted.	

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Sort Order	Mode of Outreach	Target of Outreach	Summary of response/ attendance	Summary of Comments received	Summary of comments not accepted & reasons	URL (If applicable)
5	Public Meeting	Non-targeted/broad community	The draft Consolidated Plan and resolution to approve plan and authorize submittal to the U.S. Department of Housing and Urban Development appeared on the agenda of the regular Town of Hilton Head Island Public Facilities Committee meeting on March 23, 2015. No attendance sheet was circulated; however, the meeting was well attended by community members.	The public was invited to comment on the draft Consolidated Plan during the meeting. No audience members made comments. One Public Facilities Committee member made a comment noting public service type projects may be considered in future plans.	All comments were accepted.	

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Sort Order	Mode of Outreach	Target of Outreach	Summary of response/ attendance	Summary of Comments received	Summary of comments not accepted & reasons	URL (If applicable)
6	Public Meeting	Non-targeted/broad community	The draft Consolidated Plan and resolution to approve plan and authorize submittal to the U.S. Department of Housing and Urban Development appeared on the agenda of the regular Town of Hilton Head Island Town Council meeting on April 21, 2015. No attendance sheet was circulated; however, the meeting was well attended by community members.	The public was invited to comment on the draft Consolidated Plan during the meeting. No audience members made comments. One Town Council member made a comment noting public service type projects may be considered in future plans.	All comments were accepted.	

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Sort Order	Mode of Outreach	Target of Outreach	Summary of response/ attendance	Summary of Comments received	Summary of comments not accepted & reasons	URL (If applicable)
7	Internet Outreach	Non-targeted/broad community	The draft Consolidated Plan with substantial amendment was posted on the Town of Hilton Head Island website from January 23, 2017 through February 22, 2017. A dedicated public comment link was posted on the front page of the website where the public could directly submit comments. A notification of the Consolidated Plan 30 day public comment period was sent via email blast to all email addresses listed on the Town's general notification list.	No comments were received during the 30 day comment period.	All comments accepted.	

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Sort Order	Mode of Outreach	Target of Outreach	Summary of response/ attendance	Summary of Comments received	Summary of comments not accepted & reasons	URL (If applicable)
8	Public Meeting	Non-targeted/broad community	No one attended the February 16, 2017 public meeting and no comments were received during this meeting.	No comments were received at the February 16, 2017 public meeting.	All comments accepted.	

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9	Public Meeting	Non-targeted/broad community	At the December 10, 2018 needs assessment meeting there were 19 attendees.	Community needs identified & ranked in order of community importance: 1. Dirt road paving 2. Historic restoration 3. Drainage improvements 4. Sanitary sewer 5. Open air market place 6. Workforce housing/home ownership fund/rental assistance fund 7. Shuttle bus service 8. Historic cemetery clean-up Other needs identified but received no votes included: *Community gathering center *Community park in Marshland Rd vicinity including water access *Road grading *Historic sites signage *Playground at Rowing and Sailing Center at Squire Pope Community Park *Pathway connection on “park side” of Squire Pope Road between	All comments were accepted.	

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Sort Order	Mode of Outreach	Target of Outreach	Summary of response/ attendance	Summary of Comments received	Summary of comments not accepted & reasons	URL (If applicable)
				Greens Shell Park and Rowing and Sailing Center at Squire Pope Community Park *Playground on Old Wild Horse Road in vicinity of Gum Tree Road (Taylor Family site) Needs identified via email or letter in place of attending public meeting included: *Multi-generational affordable housing *Housing repair program grant pool *Sidewalks and lighting on Southwood Park Drive		

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Sort Order	Mode of Outreach	Target of Outreach	Summary of response/ attendance	Summary of Comments received	Summary of comments not accepted & reasons	URL (If applicable)
10	Public Meeting	Non-targeted/broad community	At the January 7, 2019 public comment meeting there were 10 attendees.	There was one comment received during the January 7, 2019 public meeting. This comment stated, "The big projects IE. paving of roads, drainage, and sewer access, is being addressed from other sources mandated by the Town. I believe we should direct the usage of the grant funds to different types of immediate community improvements I.E. community center, shuttle services and open air market." A copy of the comment is attached to this document.	All comments were accepted.	

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Sort Order	Mode of Outreach	Target of Outreach	Summary of response/ attendance	Summary of Comments received	Summary of comments not accepted & reasons	URL (If applicable)
11	Internet Outreach	Non-targeted/broad community	The draft Consolidated Plan with substantial amendment was posted on the Town of Hilton Head Island website from December 31, 2018 through January 30, 2019. A dedicated public comment link was posted on the front page of the website where the public could directly submit comments. A notification of the Consolidated Plan 30 day public comment period was sent via email blast to all email addresses listed on the Town's general notification list.	No comments were received via internet outreach during the 30 day comment period.	All comments accepted.	

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Sort Order	Mode of Outreach	Target of Outreach	Summary of response/ attendance	Summary of Comments received	Summary of comments not accepted & reasons	URL (If applicable)
12	Public Meeting	Non-targeted/broad community	At the September 26, 2019 public comment meeting there was 1 attendee.	The one meeting attendee was in support of the substantial amendment.	All comments accepted.	
13	Internet Outreach	Non-targeted/broad community	Draft amended Five Year Consolidated Plan posted on Town of Hilton Head Island website from September 9 through October 9, 2019. A dedicated public comment link was posted with the plan on the Town website where the public could directly submit comments. Notification of Action Plan 30 day public comment period was sent via email blast to all email addresses listed on the Towns general notification list.	There were a total of seven (7) comments received, six (6) in support of the 2015- 2019 Five Year Consolidated Plan substantial amendment and one (1) opposed.	All comments accepted.	

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Sort Order	Mode of Outreach	Target of Outreach	Summary of response/ attendance	Summary of Comments received	Summary of comments not accepted & reasons	URL (If applicable)
14	Public Meeting	Non-targeted/broad community	Draft amended Five Year Consolidated Plan substantial amendment and resolution to approve and authorize submittal to HUD appeared on the agenda of the regular Town of Hilton Head Island Town Council meeting on Nov. 5, 2019.	Pending completion of Nov. 5th TC meeting	Pending completion of Nov. 5th TC meeting	

Table 4 – Citizen Participation Outreach

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Needs Assessment

NA-05 Overview

Needs Assessment Overview

The Town of Hilton Head Island used the 2010 Census, the American Community default needs assessment data, comments received during the public meetings and the consultation process to determine the priority needs for the 2015-2019 Consolidated Plan. The assessment utilized HUD's eCon Planning Suite within the Integrated Disbursement and Information System (IDIS). The eCon Planning Suite pre-populates the most current housing and economic data available to assist jurisdictions in identifying funding priorities in the Consolidated Plan and Annual Action Plan.

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NA-10 Housing Needs Assessment - 24 CFR 91.205 (a,b,c)

Summary of Housing Needs

The population estimates in the following table reflect the population, households, and median income for the residents of the Town of Hilton Head Island. According to the 2010 Census the Town of Hilton Head Island included 37,099 residents and 16,535 households. The data reflects an increase in population, households and median income.

Demographics	Base Year: 2000	Most Recent Year: 2012	% Change
Population	33,862	37,420	11%
Households	24,647	16,770	-32%
Median Income	$60,438.00	$70,041.00	16%

Table 5 - Housing Needs Assessment Demographics

Data Source: 2000 Census (Base Year), 2008-2012 ACS (Most Recent Year)

Number of Households Table

	0-30% HAMFI	>30-50% HAMFI	>50-80% HAMFI	>80-100% HAMFI	>100% HAMFI
Total Households	1,135	1,480	2,335	1,255	10,570
Small Family Households	235	355	660	285	3,295
Large Family Households	85	85	100	50	450
Household contains at least one person 62-74 years of age	310	285	600	275	3,585
Household contains at least one person age 75 or older	194	340	530	310	2,110
Households with one or more children 6 years old or younger	165	60	350	120	605

Table 6 - Total Households Table

Data Source: 2008-2012 CHAS

DRAFT

Housing Needs Summary Tables

1. Housing Problems (Households with one of the listed needs)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Substandard Housing - Lacking complete plumbing or kitchen facilities	30	50	65	40	185	30	40	0	0	70
Severely Overcrowded - With >1.51 people per room (and complete kitchen and plumbing)	10	0	45	0	55	0	0	0	0	0
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	0	65	30	45	140	0	0	25	4	29
Housing cost burden greater than 50% of income (and none of the above problems)	325	165	115	40	645	460	470	535	175	1,640
Housing cost burden greater than 30% of income (and none of the above problems)	60	250	505	105	920	60	165	265	330	820

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	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
Zero/negative Income (and none of the above problems)	95	0	0	0	95	40	0	0	0	40

Table 7 – Housing Problems Table

Data Source: 2008-2012 CHAS

2. Housing Problems 2 (Households with one or more Severe Housing Problems: Lacks kitchen or complete plumbing, severe overcrowding, severe cost burden)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Having 1 or more of four housing problems	365	280	260	125	1,030	460	365	565	185	1,575
Having none of four housing problems	110	285	725	350	1,470	60	435	785	595	1,875
Household has negative income, but none of the other housing problems	95	0	0	0	95	40	0	0	0	40

Table 8 – Housing Problems 2

Data Source: 2008-2012 CHAS

3. Cost Burden > 30%

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
NUMBER OF HOUSEHOLDS								
Small Related	130	160	250	540	75	150	175	400
Large Related	70	55	0	125	10	35	24	69
Elderly	95	145	169	409	365	295	550	1,210
Other	130	175	270	575	75	150	55	280
Total need by income	425	535	689	1,649	525	630	804	1,959

Table 9 – Cost Burden > 30%

Data Source: 2008-2012 CHAS

4. Cost Burden > 50%

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
NUMBER OF HOUSEHOLDS								
Small Related	110	40	35	185	45	120	150	315
Large Related	70	20	0	90	0	35	4	39
Elderly	85	130	70	285	330	185	345	860
Other	100	45	30	175	75	125	40	240
Total need by income	365	235	135	735	450	465	539	1,454

Table 10 – Cost Burden > 50%

Data Source: 2008-2012 CHAS

5. Crowding (More than one person per room)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Single family households	40	65	50	45	200	0	0	15	4	19
Multiple, unrelated family households	0	0	25	0	25	0	0	15	0	15
Other, non-family households	0	0	0	0	0	0	0	0	0	0
Total need by income	40	65	75	45	225	0	0	30	4	34

Table 11 – Crowding Information – 1/2

Data Source: 2008-2012 CHAS

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
Households with Children Present	0	0	0	0	0	0	0	0

Table 12 – Crowding Information – 2/2

Data Source Comments:

Describe the number and type of single person households in need of housing assistance.

The 2010 Census data for Hilton Head Island indicates there are a total of 5,835 non-family households. Non-family households are defined as households consisting of people living alone and households which do not have any members related to the householder. Of the total number of non-family households 1,724 are listed with a male householder living alone and 2,957 are listed with a female householder living alone. A source of data estimating the need for assistance from single-family households is not available for the Town of Hilton Head Island.

Estimate the number and type of families in need of housing assistance who are disabled or victims of domestic violence, dating violence, sexual assault and stalking.

According to the 2011-2013 American Community Survey there is an estimated 1,816 persons having disabled status, this figure represents 8.9% of the total population. The Town of Hilton Head Island does not have data available to estimate the number of persons or households of victims of domestic violence, dating violence, sexual assault and stalking who may need housing assistance.

What are the most common housing problems?

The most common housing problem in the Town of Hilton Head Island is cost burden. Data indicates the highest number of renter and owner households earning between 50% and 80% of the area median income pay more than 30% of their incomes in housing costs. According to 2007 – 2011 CHAS data 614 renter households and 804 owner households in the 50% to 80% area median income range pay more than 30% of their income in housing costs. The same data reflects 270 renter households in the zero to 30% area median income range pay more than 50% of their incomes in housing costs and 514 owner households in the 50% to 80% area median income range pay more than 50% of their incomes in housing costs.

Are any populations/household types more affected than others by these problems?

According to 2007 – 2011 CHAS data the owner households in the 50% to 80% area median income range are likely to have the greatest cost of burden housing problem.

Describe the characteristics and needs of Low-income individuals and families with children (especially extremely low-income) who are currently housed but are at imminent risk of either residing in shelters or becoming unsheltered 91.205(c)/91.305(c)). Also discuss the needs of formerly homeless families and individuals who are receiving rapid re-housing assistance and are nearing the termination of that assistance

Persons with the imminent risk of residing in shelters or becoming unsheltered characteristically have a combination of financial factors which create the risk, such as lack of a living wage job, rent in excess of 30% of their income, and high child care, medical or transportation costs. Coupled with these factors additional issues may include family conflicts, domestic violence, doubled-up living arrangements with family members, recent crisis, housing with code or safety violations, family members with disabilities, criminal histories, history of mental health or chemical dependency, difficulty navigating access to public benefits or community based services and prior experience with homelessness.

There are no homeless shelters located within the jurisdiction of the Town of Hilton Head Island and no homeless population count data available from the Lowcountry Homeless Coalition, the regional Continuum of Care servicing the Town. There is the non-profit organization, Family Promise of Beaufort County located in neighboring Bluffton, South Carolina, which is a coalition of Beaufort County churches assisting homeless families through a 60-90 day program. The program provides evening accommodations for program participants at host churches and daytime transportation to school for children and educational programs for parents.
The Town of Hilton Head Island does not participate in rapid re-housing assistance programs and consequently data pertaining to this need is not available.

If a jurisdiction provides estimates of the at-risk population(s), it should also include a description of the operational definition of the at-risk group and the methodology used to generate the estimates:
The Town of Hilton Head Island does not have a methodology to create estimates of at-risk populations.

Specify particular housing characteristics that have been linked with instability and an increased risk of homelessness
A characteristic linked with instability and increased risk of homelessness is a lack of affordable housing for lower income households. The typical measure of housing affordability is if households are paying more than 30% of their gross income on rent. According to the 2009 – 2013 American Community Survey data, 50% of renters paid more than 30% of their income on housing. The affordable housing matter is also illustrated with the 2009 – 2013 American Community Survey data showing 12% of rental housing payments are less than $750 per month.

Discussion

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NA-15 Disproportionately Greater Need: Housing Problems – 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

Introduction

A disproportionately greater number of housing problems is defined when a member of a racial or ethnic group at a given income level experiences housing problems at a rate greater than 10% of the income level as a whole. The data summarizes each minority group experiencing any of four housing problems which include lacking complete kitchen facilities, lacking complete plumbing facilities, more than one person per room, and cost burden greater than 30%.

According to the 2010 U.S. Census the total population of the Town of Hilton Head Island is 37,099. The population composition is as follows: 30,751 persons (82.9%) are White, 2,766 persons (7.5%) are Black or African American, 57 persons (0.2%) are American Indian and Alaska Native, 339 persons (0.9%) are Asian, 22 persons (0.1%) are Native Hawaiian and Other Pacific Islander, 2,713 persons (7.3%) are Some Other Race and 451 persons (1.2%) are Two or More Races.

0%-30% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	950	50	135
White	525	40	95
Black / African American	290	10	40
Asian	0	0	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	135	0	0

Table 13 - Disproportionally Greater Need 0 - 30% AMI

Data Source: 2008-2012 CHAS

*The four housing problems are:
1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4.Cost Burden greater than 30%

DRAFT

30%-50% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	1,175	305	0
White	770	180	0
Black / African American	210	115	0
Asian	0	0	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	165	10	0

Table 14 - Disproportionally Greater Need 30 - 50% AMI

Data Source: 2008-2012 CHAS

*The four housing problems are:
1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4.Cost Burden greater than 30%

50%-80% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	1,590	740	0
White	1,195	430	0
Black / African American	180	110	0
Asian	15	10	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	190	190	0

Table 15 - Disproportionally Greater Need 50 - 80% AMI

Data Source: 2008-2012 CHAS

*The four housing problems are:
1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4.Cost Burden greater than 30%

80%-100% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	745	510	0
White	630	350	0
Black / African American	40	40	0
Asian	0	80	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	64	40	0

Table 16 - Disproportionally Greater Need 80 - 100% AMI

Data Source: 2008-2012 CHAS

*The four housing problems are:
1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4.Cost Burden greater than 30%

Discussion

The disparate impact analysis for housing problems determined White and Black/African American populations had percentages at least equal to or greater than 10% higher than the jurisdiction as a whole. Low income households had the highest frequency of housing problems across all racial groups.

The housing assessment determined the cost burdens at 30% and 50% of housing costs were the overwhelming problem among the four housing problems. At the 50% to 80% area median income range cost burden greater than 30% and cost burden greater than 50% were the most significant problem among household owners. At the 50% to 80% area median income range the cost burden greater than 30% was most significant for household renters.

DRAFT

NA-20 Disproportionately Greater Need: Severe Housing Problems – 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

Introduction

A disproportionate greater number of severe housing problems is defined when a member of a racial or ethnic group at an income level experiences housing problems at a rate greater than 10% of the income level as a whole. According to the 2010 U.S. Census the total population of the Town of Hilton Head Island is 37,099. The population composition is as follows: 30,751 persons (82.9%) are White, 2,766 persons (7.5%) are Black or African American, 57 persons (0.2%) are American Indian and Alaska Native, 339 persons (0.9%) are Asian, 22 persons (0.1%) are Native Hawaiian and Other Pacific Islander, 2,713 persons (7.3%) are Some Other Race and 451 persons (1.2%) are Two or More Races. The total Hispanic population of the Town of Hilton Head Island is comprised of 5,861 persons, which is 15.8% of the total Town population. It should be noted in Census data Hispanic is considered an ethnicity and not a race, for example, the race of a person may be White and their ethnicity Hispanic, or their race may be Black or African American and their ethnicity Hispanic.

Severe housing problems indicate the physical condition or lack of necessary living standards per household. The Comprehensive Housing Affordability Strategy (CHAS) data summarizes each minority group experiencing any of four severe housing problems which include lacking complete kitchen facilities, lacking complete plumbing facilities, more than one person per room, and cost burden greater than 50%.

0%-30% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	825	170	135
White	510	55	95
Black / African American	210	85	40
Asian	0	0	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	105	30	0

Table 17 – Severe Housing Problems 0 - 30% AMI

Data Source: 2008-2012 CHAS

*The four severe housing problems are:
1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4.Cost Burden over 50%

30%-50% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	760	720	0
White	575	370	0
Black / African American	64	260	0
Asian	0	0	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	115	60	0

Table 18 – Severe Housing Problems 30 - 50% AMI

Data Source: 2008-2012 CHAS

*The four severe housing problems are:
1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4.Cost Burden over 50%

50%-80% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	825	1,510	0
White	645	980	0
Black / African American	80	215	0
Asian	15	10	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	75	305	0

Table 19 – Severe Housing Problems 50 - 80% AMI

Data Source: 2008-2012 CHAS

*The four severe housing problems are:
1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4.Cost Burden over 50%

80%-100% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	310	945	0
White	255	725	0
Black / African American	0	80	0
Asian	0	80	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	49	60	0

Table 20 – Severe Housing Problems 80 - 100% AMI

Data Source: 2008-2012 CHAS

*The four severe housing problems are:
1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4.Cost Burden over 50%

Discussion

Although severe housing problems were less prevalent than non-severe housing problems, the distribution of problems correlated with income levels. Extremely low-income households had the highest frequency of severe housing problems across all racial groups.

DRAFT

NA-25 Disproportionately Greater Need: Housing Cost Burdens – 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

Introduction:

A disproportionate greater number of housing cost burdens is defined when a member of a racial or ethnic group at an income level experiences housing problems at a rate greater than 10% of the income level as a whole. According to the 2010 U.S. Census the total population of the Town of Hilton Head Island is 37,099. The population composition is as follows: 30,751 persons (82.9%) are White, 2,766 persons (7.5%) are Black or African American, 57 persons (0.2%) are American Indian and Alaska Native, 339 persons (0.9%) are Asian, 22 persons (0.1%) are Native Hawaiian and Other Pacific Islander, 2,713 persons (7.3%) are Some Other Race and 451 persons (1.2%) are Two or More Races. The total Hispanic population of the Town of Hilton Head Island is comprised of 5,861 persons, which is 15.8% of the total Town population. It should be noted in Census data Hispanic is considered an ethnicity and not a race, for example, the race of a person may be White and their ethnicity Hispanic, or their race may be Black or African American and their ethnicity Hispanic.

The disproportionately greater need of racial or ethnic groups is based on the level of cost burden defined as monthly housing costs exceeding 30% of monthly income. The data below is separated into groups paying under 30% of income for housing, between 30% and 50%, and over 50%. The column labeled "no/negative income" represents households with no income or negative due to self-employment, dividends, and net income rental, these households cannot have an actual cost burden, but may need housing assistance and therefore are counted separately.

Housing Cost Burden

Housing Cost Burden	<=30%	30-50%	>50%	No / negative income (not computed)
Jurisdiction as a whole	9,735	4,045	2,860	135
White	8,275	3,330	2,290	95
Black / African American	505	400	350	40
Asian	135	0	15	0
American Indian, Alaska Native	0	0	0	0
Pacific Islander	0	0	0	0
Hispanic	790	275	210	0

Table 21 – Greater Need: Housing Cost Burdens AMI

Data Source: 2008-2012 CHAS

Discussion:

The Town of Hilton Head Island has a total of 16,535 households; overall 35.9% of these households experience a housing cost burden, where 30% or more of their income is spent on housing costs. Based on analysis of the 2007 – 2011 CHAS data 19.4% of households are paying between 30% to 50% of their

income on housing costs and 15.5% of households are paying more than 50% of their income on housing costs.

DRAFT

NA-30 Disproportionately Greater Need: Discussion – 91.205(b)(2)

Are there any Income categories in which a racial or ethnic group has disproportionately greater need than the needs of that income category as a whole?

The disproportionately greater need analysis does not necessarily reflect the number of households in need. The analysis does indicate whether a specific racial or ethnic group has a need which is disproportionately greater than all the households in that particular income group. A disproportionately greater need exists when the percentage of households in a category of need who are members of a particular racial or ethnic group is 10% higher than the percentage of households in the category as a whole.

Based on data analysis there is not a disproportionate greater need for any racial or ethnic group in any income level.

If they have needs not identified above, what are those needs?

Households experiencing disproportionately greater need may be faced with other needs such as safe affordable rentals located in areas which provide opportunity for employment and access to support services such as transportation, medical care, recreation and child care.

Are any of those racial or ethnic groups located in specific areas or neighborhoods in your community?

To determine the location of minority groups, low and moderate-income areas were identified by Census tracts comprised of a minimum of 51% of low and moderate-income households. According to 2010 Census data, there are three Census tracts in the Town Hilton Head Island with low and moderate-income percentages above 51%. Those Census tracts are: Census tract 105 with a low and moderate-income status of 54.04%; Census tract 108 with a low and moderate-income status of 71.81%; and Census tract 110 with a low and moderate-income status of 59.50%.

Areas of minority concentration have populations of racial or ethnic groups at least 10% greater than the Town as a whole. The highest concentration and number of Hispanic households is in Census tract 108 and the highest concentration and number of Black or African American households is in Census tract 105.

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NA-35 Public Housing – 91.205(b)

Introduction

The Beaufort Housing Authority services all of Beaufort County, South Carolina, including the Town of Hilton Head Island. Within the jurisdiction of the Town of Hilton Head Island the Beaufort Housing Authority operates one public housing apartment facility containing 80 units which provide housing to 190 family members.

Totals in Use

	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project-based	Tenant-based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of units vouchers in use	0	0	80	16	0	11	0	0	5

Table 22 - Public Housing by Program Type

***includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition**

Alternate Data Source Name:
Hilton Head Public Housing Data
Data Source Comments:

Characteristics of Residents

	Program Type							
	Certificate	Mod-Rehab	Public Housing	Vouchers				
				Total	Project-based	Tenant-based	Special Purpose Voucher	
							Veterans Affairs Supportive Housing	Family Unification Program
Average Annual Income	0	0	14,116	13,620	0	13,908	0	0
Average length of stay	0	0	0	5	0	4	0	0
Average Household size	0	0	0	2	0	2	0	0
# Homeless at admission	0	0	0	0	0	0	0	0

Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers				
				Total	Project-based	Tenant-based	Special Purpose Voucher	
							Veterans Affairs Supportive Housing	Family Unification Program
# of Elderly Program Participants (>62)	0	0	16	5	0	50	0	0
# of Disabled Families	0	0	20	7	0	74	0	0
# of Families requesting accessibility features	0	0	52	490	0	479	0	0
# of HIV/AIDS program participants	0	0	0	0	0	0	0	0
# of DV victims	0	0	0	0	0	0	0	0

Table 23 – Characteristics of Public Housing Residents by Program Type

Alternate Data Source Name:
Hilton Head Public Housing Data
Data Source Comments:

Race of Residents

Program Type									
Race	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project-based	Tenant-based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
White	0	0	27	1	0	1	0	0	3
Black/African American	0	0	253	15	0	10	0	0	8
Asian	0	0	0	0	0	0	0	0	0
American Indian/Alaska Native	0	0	0	1	0	1	0	0	0
Pacific Islander	0	0	0	1	0	1	0	0	0
Other	0	0	0	0	0	0	0	0	0

*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition

Table 24 – Race of Public Housing Residents by Program Type

Alternate Data Source Name:
Hilton Head Public Housing Data
Data Source
Comments:

Ethnicity of Residents

Program Type									
Ethnicity	**Certificate**	**Mod-Rehab**	**Public Housing**	**Vouchers**					
				Total	**Project -based**	**Tenant -based**	**Special Purpose Voucher**		
							Veterans Affairs Supportive Housing	**Family Unification Program**	**Disabled ***
Hispanic	0	0	10	10	0	0	0	0	0
Not Hispanic	0	0	70	70	0	0	0	0	0
*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition									

Table 25 – Ethnicity of Public Housing Residents by Program Type

Alternate Data Source Name:
Hilton Head Public Housing Data
Data Source
Comments:

Section 504 Needs Assessment: Describe the needs of public housing tenants and applicants on the waiting list for accessible units:

The Town of Hilton Head Island does not own or operate any public housing developments or units. The Beaufort Housing Authority is the agency providing public housing to approximately 750 residents in Beaufort County, South Carolina and there are 295 units of housing located throughout the county. In the Town of Hilton Head Island the Beaufort Housing Authority operates 80 public housing units at the Sandalwood Terrace Apartments.

The Housing Choice Voucher Program, commonly known as Section 8 housing is subsidized by the Federal government and provides Federal assistance to families and individuals in the private rental market. The Beaufort Housing Authority program is tenant-based therefore eligible families receive assistance based on income for housing units meeting general program requirements. There are currently eleven units within the Town of Hilton Head Island participating in the voucher program which are scattered throughout the Town. Tenants identify and choose their own units and the landlord agrees to participate in the housing choice voucher program.

The Beaufort Housing Authority has over 900 families in all of Beaufort County on the Public Housing and Section 8 waiting lists and is currently not accepting Section 8 applications. The waiting lists are moving documents and the numbers change on a daily basis. The waiting lists include over 2,105 family members with 1,069 of those being children. The average age of these children is eight. Of the families on the waiting list, 55% are working, 22% are elderly and 9% are disabled. Twenty percent of the families on the waiting list have a disabled family member and 28% of the families have an elderly family

member who is not the head of household. Many of the families assisted by the Beaufort Housing Authority care for a disabled family member so that person does not have to be institutionalized. More than 58% of families assisted by the Beaufort Housing Authority request accessibility features.

The Beaufort Housing Authority works with resident services at each of the public housing developments and through this collaboration promote programs and activities for residents. Some of the programs offered include: the Family Self-Sufficiency Program which is a five year homeownership education program, Sandalwood Terrace Resident Council, free budgeting classes, and community garden clubs.

Most immediate needs of residents of Public Housing and Housing Choice voucher holders

The ability to provide a suitable living environment to residents is linked to the ability to provide access to essential services. According to in-house discussion at the Beaufort Housing Authority, the most immediate needs of public housing and Section 8 residents is access to community services, in particular services for the elderly and disabled, including supportive services for caregivers of disabled individuals. The services are available within the community; however access to these services is not readily available for low-income residents. Obstacles to access of these services include a lack of public transportation and a lack of knowledge of services available to residents.

Affordability is also a need for housing choice voucher residents. In some cases, particularly for very-low and extremely low-income, elderly and disabled persons, even housing assistance may not be sufficient. Elderly residents may be on fixed incomes and some disabled residents may be unable to work or receive minimal income. Housing and utility costs often require substantial deposits fees. Receiving assistance through public housing or the housing choice voucher programs make the cost of living more affordable, yet many families continue to struggle to make ends meet.

How do these needs compare to the housing needs of the population at large

Connecting residents of subsidized housing with supportive services is a challenge for public housing authorities throughout the nation. Many housing authorities or housing agencies struggle to deliver or provide access to services and face the challenge of limited funding to provide services for residents.

Discussion

DRAFT

NA-40 Homeless Needs Assessment – 91.205(c)

Introduction:

The Lowcountry Homeless Coalition, based in Charleston, South Carolina is the Continuum of Care working to address the needs of the homeless in a seven county region of the South Carolina lowcountry. Annual point-in-time counts are conducted in the area; however, due to no homeless shelters operating in the Town of Hilton Head Island, there is no homeless data for the Town.
In the January 2014 point-in-time count the number of homeless counted in Beaufort County was 40 persons, however this figure does not reflect any homeless in the Town of Hilton Head Island. According to the Lowcountry Homeless Coalition the results of the January 2015 point-in-time count indicate there were 37 persons experiencing homelessness interviewed in Beaufort County. Of those interviewed in 2015 eight were living unsheltered and 29 were living in shelters. Of the 29 living in shelters 24 were members of families with children. It is important to note, since the Town of Hilton Head Island does not have any homeless shelters these figures pertain to homeless persons counted in all of Beaufort County, South Carolina.

Homeless Needs Assessment

Population	Estimate the # of persons experiencing homelessness on a given night		Estimate the # experiencing homelessness each year	Estimate the # becoming homeless each year	Estimate the # exiting homelessness each year	Estimate the # of days persons experience homelessness
	Sheltered	Unsheltered				
Persons in Households with Adult(s) and Child(ren)	0	0	0	0	0	0
Persons in Households with Only Children	0	0	0	0	0	0
Persons in Households with Only Adults	0	0	0	0	0	0
Chronically Homeless Individuals	0	0	0	0	0	0
Chronically Homeless Families	0	0	0	0	0	0
Veterans	0	0	0	0	0	0
Unaccompanied Child	0	0	0	0	0	0

Population	Estimate the # of persons experiencing homelessness on a given night		Estimate the # experiencing homelessness each year	Estimate the # becoming homeless each year	Estimate the # exiting homelessness each year	Estimate the # of days persons experience homelessness
	Sheltered	Unsheltered				
Persons with HIV	0	0	0	0	0	0

Table 26 - Homeless Needs Assessment

Data Source Comments:

No Data Available

The Lowcountry Homeless Coalition, based in Charleston, South Carolina is the Continuum of Care working to address the needs of the homeless in a seven county region of the South Carolina lowcountry. Annual point-in-time counts are conducted in the area; however, due to no homeless shelters operating in the Town of Hilton Head Island, there is no homeless data for the Town.

Indicate if the homeless population is: Has No Rural Homeless

If data is not available for the categories "number of persons becoming and exiting homelessness each year," and "number of days that persons experience homelessness," describe these categories for each homeless population type (including chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth):

The Lowcountry Homeless Coalition, based in Charleston, South Carolina is the Continuum of Care working to address the needs of the homeless in a seven county region of the South Carolina lowcountry. Annual point-in-time counts are conducted in the area; however, due to no homeless shelters operating in the Town of Hilton Head Island, there is no homeless data for the Town.

Nature and Extent of Homelessness: (Optional)

Race:	Sheltered:	Unsheltered (optional)
White	0	0
Black or African American	0	0
Asian	0	0
American Indian or Alaska Native	0	0
Pacific Islander	0	0
Ethnicity:	**Sheltered:**	**Unsheltered (optional)**
Hispanic	0	0
Not Hispanic	0	0

Data Source Comments:

Estimate the number and type of families in need of housing assistance for families with children and the families of veterans.

The Lowcountry Homeless Coalition, based in Charleston, South Carolina is the Continuum of Care working to address the needs of the homeless in a seven county region of the South Carolina lowcountry. Annual point-in-time counts are conducted in the area; however, due to no homeless shelters operating in the Town of Hilton Head Island, there is no homeless data for the Town.

Describe the Nature and Extent of Homelessness by Racial and Ethnic Group.

The Lowcountry Homeless Coalition, based in Charleston, South Carolina is the Continuum of Care working to address the needs of the homeless in a seven county region of the South Carolina lowcountry. Annual point-in-time counts are conducted in the area; however, due to no homeless shelters operating in the Town of Hilton Head Island, there is no homeless data for the Town.

Describe the Nature and Extent of Unsheltered and Sheltered Homelessness.

The Lowcountry Homeless Coalition, based in Charleston, South Carolina is the Continuum of Care working to address the needs of the homeless in a seven county region of the South Carolina lowcountry. Annual point-in-time counts are conducted in the area; however, due to no homeless shelters operating in the Town of Hilton Head Island, there is no homeless data for the Town.

Discussion:

NA-45 Non-Homeless Special Needs Assessment - 91.205 (b,d)

Introduction:

This section will discuss the characteristics and needs of persons in various subpopulations who are not homeless but may require supportive services, including the elderly, frail elderly, persons with disabilities (mental, physical, developmental), persons with HIV/AIDS and their families, persons with alcohol or drug addiction, victims of domestic violence, and persons with a criminal record and their families.

Describe the characteristics of special needs populations in your community:

Based on American Community Survey 2009-2013 estimates the Town of Hilton Head Island elderly population, 65 years of age or more is 11,988 which is 31.5% of the total population. According to the American Community Survey 2009-2013 estimates 10.8% of the total population are individuals with any disability and 22.3% of the population 65 years and over are individuals with any disability. Data indicates 89.7% of the elderly population is housed in owner-occupied housing units and 10.3% of the elderly population is housed in renter-occupied units. Housing estimates show 57.1% of elderly renters pay 30% or more of their monthly income on housing related expenses, an amount which exceeds HUD's cost burden threshold. Of elderly homeowners, 39% pay more than 30% of their monthly income on housing related expenses.

According to the 2009-2013 American Community Survey data for economic characteristics 17.4% of the total population of the Town of Hilton Head Island has no health insurance coverage and 8.5% of the total population had incomes in the past 12 months below the poverty level. To help address this issue the Volunteers in Medicine organization was established in 1993 to understand and serve the health and wellness needs of the most medically underserved populations and their households living and working in the Town of Hilton Head Island. The Volunteers in Medicine Clinic is staffed with approximately 600 retired volunteer physicians, nurses, dentists, chiropractors, social workers, interpreters, and lay persons. On average the staff at the clinic services approximately 30,000 patients per year. This clinic is the only free medical clinic also offering dental and mental healthcare in southern Beaufort County.

What are the housing and supportive service needs of these populations and how are these needs determined?

The housing and supportive service needs of these populations may include lack of affordable housing and lack of earning a living wage. Some elderly populations may have disability issues and fixed incomes which contributed to the inability to maintain homes which in turn creates depreciating home values and property decline. Considering these situations these populations may have difficulty meeting additional basic needs such as food, clothing, child care, and transportation and health care costs.

Discuss the size and characteristics of the population with HIV/AIDS and their families within the Eligible Metropolitan Statistical Area:

According to 2013 SC-DHEC HIV/AIDS Data Surveillance Report from January 1 through December 31, 2013 there were 11 new cases of HIV/AIDS diagnosed in Beaufort County. That same report states through December 31, 2013 there are 195 persons living with HIV/AIDS in Beaufort County.
The Access Network was founded in 1987 in response to the growing HIV/AIDS epidemic to serve Beaufort, Colleton, Hampton, and Jasper counties. In the mid1990's the focus of the client services

changed from addressing end of life issues to helping those affected by HIV/AIDS live with the disease. The Access Network offers assistance with long term medical care, free confidential HIV testing and counseling, group and individual support programs, education and prevention, and nutrition programs.

Discussion:

NA-50 Non-Housing Community Development Needs – 91.215 (f)

Describe the jurisdiction's need for Public Facilities:

Public facility needs in the Town of Hilton Head Island include but are not limited to parks and recreational facilities, neighborhood or community facilities, public facilities improvements, housing activities, and other real property improvements. Community Development Block Grant funds may be used for such facilities when they are located in areas of eligible populations or provide benefits to a low to moderate income clientele.

How were these needs determined?

Public facility needs were prioritized based on input obtained through a needs assessment meeting conducted December 10, 2018 by the Town of Hilton Head Island. A public notice was published in the local newspaper, The Island Packet, eight days prior to the public meeting. In addition to the published notice a public meeting notice was posted on the Town of Hilton Head website and an email e-blast announcing the meeting was disseminated to citizens on the Town distribution list. Personal letters of invitation to the needs assessment public meeting were mailed to 38 community leaders and organizations which assist low and moderate income clientele one week prior to the meeting.

Describe the jurisdiction's need for Public Improvements:

Public improvement needs in the Town of Hilton Head Island include but are not limited to street improvements which may include sidewalks or pathways, curbs, gutters, signage, tree plantings, lighting, landscaping, and paving dirt roads, historic restoration, drainage improvements, sanitary sewer installations or improvements, open air market place, and historic cemetery upkeep. Community Development Block Grant funds may be used for such improvements when done in areas of eligible populations, or when benefits are provided to a low to moderate income clientele.

How were these needs determined?

Public improvement needs were determined through comments received during the needs assessment meeting conducted December 10, 2018 by the Town of Hilton Head Island. In addition to public comments received a staff review of the Capital Improvement Program was conducted in association with the prioritized needs determined at the needs assessment meeting. In addition to the December 2018 needs assessment meeting supplementary public input was received at public meetings throughout 2019 when the CDBG program was an item on an advertised meeting agenda.

Describe the jurisdiction's need for Public Services:

Public service needs in the Town of Hilton Head Island include but are not limited to home ownership or rental assistance funds, and shuttle bus service.

How were these needs determined?

Public service needs were discussed and comments received at the needs assessment meeting conducted December 10, 2018 by the Town of Hilton Head Island. Needs were prioritized based on participant input at the needs assessment meeting.

Housing Market Analysis

MA-05 Overview

Housing Market Analysis Overview:

While housing opportunities can be limited by household income and purchasing power, the lack of affordable housing options may result in a significant hardship for low-income households, preventing other basic needs to be met. Low-income residents often have fewer financial resources available to them for making monthly rent or mortgage payments. Low-income residents who do purchase homes must keep a significant amount of funds available for taxes, insurance, property owners association fees, and home maintenance and repairs. Since home ownership requires substantial investment for many residents, low and moderate-income households tend to rent homes as opposed to purchasing one. Most residential property leases call for less responsibility and less investment from the home occupant than if they were to purchase a home. According to the 2009 – 2013 American Community Survey of the 16,781 occupied housing units in the Town of Hilton Head Island 74.1% are owner occupied and the other 25.9% of housing units are occupied by renters.

The types and function of housing units in the Town of Hilton Head Island is important to understand the unique nature of housing development in the Town. There are various forms or types of housing units on the Island, including detached single family homes and attached duplexes, multi-family structures and mobile homes. There are also various types of housing in terms of function, including traditional apartment complexes, condominiums, both long and short term home rentals, seasonal homes and timeshares also known as interval occupancy units.

The data shown in the table below, Housing Unit by Structure Type, refers to housing units as defined by the U.S. Census Bureau. This table shows the number of housing units by structure type in each category has increased since 1990; the number of mobile homes has more than doubled between 1990 and 2010, increasing from 419 to 974. The information shown in this table also indicates in 1990 there were 601 fewer multi-family units than there were single family units. This trend continues as the gap increases in 2000, with 4,506 fewer multi-family units than single family units. In 2007 the gap narrowed to 3,660 fewer multi-family units than single family units. In 2010, the gap continued to narrow to only 2,693 fewer multi-family units than single family units. Overall this indicates a declining trend in the development of multi-family units on the Island.

Due to the unique character of Hilton Head Island as a resort destination there are a significant number of housing units used on a seasonal basis. The U.S. Census Bureau defines seasonal use as housing units used or intended for use only in certain seasons, for weekends, or other occasional use throughout the year. Hilton Head Island is a destination for visitors and second home owners. Figures from the 2010 U.S. Census indicate there were 9,767 seasonal housing units located on the Island. An inventory of interval occupancy developments was prepared for the 2010 Town of Hilton Head Island Comprehensive Plan and shows in 2007 there were 3,537 interval occupancy units, it is important to note during the building permit process interval occupancy developments are categorized as multi-family structures.

Housing Units by Structure Type

	1990	2000	2007*	2010**	% Change 1990 - 2000	% Change 2000 - 2010
Single Family	10,775	14,157	15,627	17,432	24%	19%
Multi-Family	10,174	9,651	11,967	14,739	-%5	35%
Mobile Homes	419	806	963	974	48%	17%
TOTAL	21,368	24,614	28,557	33,145	13%	26%

Source: U.S. Census Bureau – 1990 & 2000 Census; *2005-2007 American Community Survey Estimates; ** 2008-2010 American Community Survey Estimates

Housing Units By Structure Type

MA-10 Number of Housing Units – 91.210(a)&(b)(2)

Introduction

The following section describes the number, type, tenure and size of housing in the Town of Hilton Head Island.

According to 2007 – 2011 American Community Survey data the Town of Hilton Head Island housing stock is comprised of 33,353 units, of which 15,835 or 47% are one unit detached structures, 16,443 or 49% are located in multi-unit structures and 1,075 units or 3% are categorized as mobile home, boat, RV, van, etc. The majority of residential units, 7,050 or 21% are in the 20 unit or more category. This is likely due to the significant number of interval occupancy units located within the Town of Hilton Head Island.

All residential properties by number of units

Property Type	Number	%
1-unit detached structure	15,651	47%
1-unit, attached structure	1,604	5%
2-4 units	3,091	9%
5-19 units	4,786	14%
20 or more units	7,267	22%
Mobile Home, boat, RV, van, etc	989	3%
Total	***33,388***	***100%***

Table 27 – Residential Properties by Unit Number

Data Source: 2008-2012 ACS

Unit Size by Tenure

	Owners		Renters	
	Number	%	Number	%
No bedroom	4	0%	179	4%
1 bedroom	252	2%	975	23%
2 bedrooms	2,358	19%	1,732	40%
3 or more bedrooms	9,859	79%	1,411	33%
Total	***12,473***	***100%***	***4,297***	***100%***

Table 28 – Unit Size by Tenure

Data Source: 2008-2012 ACS

Describe the number and targeting (income level/type of family served) of units assisted with federal, state, and local programs.

The Town of Hilton Head Island does not own or operate any public housing developments or units. The Beaufort Housing Authority is the public agency providing affordable housing to approximately 750 residents in Beaufort County, South Carolina and there are 295 units of housing located throughout the county. In the Town of Hilton Head Island the Beaufort Housing Authority operates 80 public housing units at the Sandalwood Terrace Apartments.

The Housing Choice Voucher Program, commonly known as Section 8 housing is subsidized by the Federal government and provides Federal assistance to families and individuals in the private rental market. The Beaufort Housing Authority program is tenant-based therefore eligible families receive assistance based on income for housing units meeting general program requirements. There are currently eleven units participating in the voucher program which are scattered throughout the Town of Hilton Head Island. Tenants identify and choose their own units and the landlord agrees to participate in the housing choice voucher program.

Provide an assessment of units expected to be lost from the affordable housing inventory for any reason, such as expiration of Section 8 contracts.

The Town of Hilton Head Island and the Beaufort Housing Authority do not expect to lose any affordable housing units from the inventory during this Consolidated Plan period.

Does the availability of housing units meet the needs of the population?

Assessing existing and future housing demand can be difficult. Demand can include the unmet demand of the existing population, the changing needs of the existing population and the needs of future residents. Census data was used to assess the ability of current housing stock to meet the needs of the population. The assessment indicates the existing housing stock does not fully meet the needs of the existing population showing 53.2% of renters expending more than 30% of monthly income on housing costs. HUD considers a housing unit affordable if the occupant expends no more than 30% of its income on housing costs. If the household spends more than 30% of its income on housing costs, the household is considered cost-burdened. Cost-burdened households have less financial resources to meet other basic needs such as food, clothing, transportation, medical costs, child care costs and fewer resources to properly maintain a housing structure and are at greater risk for foreclosure or eviction.

Describe the need for specific types of housing:

Anecdotal evidence indicates households in the market for moderate-to high-priced rentals, or owner-occupied homes have a variety of housing options. Renters who may be disabled, elderly with fixed incomes or those earning low-incomes are likely to find more limited housing options. According to the 2010 – 2013 American Community Survey three year estimates indicate 53.2% of renters expend more than 30% of monthly income on housing costs.

MA-15 Housing Market Analysis: Cost of Housing - 91.210(a)

Introduction

Based on data from 2007 – 2011 CHAS provided by HUD's eCon software program, American Community Survey data and Census data the following tables reflect the cost of owner and renter-occupied housing in the Town of Hilton Head Island. There may have been significant changes in housing prices in recent years which may not be fully captured in this data.

Cost of Housing

	Base Year: 2000	Most Recent Year: 2012	% Change
Median Home Value	280,100	477,100	70%
Median Contract Rent	750	929	24%

Table 29 – Cost of Housing

Data Source: 2000 Census (Base Year), 2008-2012 ACS (Most Recent Year)

Rent Paid	Number	%
Less than $500	350	8.2%
$500-999	2,324	54.1%
$1,000-1,499	972	22.6%
$1,500-1,999	381	8.9%
$2,000 or more	270	6.3%
Total	***4,297***	***100.0%***

Table 30 - Rent Paid

Data Source: 2008-2012 ACS

Housing Affordability

% Units affordable to Households earning	Renter	Owner
30% HAMFI	105	No Data
50% HAMFI	395	135
80% HAMFI	1,845	335
100% HAMFI	No Data	520
Total	***2,345***	***990***

Table 31 – Housing Affordability

Data Source: 2008-2012 CHAS

Monthly Rent

Monthly Rent ($)	Efficiency (no bedroom)	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
Fair Market Rent	653	793	940	1,192	1,140
High HOME Rent	638	773	883	1,120	1,259
Low HOME Rent	611	655	789	907	1,012

Table 32 – Monthly Rent

Data Source: HUD FMR and HOME Rents

Is there sufficient housing for households at all income levels?

According to the 2009-2013 American Community Survey of the 16,781 occupied housing units in the Town of Hilton Head Island 74.1% are owner occupied and 25.9% are occupied by renters. The same data set indicates there are 16,552 vacant housing units of which the homeowner vacancy rate is 3.4% and the rental vacancy rate is 31.7%. The median home value is $421,000 and the median rent is $914.

While data indicates a sufficient number of vacant units the types and function of housing units in the Town of Hilton Head Island is important to understand. There are various forms of housing units within the Town, including detached single family homes, and attached duplexes, multi-family structures and mobile homes. There are also various types of housing in terms of function, including traditional apartment complexes, condominiums, both long and short term home rentals, seasonal homes and timeshares also known as interval occupancy units.

Due to the unique character of the Town of Hilton Head Island as a resort destination there are a significant number of housing units used on a seasonal basis. The U.S. Census Bureau defines seasonal use as housing units used or intended for use only in certain seasons, for weekends, or other occasional use throughout the year. Figures from the 2010 U.S. Census indicate there are 9,767 seasonal housing units located in the Town of Hilton Head Island. An inventory of interval occupancy developments was prepared for the 2010 Town of Hilton Head Island Comprehensive Plan and shows in 2007 there were 3,537 interval occupancy units.

According to the 2009-2013 American Community Survey data the Town of Hilton Head Island housing stock is comprised of 33,333 units, of which 15,287 or 45.9% are one unit detached structures, 1,842 or 5.5% are one unit attached structures, 15,309 or 45.9% are located in multi-unit structures and 895 units or 2.7% are categorized as mobile home, boat, RV, van, etc. It should be noted there are 7,212 housing units in multi-unit structures with 20 or more units; this is likely due to the significant number of interval occupancy units located within the Town of Hilton Head Island. Based on this information, households in the market for moderate to high priced rental units or owner occupied homes have a variety of housing options. Renters who may be disabled, elderly with fixed incomes or those earning low incomes are likely to find more limited housing options.

How is affordability of housing likely to change considering changes to home values and/or rents?

Based on comparison data from the real estate website RealtyTrac there are 142 properties in foreclosure stages and 1,343 homes listed for sale as of May 2015. According to available data the number of properties receiving a foreclosure filing in the Town of Hilton Head Island was 11% lower than in April 2015 and 22% higher than the same time period in 2014. Home sales for April 2015

increased 45% compared with the previous month and down 66% compared with 2014 figures. The median sales price of a non-distressed home was $289,500. The median sales price of a foreclosure home was $225,500, which is 22% lower than non-distressed home sales. Based on this information it is anticipated affordability will remain at the currently level.

How do HOME rents / Fair Market Rent compare to Area Median Rent? How might this impact your strategy to produce or preserve affordable housing?

As illustrated above in the Monthly Rent Table the HOME and Fair Market rents for efficiency and one-bedroom units in the Town of Hilton Head Island are less than the median contract rent of $914 listed in the 2007 – 2011 CHAS and greater than the median rent for units with 2 or more bedrooms. This appears to indicate more affordable housing may be needed for 2 or more bedroom units.

Discussion

MA-20 Housing Market Analysis: Condition of Housing – 91.210(a)

Introduction

The majority of housing units in the Town of Hilton Head Island were built between 1980 and 1999 and as the units age they become more likely to need repairs. Conditions of units may be associated with lack of complete kitchen or plumbing facilities, more than one person per room, or having a cost burden greater than 30% of the household income. According to the Condition of Units chart below 37% of owner-occupied units and 48% of renter-occupied units have at least one of the selected conditions.

Definitions

Standard condition may be defined as housing which meets all local building, fire, health and safety codes and HUD's minimum Housing Quality Standards. Substandard condition may be defined as housing that does not meet local building, fire, health and safety codes or HUD's minimum Housing Quality Standards.

Condition of Units

Condition of Units	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
With one selected Condition	4,746	38%	2,222	52%
With two selected Conditions	22	0%	272	6%
With three selected Conditions	0	0%	0	0%
With four selected Conditions	0	0%	30	1%
No selected Conditions	7,705	62%	1,773	41%
Total	***12,473***	***100%***	***4,297***	***100%***

Table 33 - Condition of Units

Data Source: 2008-2012 ACS

Year Unit Built

Year Unit Built	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
2000 or later	2,375	19%	497	12%
1980-1999	7,938	64%	2,480	58%
1950-1979	2,111	17%	1,200	28%
Before 1950	49	0%	120	3%
Total	***12,473***	***100%***	***4,297***	***101%***

Table 34 – Year Unit Built

Data Source: 2008-2012 CHAS

Risk of Lead-Based Paint Hazard

Risk of Lead-Based Paint Hazard	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
Total Number of Units Built Before 1980	2,160	17%	1,320	31%
Housing Units build before 1980 with children present	500	4%	610	14%

Table 35 – Risk of Lead-Based Paint

Data Source: 2008-2012 ACS (Total Units) 2008-2012 CHAS (Units with Children present)

Vacant Units

	Suitable for Rehabilitation	Not Suitable for Rehabilitation	Total
Vacant Units	16,552	0	16,552
Abandoned Vacant Units	0	0	0
REO Properties	0	0	0
Abandoned REO Properties	0	0	0

Table 36 - Vacant Units

Data Source Comments:

Need for Owner and Rental Rehabilitation

The age of housing stock in the Town of Hilton Head Island will continue to have a significant impact on general housing conditions. While only 3,670 (21.45%) of units were built before 1980, as housing ages maintenance costs rise, which can present a significant cost for low and moderate-income households. This poses a threat to low and moderate-income tenants who may not be able to maintain close communication with landlords or property managers when repairs are needed.

Estimated Number of Housing Units Occupied by Low or Moderate Income Families with LBP Hazards

Exposure to lead-based paint represents a substantial environmental threat and housing conditions may significantly affect public health. HUD regulations regarding lead-based paint apply to all federally assisted housing. The main source of lead exposure comes from lead-contaminated dust found in deteriorating buildings. Many residential properties built before 1978 contain lead-based paint. Unfortunately, measuring the exact number of housing units with lead-based paint hazards is difficult. Lead is a highly toxic metal which may cause a range of health problems for adults and especially with children.

Low-income households earning 0-50% of Median Family Income are usually the least able to afford well maintained housing and therefore, are often at greater risk of lead poisoning. According to American Community Survey data there are 2,325 (18%) owner-occupied households and 1,345 (33%) of renter-occupied households built before 1980. There are 585 owner-occupied households with children present and 450 renter-occupied households with children present built before 1980. These households may be at risk of lead hazard problems.

Discussion

MA-25 Public and Assisted Housing – 91.210(b)

Introduction

The Town of Hilton Head Island does not own or operate any public housing developments or units. The Beaufort Housing Authority is the public agency providing affordable housing to residents in all of Beaufort County, South Carolina, including the Town of Hilton Head Island. In the Town of Hilton Head Island the Beaufort Housing Authority operates 80 public housing units at the Sandalwood Terrace Apartments.

Totals Number of Units

Program Type									
	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project - based	Tenant - based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of units vouchers available			295	562			0	0	211
# of accessible units									
***includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition**									

Table 37 – Total Number of Units by Program Type

Data Source: PIC (PIH Information Center)

Describe the supply of public housing developments:

Describe the number and physical condition of public housing units in the jurisdiction, including those that are participating in an approved Public Housing Agency Plan:

The Town of Hilton Head Island does not own or operate any public housing developments or units. The Beaufort Housing Authority is the public agency providing affordable housing to approximately 750 residents in Beaufort County, South Carolina and there are 295 units of housing located throughout the county. In the Town of Hilton Head Island the Beaufort Housing Authority operates 80 public housing units at the Sandalwood Terrace Apartments.

The Housing Choice Voucher Program, commonly known as Section 8 housing is subsidized by the Federal government and provides Federal assistance to families and individuals in the private rental market. The Beaufort Housing Authority program is tenant-based therefore eligible families receive assistance based on income for housing units meeting general program requirements. There are currently eleven units participating in the voucher program which are scattered throughout the Town of Hilton Head Island. Tenants identify and choose their own units and the landlord agrees to participate in the housing choice voucher program.

Public Housing Condition

Public Housing Development	Average Inspection Score
Beaufort Housing Authority	80

Table 38 - Public Housing Condition

Describe the restoration and revitalization needs of public housing units in the jurisdiction:

Describe the public housing agency's strategy for improving the living environment of low- and moderate-income families residing in public housing:

Discussion:

MA-30 Homeless Facilities and Services – 91.210(c)

Introduction

The Lowcountry Homeless Coalition, based in Charleston, South Carolina is the Continuum of Care working to address the needs of the homeless in a seven county region of the South Carolina lowcountry. Annual point-in-time counts are conducted in the area; however, due to no homeless shelters operating in the Town of Hilton Head Island, there is no homeless data for the Town.

In the January 2014 point-in-time count the number of homeless counted in Beaufort County was 40 persons, however this figure does not reflect any homeless in the Town of Hilton Head Island. The next point-in-time count is scheduled for late January 2019. According to the Lowcountry Homeless Coalition attempts will be made to gather homeless data for the Town of Hilton Head Island.

Facilities and Housing Targeted to Homeless Households

	Emergency Shelter Beds		Transitional Housing Beds	Permanent Supportive Housing Beds	
	Year Round Beds (Current & New)	Voucher / Seasonal / Overflow Beds	Current & New	Current & New	Under Development
Households with Adult(s) and Child(ren)	0	0	0	0	0
Households with Only Adults	0	0	0	0	0
Chronically Homeless Households	0	0	0	0	0
Veterans	0	0	0	0	0
Unaccompanied Youth	0	0	0	0	0

Table 39 - Facilities and Housing Targeted to Homeless Households

Data Source Comments:

Describe mainstream services, such as health, mental health, and employment services to the extent those services are use to complement services targeted to homeless persons

Mainstream services are handled through organizations which provide services to those experiencing homelessness. The Beaufort County Human Services Alliance collaborates with area agencies to promote and sustain activities which improve the quality of life for all Beaufort County residents. Various agency resources are pooled together to address community needs in the areas of economy, education, poverty, health and the environment.

List and describe services and facilities that meet the needs of homeless persons, particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth. If the services and facilities are listed on screen SP-40 Institutional Delivery Structure or screen MA-35 Special Needs Facilities and Services, describe how these facilities and services specifically address the needs of these populations.

There are no homeless shelters located within the Town of Hilton Head Island. Family Promise of Beaufort County is a non-profit organization located in Bluffton, South Carolina, adjacent to the Town of Hilton Head Island, which provides assistance to homeless families. During one program cycle four families go through the 60-90 day program. Family Promise partners with host churches throughout Beaufort County, where families sleep for a one week period then move to the next host church. Support churches provide food to the families. Churches provide overnight chaperons. Children attend school during the day and the parent attends educational classes at the Family Promise Center located in Bluffton. The education component of the program consists of a variety of classes, some which include resume writing and budgeting. Upon program completion participants must have a place to live, a job and transportation. The case workers at Family Promise follow-up with program graduates for 12-18 months after completing the program.

MA-35 Special Needs Facilities and Services – 91.210(d)

Introduction

The Town of Hilton Head Island does not own or operate any special needs facilities. As a member of the Beaufort County Human Services Alliance, the Town encourages collaboration with area agencies to promote and sustain activities which improve the quality of life for Beaufort County residents, including in the Town of Hilton Head Island.

Including the elderly, frail elderly, persons with disabilities (mental, physical, developmental), persons with alcohol or other drug addictions, persons with HIV/AIDS and their families, public housing residents and any other categories the jurisdiction may specify, and describe their supportive housing needs

Describe programs for ensuring that persons returning from mental and physical health institutions receive appropriate supportive housing

Specify the activities that the jurisdiction plans to undertake during the next year to address the housing and supportive services needs identified in accordance with 91.215(e) with respect to persons who are not homeless but have other special needs. Link to one-year goals. 91.315(e)

For entitlement/consortia grantees: Specify the activities that the jurisdiction plans to undertake during the next year to address the housing and supportive services needs identified in accordance with 91.215(e) with respect to persons who are not homeless but have other special needs. Link to one-year goals. (91.220(2))

MA-40 Barriers to Affordable Housing – 91.210(e)

Negative Effects of Public Policies on Affordable Housing and Residential Investment

The following items relate to barriers to affordable housing; however, many other circumstances may exist which prevent the market from providing affordable housing. This list should not be considered exhaustive, but it does provide an outline for some potential barriers to affordable housing in the Town of Hilton Head Island.

- Land costs are a limiting factor in the construction of affordable housing units. The increasing cost of land is related to the high demand for water-front property and convenient access to the beach which is provided by other properties within the Town. As available land decreases, costs for land increases often creating larger scale developments that have potential to deliver higher profits to offset the cost of land, ultimately decreasing the affordability of housing units.
- Land supply is a finite resource as the Town approaches build-out. There is less land available for housing and the land available is very expensive. Remaining vacant land in the Town of Hilton Head Island is not only limited but often challenged with costs associated with providing utilities and access.
- Construction costs which continue to increase are a factor in the development of affordable housing. Building codes, flood plain requirements, and costs associated with building in an area susceptible to hurricanes can significantly impact the affordability of housing. Fees required by government agencies also increase the cost of affordable housing, such as impact fees, building permit fees, licensing fees, utility service fees and other outside agency approvals.
- Much of the housing located in the Town of Hilton Head Island and land available for housing is subject to floodplain insurance requirements as well as other insurance requirements, such as wind and hail. Many residential developments operate under organized home owners associations, which also require payment of fees to cover costs associated with common open space, amenities and infrastructure.
- Marketability and potential profit is a factor for developers because of the challenges faced with construction in a coastal area. Developers often strive for the “highest and best use”, which typically results in housing units that cannot meet HUD’s definition of affordable.
- The “NIMBY” syndrome, “Not in My Backyard”, is a common sentiment toward affordable housing within the Town of Hilton Head Island. This is a typical response to affordable housing in some communities. Many make assumptions affordable housing increases crime and are aesthetically unpleasing homes and buildings. This is not necessarily true; however, turning around the NIMBY syndrome is a challenge developers of affordable housing face in this community.
- Developers strive for the highest profit margin, which may be determined by various factors. The cost of developing housing in the Town of Hilton Head Island is high. The lack of development incentives, such as increased density, decreased parking, or increased height standards, which would allow developers to build more than otherwise allowed by Town regulations and requirements do not exist in current codes and may, when coupled with other barriers become another barrier to the construction or availability of affordable housing.

MA-45 Non-Housing Community Development Assets – 91.215 (f)

Introduction

This section identifies economic sectors in the Town of Hilton Head Island where job opportunities exist and identifies employment sector positions. According to the 2007 – 2011 American Community Survey data the unemployment rate was 6.49%, however in the 2011 - 2013 American Community Survey data the unemployment rate in the Town of Hilton Head Island decreased to 4.5%, which is below the national average of 5.6%.

Economic Development Market Analysis

Business Activity

Business by Sector	Number of Workers	Number of Jobs	Share of Workers %	Share of Jobs %	Jobs less workers %
Agriculture, Mining, Oil & Gas Extraction	42	46	0	0	0
Arts, Entertainment, Accommodations	3,430	6,649	28	31	3
Construction	499	756	4	4	-1
Education and Health Care Services	1,488	2,505	12	12	-1
Finance, Insurance, and Real Estate	1,155	2,042	9	9	0
Information	133	219	1	1	0
Manufacturing	273	261	2	1	-1
Other Services	646	1,202	5	6	0
Professional, Scientific, Management Services	960	1,688	8	8	0
Public Administration	0	0	0	0	0
Retail Trade	1,867	2,995	15	14	-1
Transportation and Warehousing	205	214	2	1	-1
Wholesale Trade	253	278	2	1	-1
Total	10,951	18,855	--	--	--

Table 40 - Business Activity

Data Source: 2008-2012 ACS (Workers), 2011 Longitudinal Employer-Household Dynamics (Jobs)

Labor Force

Total Population in the Civilian Labor Force	18,043
Civilian Employed Population 16 years and over	16,777
Unemployment Rate	7.02
Unemployment Rate for Ages 16-24	34.35
Unemployment Rate for Ages 25-65	4.24

Table 41 - Labor Force

Data Source: 2008-2012 ACS

Occupations by Sector	Number of People
Management, business and financial	4,177
Farming, fisheries and forestry occupations	540
Service	1,625
Sales and office	4,782
Construction, extraction, maintenance and repair	1,864
Production, transportation and material moving	491

Table 42 – Occupations by Sector

Data Source: 2008-2012 ACS

Travel Time

Travel Time	Number	Percentage
< 30 Minutes	12,978	85%
30-59 Minutes	1,768	12%
60 or More Minutes	516	3%
Total	***15,262***	***100%***

Table 43 - Travel Time

Data Source: 2008-2012 ACS

Education:

Educational Attainment by Employment Status (Population 16 and Older)

Educational Attainment	In Labor Force		
	Civilian Employed	Unemployed	Not in Labor Force
Less than high school graduate	1,224	126	256
High school graduate (includes equivalency)	2,978	220	721
Some college or Associate's degree	3,319	206	1,062
Bachelor's degree or higher	5,606	208	1,942

Table 44 - Educational Attainment by Employment Status

Data Source: 2008-2012 ACS

Educational Attainment by Age

	Age				
	18–24 yrs	25–34 yrs	35–44 yrs	45–65 yrs	65+ yrs
Less than 9th grade	185	131	290	251	240
9th to 12th grade, no diploma	486	395	269	270	333
High school graduate, GED, or alternative	943	937	1,021	1,979	1,600
Some college, no degree	420	587	583	1,975	2,273
Associate's degree	83	153	251	1,059	368
Bachelor's degree	260	983	1,200	3,371	3,788

	Age				
	18–24 yrs	25–34 yrs	35–44 yrs	45–65 yrs	65+ yrs
Graduate or professional degree	0	308	342	1,552	2,712

Table 45 - Educational Attainment by Age

Data Source: 2008-2012 ACS

Educational Attainment – Median Earnings in the Past 12 Months

Educational Attainment	Median Earnings in the Past 12 Months
Less than high school graduate	17,668
High school graduate (includes equivalency)	22,045
Some college or Associate's degree	30,951
Bachelor's degree	40,286
Graduate or professional degree	60,679

Table 46 – Median Earnings in the Past 12 Months

Data Source: 2008-2012 ACS

Based on the Business Activity table above, what are the major employment sectors within your jurisdiction?

The largest percentage of the Town of Hilton Head Island's labor force is employed in the Arts, Entertainment, Accommodations sector which consists of 27% of the labor force. The next largest percentage of the labor force is employed in the Retail Trade sector, which consists of 15% followed by the Education and Health Care Services sector consisting of 11% of the labor force.

Describe the workforce and infrastructure needs of the business community:

The Town of Hilton Head Island's workforce may continue to depend on a large pool of residents possessing higher levels of education. Over 50% of the labor force holds positions in management, business, financial, service, sales and office sectors which may necessitate some secondary education. Workforce needs encompassing each sector may include but are not limited to well educated, motivated, healthy, and skilled employees. Infrastructure needs may include but are not limited to access to a reliable transportation system including streets, and pathways, access to water and sewer services, recreational facilities and internet services.

Describe any major changes that may have an economic impact, such as planned local or regional public or private sector investments or initiatives that have affected or may affect job and business growth opportunities during the planning period. Describe any needs for workforce development, business support or infrastructure these changes may create.

In 2013 the Hilton Head Island Economic Development Corporation (EDC) was formed to encourage, develop and enhance local economic development and redevelopment needed to sustain the quality of life in the Town of Hilton Head Island over the long term. The mission of the EDC was to create a climate to attract and retain business investment potential and broaden and deepen the economy by coordinating economic regeneration under a singularly focused business entity which operates independently of the Town of Hilton Head Island government.

How do the skills and education of the current workforce correspond to employment opportunities in the jurisdiction?

Forty-five percent of the civilian labor force in the Town of Hilton Head Island possesses a bachelor's degree or higher level of educational attainment. This corresponds with the Occupation by Sector table indicating the Management, business and financial sector and Sales and Office sector reflecting the highest number of employees, comprising 50% of the labor force. It can be presumed these two sectors have a higher percentage of employees with secondary educations.

Describe any current workforce training initiatives, including those supported by Workforce Investment Boards, community colleges and other organizations. Describe how these efforts will support the jurisdiction's Consolidated Plan.

Does your jurisdiction participate in a Comprehensive Economic Development Strategy (CEDS)?

No

If so, what economic development initiatives are you undertaking that may be coordinated with the Consolidated Plan? If not, describe other local/regional plans or initiatives that impact economic growth.

Discussion

MA-50 Needs and Market Analysis Discussion

Are there areas where households with multiple housing problems are concentrated? (include a definition of "concentration")

After analysis of data in the HUD Office of Community Planning and Development (CPD) maps software program it was established Census Tract 108 contains a significant percentage of housing units with any of the four severe housing problems, which include housing cost burden greater than 30%, housing cost burden greater than 50%, overcrowding or substandard housing.

Are there any areas in the jurisdiction where racial or ethnic minorities or low-income families are concentrated? (include a definition of "concentration")

To determine the location of minority groups low and moderate-income areas were identified by Census tracts comprised of a minimum of 51% of low and moderate-income households. According to 2010 Census data, there are three Census tracts in the Town Hilton Head Island with low and moderate-income percentages above 51%. Those Census tracts are: Census tract 105 with a low and moderate-income status of 54.04%; Census tract 108 with a low and moderate-income status of 71.81%; and Census tract 110 with a low and moderate-income status of 59.50%.

Areas of minority concentration have populations of racial or ethnic groups at least 10% greater than the Town as a whole. The highest concentration and number of Hispanic households is in Census tract 108 and the highest concentration and number of Black or African American households is in Census tract 105.

What are the characteristics of the market in these areas/neighborhoods?

Areas with concentrations of housing problems and low-income populations may be referred to as distressed areas or neighborhoods. Distressed neighborhoods typically have older housing stock, higher rates of vacancy, and lower quality of life in addition to segments of minorities and low-income households. Property values may tend to be lower in these areas than the surrounding areas.

Are there any community assets in these areas/neighborhoods?

Census Tracts 105, 108 and 110 have a variety of Town of Hilton Head Island-owned parks, public and private recreation facilities and religious institutions available to residents of the Town of Hilton Head Island. Census Tract 105 contains the Hilton Head Island public school campus including elementary, middle and high schools, which are accessible to children residing in the Town of Hilton Head Island.

Are there other strategic opportunities in any of these areas?

The Town of Hilton Head Island has identified areas with the highest concentration of low-income households for CDBG funding. Anticipated use of CDBG funds include but are not limited to street improvements which may include sidewalks or pathways, curbs, gutters, signage, tree plantings, lighting, landscaping, and paving dirt roads, historic restoration, drainage improvements, sanitary sewer installations or improvements, open air market place, and historic cemetery upkeep.

Strategic Plan

SP-05 Overview

Strategic Plan Overview

The Strategic Plan outlined in the following section provides a guide for the Town of Hilton Head Island's allocation of Community Development Block Grant (CDBG) Program funding for the 2015 – 2019 planning period. The goals focus on priority needs and targets available resources designed to meet those needs. The needs include public improvements and facilities for low and moderate-income persons. The primary emphasis of the goals is the continuance of maintaining and improving the quality of life of low and moderate-income residents. Projects selected for CDBG funding in this five year period will be managed efficiently and in compliance will program requirements.

#	Program Year	Project Name	Project Description	Estimated Amount	Annual Goals Supported	Target Area	Priority Need Addressed	Goal Outcome Indicator
1	2015	Blazing Star Lane Paving	Paving Dirt Road	$202,347	Public Facilities & Improvements	Census Tract 105	Non- Housing Community Development – Public Improvements	Public facility or infrastructure activities other than low/moderate-income housing benefit
2	2016	Rhiner Drive Paving	Paving Dirt Road	$196,123	Public Facilities & Improvements	Census Tract 105	Non- Housing Community Development – Public Improvements	Public facility or infrastructure activities other than low/moderate-income housing benefit
3	2017	Public Facilities & Improvements *(Island Rec Center Playground)*	Recreational Facilities & Improvements,	$114,316	Public facilities & improvements	Census Tract 105	Non- Housing Community Development – Public Improvements	Public facility or infrastructure activities other than low/moderate-income housing benefit
4	2018	Public Facilities & Improvements *(Boys & Girls Club Picnic Shelter)*	Recreational Facilities & Improvements	$200,000	Public facilities & improvements	Census Tract 105	Non- Housing Community Development – Public Improvements	Public facility or infrastructure activities other than low/moderate-income housing benefit
5	2018	Public Facilities & Improvements *(Patterson Property Park)*	Recreational Facilities & Improvements	$120,592	Public facilities & improvements	Census Tract 110	Non- Housing Community Development – Public Improvements	Public facility or infrastructure activities other than low/moderate-income housing benefit

6	2019	Public Facilities & Improvements *(Rowing & Sailing Center at Squire Pope Community Park)*	Recreational Facilities & Improvements	$236,013	Public facilities & improvements	Census Tract 105	Non- Housing Community Development – Public Improvements	Public facility or infrastructure activities other than low/moderate-income housing benefit

2015 - 2019 Project List

SP-10 Geographic Priorities – 91.215 (a)(1)

Geographic Area

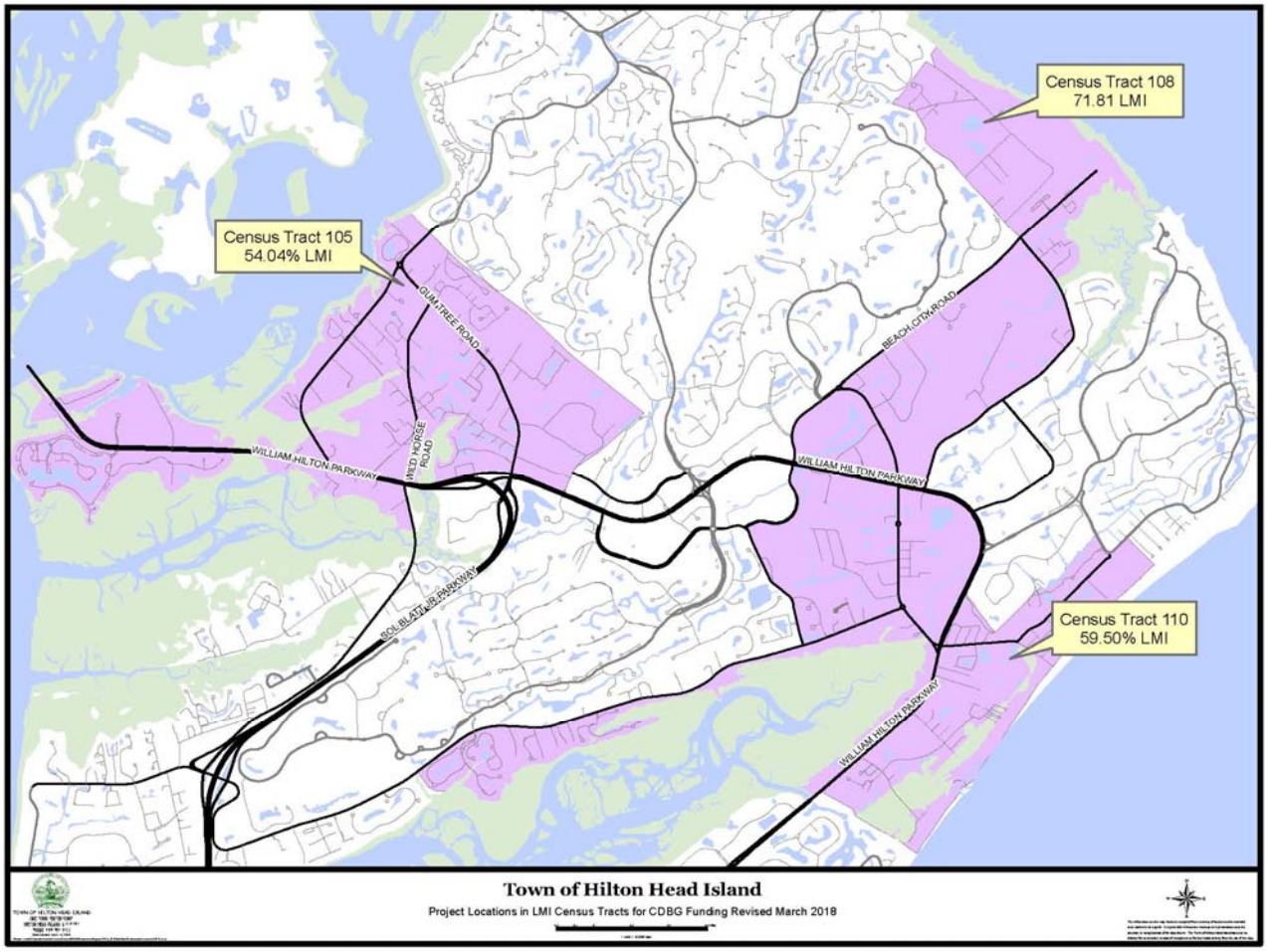
Table 47 - Geographic Priority Areas

1	**Area Name:**	Census Tract 105
	Area Type:	Local Target area
	Other Target Area Description:	
	HUD Approval Date:	
	% of Low/ Mod:	
	Revital Type:	Other
	Other Revital Description:	Public Improvement
	Identify the neighborhood boundaries for this target area.	
	Include specific housing and commercial characteristics of this target area.	
	How did your consultation and citizen participation process help you to identify this neighborhood as a target area?	
	Identify the needs in this target area.	
	What are the opportunities for improvement in this target area?	
	Are there barriers to improvement in this target area?	
2	**Area Name:**	Census Tract 108
	Area Type:	Local Target area
	Other Target Area Description:	
	HUD Approval Date:	
	% of Low/ Mod:	
	Revital Type:	Other
	Other Revital Description:	Public Improvement
	Identify the neighborhood boundaries for this target area.	
	Include specific housing and commercial characteristics of this target area.	
	How did your consultation and citizen participation process help you to identify this neighborhood as a target area?	
	Identify the needs in this target area.	
	What are the opportunities for improvement in this target area?	
	Are there barriers to improvement in this target area?	
3	**Area Name:**	Census Tract 110
	Area Type:	Local Target area
	Other Target Area Description:	
	HUD Approval Date:	
	% of Low/ Mod:	
	Revital Type:	Other
	Other Revital Description:	Public Improvement
	Identify the neighborhood boundaries for this target area.	
	Include specific housing and commercial characteristics of this target area.	

	How did your consultation and citizen participation process help you to identify this neighborhood as a target area?	
	Identify the needs in this target area.	
	What are the opportunities for improvement in this target area?	
	Are there barriers to improvement in this target area?	
4	**Area Name:**	Town-Wide
	Area Type:	Local Target area
	Other Target Area Description:	
	HUD Approval Date:	
	% of Low/ Mod:	
	Revital Type:	Other
	Other Revital Description:	Administrative and Planning
	Identify the neighborhood boundaries for this target area.	
	Include specific housing and commercial characteristics of this target area.	
	How did your consultation and citizen participation process help you to identify this neighborhood as a target area?	
	Identify the needs in this target area.	
	What are the opportunities for improvement in this target area?	
	Are there barriers to improvement in this target area?	

General Allocation Priorities

Community Development Block Grant funds will be used to address the needs of low and moderate-income areas and at facilities which provide services to low and moderate income persons or families which comprise 51% or more of their clientele. The areas are determined using Census Tracts which have a low and moderate-income population of at least 51%. Community Development Block Grant funds will be designated for use on projects located in Census Tracts 105, 108 and 110 within the Town of Hilton Head Island as illustrated in the attached map. Facilities providing services to low and moderate income persons will provide documentation to Town staff verifying 51% or more of their clientele meet low to moderate income requirements as stipulated by HUD.



LMI Census Tracts

SP-25 Priority Needs - 91.215(a)(2)

Priority Needs

Table 48 – Priority Needs Summary

1	**Priority Need Name**	Public Facilities & Improvements
	Priority Level	High
	Population	Extremely Low Low Moderate Non-housing Community Development Large Families Families with Children
	Geographic Areas Affected	Census Tract 105 Census Tract 108 Census Tract 110
	Associated Goals	Blazing Star Lane Paving Rhiner Drive Paving Public facilities & improvements or housing activity or other real property improvements
	Description	Provide funding for public facilities & improvements, or housing activities, or other real property improvements in low and moderate-income neighborhoods.
	Basis for Relative Priority	Needs Assessment Public Meeting attendee comments
2	**Priority Need Name**	Administrative and Planning
	Priority Level	High
	Population	Non-housing Community Development
	Geographic Areas Affected	Town-Wide
	Associated Goals	Development of Consolidated Plan
	Description	Provide overall administration for the CDBG program and development of the Consolidated Plan and annual reports.
	Basis for Relative Priority	Needs Assessment Public Meeting attendee comments.
3	**Priority Need Name**	Home Ownership/Rental Assistance
	Priority Level	High
	Population	Low Moderate
	Geographic Areas Affected	Census Tract 105 Census Tract 108 Census Tract 110

	Associated Goals	Public facilities & improvements, or housing activity, or other real property improvements
	Description	Provide funding for public facilities & improvements, or housing activities, or other real property improvements in low and moderate-income neighborhoods.
	Basis for Relative Priority	Needs Assessment Public Meeting attendee comments
4	**Priority Need Name**	Historic Preservation
	Priority Level	High
	Population	Low Moderate Non-housing Community Development
	Geographic Areas Affected	Census Tract 105 Census Tract 108 Census Tract 110
	Associated Goals	Public facilities & improvements, or housing activity, or other real property improvements
	Description	Provide funding for public facilities & improvements, or housing activities, or other real property improvements in low and moderate-income neighborhoods
	Basis for Relative Priority	Needs Assessment Public Meeting attendee comments

Narrative (Optional)

Priority needs were identified through the Needs Assessment Public Meeting held on December 10, 2018. Nineteen citizens attended the meeting and gave comments related to community needs. Public facilities and improvements needs in the Town of Hilton Head Island include but are not limited to parks and recreational facilities, neighborhood or community facilities, drainage improvements, sanitary sewer infrastructure and street improvements which may include sidewalks or pathways, curbs, gutters, signage, tree plantings, lighting, landscaping, and paving dirt roads. Community Development Block Grant funds may be used for such facilities and improvements when they are located in areas of eligible populations or provide benefits to a low to moderate income clientele.

Housing activity needs in the Town of Hilton Head Island may include but are not limited to housing activity needs which may include home ownership financial assistance or rental housing assistance. Community Development Block Grant funds may be used for such services when the activity meets the related national objective.

Other real property improvements needs in the Town of Hilton Head Island include but are not limited to historic site preservation or restoration. Community Development Block Grant funds may be used for such other real property improvements when they are located in areas of eligibility.

SP-30 Influence of Market Conditions – 91.215 (b)

Influence of Market Conditions

Affordable Housing Type	Market Characteristics that will influence the use of funds available for housing type
Tenant Based Rental Assistance (TBRA)	High levels of cost burden among many low-income households; waiting lists at existing public housing.
TBRA for Non-Homeless Special Needs	High levels of cost burden among many low-income households including non-homeless special needs populations; waiting lists at existing public housing.
New Unit Production	Costs of land, infrastructure and development impact fees; the age of existing housing stock.
Rehabilitation	Age of housing stock.
Acquisition, including preservation	Age of structures, costs of land and infrastructure improvements.

Table 49 – Influence of Market Conditions

SP-35 Anticipated Resources - 91.215(a)(4), 91.220(c)(1,2)

Introduction

The following table outlines the anticipated resources from the HUD Community Development Block Grant(CDBG) program the Town of Hilton Head Island anticipates having available during the 2015 – 2019 period covered by this Consolidated Plan.

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan $	Narrative Description
			Annual Allocation: $	Program Income: $	Prior Year Resources: $	Total: $		

CDBG	public - federal	Acquisition Admin and Planning Housing Public Improvements Public Services Other Real Property Improvements	202,347	0	0	202,347	867,044	2015 was the first year of program participation and funding was in the amount of $202,347. In program year 2016 the HUD allocation amount was $196,123, in program year 2017 the HUD allocation amount was $200,781, in 2018 the HUD allocation amount was $234,127, and in 2019 the HUD allocation was $236,013 Due to these revised allocations the expected amount available for the remaining 3 years of the Con Plan was adjusted to derive the expected amount

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan $	Narrative Description
			Annual Allocation: $	Program Income: $	Prior Year Resources: $	Total: $		
								available for the remaining years of the Consolidated Plan.

Table 50 - Anticipated Resources

Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied

It is anticipated the federal funding listed above will be received annually to support activities outlined in the Consolidated Plan. While the Community Development Block Grant program does not require leveraging, other Town of Hilton Head Island resources may be used in combination with these funds to complete projects listed in this Consolidated Plan.

Leveraging is a way to increase project efficiencies which often come with combining sources of funding. Funds may be considered leveraged if financial commitments to the cost of a project from a source other than Community Development Block Grant funds are documented. Town staff may identify and explore additional leveraging opportunities such as other federal, state and local resources.

If appropriate, describe publically owned land or property located within the jurisdiction that may be used to address the needs identified in the plan

The Town of Hilton Head Island is in the process of acquiring dirt roads located in Census Tracts 105, 108 and 110. Each of these census tracts has a low and moderate-income household percentage above 51%. One of the community needs identified at the December 10, 2018 Public Needs Assessment Meeting was paving of dirt roads. In an effort to meet this community need, Town-owned dirt roads may be paved in these areas. The Town of Hilton Head Island currently owns property located on Marshland Road, within Census Tract 110 and on Squire Pope Road, within Census Tract 105. These Census tracts have a low and moderate income household percentage above 51%. Two of the community needs identified in the December 2018 needs assessment public meeting were a community park in the Marshland Road vicinity including water access and a playground at the Squire Pope Road property.

Discussion

SP-40 Institutional Delivery Structure – 91.215(k)

Explain the institutional structure through which the jurisdiction will carry out its consolidated plan including private industry, non-profit organizations, and public institutions.

Responsible Entity	Responsible Entity Type	Role	Geographic Area Served
TOWN OF HILTON HEAD ISLAND	Government	Non-homeless special needs public facilities	Jurisdiction

Table 51 - Institutional Delivery Structure

Assess of Strengths and Gaps in the Institutional Delivery System

The Town of Hilton Head Island has participated in the HUD CDBG Entitlement Program since fiscal year 2015. During 2015, 2016, and 2017 the first three program years of participation, the Town of Hilton Head Island met required program deadlines and received acceptable levels of program accomplishment notifications from the HUD Columbia, SC field office. The Town of Hilton Head Island intends to continue to report its progress in meeting the five-year and annual goals in the Consolidated Annual Performance Evaluation Report (CAPER). The CAPER will be submitted in compliance with program deadlines.

Availability of services targeted to homeless persons and persons with HIV and mainstream services

Homelessness Prevention Services	Available in the Community	Targeted to Homeless	Targeted to People with HIV
Homelessness Prevention Services			
Counseling/Advocacy	X		
Legal Assistance	X		
Mortgage Assistance			
Rental Assistance			
Utilities Assistance	X		
Street Outreach Services			
Law Enforcement			
Mobile Clinics			
Other Street Outreach Services			
Supportive Services			
Alcohol & Drug Abuse	X		
Child Care	X	X	
Education	X	X	
Employment and Employment Training	X	X	
Healthcare	X		
HIV/AIDS			
Life Skills			
Mental Health Counseling	X		

Transportation	X		
Other			

Table 52 - Homeless Prevention Services Summary

Describe how the service delivery system including, but not limited to, the services listed above meet the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth)

The Lowcountry Homeless Coalition, based in Charleston, South Carolina is the Continuum of Care working to address the needs of the homeless in a seven county region of the South Carolina lowcountry. Annual point-in-time counts are conducted in the area; however, due to no homeless shelters operating in the Town of Hilton Head Island, there is no homeless data for the Town.

Describe the strengths and gaps of the service delivery system for special needs population and persons experiencing homelessness, including, but not limited to, the services listed above

There are no homeless shelters located within the Town of Hilton Head Island. Family Promise of Beaufort County is a non-profit organization located in Bluffton, South Carolina, adjacent to the Town of Hilton Head Island, which provides assistance to homeless families. During one program cycle four families go through the 60-90 day program. Family Promise partners with host churches throughout Beaufort County, where families sleep for a one week period then move to the next host church. Support churches provide food to the families. Churches provide overnight chaperones. Children attend school during the day and the parent attends educational classes at the Family Promise Center located in Bluffton. The education component of the program consists of a variety of classes, some which include resume writing and budgeting. Upon program completion participants must have a place to live, a job and transportation. The case workers at Family Promise follow-up with program graduates for 12-18 months after completing the program.

Provide a summary of the strategy for overcoming gaps in the institutional structure and service delivery system for carrying out a strategy to address priority needs

SP-45 Goals Summary – 91.215(a)(4)

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Blazing Star Lane Paving	2015	2016	Non-Housing Community Development	Census Tract 105	Public Improvements	CDBG: $179,937	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 30 Persons Assisted
2	Development of Consolidated Plan	2015	2016	Administrative and Planning	Town-Wide	Administrative and Planning	CDBG: $22,410	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 37099 Persons Assisted
3	Rhiner Drive Paving	2016	2017	Non-Housing Community Development	Census Tract 105	Public Improvements	CDBG: $196,123	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 20 Persons Assisted
4	Public facilities & improvements at Island Recreation Center	2017	2018	Non-Housing Community Development	Census Tract 105	Public Improvements	CDBG: $114,316	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 3,622 Persons Assisted
5	Public facilities & improvements at Boys & Girls Club of Hilton Head Island	2018	2019	Non-Housing Community Development	Census Tract 105	Public Improvements	CDBG: $200,000	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 492 Boys & Girls Club LMI members

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
6	Public Facilities & improvements at Patterson Property Park	2018	2019	Non-Housing Community Development	Census Tract 110	Public Improvements	CDBG: $120,592	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 1,995
7	Public facilities & improvements at Squire Pope Community Park	2019	2020	Non-Housing Community Development	Census Tract 105	Public Improvements	CDBG: $236,013	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 3,622 Persons Assisted

Table 53 – Goals Summary

Goal Descriptions

1	**Goal Name**	Blazing Star Lane Paving
	Goal Description	Provide funding for improvements by paving dirt road in low and moderate-income neighborhood.
2	**Goal Name**	Development of Consolidated Plan
	Goal Description	Provide overall administration for the CDBG program and development of the Consolidated Plan and annual reports.
3	**Goal Name**	Rhiner Drive Paving
	Goal Description	Provide funding for improvements by paving dirt road in low and moderate-income neighborhood.
4	**Goal Name**	Public facilities & improvements at Island Recreation Center
	Goal Description	Provide funding for public facilities & improvements in low and moderate-income neighborhoods.
5	**Goal Name**	Public facilities & improvements at Boys & Girls Club of Hilton Head Island
	Goal Description	Provide funding for public facilities & improvements in low and moderate-income neighborhoods or at facilities that provide benefits to low and moderate income clientele. .

6	**Goal Name**	Public facilities & improvements at Patterson Property Park
	Goal Description	Provide funding for public facilities & improvements in low and moderate-income neighborhoods.
7	**Goal Name**	Public facilities & improvements at Squire Pope Community Park
	Goal Description	Provide funding for public facilities & improvements in low and moderate income neighborhoods.

Estimate the number of extremely low-income, low-income, and moderate-income families to whom the jurisdiction will provide affordable housing as defined by HOME 91.315(b)(2)

At this time the Town of Hilton Head Island does not have the capacity to provide affordable housing units, to extremely low income, low income and moderate income households. However, public facilities and improvements in census tracts with 51% or higher low to moderate income households or at facilities providing services to low and moderate income persons or families which comprise 51% or more of their clientele may be accomplished with Community Development Block Grant funds.

SP-50 Public Housing Accessibility and Involvement – 91.215(c)

Need to Increase the Number of Accessible Units (if Required by a Section 504 Voluntary Compliance Agreement)

The Town of Hilton Head Island does not own or operate any public housing developments or units. The Beaufort Housing Authority is the agency providing public housing to approximately 750 residents in Beaufort County, South Carolina and there are 295 units of housing located throughout the county. In the Town of Hilton Head Island the Beaufort Housing Authority operates 80 public housing units at the Sandalwood Terrace Apartments.

The Housing Choice Voucher Program, commonly known as Section 8 housing is subsidized by the Federal government and provides Federal assistance to families and individuals in the private rental market. The Beaufort Housing Authority program is tenant-based therefore eligible families receive assistance based on income for housing units meeting general program requirements. There are currently eleven units within the Town of Hilton Head Island participating in the voucher program which are scattered throughout the Town. Tenants identify and choose their own units and the landlord agrees to participate in the housing choice voucher program.

The Beaufort Housing Authority has over 900 families in all of Beaufort County on the Public Housing and Section 8 waiting lists and is currently not accepting Section 8 applications. The waiting lists are moving documents and the numbers change on a daily basis. The waiting lists include over 2,105 family members with 1,069 of those being children. The average age of these children is eight. Of the families on the waiting list, 55% are working, 22% are elderly and 9% are disabled. Twenty percent of the families on the waiting list have a disabled family member and 28% of the families have an elderly family member who is not the head of household. Many of the families assisted by the Beaufort Housing Authority care for a disabled family member so that person does not have to be institutionalized. More than 58% of families assisted by the Beaufort Housing Authority request accessibility features.

The Town of Hilton Head Island is not required to increase the number of accessible units through a Section 504 Voluntary Compliance Agreement.

Activities to Increase Resident Involvements

The Beaufort Housing Authority works with resident services at each of the public housing developments and through this collaboration promote programs and activities for residents. Some of the programs offered include: the Family Self-Sufficiency Program which is a five year homeownership education program, Sandalwood Terrace Resident Council, free budgeting classes, and community garden clubs.

Is the public housing agency designated as troubled under 24 CFR part 902?

No

Plan to remove the 'troubled' designation

The Beaufort Housing Authority is not designated as troubled.

SP-55 Barriers to affordable housing – 91.215(h)

Barriers to Affordable Housing

The following items relate to barriers to affordable housing; however, many other circumstances may exist which prevent the market from providing affordable housing. This list should not be considered exhaustive, but it does provide an outline for some potential barriers to affordable housing in the Town of Hilton Head Island.

- Land costs are a limiting factor in the construction of affordable housing units. The increasing cost of land is related to the high demand for water-front property and convenient access to the beach which is provided by other properties within the Town. As available land decreases, costs for land increases often creating larger scale developments that have potential to deliver higher profits to offset the cost of land, ultimately decreasing the affordability of housing units.
- Land supply is a finite resource as the Town approaches build-out. There is less land available for housing and the land available is very expensive. Remaining vacant land in the Town of Hilton Head Island is not only limited but often challenged with costs associated with providing utilities and access.
- Construction costs which continue to increase are a factor in the development of affordable housing. Building codes, flood plain requirements, and costs associated with building in an area susceptible to hurricanes can significantly impact the affordability of housing. Fees required by government agencies also increase the cost of affordable housing, such as impact fees, building permit fees, licensing fees, utility service fees and other outside agency approvals.
- Much of the housing located in the Town of Hilton Head Island and land available for housing is subject to floodplain insurance requirements as well as other insurance requirements, such as wind and hail. Many residential developments operate under organized home owners associations, which also require payment of fees to cover costs associated with common open space, amenities and infrastructure.
- Marketability and potential profit is a factor for developers because of the challenges faced with construction in a coastal area. Developers often strive for the “highest and best use”, which typically results in housing units that cannot meet HUD’s definition of affordable.
- The “NIMBY” syndrome, “Not in My Backyard”, is a common sentiment toward affordable housing within the Town of Hilton Head Island. This is a typical response to affordable housing in some communities. Many make assumptions affordable housing increases crime and are aesthetically unpleasing homes and buildings. This is not necessarily true; however, turning around the NIMBY syndrome is a challenge developers of affordable housing face in this community.
- Developers strive for the highest profit margin, which may be determined by various factors. The cost of developing housing in the Town of Hilton Head Island is high. The lack of development incentives, such as increased density, decreased parking, or increased height standards, which would allow developers to build more than otherwise allowed by Town regulations and requirements do not exist in current codes and may, when coupled with other barriers become another barrier to the construction or availability of affordable housing.

Strategy to Remove or Ameliorate the Barriers to Affordable Housing

The Town of Hilton Head Island anticipates continued participation in the Lowcountry Affordable Housing Coalition, which is under the auspices of Together for Beaufort County and the Beaufort County Human Services Alliance. This coalition consists of governmental entities, non-profit and private organizations striving to make housing more affordable in the Beaufort County area. The coalition has a focus on assisting residents of Beaufort County and serves as a forum for member organizations to share ideas, coordinate projects and foster interagency cooperation. With support from the Beaufort County Human Services Alliance resources are pooled and community needs are addressed in the areas of economy, education, poverty, and health/environmental issues.

In addition to participation in the Lowcountry Affordable Housing Coalition, monitoring relevant public policies for changes which may constitute barriers to affordable housing may be conducted. In 2017 the Town Council Public Planning Committee began studying various aspects of affordable housing on Hilton Head Island. During 2017 the committee met with local developers, business owners, employers, and service organizations for discussions on providing affordable housing to the local workforce. In 2018 strategies were developed to further address fostering affordable housing within the Town of Hilton Head Island. In 2019 the Town's housing consultant presented a workforces housing strategic plan. Town staff prepared an approach to implement the recommendations included in the strategic plan and the Town Council Public Planning Committee made a recommendation to Town Council to adopt the strategic plan.

SP-60 Homelessness Strategy – 91.215(d)

Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs

The Lowcountry Homeless Coalition, based in Charleston, South Carolina is the Continuum of Care working to address the needs of the homeless in a seven county region of the South Carolina lowcountry. Annual point-in-time counts are conducted in the area; however, due to no homeless shelters operating in the Town of Hilton Head Island, there is no homeless data for the Town.

January 2017 point-in-time count results indicate 13 persons experiencing homelessness interviewed in Beaufort County. Nine (9) of these persons where living unsheltered and four (4) were living in shelters. The 2017 point-in-time count also shows one (1) homeless veteran, one (1) chronic homeless person and a total of 32 emergency and transitional beds within Beaufort County. Compared to the 2015 and 2016 point-in-time count results there was a reduction in homelessness in Beaufort County. This reduction is similar to the statewide decrease in homelessness cited in the South Carolina Coalition for the Homeless 2017 point-in-time report. It must be noted, the homelessness figures above do not reflect homeless specifically in the Town of Hilton Head Island; these figures are for Beaufort County as a whole.

Addressing the emergency and transitional housing needs of homeless persons

Currently there are no emergency and transitional housing shelters operating in the Town of Hilton Head Island.

Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again.

There are no homeless shelters located within the jurisdiction of the Town of Hilton Head Island and no homeless population count data available from the Lowcountry Homeless Coalition, the regional Continuum of Care servicing the Town. There is the non-profit organization, Family Promise of Beaufort County located in neighboring Bluffton, South Carolina, which is a coalition of Beaufort County churches assisting homeless families through a 60-90 day program. The program provides evening accommodations for program participants at host churches and daytime transportation to school for children and educational programs for parents.

Help low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families who are likely to become homeless after being discharged from a publicly funded institution or system of care, or who are receiving assistance from public and private agencies that address housing, health, social services, employment, education or youth needs

The Town of Hilton Head Island anticipates continued participation in the Lowcountry Affordable Housing Coalition. This coalition consists of governmental entities, non-profit and private organizations striving to make housing more affordable in the Beaufort County area. The coalition has a focus on assisting residents of Beaufort County and serves as a forum for member organizations to share ideas, coordinate projects and foster interagency cooperation. With support from the Beaufort County Human Services Alliance resources are pooled and community needs are addressed in the areas of economy, education, poverty, and health/environmental issues.

SP-65 Lead based paint Hazards – 91.215(i)

Actions to address LBP hazards and increase access to housing without LBP hazards

Specific data for lead-based paint hazards in the Town of Hilton Head Island is unavailable. The number of units built before 1980 may be used to represent a baseline for the number of units which may pose a lead-based paint threat. According to 2007 – 2011 American Community Survey and 2007-2011 CHAS data 3,670 housing units in the Town of Hilton Head Island were built prior to 1980. HUD regulations regarding lead-based paint apply to all federally assisted housing and the Town of Hilton Head Island will comply when necessary with federal requirements for lead-based paint testing and abatement in projects financed with HUD-CDBG funds.

How are the actions listed above related to the extent of lead poisoning and hazards?

Low-income households earning 0-50% of median family income are usually the least able to afford well maintained housing and therefore, are often at greater risk of lead poisoning. According to American Community Survey data there are 2,325 owner-occupied households and 1,345 renter-occupied households in the Town of Hilton Head Island built before 1980. There are 585 owner-occupied households with children present and 450 renter-occupied households with children present built before 1980. These households may be at risk of lead hazard problems.

How are the actions listed above integrated into housing policies and procedures?

The Town of Hilton Head Island will call for full compliance and enforcement of federal lead-based paint regulations on Town projects financed with HUD-CDBG funds. Contractors, subrecipients, and other partners will be advised of lead-based paint regulations and Town of Hilton Head Island staff will work to ensure full compliance is attained on projects financed with HUD-CDBG funds.

SP-70 Anti-Poverty Strategy – 91.215(j)

Jurisdiction Goals, Programs and Policies for reducing the number of Poverty-Level Families

The Beaufort Housing Authority operates a Family Self Sufficiency Program which promotes independence for its residents. Participants in the program work toward setting and obtaining future life and career goals by accomplishing activities and objectives.

How are the Jurisdiction poverty reducing goals, programs, and policies coordinated with this affordable housing plan

The Town of Hilton Head Island anticipates continued participation in the Lowcountry Affordable Housing Coalition. This coalition consists of governmental entities, non-profit and private organizations striving to make housing more affordable in the Beaufort County area. The coalition has a focus on assisting residents of Beaufort County and serves as a forum for member organizations to share ideas, coordinate projects and foster interagency cooperation. With support from the Beaufort County Human Services Alliance resources are pooled and community needs are addressed in the areas of economy, education, poverty, and health/environmental issues.

SP-80 Monitoring – 91.230

Describe the standards and procedures that the jurisdiction will use to monitor activities carried out in furtherance of the plan and will use to ensure long-term compliance with requirements of the programs involved, including minority business outreach and the comprehensive planning requirements

The Town of Hilton Head Island Community Development Department staff is responsible for ensuring Community Development Block Grant funds are managed and allocated in compliance with federal regulations and guidelines. Town of Hilton Head Island staff will use various administrative mechanisms, which may include but are not limited to desk reviews and on-site monitoring, to track and oversee progress of CDBG funded projects and ensure projects are completed in a timely manner.

Expected Resources

AP-15 Expected Resources – 91.220(c)(1,2)

Introduction

The following table outlines the anticipated resources from the HUD Community Development Block Grant(CDBG) program the Town of Hilton Head Island anticipates having available during the 2015 –

2019 period covered by this Consolidated Plan.

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan $	Narrative Description
			Annual Allocation: $	Program Income: $	Prior Year Resources: $	Total: $		

CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	202,347	0	0	202,347	867,044	2015 was the first year of program participation and funding was in the amount of $202,347. In program year 2016 the HUD allocation amount was $196,123, in program year 2017 the HUD allocation amount was $200,781, in 2018 the HUD allocation amount was $234,127, and in 2019 the HUD allocation was $236,013 Due to these revised allocations the expected amount available for the remaining 3 years of the Con Plan was adjusted to derive the expected amount available for

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan $	Narrative Description
			Annual Allocation: $	Program Income: $	Prior Year Resources: $	Total: $		
								the remaining years of the Consolidated Plan.

Table 54 - Expected Resources – Priority Table

Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied

It is anticipated the federal funding listed above will be received annually to support activities outlined in the Consolidated Plan. While the Community Development Block Grant program does not require leveraging, other Town of Hilton Head Island resources will be used in combination with these funds to complete projects listed in this Consolidated Plan.

Leveraging is a way to increase project efficiencies which often come with combining sources of funding. Funds may be considered leveraged if financial commitments to the cost of a project from a source other than Community Development Block Grant funds are documented. Town staff may identify and explore additional leveraging opportunities such as other federal, state and local resources.

If appropriate, describe publically owned land or property located within the jurisdiction that may be used to address the needs identified in the plan

The Town of Hilton Head Island is in the process of acquiring dirt roads located in Census Tracts 105, 108 and 110. Each of these census tracts has a low and moderate-income household percentage above 51%. In an effort to meet this community need, Town-owned dirt roads may be paved in these areas.

Discussion

Annual Goals and Objectives

AP-20 Annual Goals and Objectives

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Blazing Star Lane Paving	2015	2019	Non-Housing Community Development	Census Tract 105 Census Tract 108	Public Improvements	CDBG: $179,937	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 30 Persons Assisted
2	Development of Consolidated Plan	2015	2019	Administrative and Planning	Town-Wide	Public Improvements	CDBG: $22,410	Other: 1 Other

Table 55 – Goals Summary

Goal Descriptions

1	**Goal Name**	Blazing Star Lane Paving
	Goal Description	Provide funding for improvements to low and moderate-income neighborhoods.
2	**Goal Name**	Development of Consolidated Plan
	Goal Description	Provide overall administration for the CDBG program and development of the Consolidated Plan and annual reports.

Projects

AP-35 Projects – 91.220(d)

Introduction

Projects

#	Project Name
1	Blazing Star Lane Paving
2	Program Administration

Table 56 – Project Information

Describe the reasons for allocation priorities and any obstacles to addressing underserved needs

The primary objective of Community Development Block Grant funds received by the Town of Hilton Head Island is to preserve and revitalize neighborhoods, enhance quality of life for residents and address priority community public services, community development, economic development, and redevelopment needs within applicable local, state and federal statutes and regulations. For fiscal year 2015, CDBG funds were allocated based on project readiness in census tracts with low and moderate-income household comprising 51% or more of the population.

AP-38 Project Summary

Project Summary Information

1	**Project Name**	Blazing Star Lane Paving
	Target Area	Census Tract 105
	Goals Supported	Blazing Star Lane Paving
	Needs Addressed	Public Improvements
	Funding	CDBG: $179,937
	Description	Paving dirt road
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	Paving dirt road.
2	**Project Name**	Program Administration
	Target Area	Town-Wide
	Goals Supported	Development of Consolidated Plan
	Needs Addressed	Administrative and Planning
	Funding	CDBG: $22,410
	Description	Town of Hilton Head Island staff drafting five year (2015-2019) consolidated plan.
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	Drafting and submitting the Five Year Consolidated Plan.

AP-50 Geographic Distribution – 91.220(f)

Description of the geographic areas of the entitlement (including areas of low-income and minority concentration) where assistance will be directed

The geographic areas within the Town of Hilton Head Island where assistance will be directed are Census Tracts 105, 108, and 110. Community development activities may include infrastructure improvements, new or improved public facilities, economic development or enhanced public services.

Geographic Distribution

Target Area	Percentage of Funds
Census Tract 105	80
Census Tract 108	0

Table 57 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

Community Development Block Grant funds will be used to address the needs of low and moderate-income areas. These areas are determined using Census Tracts which have a low and moderate-income population of at least 51%. CDBG funds will be designated for use on projects located in the low and moderate-income Census Tracts 105, 108 and 110 within the Town of Hilton Head Island.

Discussion

Affordable Housing

AP-55 Affordable Housing – 91.220(g)

Introduction

The Housing Choice Voucher Program, commonly known as Section 8 housing is subsidized by the Federal government and provides Federal assistance to families and individuals in the private rental market. The Beaufort Housing Authority program is tenant-based therefore eligible families receive assistance based on income for housing units meeting general program requirements. There are currently eleven units within the Town of Hilton Head Island participating in the voucher program which are scattered throughout the Town. Tenants identify and choose their own units and the landlord agrees to participate in the housing choice voucher program.

One Year Goals for the Number of Households to be Supported	
Non-Homeless	
Total	

Table 58 - One Year Goals for Affordable Housing by Support Requirement

One Year Goals for the Number of Households Supported Through
Rental Assistance
The Production of New Units
Rehab of Existing Units
Acquisition of Existing Units
Total

Table 59 - One Year Goals for Affordable Housing by Support Type

Discussion

AP-60 Public Housing – 91.220(h)

Introduction

Actions planned during the next year to address the needs to public housing

The Town of Hilton Head Island does not own or operate any public housing developments or units and there is no future plan to own or operate public housing units. The Beaufort Housing Authority is the agency providing public housing to approximately 750 residents in Beaufort County, South Carolina and there are 295 units of housing located throughout the county. In the Town of Hilton Head Island the Beaufort Housing Authority operates 80 public housing units at the Sandalwood Terrace Apartments.

Actions to encourage public housing residents to become more involved in management and participate in homeownership

The Beaufort Housing Authority works with resident services at each of the public housing developments and through this collaboration promote programs and activities for residents. Some of the programs offered include: the Family Self-Sufficiency Program which is a five year homeownership education program, Sandalwood Terrace Resident Council, free budgeting classes, and community garden clubs.

If the PHA is designated as troubled, describe the manner in which financial assistance will be provided or other assistance

Not Applicable

Discussion

AP-65 Homeless and Other Special Needs Activities – 91.220(i)

Introduction

The Lowcountry Homeless Coalition, based in Charleston, South Carolina is the Continuum of Care working to address the needs of the homeless in a seven county region of the South Carolina lowcountry. Annual point-in-time counts are conducted in the area; however, due to no homeless shelters operating in the Town of Hilton Head Island, there is no homeless data for the Town.

Describe the jurisdictions one-year goals and actions for reducing and ending homelessness including

Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs

In the January 2014 point-in-time count the number of homeless counted in Beaufort County was 40 persons, however this figure does not reflect any homeless specifically in the Town of Hilton Head Island. The next point-in-time count is scheduled for late January 2015. According to the Lowcountry Homeless Coalition attempts will be made to gather homeless data for the Town of Hilton Head Island.

Addressing the emergency shelter and transitional housing needs of homeless persons

Currently there are no emergency and transitional housing shelters operating in the Town of Hilton Head Island. At this time there is no future plan to own or operate emergency shelters or transitional housing in the Town of Hilton Head Island.

Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again

There are no homeless shelters located within the jurisdiction of the Town of Hilton Head Island and no homeless population count data available from the Lowcountry Homeless Coalition, the regional Continuum of Care servicing the Town. There is the non-profit organization, Family Promise of Beaufort County located in neighboring Bluffton, South Carolina, which is a coalition of Beaufort County churches assisting homeless families through a 60-90 day program. The program provides evening accommodations for program participants at host churches and daytime transportation to school for children and educational programs for parents.

Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: being discharged from publicly funded institutions and systems of care (such as health care facilities, mental health facilities, foster care and other youth facilities, and corrections programs and institutions); or, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs

The Town of Hilton Head Island anticipates continued participation in the Lowcountry Affordable

Housing Coalition. This coalition consists of governmental entities, non-profit and private organizations striving to make housing more affordable in the Beaufort County area. The coalition has a focus on assisting residents of Beaufort County and serves as a forum for member organizations to share ideas, coordinate projects and foster interagency cooperation. With support from the Beaufort County Human Services Alliance resources are pooled and community needs are addressed in the areas of economy, education, poverty, and health/environmental issues.

Discussion

AP-75 Barriers to affordable housing – 91.220(j)

Introduction:

A variety of barriers exist which make increasing affordable housing stock in the Town of Hilton Head Island difficult. The following list highlights some affordable housing issues, however, this list should not be considered exhaustive. Many other circumstances may occur which prevent the market from providing affordable housing.

- Land costs are a limiting factor in the construction of affordable housing units.
- Land supply is a finite resource as the Town approaches build-out.
- Construction costs which continue to increase are a factor in the development of affordable housing.
- Much of the housing located in the Town of Hilton Head Island and land available for housing is subject to floodplain insurance requirements as well as other insurance requirements, such as wind and hail.
- Marketability and potential profit is a factor for developers because of the challenges faced with construction in a coastal area.
- The "NIMBY" syndrome, "Not in My Backyard", is a common sentiment toward affordable housing within the Town of Hilton Head Island.

Actions it planned to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment

The Town of Hilton Head Island anticipates continued participation in the Lowcountry Affordable Housing Coalition, which is under the auspices of Together for Beaufort County and the Beaufort County Human Services Alliance. This coalition consists of governmental entities, non-profit and private organizations striving to make housing more affordable in the Beaufort County area. The coalition has a focus on assisting residents of Beaufort County and serves as a forum for member organizations to share ideas, coordinate projects and foster interagency cooperation. With support from the Beaufort County Human Services Alliance resources are pooled and community needs are addressed in the areas of economy, education, poverty, and health/environmental issues.

In addition to participation in the Lowcountry Affordable Housing Coalition, monitoring relevant public policies for changes which may constitute barriers to affordable housing may be conducted.

Discussion:

AP-85 Other Actions – 91.220(k)

Introduction:

The Town of Hilton Head Island anticipates taking the following actions throughout the 2015 – 2019 consolidated planning cycle to address the challenges listed below.

Actions planned to address obstacles to meeting underserved needs

As part of the consolidated planning cycle for 2015 – 2019, the Town of Hilton Head Island will determine where underserved populations are located through results from the Analysis of Impediments to Fair Housing. To reduce the number of obstacles in meeting the needs of the underserved populations Town staff may assist with facilitating collaborations with area service organizations which spearhead community-wide solutions to local needs.

Actions planned to foster and maintain affordable housing

The Town of Hilton Head Island will continue to participate in the Lowcountry Affordable Housing Coalition, which is under the auspices of Together for Beaufort County and the Beaufort County Human Services Alliance. This coalition consists of governmental entities, non-profit and private organizations striving to make housing more affordable in the Beaufort County area. The coalition has a focus on assisting residents of Beaufort County and serves as a forum for member organizations to share ideas, coordinate projects and foster interagency cooperation. With support from the Beaufort County Human Services Alliance resources are pooled and community needs are addressed in the areas of economy, education, poverty, and health/environmental issues.

Actions planned to reduce lead-based paint hazards

Data for lead-based paint hazards in the Town of Hilton Head Island is unavailable. The number of units built before 1980 may be used to represent a baseline for the number of units which may pose a lead-based paint threat. At this time actions to address lead-based paint hazards have not been identified.

Actions planned to reduce the number of poverty-level families

The Beaufort Housing Authority operates a Family Self Sufficiency Program which promotes independence for its residents. Participants in the program work toward setting and obtaining future life and career goals by accomplishing activities and objectives.

The Town of Hilton Head Island anticipates continued participation in the Lowcountry Affordable Housing Coalition. This coalition consists of governmental entities, non-profit and private organizations striving to make housing more affordable in the Beaufort County area. The coalition has a focus on assisting residents of Beaufort County and serves as a forum for member organizations to share ideas, coordinate projects and foster interagency cooperation. With support from the Beaufort County Human Services Alliance resources are pooled and community needs are addressed in the areas of economy, education, poverty, and health/environmental issues.

Actions planned to develop institutional structure

Fiscal year 2015 is the first year the Town of Hilton Head Island will participate in the HUD Community Development Block Grant program, therefore no past experience is available for assessment. It is intended each year the Town of Hilton Head Island will report its progress in meeting the five-year and annual goals in the Consolidated Annual Performance Evaluation Report (CAPER). The CAPER will be

submitted in compliance with program deadlines.
Strategies for overcoming gaps and capacity issues in the service delivery system may require more findings or changes in public policy. The Town of Hilton Head Island will continue to coordinate efforts and partnerships with state and local government entities such as Beaufort County, the Lowcountry Council of Governments and various State of South Carolina offices when necessary to carry out the priority needs listed in this Consolidated Plan.

Actions planned to enhance coordination between public and private housing and social service agencies

The Town of Hilton Head Island anticipates continued participation in the Lowcountry Affordable Housing Coalition, which is under the auspices of Together for Beaufort County and the Beaufort County Human Services Alliance. This coalition consists of governmental entities, non-profit and private organizations striving to make housing more affordable in the Beaufort County area. The coalition has a focus on assisting residents of Beaufort County and serves as a forum for member organizations to share ideas, coordinate projects and foster interagency cooperation. With support from the Beaufort County Human Services Alliance resources are pooled and community needs are addressed in the areas of economy, education, poverty, and health/environmental issues.

Discussion:

Program Specific Requirements

AP-90 Program Specific Requirements – 91.220(l)(1,2,4)

Introduction:

Community Development Block Grant Program (CDBG)
Reference 24 CFR 91.220(l)(1)

Projects planned with all CDBG funds expected to be available during the year are identified in the Projects Table. The following identifies program income that is available for use that is included in projects to be carried out.

1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed	0
2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan.	0
3. The amount of surplus funds from urban renewal settlements	0
4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan	0
5. The amount of income from float-funded activities	0
Total Program Income:	**0**

Other CDBG Requirements

1. The amount of urgent need activities	0
2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income. Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan.	80.00%

Attachments

NOTICE OF PUBLIC HEARING
- COMMUNITY NEEDS ASSESSMENT-

Notice is hereby given that on **Thursday, November 13, 2014 at 6:00 p.m**., at the Benjamin M. Racusin Council Chambers of the Town Hall, at 1 Town Center Court, the Town of Hilton Head Island will hold a public hearing to solicit public input on community needs and priorities for housing, public facilities and economic development. As required by the U.S. Department of Housing and Urban Development (HUD), the Town of Hilton Head Island is in the development stages of a five-year Consolidated Plan for the period of 2015-2019. The Consolidated Plan outlines goals and priorities the Town of Hilton Head Island will follow over the next five years for the use of Community Development Block Grant (CDBG) funds. This process includes a Housing and Community Development Needs Assessment. At this public hearing the Town of Hilton Head Island will provide the activities that might be undertaken to meet identified needs, including the estimated amounts proposed to be used for activities that will benefit persons of low and moderate income.

The public hearing and the matters to be discussed are subject to the provisions of the Town of Hilton Head Island's Citizen Participation Plan, developed in anticipation of participation in the HUD CDBG Program, providing for the participation of the citizens of the town in the planning and implementation of community and economic development projects involving CDBG funds. The Citizen Participation Plan is available for review at Hilton Head Island Town Hall, 1 Town Center Court, Hilton Head Island, SC 29928, 8:00am – 4:30pm, Monday – Friday. Persons with questions or comments concerning the public hearing or Citizen Participation Plan may contact Marcy Benson, Senior Grants Administrator at 1 Town Center Court, Hilton Head Island, SC 29928. Or by phone at (843) 341-4689 or at TDD phone number (843) 341-4720 or by e-mail at marcyb@hiltonheadislandsc.gov

The Town of Hilton Head Island does not discriminate on the basis of age, color, religion, sex, national origin, familial status or disability in the admission or access to, or treatment or employment in its federally assisted programs or activities. Marcy Benson, Senior Grants Administrator, 1 Town Center Court, Hilton Head Island, S.C. 29928 has been designated to coordinate compliance with the nondiscrimination requirements contained in the U.S. Department of Housing and Urban Development's regulations. She may be reached by phone at (843) 341-4689 or at TDD phone number (843) 341-4720 or by e-mail at marcyb@hiltonheadislandsc.gov

PLEASE SIGN IN:

NAME	MAILING ADDRESS	EMAIL ADDRESS
John Geisler	[redacted]	
Pat Lacy		
Thomas C Barnwell Jr		
James Fisher		
Ronald Stewart SR.		
Pat Wirtz		
HERBERT FORD		
Betsy Doughtie		
Jessie Ramirez		
ALLYN SCHNEIDER		
George Paletta		
LARRY M. SANDERS		

PLEASE SIGN IN:

NAME	MAILING ADDRESS	EMAIL ADDRESS
C. Grant Cully	[redacted]	
Geralyn Keating		
Francine Baer		
Susan Murphy		
Pete Nardi		
Don Kirkman		
Lynne Nordeberg		
Ruby Machi		
Veronica Miller		
Laura River		
LESTER DOTSON		
Chester Williams		

Public Hearing Minutes
Public Hearing to Discuss the Citizen Participation Plan and Seek Input for the Community Needs Assessment for the Community Development Block Grant (CDBG) Entitlement Program

Thursday, November 13, 2014 6:00pm, Town Council Chambers, Town of Hilton Head Island

Present: See attached sign-in sheet.

Marcy Benson, Senior Town Grants Administrator began the public hearing at 6:05pm. A power point presentation was given describing the Citizen Participation Plan and the elements that are included in the plan. The purpose of the Community Needs Assessment and a description of the CDBG Entitlement Program were explained. The amount of CDBG funding available from HUD and types of eligible projects were discussed.

Public comments were taken and attendees were asked to list community needs. Each attendee was allotted three votes (via dot stickers) to select the needs identified which they believe most important in the community. Voting instructions noted attendees could use all three votes for one need if they believed that to be of the greatest importance to the community, or they could distribute their votes among three different needs identified during the hearing. The following needs were identified and ranked in order of community importance:

- Affordable housing (and infrastructure)
- Ward 1 water and sewer connection loan program
- Facility for legal assistance with heirs property
- Water infrastructure and connections
- Paving of local neighborhood roads
- Sewer infrastructure and connections
- Coordination with Project SAFE for water and sewer connections
- Housing rehabilitation
- Draining improvements
- Chaplin community center

Attendees were thanked for their participation and the public hearing adjourned at 7:07pm.

NOTICE OF PUBLIC HEARING
-CONSOLIDATED PLAN 30 DAY PUBLIC COMMENT PERIOD-

Notice is hereby given that the Town of Hilton Head Island has prepared a draft of its 2015 - 2019 Consolidated Plan required by HUD to receive CDBG Entitlement Program funding. The Plan will be available for review and comment for 30 days beginning Monday, February 16, 2015. A public hearing to obtain input on the 2015-2019 Consolidated Plan will be held on **February 16, 2015 at 6:00pm** at the Hilton Head Island Town Hall, Benjamin M. Racusin Council Chambers, 1 Town Center Court, Hilton Head Island, South Carolina. Copies of the Plan will be available for review at the hearing and Monday – Friday 8:00am – 4:30pm at the Town of Hilton Head Island Town Hall, or may be accessed via the Town of Hilton Head Island website at: http://www.hiltonheadislandsc.gov/ beginning February 16, 2015. Written comments on the Plan are encouraged and may be submitted by mail to Marcy Benson, Senior Grants Administrator, Town of Hilton Head Island Community Development Department, 1 Town Center Court, Hilton Head Island, SC 29928 or email to marcyb@hiltonheadislandsc.gov . Comments will be accepted until March 18, 2015.

The public hearing and the matters to be discussed are subject to the provisions of the Town of Hilton Head Island's Citizen Participation Plan, developed in anticipation of participation in the HUD CDBG Program, providing for the participation of the citizens of the Town in the planning and implementation of community and economic development projects involving CDBG funds. The Citizen Participation Plan is available for review at Hilton Head Island Town Hall, at the times and address listed above.

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Public Comments Received During 30 Day Consolidated Plan Public Comment Period

Comment Summary

The four comments received were in support of the Consolidated Plan. Comments included:

1. Support for road improvements and the need to make drainage improvements and sewer service available.

2. Support for revitalization efforts surrounding planned unit developments, and low income housing construction to replace ageing homes.

3. Support for the Consolidated Plan, with a concern for the Union Cemetery Road area not included as a CDBG area.

4. Support for prioritizing paving dirt roads, and suggesting roads be prioritized based on potential to create additional investment, tax base and economic development for the Town.

Public Comments Submitted Online for

HUD/CDBG Consolidated Plan

Total Comments: 3 Support: 3 Oppose: 0

Support:

I support the revitalization of areas surrounding plantations. The island will benefit so much from this project. As a visitor, you can only see residences off of 278, or within your rental/hotel property. Even though the island has lots to offer in regard to recreation, I believe the surrounding areas need to be aesthetically appealing. Low income housing should be built to replace old dilapidated bungalows and mobile homes. We vacationed for 15 years, and never realized how beautiful the plantations were. One day we decided to "house hunt". Only then, from driving through plantations with a realtor, did we realize how beautiful the island was. We ended up buying a home on HHP.

Lorraine Chillemi

Support

Submitted: 2/18/2015

It is noted that the Union Cemetery Road area was not included in the affected CDBG area. Was this a misprint?

Support

Submitted: 2/23/2015

Because of the limited funds available under the CDBG program and the LMI restrictions, I support the Town's strategy of prioritizing the paving of dirt roads in underserved areas of the Town. My only suggestion is that the roads be prioritized based on their potential to create additional investment, tax base and economic development in the Town, if possible. For example, prioritizing roads that may access larger tracts that could be used for affordable housing development or roads that may improve access to parcels that may be zoned (or could be rezoned) for non-residential uses that could support job creation and other investment.

Don Kirkman, Executive Director, Hilton Head Island Economic Development Corporation
4 Northridge Drive, Suite C

Support

Submitted: 3/11/2015

Oppose:

Meeting 2/16/2015

Town of Hilton Head Island 2015 – 2019 Consolidated Plan

Public Comment Form

https://services.hiltonheadislandsc.gov/publiccomment/

Thanks to the staff, For the work, in putting the application together. The Roads desperately need the improvements, For human safety For Life. The roads is part of the Need the drainage is also a much Needed component For each of The Communitys That will be getting Road improvement over the Next several years. Sewer Service must also be made available To all these areas. There must be a Comprehensive Service effort To the deprived sections of Hilton Head Island, SC.

Optional:

Name: Thomas C Barnwell Jr

Address: [redacted]

Phone: _____

Email: _____

Return to: Marcy Benson, Senior Grants Administrator
Town of Hilton Head Island – Community Development Department
1 Town Center Court
Hilton Head Island, SC 29928
Marcyb@hiltonheadislandsc.gov

CITIZEN PARTICIPATION PLAN
2014

Town of Hilton Head Island
1 Town Center Court
Hilton Head Island, S.C. 29928
www.hiltonheadislandsc.gov
(843) 341-4600

STATEMENT OF PURPOSE:

Pursuant to Section 91.105 (Citizen participation plan; local governments) of Title 24 of the Housing and Community Development Act of 1974, a jurisdiction participating in the Community Development Block Grant (CDBG) Entitlement Program is required to adopt a citizen participation plan that sets forth policies and procedures for citizen contribution in the development of any consolidated plan, subsequent amendment to the consolidated plan, and the performance report.

The CDBG Entitlement Program is a federally funded program provided by the U.S. Department of Housing and Urban Development (HUD) to the Town of Hilton Head Island to primarily benefit low-and-moderate income (LMI) citizens within the Town. The citizen participation plan must encourage participation by LMI residents particularly those living in slum and blighted areas, persons with disabilities, non-English speaking persons, and advocates for senior, disabled, illiterate, homeless and other low-income populations in areas where CDBG funds are proposed to be used. This participation is used in the Town's development of its five year Consolidated Plan and Annual Action Plan for use of CDBG funds.

The CDBG program provides funding to carry out a wide-range of eligible community development activities directed toward housing, economic development, and the provision of community facilities and improvements. All grant-funded activities must meet one of three broad National Objectives:

1) Benefit low-and-moderate income persons;
2) Aid in the prevention or elimination of slums or blight; or
3) Meet a need having a particular urgency.

Since it is the primary intent of this program to benefit persons of low-and-moderate income this plan has been designed to encourage and promote community involvement, particularly by persons of low-and-moderate income. The following provisions shall be adopted and implemented to encourage citizen participation.

ELEMENTS OF PLAN

The Citizen Participation Plan (CP) shall be a written document developed by the Town of Hilton Head Island to promote and encourage citizen input in the CDBG Entitlement Program. The CP shall be reviewed annually in conjunction with the community's need assessment hearing which is an annual requirement for CDBG Entitlement Program eligibility. The review shall be conducted during a public hearing, held in accordance with the public hearing provisions of this plan and CDBG Entitlement Program requirements. The CP shall be available at the Town of Hilton Head Island Town Hall during normal business hours and written comments will be given consideration at the time of the annual CP review. Additionally, public testimony and comment shall be accepted during the public hearing.

Public Hearings

At least two public hearings will be held during the CDBG Entitlement Program Consolidated Plan and Annual Action Plan development period and annually after that. One hearing will be held to identify the Town's community development and housing needs. During one or both public

hearings the range of eligible project types funded through the CDBG Entitlement Program and the amount of funding available will be addressed. A public hearing for review and comment on the final draft of the CDBG Entitlement Program Consolidated and Annual Action Plans will be held with a minimum thirty day public comment period. The Town shall consider all comments received and attach a comment summary to the final draft of the CDBG Entitlement Program Consolidated and Annual Action Plans.

In the case of substantial amendments to the Consolidated or Annual Action Plans, where activities are to be added, deleted, or substantially changed in terms of purpose, scope, location or beneficiaries, the Town will provide citizens with an opportunity for comment on such changes through a public hearing. A minimum of thirty days will be made available to receive public comments regarding any substantial amendments to the Plans, and a comment summery will be included with amended Plans.

All public meetings or hearings concerning the Town's CDBG Entitlement Program shall be held at times and locations convenient to the Town's citizens, particularly those who are potential or actual beneficiaries. No public hearing shall be held before 6:00 p.m. on weekdays or 2 p.m. on Sundays, or be scheduled to being after 8:30 p.m. The only exception to these time constraints shall be for regularly scheduled Town Council meetings. These meetings are generally held on the first and third Tuesday of every month; starting at 4:00 p.m. The location of public meetings shall be held in handicap accessible locations or assistance shall be provided to accommodate the special needs of the handicapped. In the event a public meeting will be held in a non-handicapped accessible location, special assistance shall be provided and notice of the availability of assistance shall be included in the public notice.

Where an estimated 10% or more of public hearing participants are expected to be non-English speaking residents, the Town will take reasonable measures to accommodate their needs. Official U.S. Census Bureau data for the proposed project area and for the Town as a whole will be analyzed to determine if this provision applies in a particular instance. In the event that such a determination is made, provisions shall be made to translate public documents and comments at all relevant public hearings into the native language of the majority of non-English speaking residents affected. Appropriate action will also be taken to accommodate the needs of persons with mobility, visual, or hearing impairments who wish to participate in the public comment process.

Consultations with non-profit organizations, public agencies, and other community organizations serving intended CDBG Entitlement Program beneficiaries shall be conducted during development of the Consolidated and Annual Action Plans. One or more meetings shall be conducted with such organizations to determine housing and community development needs, gaps in service, missing services, or services provided by organizations where Town participation will benefit low-and-moderate income citizens.

Public Notice

The Town of Hilton Head Island shall notify its citizens of public meetings or hearings with regard to the CDBG Entitlement Program through a minimum of two of the following methods:

1. Publishing notice in the Island Packet, a general circulation newspaper, at least seven days prior to all CDBG Entitlement Program public hearings or meetings. Such

notices may be prominently advertised in an appropriate, non-legal or non-classified, section of the newspaper.

2. Public notices identical in content may be posted at Town Hall, in several conspicuous locations open to the public.

3. Public notices identical in content may be posted on the Town of Hilton Head Island website.

4. Notice of any public hearings or meetings may also be mailed to local community leaders and organizations, such as churches, and Property Owner's Associations.

The Town will maintain documentation of how public notices have been published and distributed.

Technical Assistance

The Town of Hilton Head Island shall provide technical assistance to individuals or groups representative of low-and-moderate income persons interested in submitting written proposals for consideration during the annual project review cycle. Assistance shall be provided in the form of education of groups or individuals as to the CDBG Entitlement Program, eligibility guidelines, and the range of activities that may be undertaken with such funds particularly in relation to identified community needs. The Town of Hilton Head Island will consider for funding any proposals developed by representatives of low-and-moderate income persons who follow all of the requirements for public participation. It shall be the sole prerogative of the Mayor and Town Council to determine which, if any, CDBG Entitlement Program proposals are funded.

Minimizing Displacement

In the expenditure of CDBG Entitlement Program funds, the Town of Hilton Head Island shall take measures to minimize displacement of low-and-moderate income families that may result from its activities. When this is unavoidable on a temporary or permanent basis, federal law (the "Uniform Act") shall be followed. This may include payments to the displaced families to assist with relocation expenses.

Performance Reports

The Town is required to submit to HUD an annual performance report within ninety days of the completion of a program year. The Consolidated Annual Performance and Evaluation Report (CAPER) is due annually on September 30th. A minimum comment period of fifteen days will be provided to citizens prior to submission of the annual CAPER. The Town shall consider all comments received and attach a comment summary to the CAPER submittal.

Plan and Program Access

The citizens of the Town of Hilton Head Island shall be afforded reasonable access to this Citizen's Participation Plan and records that concern projects undertaken with CDBG Entitlement Program funds. Appointments to review these documents may be set up through the Town Manager's Office during normal working hours, Monday – Friday from 8:00am through 4:30pm. Every effort shall be

made to conveniently accommodate all citizens' requests for public information; however, the Town reserves the right to schedule appointments based upon workload of the Town Manager and his staff.

Complaints or grievances concerning the Citizen Participation Plan, the CDBG Entitlement Program Consolidated Plan or the CDBG Annual Action Plan shall be submitted to the Town Manager at the following address:

Town of Hilton Head Island
Office of the Town Manager
1 Town Center Court
Hilton Head Island, SC 29928

The Town shall prepare a written answer to all written complaints or grievances within 15 days where practical.

COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM (CDBG)
NOTICE OF PUBLIC HEARING AND
30 DAY PUBLIC COMMENT PERIOD
SUBSTANTIAL AMENDMENT TO 2015 – 2019 CONSOLIDATED PLAN

Notice is hereby given that the Town of Hilton Head Island proposes to amend its CDBG 2015 – 2019 Consolidated Plan. This substantial amendment proposes to remove the Wiley Road paving activity from program year 2017 and move the Cobia Court paving activity from program year 2019 to program year 2017 and add Alice Perry Drive paving activity to program year 2019. The substantial amendment and associated Plan will be available for public review and comment for 30 days from Monday, January 23, 2017 through Wednesday February 22, 2017. A public hearing to obtain input on the substantial amendment will be held on February 16, 2017 at 6:00pm at the Hilton Head Island Town Hall, Benjamin M. Racusin Council Chambers, 1 Town Center Court, Hilton Head Island, South Carolina. Copies of the amended Plan will be available for review at the hearing and Monday – Friday 8:00am – 4:30pm at the Town of Hilton Head Island Town Hall, or may be accessed via the Town of Hilton Head Island website at: http://www.hiltonheadislandsc.gov/ beginning January 23, 2017. Written comments are encouraged and may be submitted via the website link, or email to marcyb@hiltonheadislandsc.gov or by mail to Marcy Benson, Senior Grants Administrator, Town of Hilton Head Island Community Development Department, 1 Town Center Court, Hilton Head Island, SC 29928.

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COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM (CDBG)
NOTICE OF PUBLIC HEARING AND
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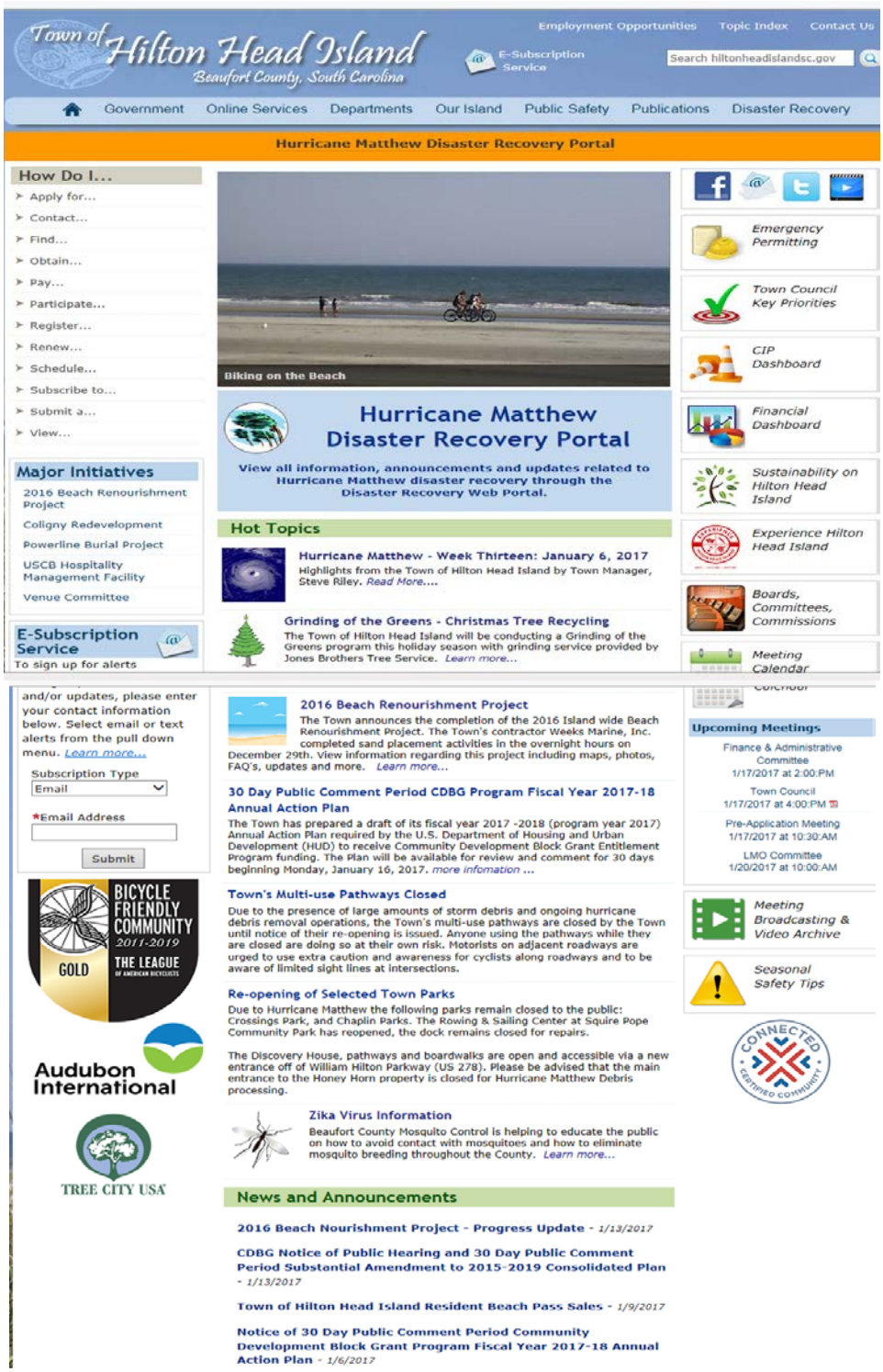
Town of Hilton Head Island Website – Main Page
January 13, 2017
CDBG Consolidated Plan Substantial Amendment
Public Hearing and 30 Day Public Comment Period Notice



Town of Hilton Head Island Website
January 13, 2017
CDBG Consolidated Plan Substantial Amendment
Public Hearing and 30 Day Public Comment Period Notice Page

Text Size: A A A

Media Release

CDBG Notice of Public Hearing and 30 Day Public Comment Period Substantial Amendment to 2015-2019 Consolidated Plan

Release Date: January 13, 2017

Contact Information:
Marcy Benson , Senior Grants Administrator, 843-341-4689

Notice is hereby given that the Town of Hilton Head Island proposes to amend its CDBG 2015 - 2019 Consolidated Plan. This substantial amendment proposes to remove the Wiley Road paving activity from program year 2017 and move the Cobia Court paving activity from program year 2019 to program year 2017 and add Alice Perry Drive paving activity to program year 2019. The substantial amendment and associated Plan will be available for public review and comment for 30 days from Monday, January 23, 2017 through Wednesday February 22, 2017. A public hearing to obtain input on the substantial amendment will be held on February 16, 2017 at 6:00pm at the Hilton Head Island Town Hall, Benjamin M. Racusin Council Chambers, 1 Town Center Court, Hilton Head Island, South Carolina. Copies of the amended Plan will be available for review at the hearing and Monday - Friday 8:00am - 4:30pm at the Town of Hilton Head Island Town Hall, or may be accessed via the Town of Hilton Head Island website at: http://www.hiltonheadislandsc.gov/ beginning January 23, 2017. Written comments are encouraged and may be submitted via the website link, or email to marcyb@hiltonheadislandsc.gov or by mail to Marcy Benson, Senior Grants Administrator, Town of Hilton Head Island Community Development Department, 1 Town Center Court, Hilton Head Island, SC 29928.

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COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM (CDBG)
NOTICE OF PUBLIC HEARING AND
30 DAY PUBLIC COMMENT PERIOD
SUBSTANTIAL AMENDMENT TO 2015 - 2019 CONSOLIDATED PLAN

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From:	Phillips Rene
To:	Benson Marcy
Subject:	FW: Courtesy Copy: CDBG Notice of Public Hearing and 30 Day Public Comment Period Substantial Amendment to 2015-2019 Consolidated Plan
Date:	Tuesday, January 17, 2017 7:44:14 AM

FYI-

René Phillips, CIW, Website Administrator
Town of Hilton Head Island
One Town Center Court
Hilton Head Island, SC 29928
843-341-4792
www.hiltonheadislandsc.gov

From: Town of Hilton Head Island [mailto:updates@secure.hiltonheadislandsc.gov]
Sent: Sunday, January 15, 2017 8:00 AM
To: Phillips Rene <renep@hiltonheadislandsc.gov>; Kronlein Kris <krisk@hiltonheadislandsc.gov>
Subject: Courtesy Copy: CDBG Notice of Public Hearing and 30 Day Public Comment Period Substantial Amendment to 2015-2019 Consolidated Plan

This is a courtesy copy of an email bulletin sent by Rene Phillips.

This bulletin was sent to the following groups of people:

Subscribers of Legal Notices (1793 recipients)

Town of Hilton Head Island

Community Development Block Grant Program (CDBG) Notice of Public Hearing and 30 Day Public Comment Period Substantial Amendment to 2015 - 2019 Consolidated Plan

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Town of Hilton Head Island website at: www.hiltonheadislandsc.gov/ beginning January 23, 2017. Written comments are encouraged and may be submitted via the website link, or email to marcyb@hiltonheadislandsc.gov or by mail to Marcy Benson, Senior Grants Administrator, Town of Hilton Head Island Community Development Department, 1 Town Center Court, Hilton Head Island, SC 29928.

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View this notice in its entirety at http://hiltonheadislandsc.gov/government/news/newsdetails.cfm?NewsID=340

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THE ISLAND PACKET
The Beaufort Gazette

STATE OF)
SOUTH CAROLINA) AFFIDAVIT
COUNTY OF BEAUFORT)

Personally appeared before me a Notary Public, in and for State and County, aforesaid, Sara Johnson Borton who being duly sworn according to law, deposes and says that she is the Publisher and President of *The Island Packet and The Beaufort Gazette*, newspapers published Sunday through Saturday every week in Beaufort County, **The Town of Hilton Head Island, CDBG Notice of Public Hearing,** was published in the issue of The Island Packet/The Beaufort Gazette on January 15, 2017.

Sara Johnson Borton,
Publisher and President
The Island Packet/The Beaufort Gazette

Subscribed and sworn to before
me this 15th day of January, 2017

Amy L. Robbins
Notary Public for South Carolina
My Commission Expires on November 27, 2022

Public Meeting Minutes
Public Meeting to Solicit Comments and Discuss
Community Development Block Grant (CDBG) Entitlement Program
2015- 2019 Consolidated Plan Substantial Amendment

Thursday, February 16, 2017 6:00pm
Benjamin M. Racusin, Council Chambers of the Town Hall
1 Town Center Court, Town of Hilton Head Island

Present: No members of the public attended. See attached sign-in sheet.

Marcy Benson, Senior Town Grants Administrator was present in the Benjamin M. Racusin, Council Chambers of the Town of Hilton Head Island Town Hall at the noticed 6pm meeting start time. A PowerPoint presentation was prepared and ready for presentation describing the Town of Hilton Head Island Community Development Block Grant (CDBG) 2015- 2019 Consolidated Plan Substantial Amendment. Copies of the 2015 – 2019 Consolidated Plan Substantial Amendment were available for distribution at the meeting and via the Town of Hilton Head Island website. No members of the public attended this public meeting.

PLEASE SIGN IN:

NAME	MAILING ADDRESS	EMAIL ADDRESS

No Attendess

COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM (CDBG)
NOTICE OF PUBLIC MEETING
- COMMUNITY NEEDS ASSESSMENT-

Notice is hereby given that on **Monday, December 10, 2018 at 6:00 p.m**., at the Hilton Head PSD Community Room, at 21 Oak Park Drive, Hilton Head Island, SC, the Town of Hilton Head Island will hold a public meeting to solicit public input on community needs and priorities related to the Community Development Block Grant (CDBG) program as required by the U.S. Department of Housing and Urban Development (HUD). Results of this needs assessment will be used to draft a substantial amendment to the Town of Hilton Head Island CDBG Five Year Consolidated Plan. The Plan outlines goals and priorities the Town of Hilton Head Island follows over a five year period for the use of CDBG funds. This process includes a Housing and Community Development Needs Assessment. At this public meeting the Town of Hilton Head Island will provide the activities that might be undertaken to meet identified needs, including the estimated amounts proposed to be used for activities that will benefit persons of low and moderate income.

The public meeting and the matters to be discussed are subject to the provisions of the Town of Hilton Head Island's Citizen Participation Plan, developed in anticipation of participation in the HUD CDBG Program, providing for the participation of the citizens of the town in the planning and implementation of community projects involving CDBG funds. The Citizen Participation Plan is available for review at Hilton Head Island Town Hall, 1 Town Center Court, Hilton Head Island, SC 29928, 8:00am – 4:30pm, Monday – Friday. Persons with questions or comments concerning the public meeting or Citizen Participation Plan may contact Marcy Benson, Senior Grants Administrator at 1 Town Center Court, Hilton Head Island, SC 29928. Or by phone at (843) 341-4689 or by e-mail at marcyb@hiltonheadislandsc.gov

The Town of Hilton Head Island does not discriminate on the basis of age, color, religion, sex, national origin, familial status or disability in the admission or access to, or treatment or employment in its federally assisted programs or activities. Marcy Benson, Senior Grants Administrator, has been designated to coordinate compliance with the nondiscrimination requirements contained in the U.S. Department of Housing and Urban Development's regulations. She may be reached at the address, phone number or email address listed in the above paragraph.

TOWN OF HILTON HEAD ISLAND

One Town Center Court, Hilton Head Island, S.C. 29928
(843) 341-4600 Fax (843) 842-7728
www.hiltonheadislandsc.gov

David Bennett
Mayor

Kim W. Likins
Mayor ProTem

Council Members

David Ames
Marc A. Grant
William D. Harkins
Thomas W. Lennox
John J. McCann

Stephen G. Riley
Town Manager

November 30, 2018

«Title» «FirstName» «LastName»«JobTitle»
«Company»
«Address1»
«Address2»
«City», «State» «PostalCode»

Re: Notice of CDBG Program Community Needs Assessment Public Meeting
Hilton Head PSD Community Room – **Monday, December 10, 2018 – 6:00pm**

Dear «Title» «LastName»:

I am writing to notify you the Town of Hilton Head Island will be conducting the above referenced public meeting to gather community input. Your insight and suggestions would be of considerable value to the Town of Hilton Head Island in amending its five-year Consolidated Plan for the period of 2015 – 2019. This Plan is a requirement for participation in the U.S. Department of Housing and Urban Development (HUD) Community Development Block Grant (CDBG) Entitlement Program.

The meeting will be held on **Monday, December 10, 2018 at 6:00 p.m**. at the Hilton Head PSD Community Room, at 21 Oak Park Drive, Hilton Head Island, SC. This meeting is to solicit public input on community needs and priorities related to the CDBG program. Input gathered at this meeting will be used to draft a substantial amendment to the Town of Hilton Head Island Five Year Consolidated Plan. During the meeting information will be provided on the types of activities that might be undertaken to meet identified needs, and the estimated amount of CDBG funds available to be used for activities that will benefit persons of low and moderate income.

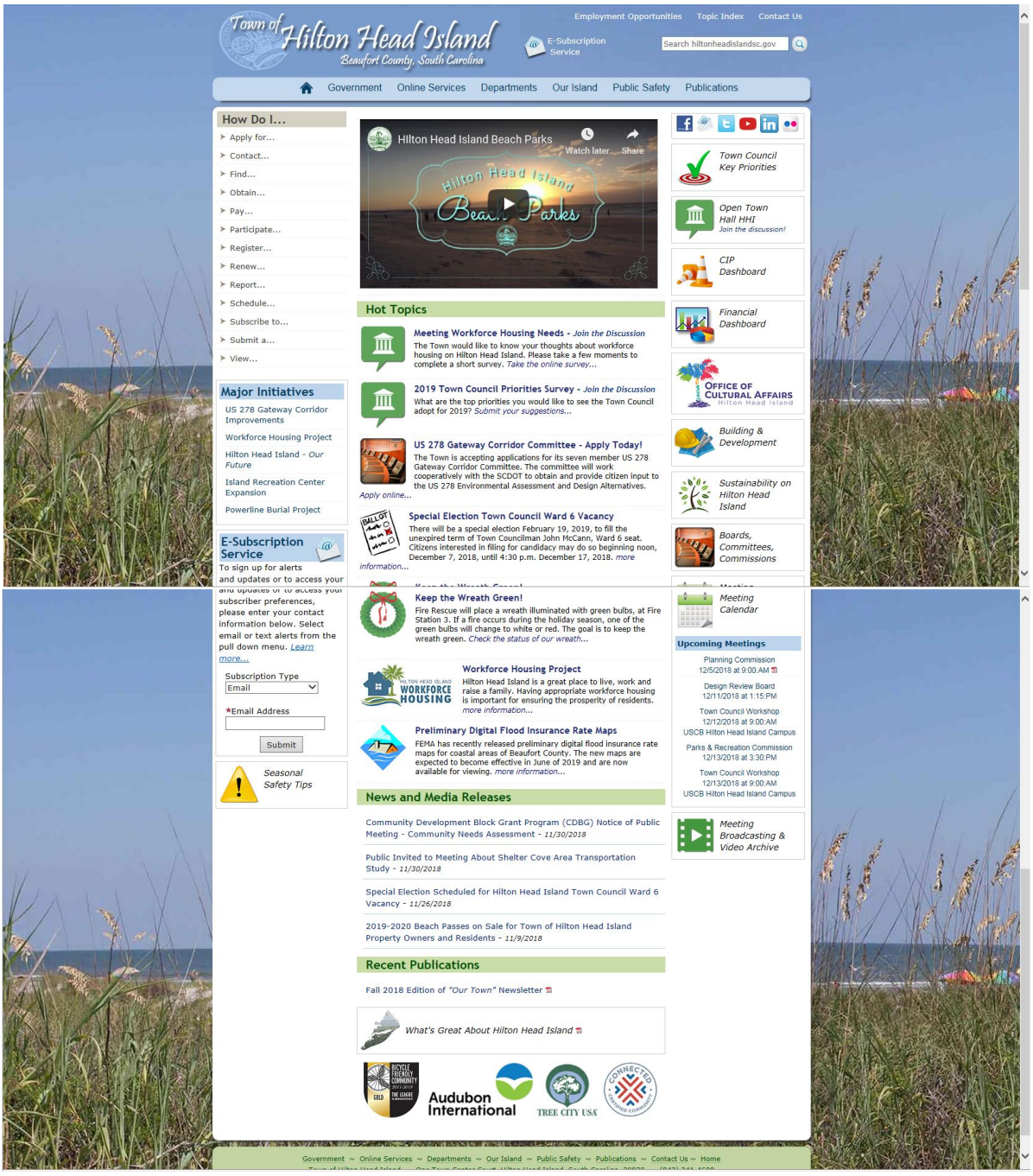
I hope that you, and any of your friends or colleagues, will be able to attend. You and your organization's assistance and input would be greatly appreciated. If you have any further questions please feel free to call me at 341-4689 or by e-mail at marcyb@hiltonheadislandsc.gov. I appreciate your time and attention.

Sincerely,

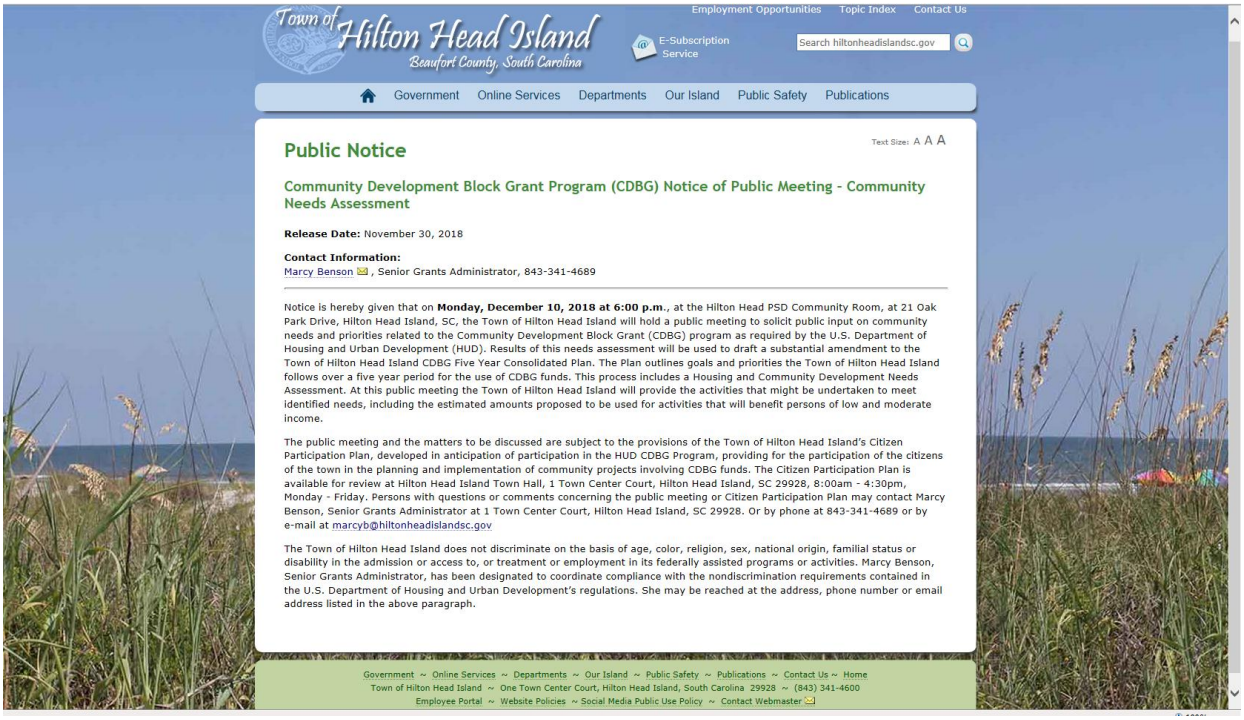
Marcy Benson
Senior Grants Administrator

cc: Jennifer Ray, Planning & Special Projects Manager

Town of Hilton Head Island Website - Main Page
November 30, 2018
CDBG Consolidated Plan Substantial Amendment
Needs Assessment Public Meeting Notice



Town of Hilton Head Island Website
November 30, 2018
CDBG Consolidated Plan Substantial Amendment
Public Meeting Notice Page



Town of Hilton Head Island
Beaufort County, South Carolina

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Public Notice

Community Development Block Grant Program (CDBG) Notice of Public Meeting - Community Needs Assessment

Release Date: November 30, 2018

Contact Information:
Marcy Benson , Senior Grants Administrator, 843-341-4689

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Employee Portal ~ Website Policies ~ Social Media Public Use Policy ~ Contact Webmaster

PUBLIC NOTICE

COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM (CDBG)
NOTICE OF PUBLIC MEETING
- COMMUNITY NEEDS ASSESSMENT -

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Benson Marcy

From: Phillips Rene
Sent: Monday, December 03, 2018 9:42 AM
To: Benson Marcy
Subject: FW: Courtesy Copy: CDBG Program Notice of Public Meeting - Community Needs of Assessment

René Phillips, CIW, Website Administrator
Town of Hilton Head Island
One Town Center Court
Hilton Head Island, SC 29928
843-341-4792
www.hiltonheadislandsc.gov

From: Town of Hilton Head Island [mailto:updates@secure.hiltonheadislandsc.gov]
Sent: Sunday, December 02, 2018 11:00 AM
To: Spinella Kelly; Phillips Rene; Grant Carolyn
Subject: Courtesy Copy: CDBG Program Notice of Public Meeting - Community Needs of Assessment

This is a courtesy copy of an email bulletin sent by Rene Phillips.

This bulletin was sent to the following groups of people:

Subscribers of General Announcements or Legal Notices (5221 recipients)

Town of Hilton Head Island @

Community Development Block Grant Program (CDBG) Notice of Public Meeting - Community Needs Assessment

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View this public notice in its entirety at http://hiltonheadislandsc.gov/government/news/newsdetails.cfm?NewsID=473

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TOWN OF HILTON HEAD ISLAND

COMMUNITY NEEDS ASSESSMENT PUBLIC MEETING

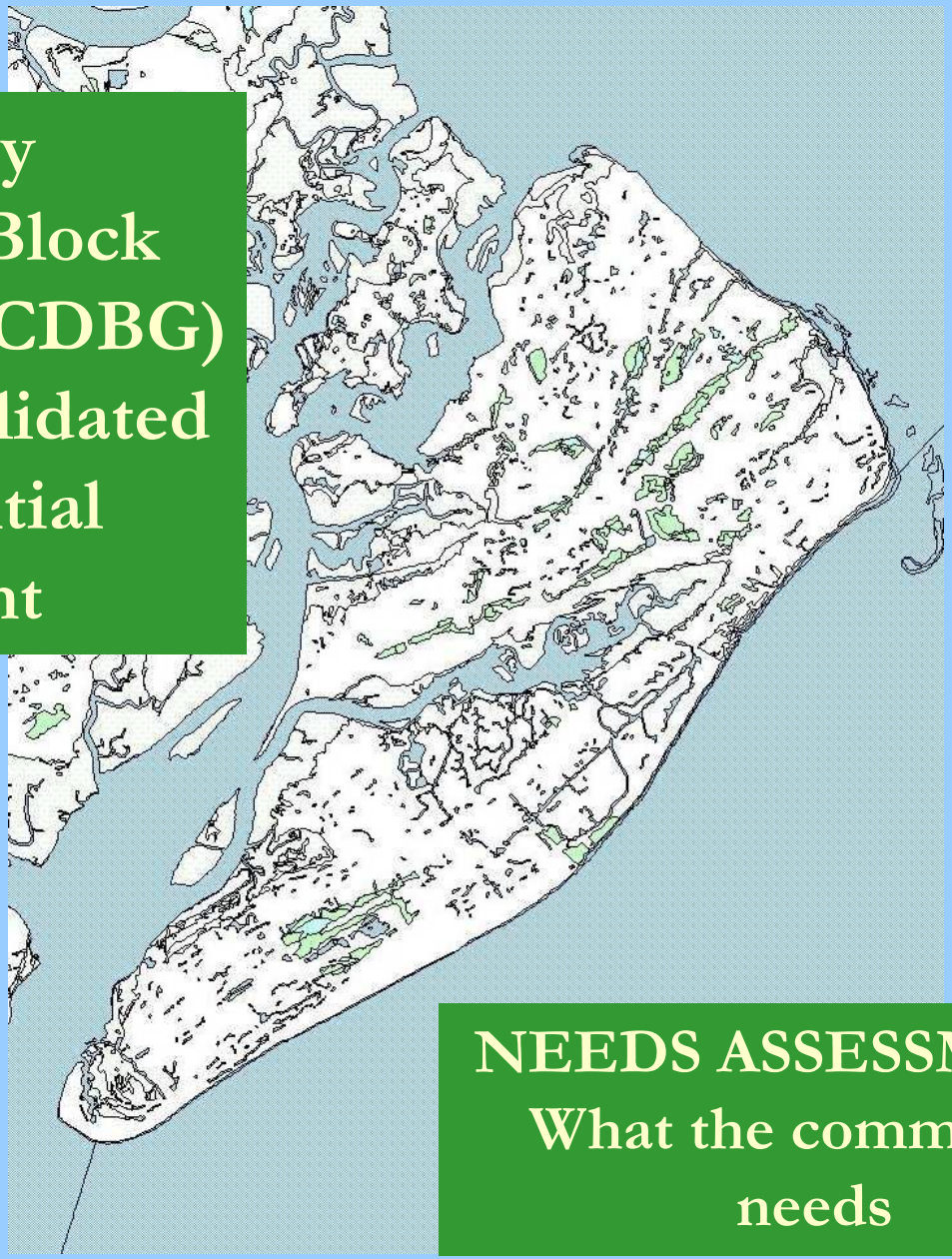
COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG)
ENTITLEMENT PROGRAM

December 10, 2018 6:00PM

AGENDA

- Welcome and Sign-in
- Overview of CDBG Entitlement Program
- Description and Purpose of Five Year Consolidated Plan
- Description of Substantial Amendment
- Purpose of Community Needs Assessment
- Examples of Community Needs
- Discussion of Most Important Community Needs
- Next Steps in CDBG Five Year Consolidated Plan Substantial Amendment Process

Community Development Block Grant Program (CDBG) Five Year Consolidated Plan Substantial Amendment



TOWN OF HILTON HEAD ISLAND, SC

December 10, 2018

PUBLIC HEARING

NEEDS ASSESSMENT- What the community needs

Community Development Block Grant Entitlement Program (CDBG)

- Federal grant program administered by the U.S Department of Housing & Urban Development (HUD).
- Provides annual grants on a formula basis to entitled cities and counties based on population data from the U.S. Census Bureau.
- The Town was allocated **$200,781** in CDBG Entitlement funding in program year 2017 and **$234,127** in program year 2018.
- The annual amount of CDBG Entitlement funding fluctuates each year of program participation.
- Funds are to be used to benefit low-and-moderate income persons, based on HUD guidelines and U.S. Census data.

What Is The 5 Year Consolidated Plan?

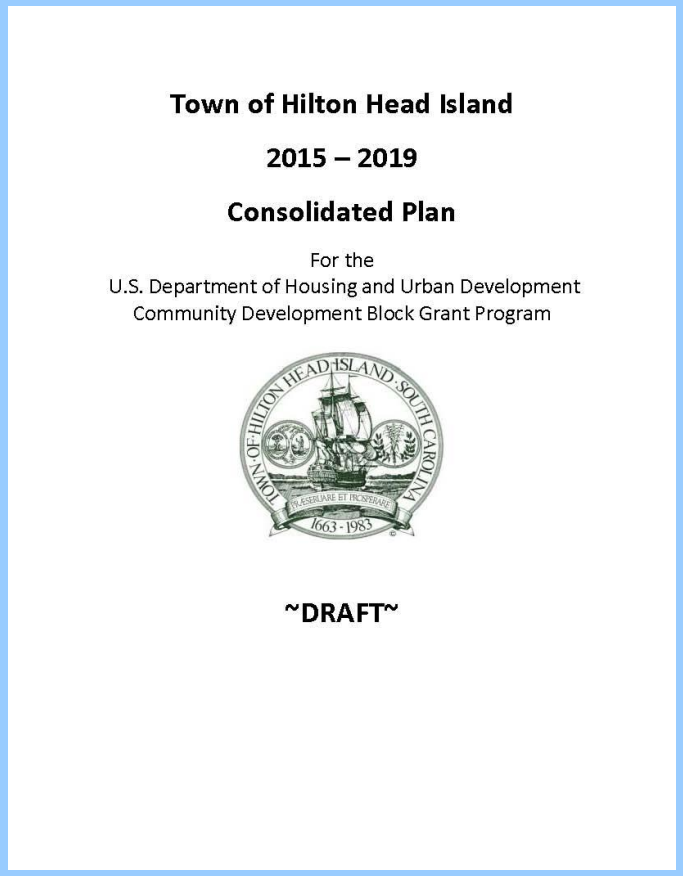
- Serves as the framework to identify community development priorities.

- Guides the distribution of federal dollars in the HUD Community Development Block Grant (CDBG) Entitlement Program.

What Does The Consolidated Plan Contain?

The content of the Consolidated Plan is a combination of:

1) Federal regulations.
2) Submission document for federal funds under the CDBG Program.
3) Strategies to carry out the CDBG Program.
4) Management tool for assessing CDBG program performance and tracking program results.



Town of Hilton Head Island

2015 – 2019

Consolidated Plan

For the
U.S. Department of Housing and Urban Development
Community Development Block Grant Program

~DRAFT~

Purpose of the Consolidated Plan

- To preserve and revitalize low and moderate income neighborhoods to enhance quality of life for Hilton Head Island residents and address priority community public services and community development.

- The Plan outlines the priorities the Town's CDBG program funds will be invested in over five years.

Why Does the Plan Need an Amendment?

- The original goals of the 2015-2019 plan period focused on five location specific road paving projects.

- Replacing the location specific projects with broad HUD activity categories will allow greater flexibility in selecting annual projects to be funded with CDBG dollars.

What is a Substantial Amendment?

The Town's Citizen Participation Plan defines a substantial amendment to the Consolidated or Annual Action Plans as:

- ***When activities are to be added, deleted, or substantially changed in terms of purpose, scope, location or beneficiaries.***

When a substantial amendment is needed, the Town will provide citizens an opportunity to comment on such changes through a public meeting and 30 day comment period.

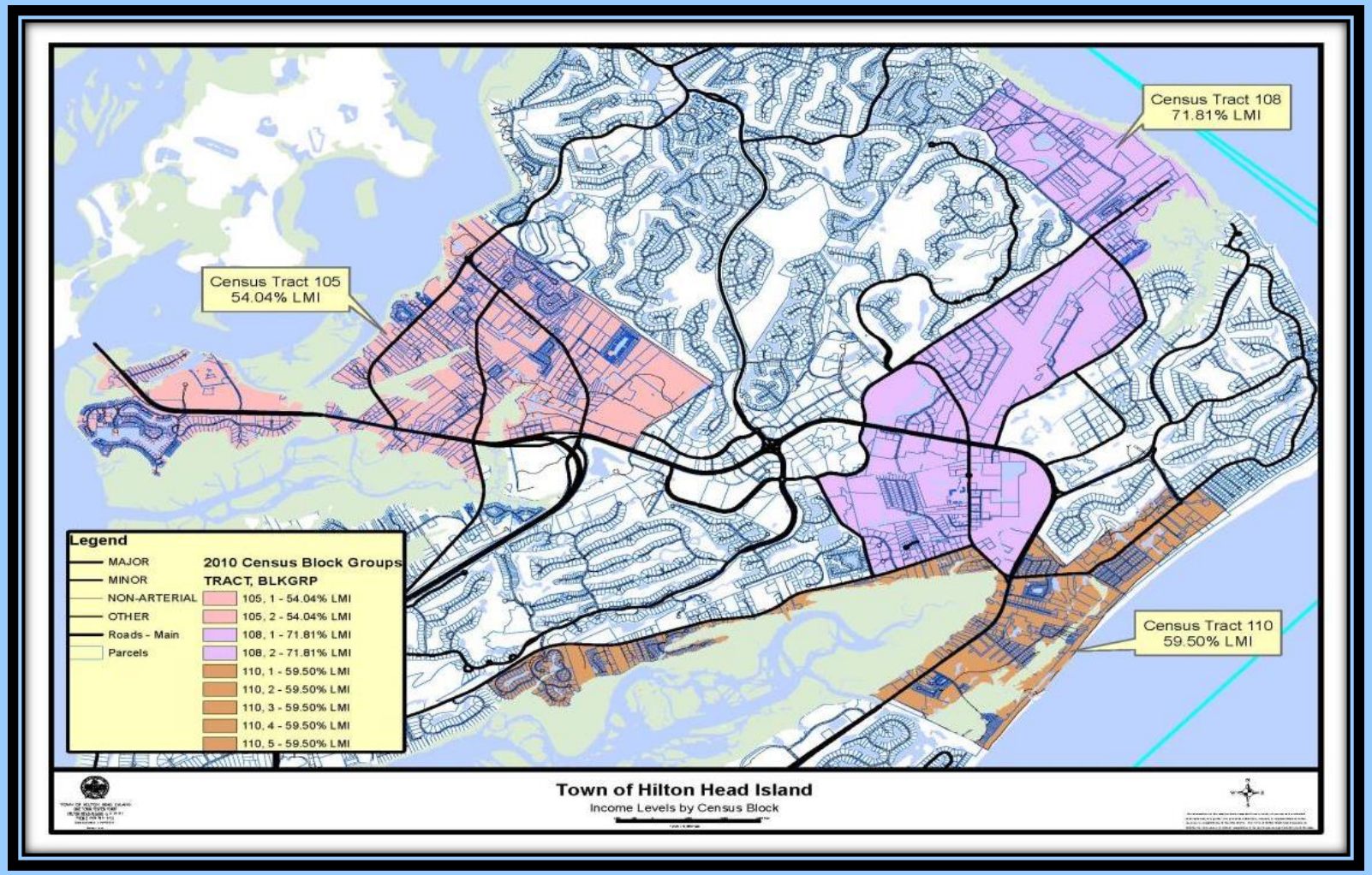
The Needs Assessment Purpose

- A process to identify community needs and encourage participation in the process by focusing assistance to low-and- moderate income citizens
- Identify and prioritize community needs
- Identify activities and strategies to address needs

Low-and-Moderate Income (LMI)

- HUD defines low-and-moderate income households/families as earning annual income less than 80% of the area median income
- The number of people in the household/family is also considered in the calculation.
- *Low-Income* households/families earn equal to or less than 50% of the area median income.
- *Moderate-Income* households/families earn equal to or less than 80% of area median income.

Census Tracts Meeting LMI Requirement



Examples of Community Needs

- **Public Facilities and Improvement Activities**

  Examples: streets, sidewalks, water & sewer infrastructure, drainage improvements, parks, neighborhood/community facilities, facilities for persons with special needs

- **Housing Activities**

  Examples: home rehabilitation, home purchase, rental housing, limited new construction

- **Other Real Property Improvements**

  Examples: acquisition, disposition, clearance/demolition, code enforcement, lead-based paint hazard reduction, historic preservation, renovation of closed buildings, handicapped accessibility, energy efficiency

What's Your Opinion . . . ?

- What do you think is the most important need in our community?
- What are the next two most important needs?
- How can the needs be addressed?

Inventory of Needs

- List needs
- 3 votes, can be used all for one need or spread out over 3 top needs
- Prioritize/rank needs based on community input

What Will Be Done Next?

- Based on the needs assessment results the Five Year Consolidated Plan will be amended.
- 30-day public comment period when the amended plan is complete. This is announced via the Town website and in the Island Packet.
- Amended plan will be presented to Town Council.
- Final amended plan submitted to HUD.

~Thank you for participating~

PLEASE SIGN IN:

NAME	MAILING ADDRESS	EMAIL ADDRESS
Jim Collett	[redacted]	[redacted]
Justin Pierce		
Jim Allhusen		
Pat Wirths		
Sandy Frye		
Herbert Ford		
Renee Ford		
Ibrahim Abdul-Malik		
Rev. Dr. Nannette Pierson		
Al George		
Renee M. Cohen		

PLEASE SIGN IN:

NAME	MAILING ADDRESS	EMAIL ADDRESS
Muntaharah Abdul-Malik	[redacted]	[redacted]
Raymond L. Cox		
Eric C Tumpin		
Heather Reck		
Barbara Chaplin		
Nadine Chaplin		
Kurt Andrzejczyk		

PLEASE SIGN IN:

NAME	MAILING ADDRESS	EMAIL ADDRESS
Tai Scott HHI NAN	[redacted]	[redacted]

Public Meeting Minutes
Public Meeting to Seek Input for the Community Needs Assessment for the Community Development Block Grant (CDBG) Entitlement Program

Monday, December 10, 2018 6:00pm, Hilton Head Public Service District Community Room, 21 Oak Park Drive, Hilton Head Island

Present: Marcy Benson, Senior Grants Administrator; Jennifer Ray, Planning & Special Projects Manager; Public Attendees: see attached sign-in sheet.

Marcy Benson, Senior Town Grants Administrator began the public meeting at 6:00pm. A power point presentation was given describing the purpose of a substantial amendment to the Town of Hilton Head Island Five Year Consolidated Plan. The purpose of the Community Needs Assessment and a description of the CDBG Entitlement Program were explained. The amount of CDBG funding available from HUD and types of eligible projects were discussed.

Public comments were taken and attendees were asked to list community needs. Each attendee was allotted three votes (via dot stickers) to select the needs identified which they believe most important in the community. Voting instructions noted attendees could use all three votes for one need if they believed that to be of the greatest importance to the community, or they could distribute their votes among three different needs identified during the meeting. The following needs were identified and ranked in order of community importance:

- Dirt road paving (20)
- Historic restoration (8)
- Drainage improvements (6)
- Sanitary sewer (4)
- Open air market place (3)
- Workforce housing/home ownership fund/rental assistance fund (3)
- Shuttle bus service (2)
- Historic cemetery clean-up (2)

Other needs identified but did not receive any votes included:

- Community gathering center
- Community park in Marshland Road vicinity including water access
- Road grading
- Historic sites signage
- Playground at Rowing and Sailing Center at Squire Pope Community Park
- Pathway connection on "park side" of Squire Pope Road between Greens Shell Park and Rowing and Sailing Center at Squire Pope Community Park
- Playground on Old Wild Horse Road in vicinity of Gum Tree Road (Taylor Family site)

Needs identified via email or letter in place of attending public meeting included:

- Multi-generational affordable housing
- Housing repair program grant pool
- Sidewalks and lighting on Southwood Park Drive

Attendees were thanked for their participation and the public meeting adjourned at 7:00pm.

COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM (CDBG)
NOTICE OF PUBLIC MEETING AND
30 DAY PUBLIC COMMENT PERIOD
SUBSTANTIAL AMENDMENT TO 2015 – 2019 CONSOLIDATED PLAN

Notice is hereby given that the Town of Hilton Head Island proposes to amend its CDBG 2015 – 2019 Consolidated Plan. This substantial amendment proposes to replace location specific goals for the remaining years of the Plan with broad project activity categories encompassing public facilities & improvements, housing activities and other real property improvements goals in low and moderate income census tracts. The substantial amendment and associated Plan will be available for public review and comment for 30 days from Monday, December 31, 2018 through Wednesday, January 30, 2019. A public meeting to obtain input on the substantial amendment will be held on Monday, January 7, 2019 at 6:00pm at the Hilton Head PSD Community Room, at 21 Oak Park Drive, Hilton Head Island, SC. Copies of the amended Plan will be available for review at the meeting and Monday – Friday 8:00am – 4:30pm at the Town of Hilton Head Island Town Hall, or may be accessed via the Town of Hilton Head Island website at: http://www.hiltonheadislandsc.gov/ beginning December 31, 2018. Written comments are encouraged and may be submitted via the website link, or email to marcyb@hiltonheadislandsc.gov or by mail to Marcy Benson, Senior Grants Administrator, Town of Hilton Head Island Community Development Department, 1 Town Center Court, Hilton Head Island, SC 29928.

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TOWN OF HILTON HEAD ISLAND

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www.hiltonheadislandsc.gov

John J. McCann
Mayor

William D. Harkins
Mayor ProTem

Council Members

David Ames
Tamara Becker
Marc A. Grant
Thomas W. Lennox

Stephen G. Riley
Town Manager

December 21, 2018

«Title» «FirstName» «LastName»«JobTitle»
«Company»
«Address1»
«Address2»
«City», «State» «PostalCode»

Re: CDBG Program Consolidated Plan Substantial Amendment Public Meeting Notice
Hilton Head PSD Community Room – **Monday, January 7, 2019 – 6:00pm**

Dear «Title» «LastName»:

I am writing to notify you the Town of Hilton Head Island will be conducting the above referenced public meeting to gather comments on a proposed substantial amendment to the Town's Community Development Block Grant (CDBG) Five-Year Consolidated Plan for the period of 2015 – 2019. This Plan is a requirement for participation in the U.S. Department of Housing and Urban Development (HUD) CDBG Entitlement Program. The meeting will be held **Monday, January 7, 2019 at 6:00 p.m**. at the Hilton Head PSD Community Room, at 21 Oak Park Drive, Hilton Head Island, SC.

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Sincerely,

Marcy Benson
Senior Grants Administrator

cc: Jennifer Ray, Planning & Special Projects Manager

THE ISLAND PACKET The Beaufort Gazette

SUNDAY DECEMBER 23 2018
ISLANDPACKET.COM BEAUFORTGAZETTE.COM

COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM (CDBG) NOTICE OF PUBLIC MEETING AND 30 DAY PUBLIC COMMENT PERIOD SUBSTANTIAL AMENDMENT TO 2015 – 2019 CONSOLIDATED PLAN

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Benson Marcy

From: Phillips Rene
Sent: Wednesday, December 26, 2018 12:13 PM
To: Benson Marcy
Subject: FW: Courtesy Copy: CDBG Program Notice of Public Meeting and 30 Day Public Comment Period

René Phillips, CIW, Website Administrator
Town of Hilton Head Island
One Town Center Court
Hilton Head Island, SC 29928
843-341-4792
www.hiltonheadislandsc.gov

From: Town of Hilton Head Island [mailto:updates@secure.hiltonheadislandsc.gov]
Sent: Sunday, December 23, 2018 8:35 AM
To: Spinella Kelly; Phillips Rene; Grant Carolyn
Subject: Courtesy Copy: CDBG Program Notice of Public Meeting and 30 Day Public Comment Period

This is a courtesy copy of an email bulletin sent by Rene Phillips.

This bulletin was sent to the following groups of people:

Subscribers of General Announcements or Legal Notices (5223 recipients)

Town of Hilton Head Island @

Community Development Block Grant Program (CDBG) Notice of Public Meeting and 30 Day Public Comment Period Substantial Amendment to 2015 – 2019 Consolidated Plan

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View this notice in its entirety at http://hiltonheadislandsc.gov/government/news/newsdetails.cfm?NewsID=478

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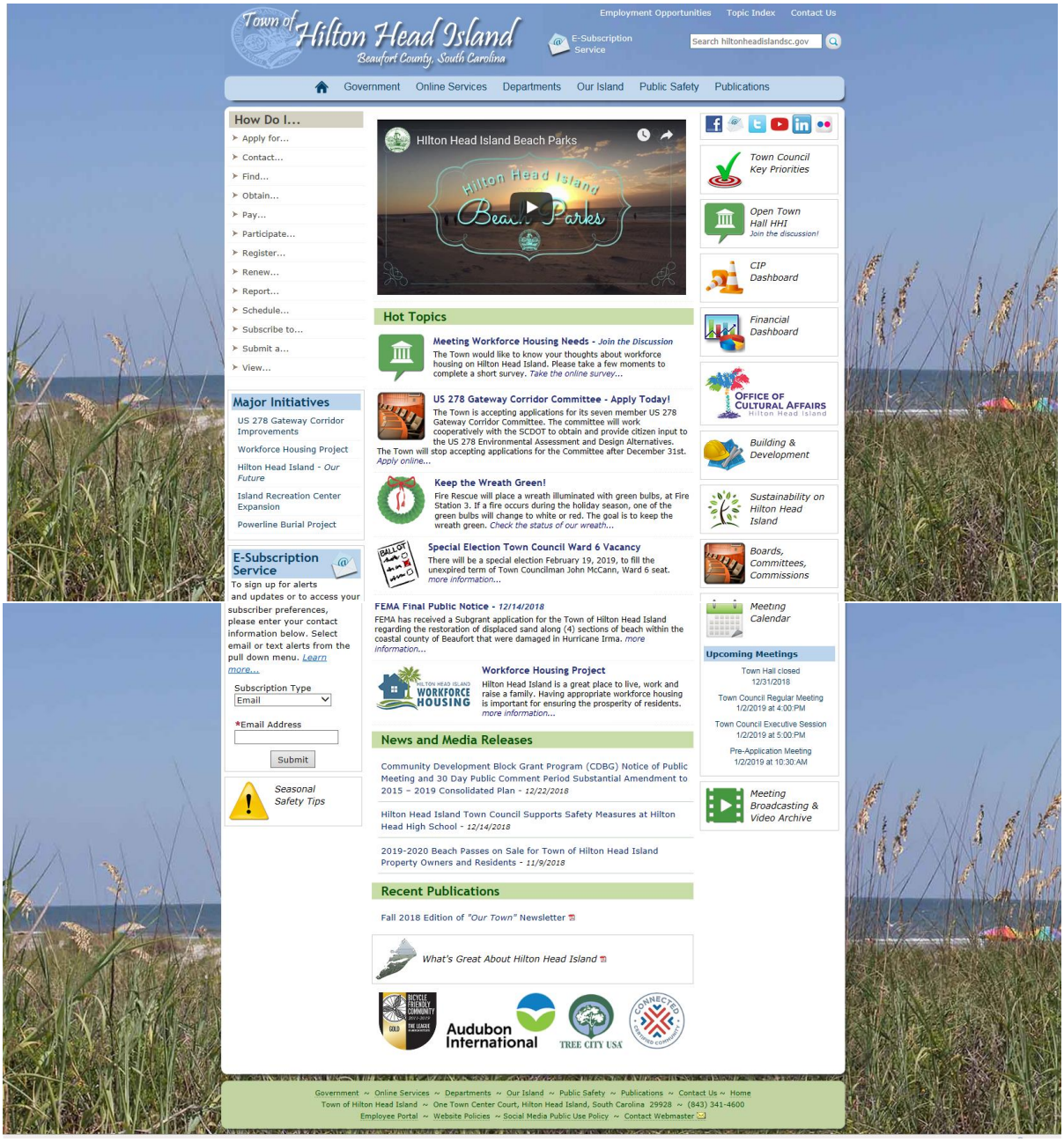
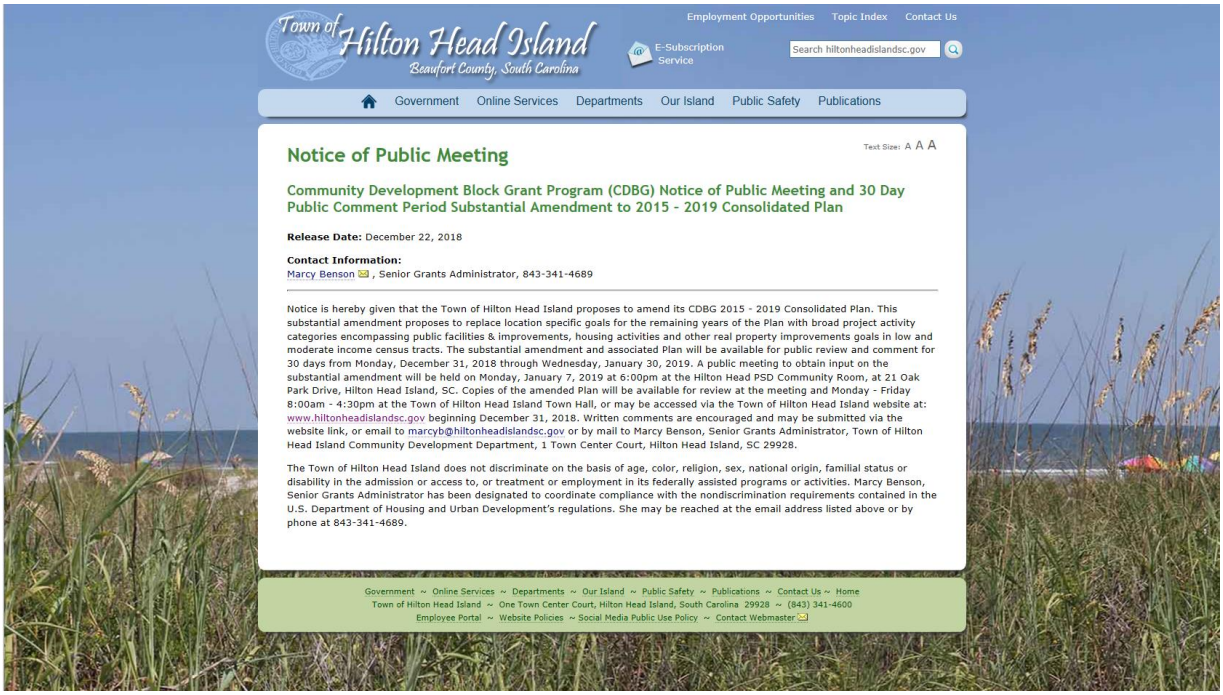
Town of Hilton Head Island Website - Main Page
December 26, 2018
CDBG Consolidated Plan Substantial Amendment
30 Day Comment Period and Public Meeting Notice



Town of Hilton Head Island Website
December 26, 2018
CDBG Consolidated Plan Substantial Amendment
Public Meeting and 30 Day Public Comment Period Notice Page



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Notice of Public Meeting

Community Development Block Grant Program (CDBG) Notice of Public Meeting and 30 Day Public Comment Period Substantial Amendment to 2015 - 2019 Consolidated Plan

Release Date: December 22, 2018

Contact Information:
Marcy Benson , Senior Grants Administrator, 843-341-4689

Notice is hereby given that the Town of Hilton Head Island proposes to amend its CDBG 2015 - 2019 Consolidated Plan. This substantial amendment proposes to replace location specific goals for the remaining years of the Plan with broad project activity categories encompassing public facilities & improvements, housing activities and other real property improvements goals in low and moderate income census tracts. The substantial amendment and associated Plan will be available for public review and comment for 30 days from Monday, December 31, 2018 through Wednesday, January 30, 2019. A public meeting to obtain input on the substantial amendment will be held on Monday, January 7, 2019 at 6:00pm at the Hilton Head PSD Community Room, at 21 Oak Park Drive, Hilton Head Island, SC. Copies of the amended Plan will be available for review at the meeting and Monday - Friday 8:00am - 4:30pm at the Town of Hilton Head Island Town Hall, or may be accessed via the Town of Hilton Head Island website at: www.hiltonheadislandsc.gov beginning December 31, 2018. Written comments are encouraged and may be submitted via the website link, or email to marcyb@hiltonheadislandsc.gov or by mail to Marcy Benson, Senior Grants Administrator, Town of Hilton Head Island Community Development Department, 1 Town Center Court, Hilton Head Island, SC 29928.

The Town of Hilton Head Island does not discriminate on the basis of age, color, religion, sex, national origin, familial status or disability in the admission or access to, or treatment or employment in its federally assisted programs or activities. Marcy Benson, Senior Grants Administrator has been designated to coordinate compliance with the nondiscrimination requirements contained in the U.S. Department of Housing and Urban Development's regulations. She may be reached at the email address listed above or by phone at 843-341-4689.

Benson Marcy

From: Benson Marcy
Sent: Wednesday, December 26, 2018 8:30 AM
To: Benson Marcy
Subject: January 7, 2019 CDBG Program Consolidated Plan Substantial Amendment Public Meeting Notice

This email is a follow-up to the Community Development Block Grant (CDBG) needs assessment public meeting you attended on December 10, 2018. I am writing to notify you the Town of Hilton Head Island will be conducting a public meeting to gather comments on a proposed substantial amendment to the Town's CDBG Five-Year Consolidated Plan for the period of 2015 – 2019. This Plan is a requirement for participation in the U.S. Department of Housing and Urban Development (HUD) CDBG Entitlement Program. The meeting will be held **Monday, January 7, 2019 at 6:00 p.m.** at the Hilton Head PSD Community Room, at 21 Oak Park Drive, Hilton Head Island, SC.

This substantial amendment proposes to replace location specific goals for the remaining years of the Plan with broad project activity categories encompassing public facilities & improvements, housing activities and other real property improvements goals in low and moderate income census tracts. The substantial amendment and associated Plan will be available for public review and comment for 30 days from Monday, December 31, 2018 through Wednesday, January 30, 2019.

Copies of the amended Plan will be available at the January 7th meeting and Monday – Friday 8:00am – 4:30pm at the Town of Hilton Head Island Town Hall, or may be accessed via the Town of Hilton Head Island website at: http://www.hiltonheadislandsc.gov/ beginning December 31, 2018. Written comments are encouraged and may be submitted via the website link, or email to marcyb@hiltonheadislandsc.gov or by mail to Marcy Benson, Senior Grants Administrator, Town of Hilton Head Island Community Development Department, 1 Town Center Court, Hilton Head Island, SC 29928. If you have any further questions please feel free to call me at 341-4689 or by e-mail at the email address listed above. I appreciate your time and attention.

Kind Regards,

Marcy Benson
Senior Grants Administrator
Town of Hilton Head Island
1 Town Center Court
Hilton Head Island, SC 29928
(843) 341-4689

Benson Marcy

From: Phillips Rene
Sent: Monday, December 31, 2018 9:47 AM
To: Benson Marcy
Subject: Fwd: Courtesy Copy: CDBG Program Notice of Public Meeting and 30 Day Public Comment Period

Sent from my Verizon, Samsung Galaxy smartphone

-------- Original message --------
From: Town of Hilton Head Island <updates@secure.hiltonheadislandsc.gov>
Date: 12/31/18 9:00 AM (GMT-05:00)
To: Spinella Kelly <kellys@hiltonheadislandsc.gov>, Phillips Rene <renep@hiltonheadislandsc.gov>, Grant Carolyn <carolyng@hiltonheadislandsc.gov>
Subject: Courtesy Copy: CDBG Program Notice of Public Meeting and 30 Day Public Comment Period

This is a courtesy copy of an email bulletin sent by Rene Phillips.

This bulletin was sent to the following groups of people:

Subscribers of General Announcements or Legal Notices (5234 recipients)

Town of Hilton Head Island @

Community Development Block Grant Program (CDBG) Notice of Public Meeting and 30 Day Public Comment Period Substantial Amendment to 2015 – 2019 Consolidated Plan

Notice is hereby given that the Town of Hilton Head Island proposes to amend its CDBG 2015 - 2019 Consolidated Plan. This substantial amendment proposes to replace location specific goals for the remaining years of the Plan with broad project activity categories encompassing public facilities & improvements, housing activities and other real property improvements goals in low and moderate income census tracts. The substantial amendment and associated Plan will be available for public review and comment for 30 days from Monday, December 31, 2018 through Wednesday, January 30, 2019. A public meeting to obtain input on the substantial amendment will be held on Monday, January 7, 2019 at 6:00pm at the Hilton Head PSD Community Room, at 21 Oak Park Drive, Hilton Head Island, SC. Copies of the amended Plan will be available for review at the meeting and Monday - Friday 8:00am - 4:30pm at the Town of Hilton Head Island Town Hall, or may be accessed via the Town of Hilton Head Island website at: http://www.hiltonheadislandsc.gov beginning December 31,

2018. Written comments are encouraged and may be submitted via the website link, or email to marcyb@hiltonheadislandsc.gov or by mail to Marcy Benson, Senior Grants Administrator, Town of Hilton Head Island Community Development Department, 1 Town Center Court, Hilton Head Island, SC 29928.

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View the 2015 - 2019 Consolidated Plan Substantial Amendment (2019) and submit comments online at http://services.hiltonheadislandsc.gov/publiccomment/

View this notice in its entirety at http://hiltonheadislandsc.gov/government/news/newsdetails.cfm?NewsID=478

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December 31, 2018
CDBG Consolidated Plan Substantial Amendment
Public Meeting and 30 Day Public Comment Period Notice Page
With Plan and Comment Submittal Button Attached

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Beaufort County, South Carolina

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Public Comment

The following topics are currently open for public comment. To submit a comment online, please select the button below and then select your topic and complete the provided comment form.

Community Development Block Grant Program (CDBG) Program Substantial Amendment to 2015 - 2019 Consolidated Plan

Notice is hereby given that the Town of Hilton Head Island proposes to amend its CDBG 2015 - 2019 Consolidated Plan. This substantial amendment proposes to replace location specific goals for the remaining years of the Plan with broad project activity categories encompassing public facilities & improvements, housing activities and other real property improvements goals in low and moderate income census tracts. The substantial amendment and associated Plan will be available for public review and comment for 30 days from Monday, December 31, 2018 through Wednesday, January 30, 2019. A public meeting to obtain input on the substantial amendment will be held on Monday, January 7, 2019 at 6:00pm at the Hilton Head PSD Community Room, at 21 Oak Park Drive, Hilton Head Island, SC. Copies of the amended Plan will be available for review at the meeting and Monday - Friday 8:00am - 4:30pm at the Town of Hilton Head Island Town Hall, or may be accessed via the Town of Hilton Head Island website at: www.hiltonheadislandsc.gov beginning December 31, 2018. Written comments are encouraged and may be submitted via the website link, or email to marcyb@hiltonheadislandsc.gov or by mail to Marcy Benson, Senior Grants Administrator, Town of Hilton Head Island Community Development Department, 1 Town Center Court, Hilton Head Island, SC 29928.

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2015 - 2019 Consolidated Plan Substantial Amendment (2019)

Submit Comment Online

TOWN OF HILTON HEAD ISLAND

2015 – 2019 CONSOLIDATED PLAN SUBSTANTIAL AMENDMENT

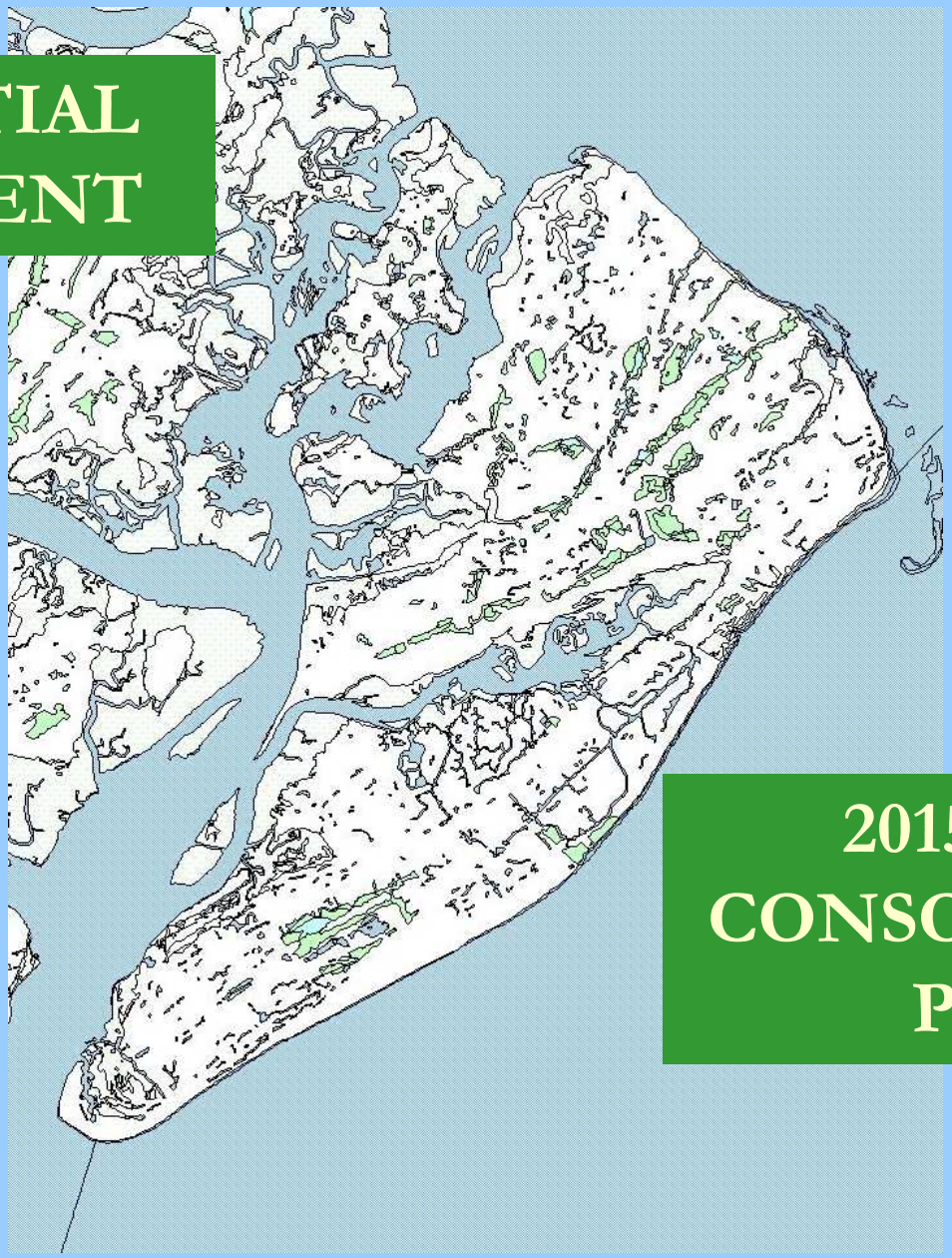
COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG)
ENTITLEMENT PROGRAM

January 7, 2019 6:00PM

AGENDA

- Welcome and Sign-in
- Overview of CDBG Entitlement Program
- Definition of a Substantial Amendment
- Substantial Amendment Process
- Proposed Changes
- Sections of Consolidated Plan to be Changed
- Public Comments

SUBSTANTIAL AMENDMENT



TOWN OF HILTON HEAD ISLAND, SC

January 7, 2019
PUBLIC MEETING

2015 – 2019 CONSOLIDATED PLAN

Community Development Block Grant Entitlement Program (CDBG)

- Federal grant program administered by the U.S Department of Housing & Urban Development (HUD).
- Provides annual grants on a formula basis to entitled cities and counties based on population data from the U.S. Census Bureau.
- Funds are to be used to benefit low-and-moderate income persons, based on HUD guidelines and U.S. Census data.
- Town of Hilton Head Island began participating in CDBG Entitlement Program in 2015.
- HUD accepted Town's Five Year (2015 – 2019) Consolidated Plan in July 2015 and accepts annual action plans in each following year of the Five Year Consolidated Plan.

What is a Substantial Amendment?

The Town's Citizen Participation Plan defines a substantial amendment to the Consolidated or Annual Action Plans as:

- ***When activities are to be added, deleted, or substantially changed in terms of purpose, scope, location or beneficiaries.***

When a substantial amendment is needed, the Town will provide citizens an opportunity to comment on such changes through a public meeting and 30 day comment period.

Substantial Amendment Process

- Town staff drafted an amended 2015 – 2019 Consolidated Plan.
- 30-day public comment period from December 31, 2018 through January 30, 2019.
- Public comments will be reviewed and if necessary adjustments made to amended plan.
- Amended plan tentatively scheduled to be presented to Town Council in February 2019.
- After authorization from Town Council the amended plan will be submitted to HUD for review and approval.

What Are Proposed Changes?

This substantial amendment proposes to:

- Replace the location specific dirt road paving projects listed in the goals summary of the current Consolidated Plan with a list of broad project activity categories encompassing public facilities & improvements, housing activities and other real property improvements in the goals summary.
- Projects listed in the revised goals summary of this amendment will be located in the three low and moderate income Census Tracts within the Town of Hilton Head Island.

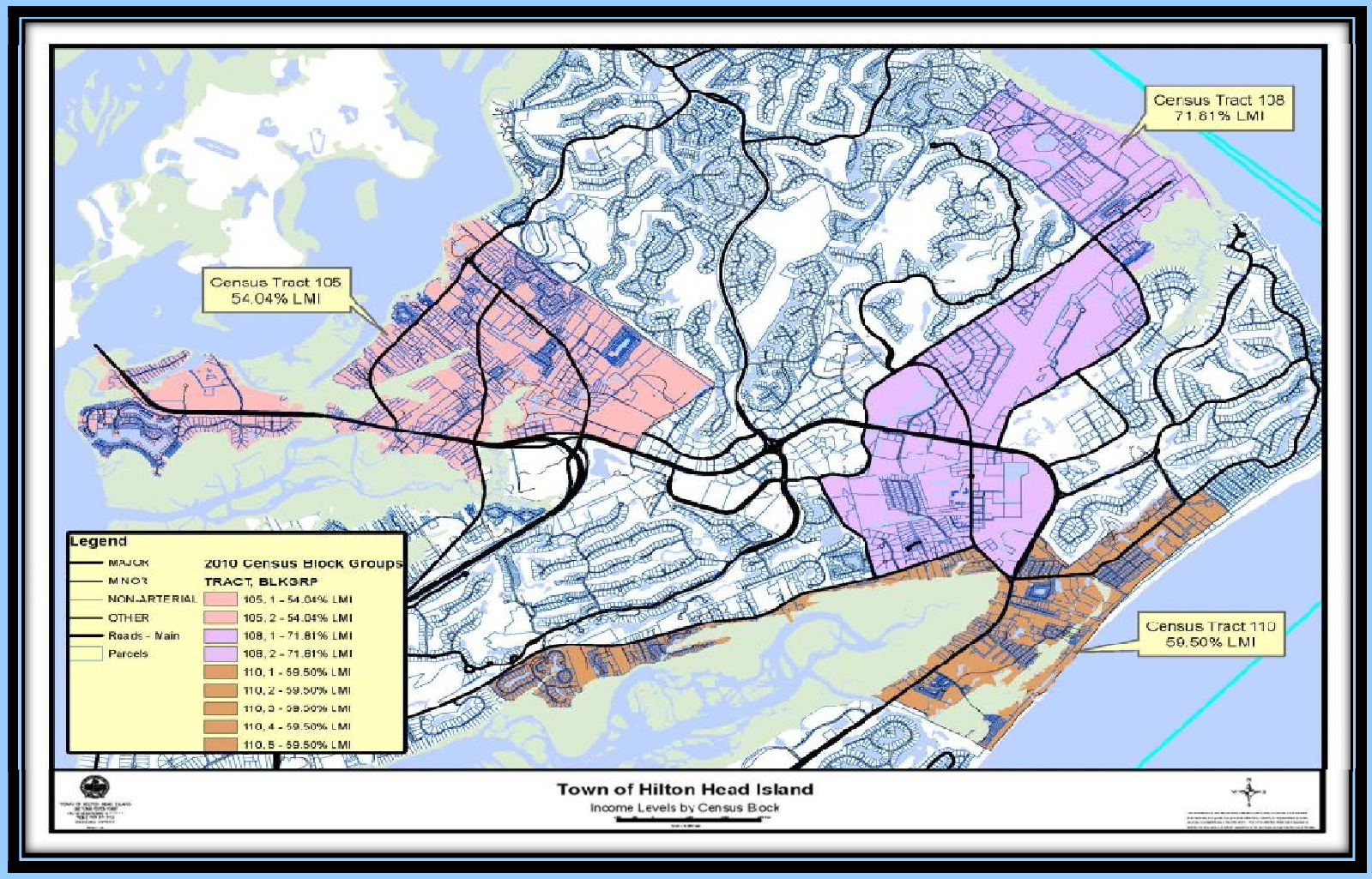
Projects in HUD Approved 2015-2019 Consolidated Plan

Program Year	Project Name	Project Description	Estimated Project Cost Amount	Target Area
2015	Blazing Star Lane Paving	Paving Dirt Road	$202,347	Census Tract 105
2016	Rhiner Drive Paving	Paving Dirt Road	$196,123	Census Tract 105
2017	Cobia Court Paving	Paving Dirt Road	$196,123	Census Tract 105
2018	Murray Avenue Paving	Paving Dirt Road	$196,123	Census Tract 105
2019	Alice Perry Drive Paving	Paving Dirt Road	$196,123	Census Tract 108

Projects in Amended 2015-2019 Consolidated Plan

Program Year	Project Name	Project Description	Estimated Project Cost	Target Area
2015	Blazing Star Lane Paving	Paving Dirt Road	$202,347	Census Tract 105
2016	Rhiner Drive Paving	Paving Dirt Road	$196,123	Census Tract 105
2017	Public facilities & improvements or housing activity or other real property improvements	Street, Utility or Recreational Facilities & Improvements, or Housing Activity, or Historic Preservation	$200,781	Census Tract 105, 108, or 110
2018	Public facilities & improvements or housing activity or other real property improvements	Street, Utility or Recreational Facilities & Improvements, or Housing Activity, or Historic Preservation	$234,127	Census Tract 105, 108, or 110
2019	Public facilities & improvements or housing activity or other real property improvements	Street, Utility or Recreational Facilities & Improvements, or Housing Activity, or Historic Preservation	$234,127	Census Tract 105, 108, or 110

Census Tracts Meeting LMI Requirement



Amended Sections of 2015 – 2019 Consolidated Plan

The following sections of the 2015 – 2019 Consolidated Plan have been revised to reflect the proposed amendment.

- ES-05 Executive Summary
- PR-05 The Process
- PR-10 Consultation
- PR-15 Citizen Participation
- NA-50 Non-Housing Community Development Needs
- MA-45 Non-Housing Community Development Assets
- MA-50 Needs and Market Analysis Discussion
- SP-05 Strategic Plan Overview
- SP-10 Geographic Priorities
- SP-25 Priority Needs Summary
- SP-35 Anticipated Resources
- SP-40 Institutional Delivery Structure
- SP-45 Goals Summary
- SP-55 Barriers to Affordable Housing
- SP-60 Homelessness Strategy
- AP-15 Expected Resources

Comments

Please submit comments by January 30, 2019 via:

- Public meeting on January 7, 2019
- In writing at the Town website: **www.hiltonheadislandsc.gov/**
- In writing via email to: **marcyb@hiltonheadislandsc.gov**
- In writing via mail to Marcy Benson, Senior Grants Administrator, Town of Hilton Head Island, 1 Town Center Court, Hilton Head Island, SC 29928

PLEASE SIGN IN:

NAME	MAILING ADDRESS	EMAIL ADDRESS
Randy Tarkey	[redacted]	[redacted]
Louise Cohen		
Lavon Stevens		
Jannette Pierson		

PLEASE SIGN IN:

NAME	MAILING ADDRESS	EMAIL ADDRESS
Thomas C Barnwell JV	[redacted]	
Al Georg		
T Curtis Barnwell		

PLEASE SIGN IN:

NAME	MAILING ADDRESS	EMAIL ADDRESS
IBRAHIM ABDUL-MALIK	[redacted]	[redacted]
[redacted]		

PLEASE SIGN IN:

NAME	MAILING ADDRESS	EMAIL ADDRESS
Mumtahanah Abdul-Malik	[redacted]	

Public Meeting Minutes
Public Meeting to Solicit Comments and Discuss
Community Development Block Grant (CDBG) Entitlement Program
2015- 2019 Consolidated Plan Substantial Amendment

Monday, January 7, 2019 6:00pm
Hilton Head Public Service District Community Room,
21 Oak Park Drive, Hilton Head Island

Present: **Town Council Members: David Ames**
Town Staff: Marcy Benson, Senior Grants Administrator;
Jennifer Ray, Planning & Special Projects Manager;
Jeff Buckalew, Town Engineer
Public Attendees: See attached sign-in sheets

Marcy Benson, Senior Town Grants Administrator began the public meeting at 6:10pm. A power point presentation was given describing the CDBG Entitlement Program, the amount of CDBG funding available from HUD, the need for a substantial amendment, and the proposed changes to be made to the Town of Hilton Head Island Five Year Consolidated Plan.

There was discussion on the amount of CDBG funds expended for the 2015 and 2016 CDBG program years; how the community priorities list from the December 10, 2018 Needs Assessment meeting was incorporated into the draft amended Consolidated Plan; and the location of the LMI eligible Census Tracts. Acquisition and construction of the dirt road paving projects completed with 2015 and 2016 funds; and community outreach efforts in the identified project areas were discussed.

Jeff Buckalew, Town Engineer addressed questions related to the Town's dirt road paving program. The topic of affordable housing was raised and potential project ideas to address this were considered.

At the conclusion of the meeting attendees were reminded copies of the 2015 – 2019 Consolidated Plan Substantial Amendment were available for distribution at the meeting and via the Town of Hilton Head Island website; and comments will be taken until January 30, 2019.

Attendees were thanked for their participation and the public meeting adjourned at 7:00pm.

Public Comment Summary
For the Town of Hilton Head Island
2015 – 2019 Consolidated Plan
Substantial Amendment (2019)

Public Comments Received During 30 Day Comment Period (December 31, 2018 – January 30, 2019):

There was one comment received during the January 7, 2019 public meeting. This comment stated "The big projects IE. paving of roads, drainage, and sewer access, is being addressed from other sources mandated by the Town. I believe we should direct the usage of the grant funds to different types of immediate community improvements I.E. community center, shuttle services and open air market." A copy of the comment is attached to this document.

Town Of Hilton Head Island
2015 – 2019 Consolidated Plan Substantial Amendment
Community Development Block Grant (CDBG)
Entitlement Program

Public Comment Form

2015-2019 HUD/CDBG Consolidated Plan Substantial Amendment (2019)

◯ Support ◯ Oppose

Comment: THE BIG PROJECTS IE. PAVING & ROADS, DRAINAGE, AND SEWER ACCESS, IS BEING ADDRESSED FROM OTHER SOURCES MANDATED BY THE TOWN. I BELIEVE WE SHOULD DIRECT THE USAGE OF THE GRANT FUNDS TO DO DIFFERENT TYPES & IMMEDIATE COMMUNITY IMPROVEMENTS I.E. COMMUNITY CENTER, SHUTTLE SERVICES, OPEN AIR MARKET,

IMMEDIATE

Optional:

Name: [redacted]

Address:

Phone:

Email:

NOTICE OF PUBLIC MEETING
COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM
SUBSTANTIAL AMENDMENT TO 2015 – 2019 FIVE YEAR CONSOLIDATED PLAN

Notice is hereby given the Town of Hilton Head Island proposes to amend its Community Development Block Grant 2015 – 2019 Five Year Consolidated Plan. This substantial amendment proposes to add the national objective category to benefit low to moderate income limited clientele activities. A public meeting to obtain input on the substantial amendment will be held on **Thursday, September 5, 2019 at 6:00pm**, at the Town of Hilton Head Island Town Hall, Living Lab located at 3 Town Center Court, Building D, Hilton Head Island, SC.

The Town of Hilton Head Island does not discriminate on the basis of age, color, religion, sex, national origin, familial status or disability in the admission or access to, or treatment or employment in its federally assisted programs or activities. Assistance will be provided to accommodate the special needs of disabled persons, and persons with limited English language proficiency. If auxiliary aids are required please make arrangements 72 hours prior to the meeting by contacting Marcy Benson, Senior Grants Administrator, 1 Town Center Court, Hilton Head Island, S.C. 29928 via e-mail at marcyb@hiltonheadislandsc.gov or phone at (843) 341-4689.

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Island Packet, 8/29/2019 Cropped page Page: 4A

US diverts FEMA funds to asylum, border programs

BY COLLEEN LONG
Associated Press

WASHINGTON

The Department of Homeland Security is moving $271 million from other agencies such as FEMA and the U.S. Coast Guard to increase the number of beds for detained immigrants and support its policy forcing asylum seekers to wait in Mexico while their cases play out.

The news came as Hurricane Dorian approached Puerto Rico. House Speaker Nancy Pelosi called the move on funding "stunningly reckless."

The sprawling 240,000-person Homeland Security Department includes the Federal Emergency Management Agency, the Coast Guard and the new Cybersecurity and Infrastructure Security Agency in addition to immigration agencies.

It is not uncommon for unassigned funds to be transferred between agencies under the same department as the fiscal year ends. Last year around the same time, about $200million was transferred, including $10 million from FEMA that prompted major criticism from Democrats.

Homeland Security officials said in a statement Tuesday they would transfer $155 million to create temporary facilities along the U.S.-Mexico border for holding hearings with the aim of moving asylum cases through the system faster.

The government has sent more than 30,000 people back to Mexico to wait out their immigration cases in an effort to deter migrants from making a dangerous journey to the U.S. and ease the crush of families from Central America that has vastly strained the system.

Asylum seekers generally had been released into the U.S. and allowed to work, but many Trump administration officials believe migrants take advantage of the laws and stop showing up to court. Lawyers for migrants waiting in Mexico have reported major problems reaching clients and getting them to the U.S. for their hearings. And some of the locations in Mexico where migrants are sent are violent and unsafe.

The money will come out of unobligated money from the base disaster relief fund at FEMA, lawmakers said.

Democratic House members strongly disagreed and accused DHS of going around their specific appropriations.

Pelosi said, "Stealing from appropriated funds is always unacceptable, but to pick the pockets of disaster relief funding in order to fund an appalling, inhumane family incarceration plan is staggering – and to do so on the eve of hurricane season is stunningly reckless."

The chairwoman of the House Appropriations homeland security subcommittee, Lucille Roybal-Allard of California, said the reprogramming would support "inhumane" programs and take away necessary funding for other agencies.

"I am greatly concerned that during the course of this administration, there has been a growing disconnect between the will of Congress ... and the implementation of the Department's immigration enforcement operations," she said in a statement.

Homeland Security officials will also transfer $116 million to fund detention bed space for U.S. Immigration and Customs Enforcement. Congress allocated 45,000 beds for detention, but as of Aug. 24, ICE was detaining 54,344 people.

Human smugglers left people on a tiny island in storm's path

BY DAVID J. NEAL
Miami Herald

MIAMI

Human smugglers left seven people on an island that's in the path of Hurricane Dorian, U.S. Customs and Border Protection's Puerto Rico office says.

Customs says Puerto Rico Department of Natural and Environmental Resources rangers found the six men and one woman claiming to be from the Dominican Republic on Mona Island, which is about halfway between the Dominican Republic and Puerto Rico. The seven were flown to an airport by Coast Guard and Customs helicopters.

"This is a clear example how human smuggling organizations have complete disregard for the safety of the people they transport and assume that law enforcement is not vigilant," said a statement from Xavier Morales, Chief CBP Patrol Agent of the Ramey Sector. "They placed these individuals in the direct path of this tropical storm making them believe they made it to the main island of the archipelago of Puerto Rico."

FROM PAGE 3A

GRAHAM

to exclude materials they rely on from U.S. tariffs.

"They get product from China and we're trying to get an exemption. We'll keep fighting for that," Graham said of Archroma.

"This (trade war) is going to drag on as long as it takes to get the right answer. And the right answer is to ... get China to play by the rules."

The White House has accused Beijing of stealing trade secrets and intellectual property from U.S. companies, unfairly subsidizing its own businesses and manipulating its currency.

"I can go through the entire state and show you plants shut down 'cause China basically manipulates everything in the trading world to their advantage," Graham said. "They sell us $500 billion more of products made in China than we make in the U.S. and sell to China 'cause they deny us market access.

"Yeah, it hurts. It hurts when a component of the supply chain in China is affected by the tariffs, but the goal is to get China to open up their markets so we can have business done where people generate jobs here and sell products to China."

This week saw a series of confusing and contradictory statements from Trump, leading to shifting positions and threats that could complicate trade talks with China.

Asked about the president's inconsistent messages and negotiating tactics, Graham said the president is "doing what he needs to ... to open up an avenue of communication."

"The pain of not confronting China is a lot greater than it is to do something about it now," he added. "You're going to pay now or you're going to pay later. Hopefully, we can get these jobs back in Allendale County."

TRUMP TRADE STRATEGY DRAWS MIXED REVIEWS

Asked about the layoffs by The State, Allendale County officials gave mixed reviews of Trump's strategy.

Vice Chairman H. Carl Gooding stood behind Graham and his support of Trump's tariffs. Gooding said the lost jobs will be offset by those created by a new dog food manufacturer and hydrogen peroxide distribution center under construction.

"I have confidence in Archroma and think they will make a comeback," Gooding said. "So far, the layoff has not had much effect on Allendale County, other than the fact we need the jobs."

Gibson said the lost jobs paid an average salary of $50,000 to $60,000 — with retirement and other benefits — in a county where the median annual income was $23,331 in 2017.

Gooding, though, said he has confidence the president's trade negotiations "will pay off in a better trade deal with China."

"I think, eventually, everything will bounce back," he said.

Fellow Council Member William Robinson was less optimistic.

"I don't think the tariffs were in order," Robinson said, adding the trade war is "going to hurt small communities and rural communities if we don't rethink where we are with the tariffs. I think China can survive the tariffs a lot more than we can."

County Council Chairwoman Theresa Taylor decline comment on the layoffs and directed a reporter to call county administrative offices.

Columbia Democrat Jaime Harrison, who is running for Graham's U.S. Senate seat, called out the Seneca Republican for his support of "reckless tariffs" in a statement.

"This trade war will take jobs away from people statewide and harm South Carolina's economy," Harrison said. "But, Sen. Graham doesn't care. He's only concerned about his own political power — not the lives of South Carolinians."

Tom Barton: 803-771-8304, @tjbarton83

PAL BENKO, 1928-2019

Chess grandmaster ceded championship spot to Fischer

BY DYLAN LOEB MCCLAIN
New York Times

Pal Benko, a chess grandmaster who was among the world's best players for two decades, but who gave up his place in the 1969-72 world championship cycle to Bobby Fischer, paving the way for Fischer to become world champion, died Monday in Budapest, Hungary. He was 91.

Pal Benko

The death was confirmed by his friend Susan Polgar, a former women's world chess champion, on her website.

Benko was among the final eight participants in the tournaments to determine a challenger for the world championship in 1959 and 1962. Both times he failed to advance, finishing well behind his competitors.

In 1970, Benko again qualified for the world championship cycle. Already 42 and past his peak as a competitive chess player, he ceded his place to Fischer, who was 15 years his junior.

"I didn't have a real chance," Benko said.

Among Western players, Fischer was considered the best hope of unseating Boris Spassky as champion.

Benko was paid $2,000 by the U.S. Chess Federation for giving up his spot, though he said the money was actually a fee to assist the players in that year's Interzonal Tournament, the first step on the road to the world championship.

Decades later, after Fischer was off the world chess stage and had become a recluse, Benko was one of the few people with whom he stayed in contact. The two spoke every week.

Relations between Benko and Fischer had once been far worse. They both competed in the 1962 Candidates tournament in Curaçao, which would determine the challenger for the world champion, Mikhail Botvinnik.

Arthur Bisguier, an American grandmaster, had been sent by the U.S. Chess Federation to assist them, primarily by helping them analyze their adjourned positions. One night, Benko went looking for Bisguier and found him in Fischer's room. He asked Bisguier for help, but Fischer protested, saying that Bisguier was there only to help him, since he had a more legitimate chance of winning. The two men got into a heated argument that Bisguier said ended with punches.

DEATH NOTICE

Maybelle Fripp

Maybelle E. Fripp, of Ridgeland, died August 25.

A walk-through will be held August 29 at Stiney's Funeral Home from 6-8 p.m.

Services will be held August 30 at 11 a.m. at Greater Pentecostal Temple 5905 S. Okatie Highway, Hardeeville. Interment will take place at Joe Williams cemetery.

Stiney's Funeral Home is assisting the family.

To submit

The Island Packet and The Beaufort Gazette extend condolences to those who experience the death of a loved one.

Death notices, which are published free of charge, are about 40 words long. For next-day publication, death notices should be sent by 3 p.m. Funeral homes should email them to obits@islandpacket.com or bgobits@beaufortgazette.com. Individuals sending death notices should use the same address and include the name of the funeral home.

Obituaries are paid items that are more detailed than death notices. Funeral homes should email obituaries to obits@islandpacket.com or bgobits@beaufortgazette.com by 3 p.m. Monday through Friday. Individuals wishing to place obituaries should use the same address and include the name of the funeral home. Photos in JPEG format of the deceased are accepted.

For questions, call 843-706-8200.

NOTICE OF PUBLIC MEETING
COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM
SUBSTANTIAL AMENDMENT TO 2015 – 2019 FIVE YEAR CONSOLIDATED PLAN

Notice is hereby given the Town of Hilton Head Island proposes to amend its Community Development Block Grant 2015 – 2019 Five Year Consolidated Plan. This substantial amendment proposes to add the national objective category to benefit low to moderate income limited clientele activities. A public meeting to obtain input on the substantial amendment will be held on **Thursday, September 5, 2019 at 6:00pm**, at the Town of Hilton Head Island Town Hall, Living Lab located at 3 Town Center Court, Building D, Hilton Head Island, SC.

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Benson Marcy

From: Phillips Rene
Sent: Thursday, August 29, 2019 1:55 PM
To: Benson Marcy
Subject: FW: Courtesy Copy: Public Meeting - CDBG Substantial Amendment to 2015-2019 5-Year Consolidated Plan

René Phillips, CGDSP, CIW
Website Administrator
Town of Hilton Head Island
One Town Center Court
Hilton Head Island, SC 29928
843-341-4792
www.hiltonheadislandsc.gov

From: Town of Hilton Head Island [mailto:updates@secure.hiltonheadislandsc.gov]
Sent: Thursday, August 29, 2019 1:50 PM
To: Grant Carolyn <carolyng@hiltonheadislandsc.gov>; Spinella Kelly <kellys@hiltonheadislandsc.gov>; Phillips Rene <renep@hiltonheadislandsc.gov>
Subject: Courtesy Copy: Public Meeting - CDBG Substantial Amendment to 2015-2019 5-Year Consolidated Plan

This is a courtesy copy of an email bulletin sent by Rene Phillips.

This bulletin was sent to the following groups of people:

Subscribers of Legal Notices (2448 recipients)

Notice of Public Meeting

Community Development Block Grant Program Substantial Amendment to 2015 – 2019 Five Year Consolidated Plan

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http://hiltonheadislandsc.gov/government/news/newsdetails.cfm?NewsID=528

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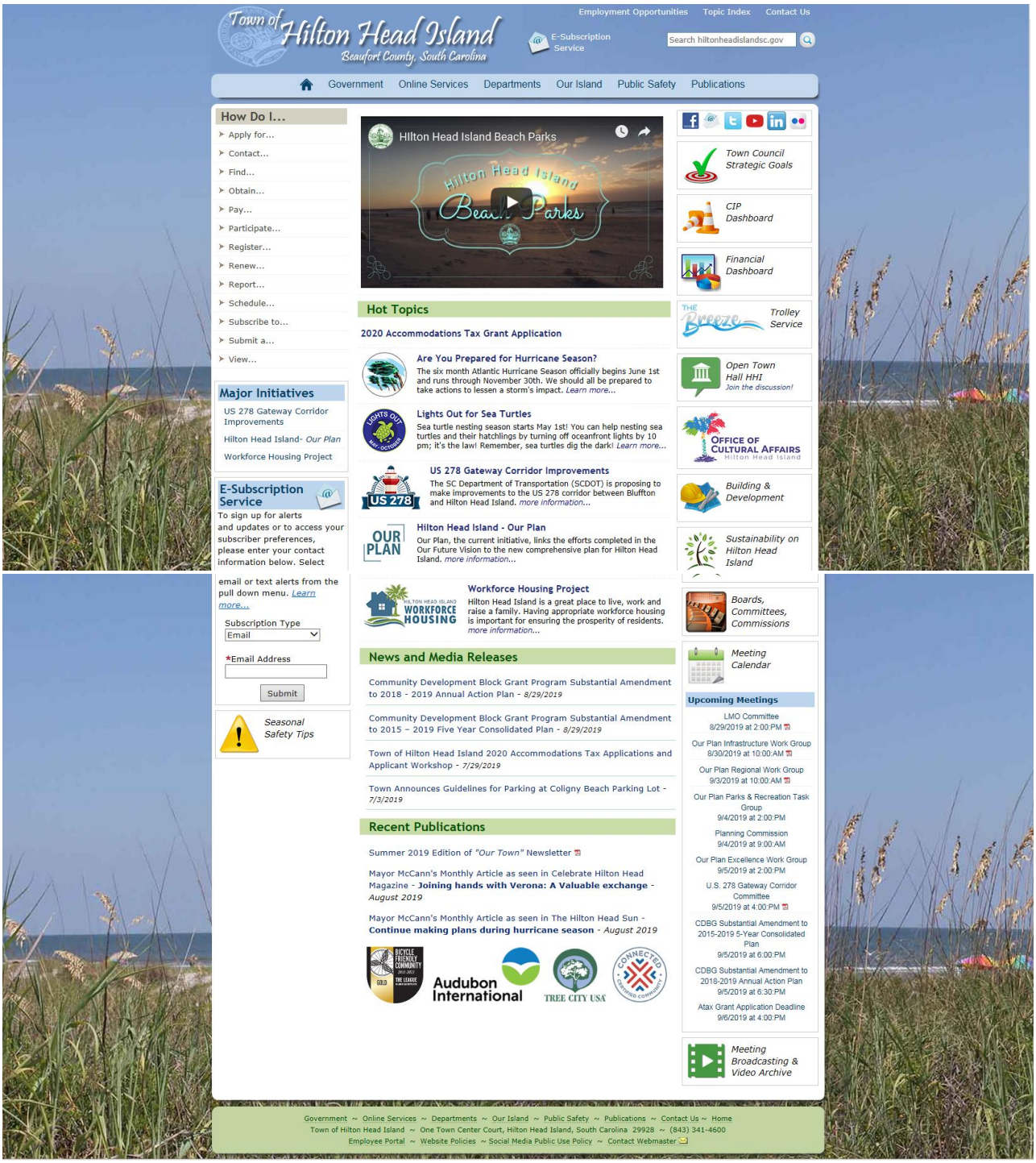
Town of Hilton Head Island Website - Main Page
August 29, 2019
CDBG Consolidated Plan Substantial Amendment
Public Meeting Notice



Town of Hilton Head Island Website
August 29, 2019
CDBG Consolidated Plan Substantial Amendment
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Notice of Public Meeting

Community Development Block Grant Program Substantial Amendment to 2015 - 2019 Five Year Consolidated Plan

Release Date: August 29, 2019

Contact Information:
Marcy Benson , Senior Grants Administrator, 843-341-4689

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NOTICE OF 30 DAY PUBLIC COMMENT PERIOD COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM SUBSTANTIAL AMENDMENT TO 2015 – 2019 FIVE YEAR CONSOLIDATED PLAN

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Island Packet, 9/6/2019 Cropped page Page: 3A

Submitted by Stacey Sacha

A tree fell on top of a home in the Heritage Lakes neighborhood in Bluffton on Thursday.

Tree gives family a scare, but Bluffton avoids big damage

BY LANA FERGUSON
lferguson@islandpacket.com

Stacey Sacha didn't evacuate Bluffton for Hurricane Dorian.

She didn't leave for Matthew, either.

Or Irma.

Or Florence.

"I think really the last hurricane I evacuated for was Hugo (in 1989), when I was a little girl," she said Thursday morning.

As Hurricane Dorian's strong wind gusts and rain reached Beaufort County on Wednesday, Sacha hunkered down in her Heritage Lakes home with her husband and two sons.

They fell asleep listening to the pitter-patter of rain trickling on the roof.

Then, around 3:30 a.m. Thursday, a boom shook the house.

Sacha's 15-year-old came running out of his room, panicked. The 12-year-old down the hall continued to sleep.

The elder boy had awakened to a tree branch poking through his bedroom ceiling.

"We were all sleeping," Sacha said. "It was a rude awakening."

The family went outside to assess the damage, but it was too dark to see anything. The rain was pouring down, and the wind rushed by.

They retreated inside to wait for daylight.

Around 5:30 a.m. another crash scared the family awake.

"I thought the tree was coming through the house," Sacha said.

The shelves hanging on the wall that had been punctured by the tree crashed to the floor.

Sacha enjoyed a fleeting feeling of relief and continued to wait for daylight.

Once the sun finally peeked through the clouds, the family ventured outside.

The top half of a tree had fallen on the roof.

Sacha looked around. Branches were everywhere, and water was leaking through the nature-made hole in the ceiling.

She doesn't regret braving the storm, though.

"I guess you can say we were kind of happy that we were home, because now we're taking on water," she said. She's begun making calls — insurance was at the top of the list — to see what can be done.

Besides some small branches and debris on the road, the rest of the neighborhood appeared unscathed.

The same is true for the rest of Bluffton, with the Bluffton Fire Township District responding to less than a handful of storm-related calls from all of Wednesday into Thursday morning.

As of 2:30 p.m., no major damage or flooding was reported in Bluffton, and Capt. Lee Levesque said he believes the town is "in the clear."

"We're feeling optimistic that we have survived the ugliest of the storm and his impact and that we'll be back to normal in no time at all," he said Thursday morning after riding around different parts of Bluffton to assess damage and flooding.

Alljoy Boat Landing had major flooding after Hurricane Matthew, so Bluffton Fire was watching it closely throughout the storm. On Thursday morning, there were no signs of flooding.

A light drizzle fell over Bluffton Oyster Factory Park and Old Town Bluffton a little after 9 a.m. Thursday. The water level remained below the dock, and there were no real signs of flooding from overnight rains. Pine needles and leaves were scattered across the streets.

Hampton Lake neighborhood was clear except one small tree that blocked a single lane. It was quickly removed. Mostly just pine needles and small twigs lined the roads. Several homes were still boarded up Thursday morning.

Some folks had sandbags lining their garage doors. Parts of this neighborhood experienced bad flooding after Hurricane Matthew, but that did not appear to be the case Thursday morning.

While driving around Wednesday afternoon as winds were beginning to pick up, Levesque pointed to the American flag flying behind the Bluewater gas station on Buckwalter Place. Every time he passes, he checks to see if it's still flying.

SEE CLEAR, 4A

KACEN BAYLESS

A tattered flag flies over Alljoy Boat Landing in Bluffton on Thursday morning during low tide. No flooding was spotted.

SAMMY FRETWELL sfretwell@thestate.com

Hurricane Dorian did not deter these bicyclists on Hilton Head Island Thursday morning. They were out on Coligny Beach.

Hilton Head has many trees down

BY MANDY MATNEY, KATHERINE KOKAL AND JESSICA KOSCIELNIAK
mmatney@islandpacket.com
kkokal@islandpacket.com
jkoscielniak@mcclatchy.com

Hurricane Dorian lashed Beaufort County from Wednesday afternoon through Thursday morning with tropical storm-force winds, causing fairly significant tree damage from north end to south end.

Though the storm stayed further off the coast than forecasters predicted, Hilton Head Island had many downed trees early Thursday morning as Dorian continued to deliver damaging wind and rain.

Hilton Head Island Fire Rescue ceased operations at 1:55 a.m. due to weather conditions but began surveying damage and clearing trees at daybreak.

The damage is "less than Matthew, more than Irma" as far as downed

SEE TREES, 4A

Beaufort area grapples with downed limbs and power outages

BY STEPHEN FASTENAU
sfastenau@islandpacket.com

Chain saws whirred throughout northern Beaufort County on Thursday as crews worked to remove trees that fell during tropical storm-force winds from Hurricane Dorian off the South Carolina coast.

Downed trees seem to be the most common result of the storm, which was still moving out at midday. Residents in Mossy Oaks, Lady's Island, Sheldon, Seabrook and Shell Point reported losing power Thursday morning.

Traffic is not allowed on J.E. McTeer Bridge between Port Royal and Lady's Island and on Harbor River Bridge between St. Helena Island and Harbor Island due to high winds.

Here are updates from The Beaufort Gazette and The Island Packet reporters surveying storm damage in northern Beaufort

SEE BEAUFORT, 4A

STEPHEN FASTENAU sfastenau@beaufortgazette.com

Julian Levin pulls a limb away from a large branch that fell from an oak tree at the home of his brother, Sam Levin, in Beaufort's Spanish Point neighborhood Thursday morning. The falling branch damaged the white Dodge pickup truck at left.

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FIVE YEAR CONSOLIDATED PLAN

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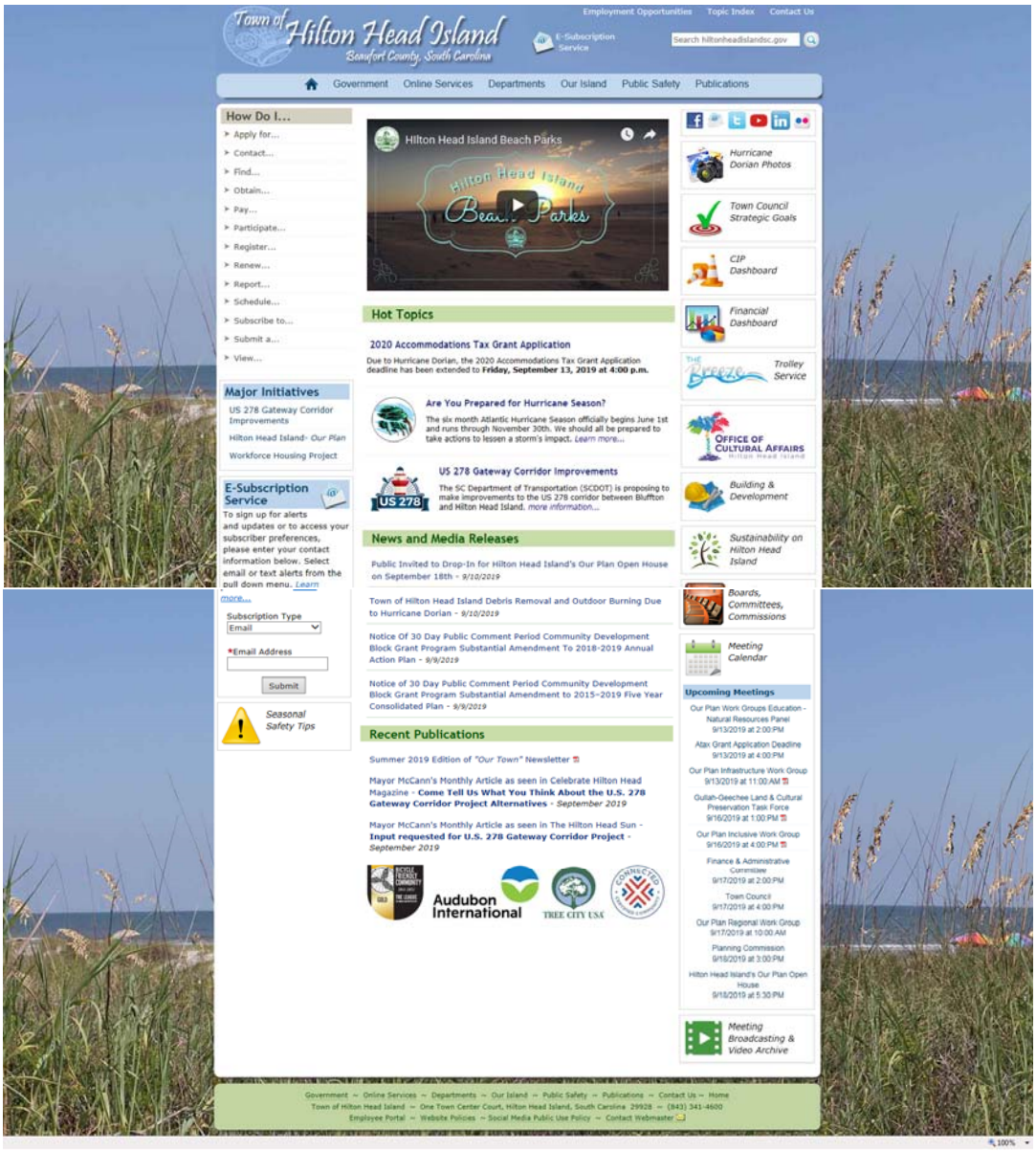
Posted: September 6, 2019

Town of Hilton Head Island Website - Main Page
September 9, 2019
2015 – 2019 Five Year Consolidated Plan Substantial Amendment
30 Day Public Comment Period Notice



Town of Hilton Head Island Website
September 9, 2019
2015 – 2019 Five Year Consolidated Plan Substantial Amendment
30 Day Public Comment Period Notice Page

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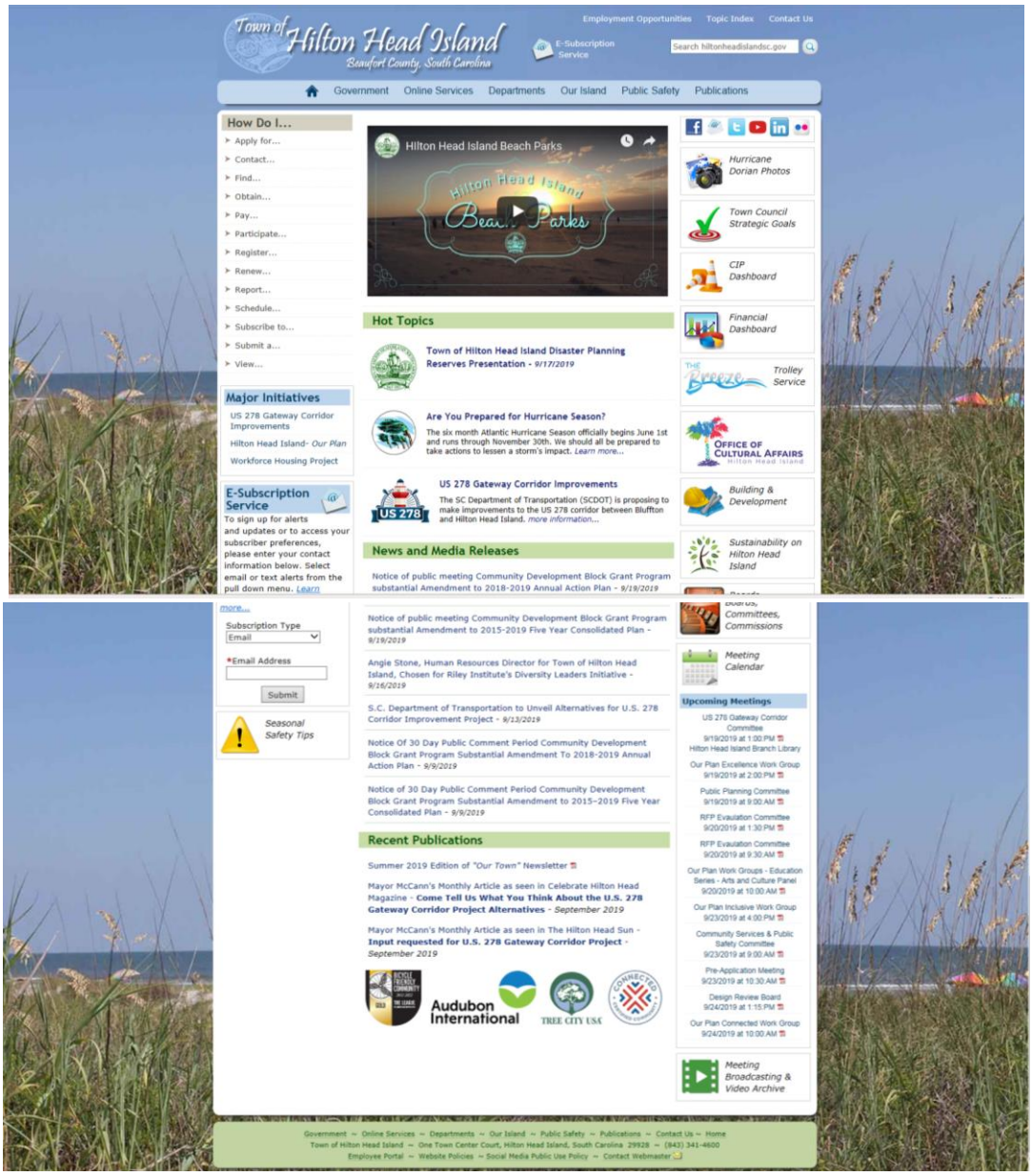
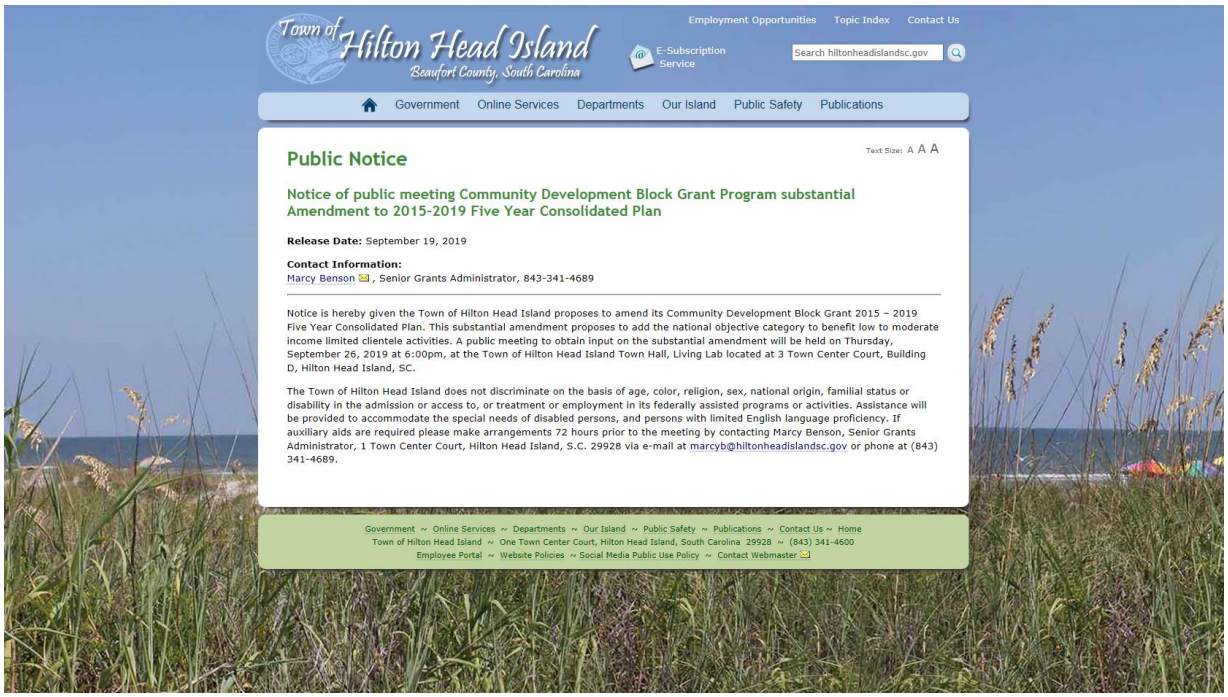
Posted: September 19, 2019

Town of Hilton Head Island Website - Main Page
September 19, 2019
CDBG Consolidated Plan Substantial Amendment
Rescheduled Public Meeting Notice



Town of Hilton Head Island Website
September 19, 2019
CDBG Consolidated Plan Substantial Amendment
Rescheduled Public Meeting Notice Page



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Public Notice

Notice of public meeting Community Development Block Grant Program substantial Amendment to 2015-2019 Five Year Consolidated Plan

Release Date: September 19, 2019

Contact Information:
Marcy Benson, Senior Grants Administrator, 843-341-4689

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TOWN OF HILTON HEAD ISLAND

2015 – 2019 CONSOLIDATED PLAN SUBSTANTIAL AMENDMENT

COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG)
ENTITLEMENT PROGRAM

September 26, 2019 6:00PM

AGENDA

- Welcome and Sign-in
- Overview of CDBG Entitlement Program
- Definition of a Substantial Amendment
- Substantial Amendment Process
- Proposed Changes
- Sections of Consolidated Plan to be Changed
- Public Comments

PLEASE SIGN IN:

NAME	MAILING ADDRESS	EMAIL ADDRESS
Heather Roth	[redacted]	

Town of Hilton Head Island

Community Development Block Grant (CDBG)

2015 – 2019 Consolidated Plan

Substantial Amendment

Public Meeting

September 26, 2019

Marcy Benson
Senior Grants Administrator

Community Development Block Grant Entitlement Program (CDBG)

- Federal grant program administered by HUD.
- Provides annual grants on a formula basis.
- Funds are to be used to benefit low-and-moderate income persons.
- Town of Hilton Head Island began participating in program in 2015.

What is a Substantial Amendment?

When activities are to be added, deleted, or substantially changed in terms of purpose, scope, location or beneficiaries.

Substantial Amendment Process

- Town staff drafts an amended Plan.
- 30-day public comment period.
- Public comments will be reviewed.
- Amended plan presented to Town Council.
- Amended plan submitted to HUD.

What Are Proposed Changes?

This substantial amendment proposes to:

- Add the national objective category of low and moderate income clientele.
- Add second strategic plan goal in program year 2018.

Amended Sections of 2015 – 2019 Consolidated Plan

The following sections of the 2015 – 2019 Consolidated Plan have been revised to reflect the proposed amendment:

- ES-05 Executive Summary (Pages 5 – 6)
- PR-10 Consultation (Page 13)
- PR-15 Citizen Participation (Pages 15; 27 – 29)
- NA-50 Non-Housing Community Development Needs (Page 55)
- SP-05 Strategic Plan Overview (Pages 76 – 78)
- SP-10 Geographic Priorities (Page 80)
- SP-25 Priority Needs Summary (Pages 82 – 83)
- SP-35 Anticipated Resources (Pages 88 – 89)
- SP-40 Institutional Delivery Structure (Page 90)
- SP-45 Goals Summary (Pages 92 – 94)
- SP-55 Barriers to Affordable Housing (Page 97)

CDBG Entitlement Program
Five Year Consolidated Plan Projects List

#	Program Year	Project Name	Project Description	Estimated Amount	Annual Goals Supported	Target Area	Priority Need Addressed	Goal Outcome Indicator
1	2015	Blazing Star Lane Paving	Paving Dirt Road	$202,347	Public Facilities & Improvements	Census Tract 105	Non- Housing Community Development – Public Improvements	Public facility or infrastructure activities other than low/moderate-income housing benefit
2	2016	Rhiner Drive Paving	Paving Dirt Road	$196,123	Public Facilities & Improvements	Census Tract 105	Non- Housing Community Development – Public Improvements	Public facility or infrastructure activities other than low/moderate-income housing benefit
3	2017	Public Facilities & Improvements *(Island Rec Center Playground)*	Recreational Facilities & Improvements,	$114,316	Public facilities & improvements	Census Tract 105	Non- Housing Community Development – Public Improvements	Public facility or infrastructure activities other than low/moderate-income housing benefit
4	2018	Public Facilities & Improvements *(Boys & Girls Club Picnic Shelter)*	Recreational Facilities & Improvements	$200,000	Public facilities & improvements	Census Tract 105	Non- Housing Community Development – Public Improvements	Public facility or infrastructure activities other than low/moderate-income housing benefit
5	2018	Public Facilities & Improvements *(Patterson Property Park)*	Recreational Facilities & Improvements	$120,592	Public facilities & improvements	Census Tract 110	Non- Housing Community Development – Public Improvements	Public facility or infrastructure activities other than low/moderate-income housing benefit
6	2019	Public Facilities & Improvements *(Rowing & Sailing Center at Squire Pope Community Park)*	Recreational Facilities & Improvements	$236,013	Public facilities & improvements	Census Tract 105	Non- Housing Community Development – Public Improvements	Public facility or infrastructure activities other than low/moderate-income housing benefit

Public Comment Period

September 9 through October 9, 2019

- Town website: **www.hiltonheadislandsc.gov/**
- Email to: **marcyb@hiltonheadislandsc.gov**
- U.S. mail to Marcy Benson, Senior Grants Administrator, Town of Hilton Head Island, 1 Town Center Court, Hilton Head Island, SC 29928

Thank you!

Marcy Benson
Senior Grants Administrator
Marcyb@hiltonheadislandsc.gov

Public Meeting Minutes
Public Meeting to Solicit Comments and Discuss
Community Development Block Grant (CDBG) Entitlement Program
2015- 2019 Consolidated Plan Substantial Amendment

Thursday, September 26, 2019 6:00pm
Town of Hilton Head Island, Town Hall, Living Lab
3 Town Center Court, Hilton Head Island

Present: **Town Staff: Marcy Benson, Senior Grants Administrator;**
Jennifer Ray, Deputy Director of Community Development
Public Attendees: See attached sign-in sheets

Marcy Benson, Senior Town Grants Administrator began the public meeting at approximately 6:10pm. A power point presentation was given describing the CDBG Entitlement Program, the amount of CDBG funding available from HUD, the need for a substantial amendment, and the proposed changes to be made to the Town of Hilton Head Island Five Year Consolidated Plan.

There was discussion on adding the national objective category of low and moderate income clientele for activities which provide benefits to low and moderate income clients and adding a second strategic plan goal in program year 2018 to reflect projects to be implemented with 2018 CDBG funds.

At the conclusion of the meeting attendees were reminded comments will be taken until October 9, 2019.

Attendees were thanked for their participation and the public meeting adjourned at 6:30pm.

Public Comments Submitted Online for

2015-2019 CDBG Consolidated Plan Substantial Amendment (Sept 2019)

Total Comments: 7 Support: 6 Oppose: 1

Support:

Having been involved with the Boys & Girls Club since 2005, I have seen first-hand the growth of the programs and increase in population. Having an outdoor picnic pavilion will help tremendously during inclement weather or during the very hot summer months. I fully support this!

Nancy Baldwin
[redacted]

Support

Submitted: 9/10/2019

I would like to submit my support for the HUD Community Development Block Grant funds to be used towards the Boys & Girls Club of Hilton Head. An outdoor pavilion will be an impactful project for the children served by the Boys & Girls Club of Hilton Head. Thank you for your time and attention.

Tracy Ferguson
[redacted]

Support

Submitted: 9/10/2019

I am the President of the Boys & Girls Club Board and am offering my comments in support of the HUD Community Development Block Grant funds to be used for the Boys & Girls Club to create an outdoor pavilion. These funds are mandated to be used for low to moderate-income individuals and the children and families that we serve overwhelmingly qualify. We have been serving a record number of children at the Boys & Girls Club and an outdoor pavilion will provide a great place for our children to eat during inclement weather. And this will also allow us to expand our programming, one of the critical services that we provide to the increasing number of children who utilize the club. On behalf of the board, our many volunteers, staff, the children and families, I urge you to proceed with granting these funds to the club for this very needed pavilion. I deeply appreciate your serious consideration and thank you in advance for your anticipated support.

Sandy West
[redacted]

Support

Submitted: 9/10/2019

I support the creation of a pavilion for the Boys and Girls club. It is so important to allow children to be outside without the exposure to sun, and to provide a more comfortable gathering space for activities.

DANA MORTON GUAZZO
[redacted]

Support

Submitted: 9/20/2019

As the Director of the Boys & Girls Club of Hilton Head Island, a service agency that works daily with the low and moderate income population of our community, I strongly support the CDBG funds being used for an outdoor pavilion at the Boys & Girls Club facility. This facility improvement project would allow us to enhance and expand the after school and summer services offered through the Club by serving an additional 50 children on a daily basis. At this time, we currently serve over 700 children annually and 65% of them have family incomes that fall below the Federal Poverty Guidelines. We have seen a 20% growth in our average daily attendance this year which is over 250 children a day in the Club. With these rising numbers, we project we will reach our facility capacity in the near future. Our after school academic support and enrichment activities are provided 5 days a week until 7:00pm and for 10.5 hours a day during the summer. Without our services most of these families would be unable to work without leaving their children home alone or with only siblings. Over 40% of our children reside in single parent homes or are being raised by grandparents. We believe this project is one of the greatest and highest uses of CDBG funds in our community.

Kim Likins
[redacted]

Support

Submitted: 9/25/2019

I support money to be used for Boys & Girls Club sheltered area. I'm very impressed with the facility and the program. This is money well spent.

Elizabeth Lewis past Volunteer

Elizabeth V. Lewis
[redacted]

Support

Submitted: 9/27/2019

Oppose:

Oppose

Submitted: 9/9/2019

TOWN OF HILTON HEAD ISLAND

Community Development Department

TO: Stephen G. Riley, ICMA-CM, *Town Manager*
VIA: Shawn Colin, *Director of Community Development*
VIA: Jennifer Ray, *Deputy Director of Community Development*
FROM: Marcy Benson, *Senior Grants Administrator*
DATE: October 10, 2019
SUBJECT: HUD/CDBG Entitlement Program 2018 Annual Action Plan Amendment

Recommendation:
Staff requests approval by resolution of the attached program year 2018 Annual Action Plan substantial amendment as required by the U.S. Department of Housing and Urban Development (HUD) for participation in the Community Development Block Grant (CDBG) Entitlement Program.

Summary:
This substantial amendment will replace the Murray Avenue dirt road paving project listed in the 2018 Annual Action Plan with a picnic shelter project at the Boys & Girls Club of Hilton Head Island located at 151 Gumtree Road and a new park project on Town owned property on Marshland Road. In addition to these amended projects, the 2017 unexpended CDBG funds in the amount of $86,465 will rollover into the 2018 Annual Action Plan projects. These actions are considered a substantial amendment to the 2018 Annual Action Plan.

Background:
In July 2018 HUD accepted the Town's 2018 Annual Action Plan, which listed CDBG funds would be used for the Murray Avenue paving project. Due to circumstances preventing timely completion of the Murray Avenue paving project originally submitted in the 2018 Annual Action Plan replacement projects were identified for the Plan and the unexpended funds in the 2017 program year equal to $86,465 will be rolled into the 2018 Annual Action Plan projects.

The Town's Citizen Participation Plan, which guides the development of or changes to the Consolidated Plan and Annual Action Plans, defines a substantial amendment as when activities are to be added, deleted, or substantially changed in terms of purpose, scope, location or beneficiaries.

The draft 2018 Annual Action Plan substantial amendment was released to the public on September 9, 2019 for a 30 day public comment period. A public meeting to solicit input on the substantial amendment was held on September 26, 2019. There were a total of 57 comments received, 56 in support of the 2018 Annual Action Plan substantial amendment and one (1) opposed. A summary of public comments received during the 30 day public comment period is included as an attachment to the 2018 Annual Action Plan substantial amendment.

Upon submission of the 2018 Annual Action Plan substantial amendment HUD will review the plan and if satisfactory an acceptance notice will be issued.

A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF HILTON HEAD ISLAND, SOUTH CAROLINA TO APPROVE THE COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) ENTITLEMENT PROGRAM FISCAL YEAR 2018-2019 (PROGRAM YEAR 2018) ANNUAL ACTION PLAN SUBSTANIAL AMENDMENT

WHEREAS, as a CDBG entitlement community, the Town must prepare and submit an Annual Action Plan detailing activities to be undertaken during the fiscal year 2018 – 2019 (program year 2018) to address goals and objectives outlined in the Five Year Consolidated Plan; and

WHEREAS, in July 2018 the Annual Action Plan designating CDBG funds to be used for the Murray Avenue paving project was accepted by the United States Department of Housing and Urban Development (HUD); and

WHEREAS, due to circumstances preventing timely completion of the Murray Avenue paving project the Boys & Girls Club of Hilton Head Island picnic shelter and a new park on Town owned property on Marshland Road will be the replacement projects identified in the amended Fiscal Year 2018 – 2019 Annual Action Plan; and

WHEREAS, the unexpended program year 2017 CDBG funds in the amount of $86,465 will be rolled into the Fiscal Year 2018 – 2019 Annual Action Plan projects; and

WHEREAS, the Town's Citizen Participation Plan defines a substantial amendment to an Annual Action Plan as when activities are to be added, deleted, or substantially changed in terms of purpose, scope, location or beneficiaries; and

WHEREAS, the Fiscal Year 2018 – 2019 (program year 2018) Annual Action Plan substantial amendment is compatible with the HUD approved amended Five Year Consolidated Plan for program years 2015 - 2019; and

WHEREAS, the Town has adhered to the public participation requirements set forth in the Citizen Participation Plan in the development of the substantial amendment to the Fiscal Year 2018-2019 (program year 2018) Annual Action Plan; and

WHEREAS, a public meeting and 30 day public comment period for the Fiscal Year 2018 – 2019 (program year 2018) Annual Action Plan substantial amendment were conducted for citizen input and review; and

WHEREAS, the Town Manager is authorized to submit the Fiscal Year 2018 – 2019 (Program Year 2018) Annual Action Plan substantial amendment to the United States Department of Housing and Urban Development for their review and acceptance;

NOW, THEREFORE BE IT, AND IT HEREBY IS RESOLVED BY THE TOWN COUNCIL FOR THE TOWN OF HILTON HEAD ISLAND, SOUTH CAROLINA, THAT The Community Development Block Grant Entitlement Program Fiscal Year 2018 – 2019 (Program Year 2018) Annual Action Plan substantial amendment as submitted in the attachment

to this resolution be approved and submitted to the United States Department of Housing and Urban Development.

MOVED, APPROVED, AND ADOPTED ON THIS ____ DAY OF _____, 2019.

_____
John J. McCann, Mayor

ATTEST:

_____
Krista M. Wiedmeyer, Town Clerk

APPROVED AS TO FORM:

_____
Curtis Coltrane, Town Attorney

Introduced by Council Member: _____

Town of Hilton Head Island

Fiscal Year 2018 – 2019
(Program Year 2018)

Annual Action Plan

Substantial Amendment (2019)

For the
U.S. Department of Housing and Urban Development
Community Development Block Grant Program

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OMB Control No: 2506-0117 (exp. 06/30/2018)

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The Town of Hilton Head Island Fiscal Year 2018 -2019 Annual Action Plan is being revised. The location specific Murray Avenue paving project is being replaced with a picnic shelter project at the Boys & Girls Club of Hilton Head Island at 151 Gumtree Road and a park project on Town owned property on Marshland Road. In addition to the amended projects listed, the 2017 unexpended funds in the amount of $86,465 will rollover into the 2018 Annual Action Plan projects.

Executive Summary

AP-05 Executive Summary - 24 CFR 91.200(c), 91.220(b)

1. Introduction

The Fiscal Year 2018 – 2019 (program year 2018) Annual Action Plan represents the fourth year of the Town of Hilton Head Island's Consolidated Plan for the Fiscal Years 2015- 2019 (Con Plan) as approved by Town Council and accepted by the U.S. Department of Housing and Urban Development (HUD). The Action Plan is the Town of Hilton Head Island's application for the HUD Community Development Block Grant (CDBG) entitlement program and identifies the proposed projects to be funded during the Town's 2018 – 2019 fiscal year. Due to circumstances preventing timely completion of the Murray Avenue paving project originally submitted with this Annual Action Plan and unexpended funds in the 2017 program year equal to $86,465 a substantial amendment is necessary. This amendment proposes to replace the Murray Avenue paving project with a picnic shelter project at the Boys & Girls Club of Hilton Head Island located at 151 Gumtree Road and a new park project on Town owned property located on Marshland Road. In addition to the amended projects, the 2017 unexpended funds in the amount of $86,465 will roll into the 2018 Annual Action Plan projects. The location of the Boys & Girls Club of Hilton Head Island is within the low and moderate income Census Tract 105 and serves a clientele comprised of 84% low and moderate income children and families. These figures meet the low and moderate beneficiary requirement stipulated in CDBG regulations. The new park location of the Town owned property on Marshland Road is within the low and moderate income Census Tract 110. This Census tract meets the 50% or higher low and moderate beneficiary requirement stipulated in CDBG regulations.

The purpose of the Town of Hilton Head Island Action Plan is to preserve and revitalize primarily low and moderate income neighborhoods to enhance the quality of life for Hilton Head Island residents and address priority community public services, community development, economic development, and redevelopment needs within applicable local, state, and federal statutes and regulations. The Action Plan outlines the priorities by which the Town of Hilton Head Island's CDBG program funds will be invested over fiscal year 2018 – 2019 (program year 2018) to achieve specific HUD objectives.

It is important to note the Consolidated Plan listed the highest priority need as public facilities and improvements, and consequently goals and strategies to be achieved over the 2015 – 2019 period were identified as public facilities and improvements, or housing activity, or other real property improvements in low and moderate income neighborhoods.

2. Summarize the objectives and outcomes identified in the Plan

The Town's goals for the fiscal year 2018 – 2019 (program year 2018) period focus on neighborhood revitalization efforts by providing upgrades at public facilities, or housing activities, or other real property improvements. The plan provides a guide for the Town of Hilton Head Island's allocation of CDBG program funding for the program year 2018 planning period. The goals focus on priority needs and targets available resources designed to meet those needs. The needs include public facilities and improvements for low and moderate-income persons. The primary emphasis of the goals is the continuance of maintaining and improving the quality of life of low and moderate income residents. The projects selected for CDBG funding in this Action Plan will be managed efficiently and in compliance with program requirements.

3. Evaluation of past performance

Fiscal year 2017-2018 was the third year the Town of Hilton Head Island participated in the CDBG Entitlement Program and the Town continues to monitor and evaluate the performance of the program while ensuring regulatory compliance. The Town of Hilton Head Island recognizes the evaluation of past performance is critical to ensuring CDBG funded activities are implemented in an effective manner and align with established strategies and goals.

In the first, second, and third program years HUD's Consolidated End-of-Year Review determined during 2015, 2016, and 2017 the Town of Hilton Head Island achieved an acceptable level of accomplishment to demonstrate it had administered its CDBG program in accordance with Title I of the Housing and Community Development Act of 1974, as amended; and the National Affordable Housing Act of 1990, as amended; and applicable laws and implementing regulations.

4. Summary of Citizen Participation Process and consultation process

In the original Annual Action Plan process the Town of Hilton Head Island conducted a public meeting on November 29, 2017 to solicit input from citizens on community development needs. A public meeting notice was published in the local newspaper, The Island Packet, ten days preceding the public meeting in addition to being posted on the Town of Hilton Head Island website and at the Town Hall main entrance bulletin board. A presentation including an overview of the CDBG Entitlement Program, purpose of the Action Plan, estimated funding amount and discussion of community needs, was prepared for presentation. No members of the public attended this meeting.

The original draft Action Plan was released to the public on January 17, 2018 for a 30 day public comment period. There were no public comments received during the 30 day comment period. Following this public comment period the draft Action Plan was presented at the Town of Hilton Head Island Town Council meeting on June 5, 2018 for review and comment. Public comments were solicited during this meeting and none were received. After hearing no comments Town Council approved a resolution to authorize the Town manager to submit the Fiscal Year 2018-2019 (Program Year 2018) Annual Action Plan to HUD.

Due to circumstances preventing timely completion of the Murray Avenue paving project submitted in the original 2018 Annual Action Plan and unexpended funds in the 2017 program year equal to $86,465 a substantial amendment to the 2018 Annual Action Plan is necessary. During various public meetings between December 2018 and August 2019 public input was received in support of amending the 2018 Annual Action Plan to include a picnic shelter at the Boys & Girls Club of Hilton Head Island and a new park located at Town owned property on Marshland Road.

The Town of Hilton Head Island scheduled a public meeting on September 5, 2019 to solicit additional input regarding the proposed substantial amendment to the 2018 – 2019 Annual Action Plan. A public notice was published in the local newspaper, The Island Packet, seven days preceding the public meeting in addition to being posted on the Town of Hilton Head Island website and at the Town of Hilton Head Island main entrance bulletin board. Due to the mandatory evacuation order issued by Governor McMaster in advance of Hurricane Dorain, the public meeting scheduled for September 5th was cancelled. A public meeting was rescheduled on September 26, 2019 and all public notice publication requirements were followed for the rescheduled meeting.

The Town of Hilton Head Island conducted a public meeting on September 26, 2019 to solicit additional input regarding the proposed substantial amendment to the 2018 Annual Action Plan. A presentation including an overview of the CDBG Entitlement Program, purpose of the amendment to the Action Plan, and the amount of funding to be allocated for each proposed project was prepared for presentation. Two members of the public attended this meeting.

5. Summary of public comments

In preparation for the original November 29, 2017 public meeting, to solicit input for the Fiscal Year 2018 – 2019 (Program Year 2018) Action Plan, Town staff developed a presentation describing the Community Development Block Grant Entitlement Program, the purpose of the Annual Action Plan, the estimated amount of funding available for program year 2018 and the types of eligible projects. No members of the public attended this meeting.

Public comments were solicited for the original 2018 Annual Action Plan during a 30 day public comment period from January 17, 2018 through February 16, 2018 and at the June 5, 2018 Town Council meeting. No comments were received during the 30 day public comment period and no comments were received the June 5, 2018 Town Council meeting.

A copy of the original November 29, 2017 public meeting minutes and attendance sign-in sheet and a summary of all public comments are attached to this Action Plan.

In September 2018 a substantial amendment to the 2018 Annual Action Plan was necessary and the required public notification was conducted. Due to the mandatory evacuation order issued by Governor McMaster in advance of Hurricane Dorian the public meeting scheduled for September 5th was cancelled. The public meeting was rescheduled on September 26, 2019 and two citizens attended. Meeting minutes are included as an attachment to this 2018 Annual Action Plan substantial amendment.

The required 30 day public comment period began on September 9, 2019 and closed on October 9, 2019. There were a total of 57 comments received, 56 in support of the 2018 Annual Action Plan substantial amendment and one (1) opposed. A summary of public comments received during the 30 day public comment period is included as an attachment to this 2018 Annual Action Plan substantial amendment.

6. Summary of comments or views not accepted and the reasons for not accepting them

All comments were taken into consideration in preparing the 2018 Annual Action Plan substantial amendment. The Town of Hilton Head Island staff reviewed all comments for common and recurring themes.

7. Summary

The Town of Hilton Head Island amended Annual Action Plan outlines priorities by which the Town's CDBG program funds will be invested over fiscal year 2018 – 2019 (program year 2018) to achieve specific HUD objectives. The Town may use CDBG program funds to leverage other public and private investment to address the Town's priority needs to provide public improvements for primarily low and moderate income neighborhoods or at facilities that provide benefits to low and moderate income clientele.

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PR-05 Lead & Responsible Agencies – 91.200(b)

1. Agency/entity responsible for preparing/administering the Consolidated Plan

Describe the agency/entity responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source.

Agency Role	Name	Department/Agency
CDBG Administrator	HILTON HEAD ISLAND	Community Development Department

Table 1 – Responsible Agencies

Narrative (optional)

The Town of Hilton Head Island incorporated as municipality in 1983 and has a Council – Manager form of government. The Town of Hilton Head Island is comprised of an administrative/legal division, administrative services, community development, executive, finance, fire rescue, human resources, municipal court, and public projects & facilities departments.

The Town of Hilton Head Island Community Development Department will be the lead department for the administration of the CDBG program. Town staff has been an integral part of development of the Action Plan by assessing the CDBG program, reviewing materials, regulations, and documentation on the Action Plan process. The Town Manager, Town Director of Community Development, Town Director of Public Projects and Facilities, and Town Deputy Director of Community Development will oversee the preparation and administration of the Action Plan.

Consolidated Plan Public Contact Information

Town of Hilton Head Island Community Development Department
Marcy Benson, Senior Grants Administrator
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Hilton Head Island, SC 29928
Telephone: (843)341-4689
FAX: (843) 842-8908
Email: marcyb@hiltonheadislandsc.gov

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AP-10 Consultation – 91.100, 91.200(b), 91.215(l)

1. Introduction

Provide a concise summary of the jurisdiction's activities to enhance coordination between public and assisted housing providers and private and governmental health, mental health and service agencies (91.215(l))

The Beaufort Housing Authority services all of Beaufort County, South Carolina, including the Town of Hilton Head Island. Within the jurisdiction of the Town of Hilton Head Island the Beaufort Housing Authority operates one (1) public housing facility containing 80 units which provide housing to 191 family members.

The Town of Hilton Head Island participates in the Lowcountry Affordable Housing Coalition, which is under the auspices of Together for Beaufort County and the Beaufort County Human Services Alliance. This coalition consists of governmental entities, non-profit and private organizations striving to make housing more affordable in the Beaufort County area. The coalition has a focus on assisting residents of Beaufort County and serves as a forum for member organizations to share ideas, coordinate projects and foster interagency cooperation. With support from the Beaufort County Human Services Alliance resources are pooled and community needs are addressed in the areas of economy, education, poverty, and health/environmental issues.

Describe coordination with the Continuum of Care and efforts to address the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans, and unaccompanied youth) and persons at risk of homelessness.

The Lowcountry Homeless Coalition, based in Charleston, South Carolina is the Continuum of Care working to address the needs of the homeless in a seven county region of the South Carolina lowcountry. Annual point-in-time counts are conducted in the area; however, due to no homeless shelters operating in the Town of Hilton Head Island, there is no homeless data for the Town.

Describe consultation with the Continuum(s) of Care that serves the jurisdiction's area in determining how to allocate ESG funds, develop performance standards for and evaluate outcomes of projects and activities assisted by ESG funds, and develop funding, policies and procedures for the operation and administration of HMIS

The Town of Hilton Head Island Fiscal Year 2018-2019 Action Plan intends to use U.S. Department of Housing and Urban Development (HUD) resources to fund only Community Development Block Grant (CDBG) program projects and will not fund Emergency Solutions Grants (ESG) program projects; therefore no consultation related to the allocation of ESG funds was conducted.

2. Describe Agencies, groups, organizations and others who participated in the process and describe the jurisdiction's consultations with housing, social service agencies and other entities

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Table 2 – Agencies, groups, organizations who participated

1	**Agency/Group/Organization**	BEAUFORT HOUSING AUTHORITY
	Agency/Group/Organization Type	Housing PHA Services - Housing Regional organization
	What section of the Plan was addressed by Consultation?	Public Housing Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The Beaufort Housing Authority was consulted on housing needs via email correspondence.
2	**Agency/Group/Organization**	Lowcountry Homeless Coalition
	Agency/Group/Organization Type	Services-homeless Regional organization
	What section of the Plan was addressed by Consultation?	Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The Lowcountry Homeless Coalition was consulted on homeless needs via email correspondence.

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3	**Agency/Group/Organization**	Beaufort County Human Services Alliance
	Agency/Group/Organization Type	Housing Services - Housing Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Persons with HIV/AIDS Services-Victims of Domestic Violence Services-homeless Services-Health Services-Education Services-Employment Service-Fair Housing Services - Victims Health Agency Child Welfare Agency Other government - County Business and Civic Leaders
	What section of the Plan was addressed by Consultation?	Homeless Needs - Chronically homeless Homeless Needs - Families with children
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The Beaufort County Human Services Alliance was consulted on homeless needs during Lowcountry Affordable Housing Coalition meetings.
4	**Agency/Group/Organization**	Lowcountry Council of Governments
	Agency/Group/Organization Type	Regional organization Planning organization
	What section of the Plan was addressed by Consultation?	Public Housing Needs Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Economic Development Non-housing Community Development Needs

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	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The Lowcountry Council of Governments was consulted on housing, homeless and non-housing community development needs during Lowcountry Affordable Housing Coalition meetings.
5	**Agency/Group/Organization**	Boys & Girls Club of Hilton Head Island
	Agency/Group/Organization Type	Services – Children Services - Education
	What section of the Plan was addressed by Consultation?	Non-housing Community Development Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The Boys & Girls Club of Hilton Head Island was consulted on non-housing community development needs during public meetings between December 2018 and August 2019.

Identify any Agency Types not consulted and provide rationale for not consulting

Efforts were made to consult as broadly as possible with community stakeholders. No particular agency types were excluded from participation. Those that did not participate did so of their own volition.

Other local/regional/state/federal planning efforts considered when preparing the Plan

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care	Lowcountry Homeless Coalition	The Lowcountry Homeless Coalition, based in Charleston, South Carolina, is the Continuum of Care working to address the needs of the homeless in a seven county region of the South Carolina lowcountry. Annual point-in-time counts are conducted in the area; however, due to no homeless shelters operating in the Town of Hilton Head Island, there is no homeless data for the Town.
Town of Hilton Head Island Comprehensive Plan	Town of Hilton Head Island	Developed Action Plan in conjunction with elements of the Town of Hilton Head Island Comprehensive Plan.

Table 3 – Other local / regional / federal planning efforts

Narrative (optional)

When necessary the Town of Hilton Head Island will establish collaborative efforts and partnerships with state and local government entities such as Beaufort County, the Lowcountry Council of Governments and various State of South Carolina office to ensure complete implementation of the Action Plan.

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AP-12 Participation – 91.105, 91.200(c)

1. Summary of citizen participation process/Efforts made to broaden citizen participation Summarize citizen participation process and how it impacted goal-setting

During the original Annual Action Plan process, the Town of Hilton Head Island conducted a public meeting on November 29, 2017 to solicit input from citizens on community development needs. A public meeting notice was published in the local newspaper, The Island Packet, ten days preceding the public meeting in addition to being posted on the Town of Hilton Head Island website and at the Town Hall main entrance bulletin board. A presentation including an overview of the CDBG Entitlement Program, purpose of the Action Plan, estimated funding amount and discussion of community needs, was prepared for presentation. No members of the public attended this meeting.

The original draft Action Plan was released to the public on January 17, 2018 for a 30 day public comment period. There were no public comments received during the 30 day comment period. Following this public comment period the draft Action Plan was presented at the Town of Hilton Head Island Town Council meeting on June 5, 2018 for review and comment. Public comments were solicited during this meeting and none were received. After hearing no comments Town Council approved a resolution to authorize the Town manager to submit the Fiscal Year 2018-2019 (Program Year 2018) Annual Action Plan to HUD.

Due to circumstances preventing timely completion of the Murray Avenue paving project submitted in the original 2018 Annual Action Plan and unexpended funds in the 2017 program year equal to $86,465 a substantial amendment to the 2018 Annual Action Plan is necessary. During various public meetings between December 2018 and August 2019 public input was received in support of amending the 2018 Annual Action Plan to include a picnic shelter at the Boys & Girls Club of Hilton Head Island and a new park located at Town owned property on Marshland Road.

The Town of Hilton Head Island scheduled a public meeting on September 5, 2019 to solicit additional input regarding the proposed substantial amendment to the 2018 – 2019 Annual Action Plan. A public notice was published in the local newspaper, The Island Packet, seven days preceding the public meeting in addition to being posted on the Town of Hilton Head Island website and at the Town of Hilton Head Island main entrance bulletin board. Due to the mandatory evacuation order issued by Governor McMaster in advance of Hurricane Dorain, the public meeting scheduled for September 5th was cancelled. A public meeting was rescheduled on September 26, 2019 and all public notice publication requirements were followed for the rescheduled meeting.

The Town of Hilton Head Island conducted a public meeting on September 26, 2019 to solicit additional input regarding the proposed substantial amendment to the 2018 Annual Action Plan. A presentation including an overview of the CDBG Entitlement Program, purpose of the amendment to the Action Plan, and the amount of funding to be allocated for each proposed project was prepared for presentation. Two members of the public attended this meeting.

Citizen Participation Outreach

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/ attendance	Summary of Comments received	Summary of comments not accepted and reasons	URL (If applicable)
1	Public Meeting	Non-targeted/broad community	At the Nov. 29, 2017 public meeting no members of the public attended.	No comments received at the Nov. 29, 2017 public meeting.	No comments received at the Nov. 29, 2017 public meeting.	

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2	Internet Outreach	Non-targeted/broad community	Draft Action Plan posted on Town of Hilton Head Island website from January 17, 2018 through February 16, 2018. A dedicated public comment link was posted with the plan on the Town website where the public could directly submit comments. Notification of Action Plan 30 day public comment period was sent via email blast to all email addresses listed on the Towns general notification list.	No comments were received during the 30 day public comment period.	No comments were received during the 30 day public comment period.	

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Sort Order	Mode of Outreach	Target of Outreach	Summary of response/ attendance	Summary of Comments received	Summary of comments not accepted and reasons	URL (If applicable)
3	Public Meeting	Non-targeted/broad community	Draft Action Plan and resolution to approve plan and authorize submittal to HUD appeared on the agenda of the regular Town of Hilton Head Island Town Council meeting on June 5, 2018.	Public comments were solicited during the June 5, 2018 Town Council meeting and none were received.	No comments were received at the June 5, 2018 Town of Hilton Head Island Town Council meeting.	
4	Public Meeting	Non-targeted/broad community	At the September 26, 2019 public meeting two members of the public attended.	The two meeting attendees were in support of the substantial amendment.	All comments accepted.	

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5	Internet Outreach	Non-targeted/broad community	Draft amended Action Plan posted on Town of Hilton Head Island website from September 9 through October 9, 2019. A dedicated public comment link was posted with the plan on the Town website where the public could directly submit comments. Notification of Action Plan 30 day public comment period was sent via email blast to all email addresses listed on the Towns general notification list.	There were a total of 57 comments received, 56 in support of the 2018 Annual Action Plan substantial amendment and one (1) opposed.	All comments accepted.	

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Sort Order	Mode of Outreach	Target of Outreach	Summary of response/ attendance	Summary of Comments received	Summary of comments not accepted and reasons	URL (If applicable)
6	Public Meeting	Non-targeted/broad community	Draft amended Action Plan substantial amendment and resolution to approve and authorize submittal to HUD scheduled to appear on the agenda of the regular Town of Hilton Head Island Town Council meeting on Nov. 5, 2019.	Pending completion of Nov. 5th TC meeting	Pending completion of Nov. 5th TC meeting	

Table 4 – Citizen Participation Outreach

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Expected Resources

AP-15 Expected Resources – 91.220(c)(1,2)

Introduction

The following table outlines the expected resources from the HUD Community Development Block Grant (CDBG) program the Town of Hilton Head Island anticipates having available during the 2018 – 2019 fiscal year (2018 program year) covered by this amended Action Plan. The CDBG allocation for the 2018 program year is $234,127 and the prior year 2017 unexpended funds are $86,465 for a total expected amount available of $320,592. Distribution of allocated funds will be in the following use categories: program administration will be allocated $5,000, which will be divided evenly between the Boys & Girls Club of Hilton Head Island picnic shelter project and the new park located at Town owned property on Marshland Road; and public improvements will be allocated $200,000 for the Boys & Girls Club of Hilton Head Island picnic shelter project and $115,592 for the new park located on Town owned property on

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Marshland Road.

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan $	Narrative Description
			Annual Allocation: $	Program Income: $	Prior Year Resources: $	Total: $		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	234,127	0	86,465	320,592	556,605	The HUD/CDBG funding amount authorized in the 2019 program year was used to calculate the allocation amount for the remaining 5th year of the Con Plan.

Table 5 - Expected Resources – Priority Table

Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied

It is anticipated the federal funding listed above will be received annually to support activities outlined in the amended Action Plan and Consolidated Plan. While the Community Development Block Grant (CDBG) program does not require leveraging, other Town of Hilton Head Island resources may be used in combination with these funds to complete the projects listed in this amended Action Plan.

Leveraging is a way to increase project efficiencies which often come with combining sources of funding. Funds may be considered leveraged if financial commitments to the cost of a project from a source other than Community Development Block Grant funds are documented. Town staff may identify and explore additional leveraging opportunities such as other federal, state, and local resources.

If appropriate, describe publically owned land or property located within the jurisdiction that may be used to address the needs identified in the plan

The Town of Hilton Head Island currently owns property located on Marshland Road, within Census Tract 110. This Census tract has a low and moderate income household percentage above 51%. One of the community needs identified in the December 2018 needs assessment public meeting was a community park in the Marshland Road vicinity including water access.

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Annual Goals and Objectives

AP-20 Annual Goals and Objectives

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
5	Public facilities & improvements at Boys & Girls Club of Hilton Head Island Picnic Shelter	2018	2019	Non-Housing Community Development	Census Tract 105	Public Facilities & Improvements	CDBG: $ 200,000	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 492 Persons Assisted
6	Public facilities & improvements at Patterson Property Park	2018	2019	Non-Housing Community Development	Census Tract 110	Public Facilities & Improvements	CDBG: 120,592	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 1,995

Table 6 – Goals Summary

Goal Descriptions

5	**Goal Name**	Public facilities & improvements at Boys & Girls Club of Hilton Head Island Picnic Shelter
	Goal Description	Provide funding for improvements in low and moderate-income neighborhoods or at facilities that provide benefits to low and moderate income clientele.
6	**Goal Name**	Public facilities & improvements at Patterson Property Park
	Goal Description	Provide funding for improvements in low and moderate income neighborhoods.

Projects

AP-35 Projects – 91.220(d)

Introduction

Projects

#	Project Name
1	Public facilities & improvements at Boys & Girls Club of Hilton Head Island Picnic Shelter
2	Public facilities & improvements at Patterson Property Park
3	Program Administration

Table 7 - Project Information

Describe the reasons for allocation priorities and any obstacles to addressing underserved needs

The primary objective of Community Development Block Grant (CDBG) funds received by the Town of Hilton Head Island is to preserve and revitalize neighborhoods, enhance quality of life for residents and address priority community public services, community development, economic development, and redevelopment needs within applicable local, state, and federal statutes and regulations. For the 2018 – 2019 fiscal year (program year 2018), CDBG funds were allocated based on project readiness in Census tracts with low and moderate income households comprising 51% or more of the area population or facilities providing services to low and moderate income persons or families which comprise 51% or more of their clientele.

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AP-38 Project Summary

Project Summary Information

1	**Project Name**	Boys & Girls Club of Hilton Head Island Picnic Shelter
	Target Area	Census Tract 105
	Goals Supported	Public facilities & Improvements at Boys & Girls Club of Hilton Head Island Picnic Shelter
	Needs Addressed	Public Facilities & Improvements
	Funding	CDBG: $200,000
	Description	Provide funding for improvements to low and moderate-income neighborhoods or at facilities that provide benefits to low and moderate income clientele.
	Target Date	04/15/2020
	Estimate the number and type of families that will benefit from the proposed activities	It is estimated approximately 492 low and moderate income persons will benefit from the proposed activity. This number reflects the total low and moderate income clientele serviced at the Boys & Girls Club of Hilton Head Island
	Location Description	The selected project will take place at the Boys & Girls Club of Hilton Head Island located at 151 Gum Tree Road, Hilton Head Island, SC within Census Tract 105.
	Planned Activities	Public facilities and improvement at the Boys & Girls Club of Hilton Head Island to include a picnic shelter/shade structure.
2	**Project Name**	Patterson Property Park
	Target Area	Census Tract 110
	Goals Supported	Public facilities and improvements at Patterson Property Park
	Needs Addressed	Public Facilities & Improvements
	Funding	CDBG: 115,592
	Description	Provide funding for a neighborhood park in low and moderate income neighborhood.
	Target Date	04/15/2020
	Estimate the number and type of families that will benefit from the proposed activities	It is estimated 1,995 persons will benefit from the proposed activity.

DRAFT

	Location Description	Marshland Road, Hilton Head Island, SC, within Census Tract 110.
	Planned Activities	Construction of a new neighborhood park on property owned by the Town of Hilton Head Island.
3	**Project Name**	Program Administration
	Target Area	Town-Wide
	Goals Supported	Public facilities and improvements at Boys & Girls Club of Hilton Head Island and Patterson Property Park
	Needs Addressed	Administrative and Planning
	Funding	CDBG: $5,000
	Description	Program Administration
	Target Date	04/15/2020
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	Drafting and submitting the Annual Action Plan, CAPER, related reports and program administration.

AP-50 Geographic Distribution – 91.220(f)

Description of the geographic areas of the entitlement (including areas of low-income and minority concentration) where assistance will be directed

The geographic areas within the Town of Hilton Head Island where assistance will be directed are Census Tracts 105, 108, and 110. Community development activities may include infrastructure improvements, new or improved public facilities, economic development or enhanced public services.

Geographic Distribution

Target Area	Percentage of Funds
Census Tract 105	62
Census Tract 108	0
Census Tract 110	36
Town-Wide	2

Table 8 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

Community Development Block Grant funds will be used to address the needs of low and moderate-income areas and at facilities located in these areas which provide services to low and moderate income persons or families which comprise 51% or more of their clientele. These areas are determined using Census Tracts which have a low and moderate-income population of at least 51%. CDBG funds will be designated for use on projects located in the low and moderate-income Census Tracts 105, 108 and 110 within the Town of Hilton Head Island. Facilities providing services to low and moderate income persons will provide documentation to Town staff verifying 51% or more of their clientele meet low to moderate income requirements as stipulated by HUD.

Discussion

Affordable Housing

AP-55 Affordable Housing – 91.220(g)

Introduction

The Housing Choice Voucher Program, commonly referred to as Section 8 Housing is subsidized by the Federal government and provides Federal assistance to families and individuals in the private rental market. The Beaufort Housing Authority Housing Choice Voucher Program is a tenant-based program and therefore eligible families receive assistance based on income for housing units meeting general program requirements. There are currently six (6) units within the Town of Hilton Head Island participating in the voucher program which are scattered throughout the Town. Tenants identify and choose their own units and the landlord agrees to participate in the housing choice voucher program.

One Year Goals for the Number of Households to be Supported	
Homeless	0
Non-Homeless	0
Special-Needs	0
Total	0

Table 9 - One Year Goals for Affordable Housing by Support Requirement

One Year Goals for the Number of Households Supported Through	
Rental Assistance	0
The Production of New Units	0
Rehab of Existing Units	0
Acquisition of Existing Units	0
Total	0

Table 10 - One Year Goals for Affordable Housing by Support Type

Discussion

AP-60 Public Housing – 91.220(h)

Introduction

Actions planned during the next year to address the needs to public housing

The Town of Hilton Head Island does not own or operate any public housing developments or units and there is no future plan to own or operate public housing units. The Beaufort Housing Authority is the agency providing public housing to approximately 723 residents in Beaufort County, South Carolina and there are 293 units of housing located throughout the county. In the Town of Hilton Head Island the Beaufort Housing Authority operates 80 public housing units at the Sandalwood Terrace Apartments.

Actions to encourage public housing residents to become more involved in management and participate in homeownership

The Beaufort Housing Authority works with resident services at each of the public housing developments and the Housing Choice Voucher Program to promote programs and activities for residents. Some of the programs offered include: the Family Self-Sufficiency Program which is a five year homeownership education program, Sandalwood Terrace Resident Council, free budgeting classes, community garden clubs, and guest speaker sessions on health, nutrition, community living and library use. The Beaufort County Library Bookmobile visits many of the Beaufort Housing Authority communities and there is a Head Start program located at the Sandalwood Terrace Apartments in the Town of Hilton Head Island.

If the PHA is designated as troubled, describe the manner in which financial assistance will be provided or other assistance

Not Applicable

Discussion

AP-65 Homeless and Other Special Needs Activities – 91.220(i)

Introduction

The Lowcountry Homeless Coalition, based in Charleston, South Carolina is the Continuum of Care working to address the needs of the homeless in a seven county region of the South Carolina lowcountry. Annual point-in-time counts are conducted in the area; however, due to no homeless shelters operating in the Town of Hilton Head Island, there is no homeless data for the Town.

Describe the jurisdictions one-year goals and actions for reducing and ending homelessness including

Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs

The January 2018 point-in-time count results indicate 45 persons experiencing homelessness interviewed in Beaufort County. Thirteen of these persons were living unsheltered and 32 were living in shelters. The 2018 point-in-time count also shows three homeless veterans and one chronically homeless person. Data on transitional beds was not gathered in 2018. Compared to the total of 13 homeless counted in 2017, the 35 homeless counted in 2016 and the 37 homeless counted in 2015, the point-in-time count results for 2018 indicate an increase in homelessness in Beaufort County. This increase is similar to the statewide increase in homelessness cited in the South Carolina Interagency Council on Homelessness 2018 point-in-time report. A unique aspect of the 2018 point-in-time count conducted by the Lowcountry Homeless Coalition is that a higher participation rate among providers contributed to the increase in numbers for the sheltered count.

Addressing the emergency shelter and transitional housing needs of homeless persons

Currently there are no emergency shelters and transitional housing shelters operating in the Town of Hilton Head Island. At this time there is no future plan to own or operate emergency shelters or transitional housing in the Town of Hilton Head Island.

Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again

There are no homeless shelters located within the jurisdiction of the Town of Hilton Head Island and no

homeless population count data available from the Lowcountry Homeless Coalition, the regional Continuum of Care servicing the Town. The non-profit organization, Family Promise of Beaufort County located in neighboring Bluffton, South Carolina, is a coalition of Beaufort County churches assisting homeless families through a 60 – 90 day program. The program provides evening accommodations for program participants at host churches and daytime transportation to school for children and educational programs for parents.

Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: being discharged from publicly funded institutions and systems of care (such as health care facilities, mental health facilities, foster care and other youth facilities, and corrections programs and institutions); or, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs.

The Town of Hilton Head Island anticipates continued participation in the Lowcountry Affordable Housing Coalition. This coalition consists of governmental entities, non-profit and private organizations striving to make housing more affordable in the Beaufort County area. The coalition has a focus of assisting residents of Beaufort County and serves as a forum for member organizations to share ideas, coordinate projects, and foster interagency cooperation. With support from the Beaufort County Human Services Alliance resources are pooled and community needs are addressed in the areas of economy, education, poverty, and health/environmental issues.

AP-75 Barriers to affordable housing – 91.220(j)

Introduction:

A variety of barriers exist which make increasing affordable housing stock in the Town of Hilton Head Island difficult. The following list highlights some affordable housing issues, however, this list should not be considered exhaustive. Many other circumstances may occur which prevent the market from providing affordable housing.

- Land costs are a limiting factor in the construction of affordable housing units.
- Land supply is a finite resource as the Town approaches build-out.
- Construction costs which continue to increase are a factor in development of affordable housing.
- Much of the housing located in the Town of Hilton Head Island and land available for housing is subject to floodplain insurance requirements in addition to other insurance requirements, such as wind and hail.
- Marketability and potential profit is a factor for developers because of the challenges faced with construction in a coastal area.
- The "NIMBY" syndrome, "Not in My Backyard", is a common sentiment toward affordable housing within the Town of Hilton Head Island.

Actions it planned to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment

Affordable housing is encouraged through the Town of Hilton Head Island's Comprehensive Plan. Building codes do not prevent the provision of affordable housing, but are necessary to providing housing standards for safety and habitability.

The Town of Hilton Head Island anticipates continued participation in the Lowcountry Affordable Housing Coalition, which is under the auspices of Together for Beaufort County and the Beaufort County Human Services Alliance. This coalition consists of governmental entities, non-profit and private organizations striving to make housing more affordable in the Beaufort County area. The coalition has a focus on assisting residents of Beaufort County and serves as a forum for member organizations to share ideas, coordinate projects and foster interagency cooperation. With support from the Beaufort County Human Services Alliance resources are pooled and community needs are addressed in the areas of economy, education, poverty, and health/environmental issues. In addition to participation in the

Lowcountry Affordable Housing Coalition, monitoring relevant public policies for changes which may constitute barriers to affordable housing may be conducted.

AP-85 Other Actions – 91.220(k)

Introduction:

The Town of Hilton Head Island anticipates taking the following actions throughout the fiscal year 2018 – 2019 fiscal year (program year 2018) to address the challenges listed below.

Actions planned to address obstacles to meeting underserved needs

As part of the 2018 – 2019 fiscal year (program year 2018), the Town of Hilton Head Island will determine where underserved populations are located through results from the Analysis of Impediments to Fair Housing Choice. To reduce the number of obstacles in meeting the needs of the underserved populations Town staff may assist with facilitating collaborations with area service organizations which spearhead community-wide solutions to local needs.

Actions planned to foster and maintain affordable housing

The Town of Hilton Head Island will continue to participate in the Lowcountry Affordable Housing Coalition, which is under the auspices of Together for Beaufort County Human Services Alliance. This coalition consists of governmental entities, non-profit and private organizations striving to make housing more affordable in the Beaufort County area. The coalition has a focus on assisting residents of Beaufort County and serves as a forum for member organizations to share ideas, coordinate projects, and foster interagency cooperation. With support from the Beaufort County Human Services Alliance resources are pooled and community needs are addressed in the areas of economy, education, poverty, and health/environmental issues.

In 2017 the Town Council Public Planning Committee began studying various aspects of affordable housing on Hilton Head Island. During 2017 the committee met with local developers, business owners, employers, and service organizations for discussions on providing affordable housing to the local workforce. In 2018 the Town of Hilton Head Island engaged Lisa Sturtevant & Associates and Clemson University to develop a workforce housing strategic plan. This plan was completed in April 2019 and identifies workforce housing needs on Hilton Head Island, defines workforce housing, makes strategy recommendation implementation steps and includes a workforce housing toolbox.

Actions planned to reduce lead-based paint hazards

Data for lead-based paint hazards in the Town of Hilton Head Island is unavailable. The number of units built before 1980 may be used to represent a baseline for the number of units which may pose a lead-based paint threat. At this time actions to address lead-based paint hazards have not been identified.

Actions planned to reduce the number of poverty-level families

The Beaufort Housing Authority operates a Family Self-Sufficiency Program which promotes independence for its residents. Participants in the program work toward setting and obtaining future life and career goals by accomplishing activities and objectives.

The Town of Hilton Head Island anticipates continued participation in the Lowcountry Affordable Housing Coalition. This coalition consists of governmental entities, non-profit and private organizations striving to make housing more affordable in the Beaufort County area. The coalition has a focus on assisting residents of Beaufort County and serves as a forum for member organizations to share ideas, coordinate projects, and foster interagency cooperation. With support from the Beaufort County Human Services Alliance resources are pooled and community needs addressed in the areas of economy, education, poverty, and health/environmental issues.

Actions planned to develop institutional structure

The 2018 – 2019 fiscal year (program year 2018) is the fourth year the Town of Hilton Head Island will participate in the HUD Community Development Block Grant (CDBG) Entitlement Program. The Town of Hilton Head Island reported the 2017 – 2018 fiscal year (program year 2017) progress in meeting annual goals in the Consolidated Annual Performance Evaluation Report (CAPER) which was accepted by HUD in September 2018. The CAPER was submitted in compliance with program requirements.

Strategies for overcoming gaps in capacity issues in the service delivery system may require more findings or changes in public policy. The Town of Hilton Head Island will continue to coordinate efforts and partnerships with state and local government entities such as Beaufort County, the Lowcountry Council of Governments, and various State of South Carolina offices when necessary to carry out the priority needs listed in this Annual Action Plan.

Actions planned to enhance coordination between public and private housing and social service agencies

The Town of Hilton Head Island anticipates continued participation in the Lowcountry Affordable Housing Coalition, which is under the auspices of Together for Beaufort and the Beaufort County Human Services Alliance. This coalition consists of governmental entities, non-profit and private organizations striving to make housing more affordable in the Beaufort County area. The coalition has a focus on assisting residents of Beaufort County and serves as a forum for member organizations to share ideas, coordinate projects, and foster interagency cooperation. With support from the Beaufort County Human Services Alliance resources are pooled and community needs area addressed in the areas of economy, education, poverty, and health/environmental issues.

Program Specific Requirements

AP-90 Program Specific Requirements – 91.220(l)(1,2,4)

Introduction:

Community Development Block Grant Program (CDBG)
Reference 24 CFR 91.220(l)(1)

Projects planned with all CDBG funds expected to be available during the year are identified in the Projects Table. The following identifies program income that is available for use that is included in projects to be carried out.

1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed	0
2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan.	0
3. The amount of surplus funds from urban renewal settlements	0
4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan	0
5. The amount of income from float-funded activities	0
Total Program Income:	**0**

Other CDBG Requirements

1. The amount of urgent need activities	0
2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income. Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan.	98.00%

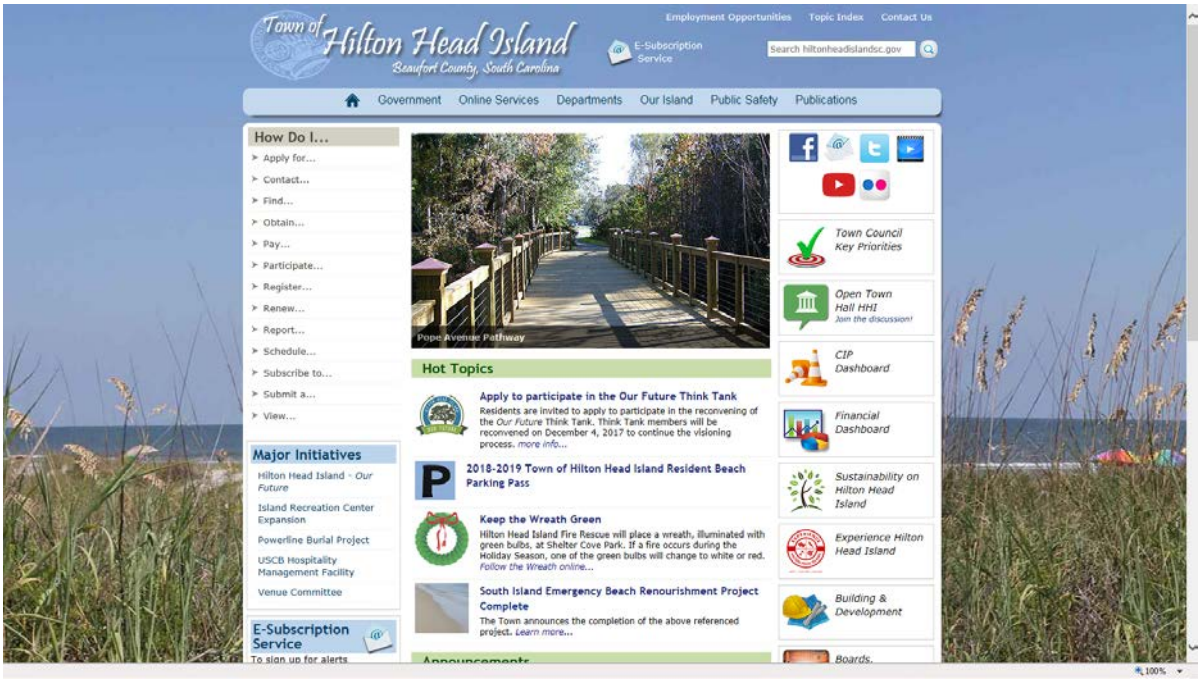
Attachments

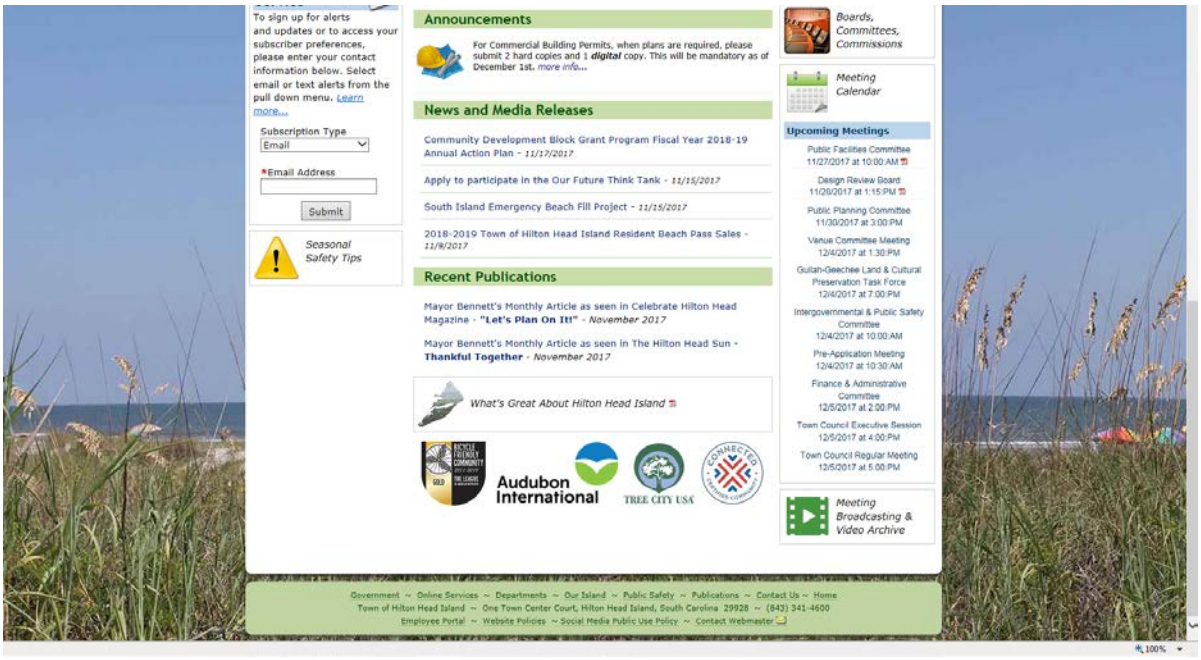
NOTICE OF PUBLIC MEETING
COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM
FISCAL YEAR 2018-19 ANNUAL ACTION PLAN

Notice is hereby given that on **Wednesday, November 29, 2017 at 6:00 p.m**., at Town of Hilton Head Island Town Hall, Benjamin M. Racusin Council Chambers located at 1 Town Center Court, the Town of Hilton Head Island will hold a public meeting to solicit input on needs and funding priorities related to the Community Development Block Grant (CDBG) program fiscal year 2018-2019 Annual Action Plan. As required by the U.S. Department of Housing and Urban Development (HUD), the Town of Hilton Head Island is developing its Annual Action Plan for the period of 2018-2019. The Annual Action Plan outlines community development needs and provides a one-year action plan for how the Town of Hilton Head Island intends to use its federal funds in order to address those needs.

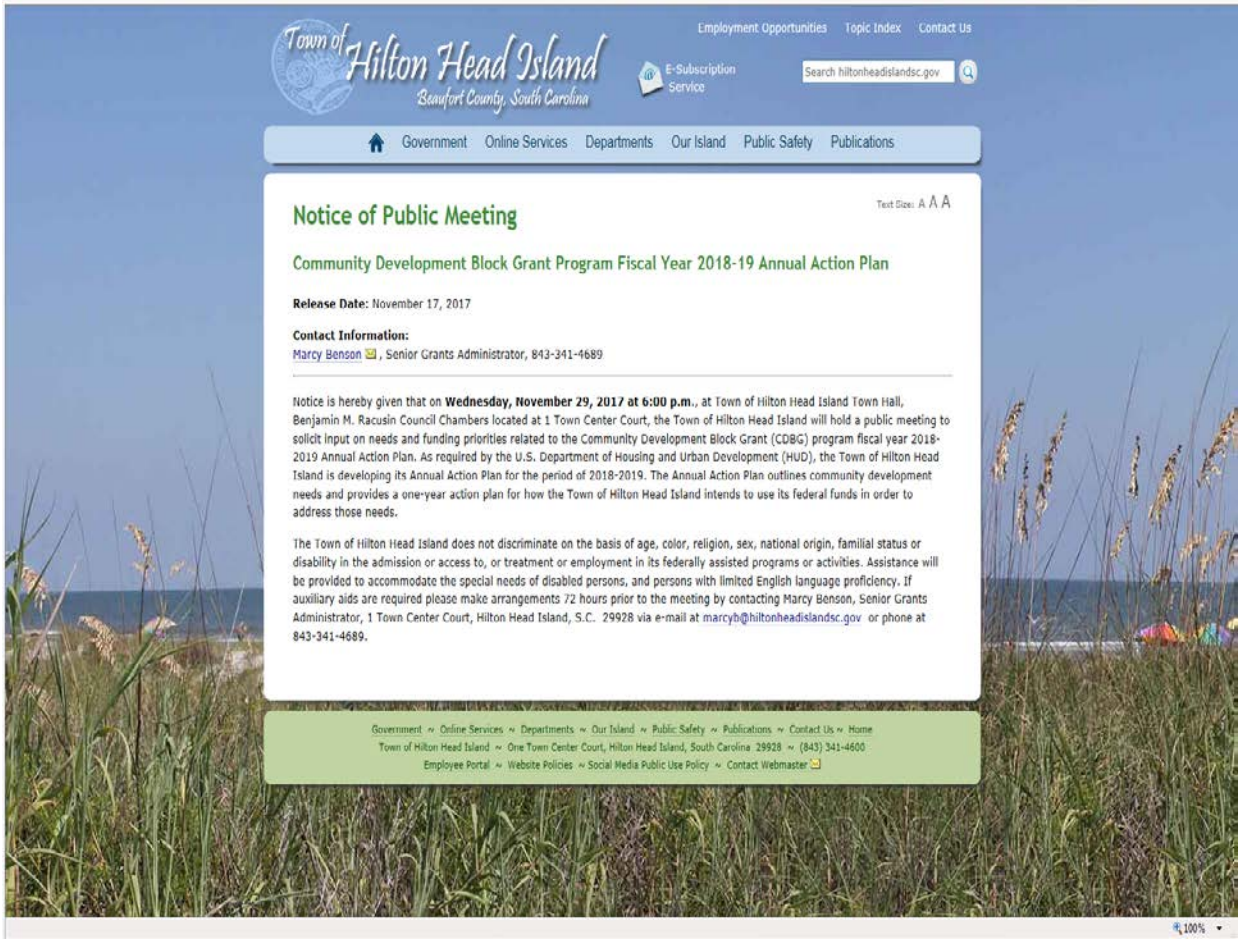
The Town of Hilton Head Island does not discriminate on the basis of age, color, religion, sex, national origin, familial status or disability in the admission or access to, or treatment or employment in its federally assisted programs or activities. Assistance will be provided to accommodate the special needs of disabled persons, and persons with limited English language proficiency. If auxiliary aids are required please make arrangements 72 hours prior to the meeting by contacting Marcy Benson, Senior Grants Administrator, 1 Town Center Court, Hilton Head Island, S.C. 29928 via e-mail at marcyb@hiltonheadislandsc.gov or phone at (843) 341-4689.

Town of Hilton Head Island Website – Main Page
November 17, 2017
2018 – 2019 CDBG Annual Action Plan Public Meeting Notice





Town of Hilton Head Island Website
November 17, 2016
2018- 2019 CDBG Annual Action Plan Public Meeting Notice Page



From:	Phillips Rene
To:	Benson Marcy
Subject:	Fwd: Courtesy Copy: CDBG Program Fiscal Year 2018-19 Annual Action Plan
Date:	Sunday, November 19, 2017 11:50:30 AM

Sent from my Verizon, Samsung Galaxy smartphone

-------- Original message --------
From: Town of Hilton Head Island <updates@secure.hiltonheadislandsc.gov>
Date: 11/19/17 8:00 AM (GMT-05:00)
To: Phillips Rene <renep@hiltonheadislandsc.gov>, "Spinella, Kelly" <kellys@hiltonheadislandsc.gov>
Subject: Courtesy Copy: CDBG Program Fiscal Year 2018-19 Annual Action Plan

This is a courtesy copy of an email bulletin sent by Rene Phillips.

This bulletin was sent to the following groups of people:

Subscribers of General Announcements or Legal Notices (4648 recipients)

Town of Hilton Head Island

Notice of Public Meeting

Community Development Block Grant Program Fiscal Year 2018-19 Annual Action Plan

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View this Notice of Public Meeting in its entirety at
http://hiltonheadislandsc.gov/government/news/newsdetails.cfm?NewsID=394

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NOTICE OF PUBLIC MEETING
COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM
FISCAL YEAR 2018-19 ANNUAL ACTION PLAN

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THE ISLAND PACKET
The Beaufort Gazette

STATE OF)
SOUTH CAROLINA) AFFIDAVIT
COUNTY OF BEAUFORT)

Personally appeared before me a Notary Public, in and for State and County, aforesaid, Sara Johnson Borton who being duly sworn according to law, deposes and says that she is the Publisher and President of *The Island Packet and The Beaufort Gazette*, newspapers published Sunday through Saturday every week in Beaufort County, **TOWN OF HILTON HEAD ISLAND, Community Dev. Block Grant, FY 2018-19** was published in the issue of The Island Packet/The Beaufort Gazette on November 19, 2017.

Sara Johnson Borton

Sara Johnson Borton,
Publisher and President
The Island Packet/The Beaufort Gazette

Subscribed and sworn to before
me this 27th day of November, 2017

Amy L Robbins

Amy L. Robbins
Notary Public for South Carolina
My Commission Expires on November 27, 2022

TOWN OF HILTON HEAD ISLAND

ANNUAL ACTION PLAN FISCAL YEAR 2018-2019

COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG)
ENTITLEMENT PROGRAM

November 29, 2017 6:00PM

AGENDA

- Welcome and Sign-in
- CDBG Entitlement Program Overview/Estimated Funding Amount
- Purpose of Annual Action Plan
- Projects Listed in 2015-2019 Consolidated Plan
- Public Discussion of Community Needs
- Next Steps in Annual Action Plan Process

ANNUAL ACTION PLAN

FISCAL YEAR 2018-2019

TOWN OF HILTON HEAD ISLAND, SC

November 29, 2017 PUBLIC MEETING

COMMUNITY NEEDS AND FUNDING PRIORITIES

Community Development Block Grant Entitlement Program (CDBG)

- Federal grant program administered by the U.S Department of Housing & Urban Development (HUD).
- Provides annual grants on a formula basis to entitled cities and counties based on population data from the U.S. Census Bureau.
- In fiscal year 2018-19 the Town of Hilton Head Island ***anticipate*s** the CDBG funding amount to be **$200,781**.
- The annual amount of CDBG Entitlement funding fluctuates each year of program participation and the 2018-19 amount is projected based on the 2017-2018 funding amount.
- Funds are to be used to benefit low-and-moderate income persons, based on HUD guidelines and U.S. Census data.

Low-and-Moderate Income (LMI)

- HUD defines low-and-moderate income households/families as earning annual income less than 80% of the area median income
- The number of people in the household/family is also considered in the calculation.
- *Low-Income* households/families earn equal to or less than 50% of the area median income.
- *Moderate-Income* households/families earn equal to or less than 80% of area median income.

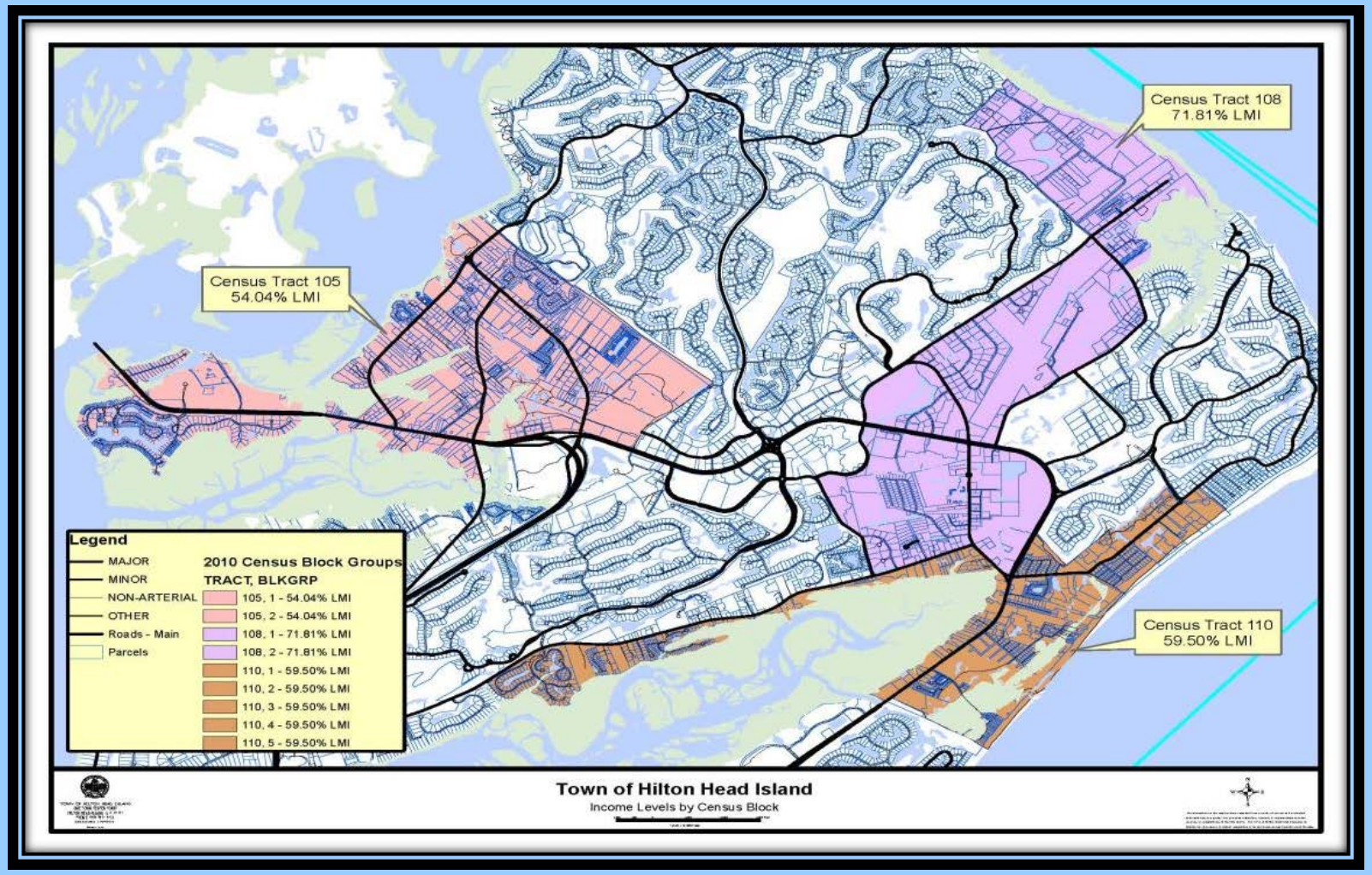
LMI Example

- Beaufort County FY 2017 Median Income = $70,300.
- A low-income family of 4 must have a combined annual income of $35,150 or less.
- A moderate-income family of 4 must have a combined annual income of $56,250 or less.
- If a household/family has fewer people the income limit is lower.
- If a household/family has more people the income limit is higher.

Fiscal 2017 Year Income Limits Summary

FY 2017 Income Limit Area	Median Income	FY 2017 Income Limit Category	Persons in Family								
			1	2	3	**4**	5	6	7	8	
Beaufort County	$70,300	Low (50%) Income Limits	$24,650	$28,150	$31,650	**$35,150**	$38,000	$40,800	$43,600	$46,400	
		Moderate (80%) Income Limits	$39,400	$45,000	$50,650	**$56,250**	$60,750	$65,250	$69,750	$74,250	

Census Tracts Meeting LMI Requirement



Annual Action Plan
Purpose

Provides a summary of actions, activities, and federal and non-federal resources to be used each year to address priority needs and specific goals identified in the 5 Year Consolidated Plan.

Projects in 2015-2019 Consolidated Plan

Program Year	Project Name	Project Description	Estimated Amount	Target Area
2015	Blazing Star Lane Paving (Completed)	Paving Dirt Road	$202,347	Census Tract 105
2016	Rhiner Drive Paving (Under Construction)	Paving Dirt Road	$196,123	Census Tract 105
2017	Cobia Court (Environmental Review Underway)	Paving Dirt Road	$200,781	Census Tract 105
2018	Murray Avenue Paving	Paving Dirt Road	$200,781	Census Tract 105
2019	Alice Perry Drive	Paving Dirt Road	$200,781	Census Tract 108

What is Your Opinion . . . ?

- What do you think is an important need in your community?

- How can the needs be addressed?

Examples of Community Needs

- **Public Improvements**

  Examples: streets, sidewalks, water & sewer infrastructure, parks, drainage improvements

- **Public Facilities**

  Examples: neighborhood/community facilities, facilities for persons with special needs

- **Housing Rehabilitation of Owner-Occupied Homes**

  Examples: energy improvements, water and sewer efficiency improvements, lead-based paint testing & abatement

- **Economic Development**

  Examples: commercial rehabilitation

What Will Be Done Next?

- Based on input received Town staff will draft the FY18-19 Annual Action Plan.
- 30-day public comment period when draft plan is complete. This is announced via the Town website and in the Island Packet.
- Public comments reviewed & included in draft plan.
- Draft plan presented to Town Council.
- Final draft plan submitted to HUD in May, 2017.

~ Thank you for participating ~

Public Meeting Minutes
Public Meeting to Solicit Input and Discuss
Community Development Block Grant (CDBG) Entitlement Program
Annual Action Plan Fiscal Year 2018-2019 (Program Year 2018)

Wednesday, November 29, 2017 6:00pm
Benjamin M. Racusin, Council Chambers of the Town Hall
1 Town Center Court, Town of Hilton Head Island

Present: No members of the public attended. See attached sign-in sheet.

Marcy Benson, Senior Town Grants Administrator was present in the Benjamin M. Racusin, Council Chambers of the Town of Hilton Head Island Town Hall at the noticed 6pm meeting start time. A PowerPoint presentation was prepared and ready for presentation describing the Town of Hilton Head Island Community Development Block Grant (CDBG) Entitlement Program, the estimated amount of funding available for program year 2018 and types of eligible projects. No members of the public attended this public meeting.

PLEASE SIGN IN:

NAME	MAILING ADDRESS	EMAIL ADDRESS

No Meeting Attendess

ANNUAL ACTION PLAN FISCAL YEAR 2018-2019 PUBLIC MEETING
Wednesday, November 29, 2017

NOTICE OF 30 DAY PUBLIC COMMENT PERIOD
COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM
FISCAL YEAR 2018-19 ANNUAL ACTION PLAN

Notice is hereby given that the Town of Hilton Head Island has prepared a draft of its fiscal year 2018 -2019 (program year 2018) Annual Action Plan required by the U.S. Department of Housing and Urban Development (HUD) to receive Community Development Block Grant Entitlement Program funding. The Plan will be available for review and comment for 30 days beginning Wednesday, January 17, 2018. Copies of the Plan will be available for review Monday – Friday 8:00am – 4:30pm at the Town of Hilton Head Island Town Hall, or may be accessed via the Town of Hilton Head Island website at: http://www.hiltonheadislandsc.gov beginning January 17, 2018. Written comments on the Plan are encouraged and may be submitted via the website link, or email to marcyb@hiltonheadislandsc.gov or by mail to Marcy Benson, Senior Grants Administrator, Town of Hilton Head Island Community Development Department, 1 Town Center Court, Hilton Head Island, SC 29928. Comments will be accepted until February 16, 2018.

The Town of Hilton Head Island does not discriminate on the basis of age, color, religion, sex, national origin, familial status or disability in the admission or access to, or treatment or employment in its federally assisted programs or activities. Marcy Benson, Senior Grants Administrator has been designated to coordinate compliance with the nondiscrimination requirements contained in the U.S. Department of Housing and Urban Development's regulations. She may be reached at the email address listed above or by phone at (843) 341-4689.

NOTICE OF 30 DAY PUBLIC COMMENT PERIOD COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM FISCAL YEAR 2018-19 ANNUAL ACTION PLAN

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THE ISLAND PACKET
The Beaufort Gazette

STATE OF SOUTH CAROLINA)
COUNTY OF BEAUFORT) **AFFIDAVIT**

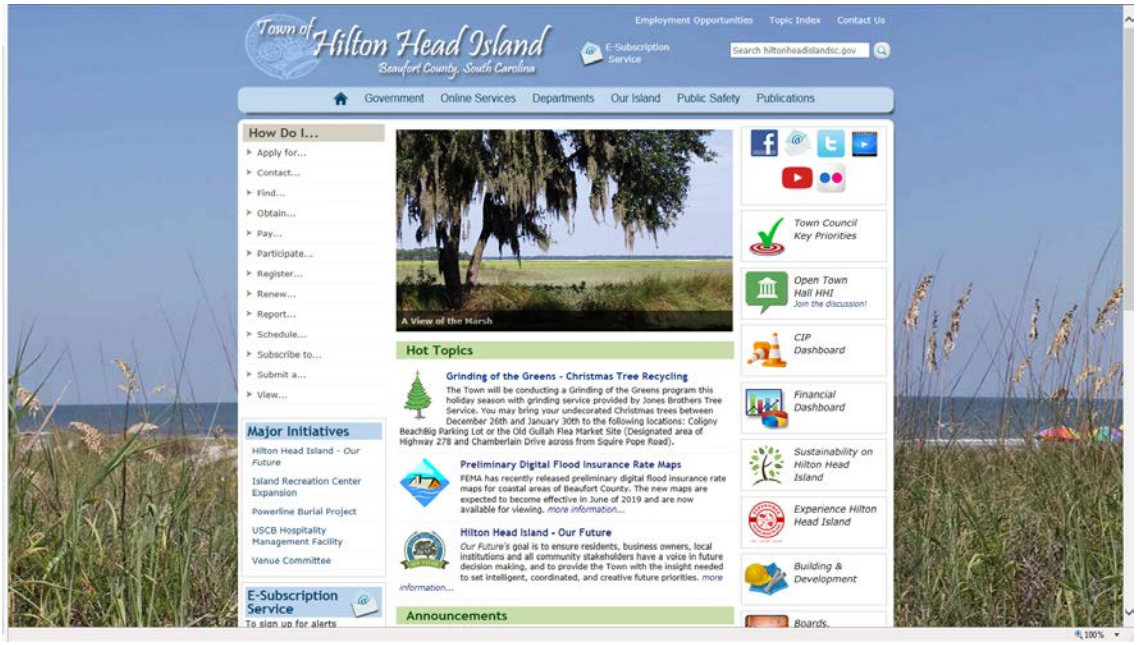
Personally appeared before me a Notary Public, in and for State and County, aforesaid, Curt Jacobi who being duly sworn according to law, deposes and says that he is the Vice President of Advertising of *The Island Packet and The Beaufort Gazette*, newspapers published Sunday through Saturday every week in Beaufort County, **TOWN OF HILTON HEAD ISLAND, CDBG Program, Fiscal Year 2018-19 Action Plan** was published in the issue of The Island Packet/The Beaufort Gazette on January 7, 2018.

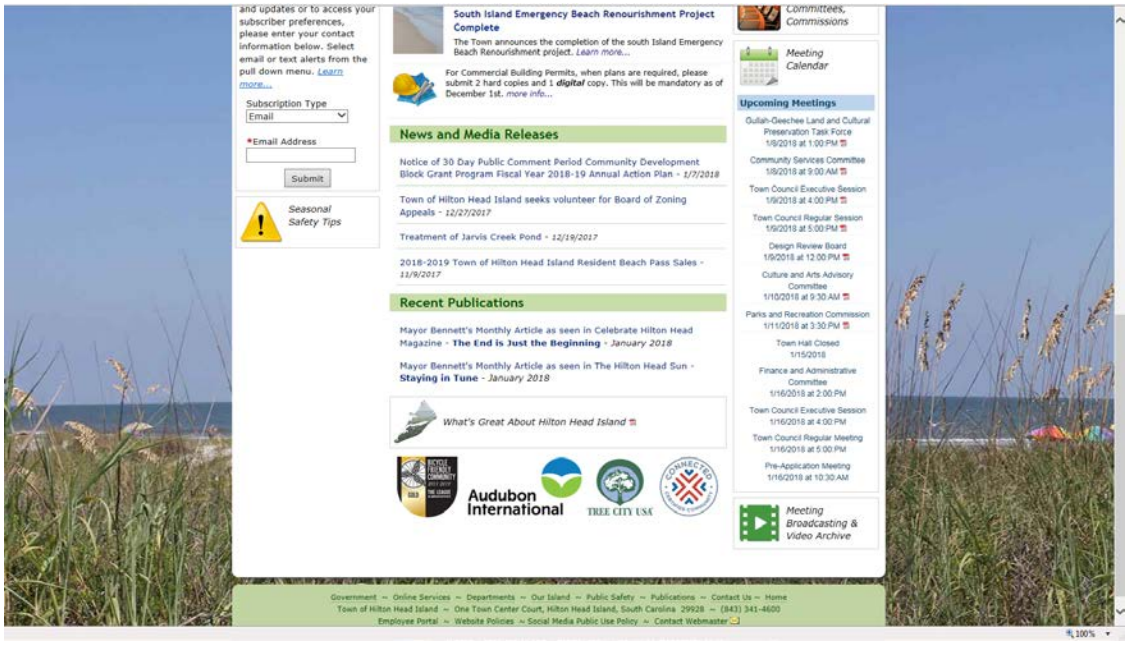
Curt Jacobi,
Vice President of Advertising
The Island Packet/The Beaufort Gazette

Subscribed and sworn to before me this 25th day of January, 2018

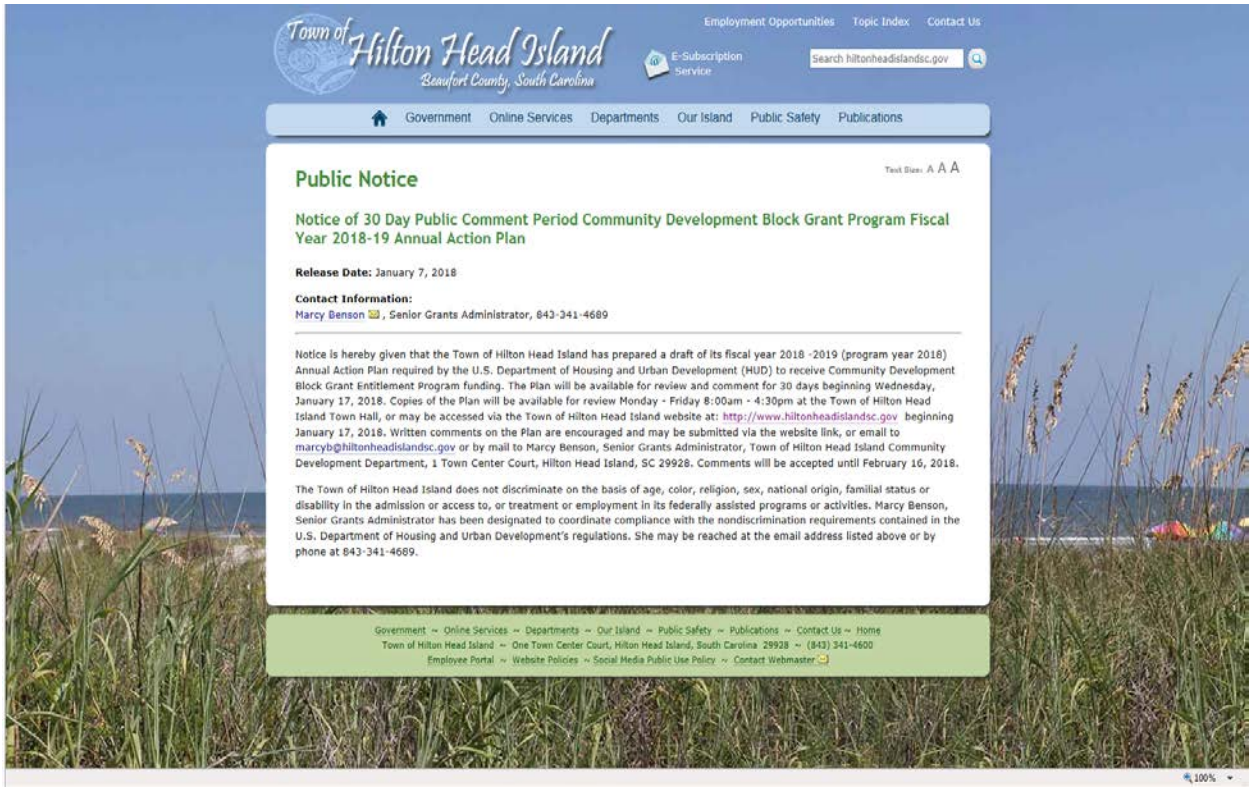
Amy L. Robbins
Notary Public for South Carolina
My Commission Expires on November 27, 2022

Town of Hilton Head Island Website – Main Page
January 7, 2018
2018- 2019 CDBG Annual Action Plan Public Comment Period Notice





Town of Hilton Head Island Website
January 7, 2018
2018- 2019 CDBG Annual Action Plan Public Comment Period Notice Page



From:	Phillips Rene
To:	Benson Marcy
Subject:	FW: Courtesy Copy: Notice of 30 Day Public Comment Period for CDBG Program FY 2018-2019 Annual Action Plan
Date:	Monday, January 08, 2018 11:39:34 AM

René Phillips, CIW, Website Administrator
Town of Hilton Head Island
One Town Center Court
Hilton Head Island, SC 29928
843-341-4792
www.hiltonheadislandsc.gov

From: Town of Hilton Head Island [mailto:updates@secure.hiltonheadislandsc.gov]
Sent: Sunday, January 07, 2018 9:33 AM
To: Spinella, Kelly; Phillips Rene
Subject: Courtesy Copy: Notice of 30 Day Public Comment Period for CDBG Program FY 2018-2019 Annual Action Plan

This is a courtesy copy of an email bulletin sent by Rene Phillips.

This bulletin was sent to the following groups of people:

Subscribers of General Announcements or Legal Notices (4664 recipients)

Town of Hilton Head Island

Notice of 30 Day Public Comment Period Community Development Block Grant Program Fiscal Year 2018-19 Annual Action Plan

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Development Department, 1 Town Center Court, Hilton Head Island, SC 29928. Comments will be accepted until February 16, 2018.

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View this public notice in its entirety at
http://hiltonheadislandsc.gov/government/news/newsdetails.cfm?NewsID=403

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Public Comment Summary
For the Town of Hilton Head Island
Fiscal Year 2018-2019 (Program Year 2018)
Annual Action Plan

Public Comments Received During 30 Day Comment Period (January 17 – February 16, 2018):

No comments were received.

Public Comments Received at June 5, 2018 Town of Hilton Head Island Town Council Meeting:

No comments were received.

The Town of Hilton Head Island

Regular Town Council Meeting
June 5, 2018

4:00 P.M. EXECUTIVE SESSION
5:00 P.M. REGULAR MEETING

BENJAMIN M. RACUSIN COUNCIL CHAMBERS

AGENDA

As a courtesy to others please turn off/silence ALL mobile devices during the Town Council Meeting. Thank You.

1. **Call to Order**
2. **FOIA Compliance -** Public notification of this meeting has been published, posted, and distributed in compliance with the South Carolina Freedom of Information Act and the requirements of the Town of Hilton Head Island.
3. **Executive Session**
   a. **Land Acquisition Matters:**
      Discussion of negotiations incident to the proposed contractual arrangements, sale, or purchase of property in the:
      i. Mathews Drive area
   b. **Legal Matters:**
      Receipt of legal advice related to matters pending, threatened, or potential claim, related to:
      i. ArborNature, LLC vs. The Town of Hilton Head Island, et. al.
      ii. Beachwalk Hotel
   c. **Personnel / Employment Matters:**
      i. Discussion of the Town Manager's Annual Performance Review and Compensation.
      ii. Discussion of appointments of members related to Boards and Commissions.
4. **Pledge to the Flag – 5:00 p.m.**
5. **Invocation**
6. **Proclamations & Commendations - None**
7. **Approval of Minutes**
   a. Town Council Meeting, May 15, 2018
   b. Town Council Budget Workshop, May 15, 2018
   c. Town Council Budget Workshop, May 22, 2018
8. **Report of Town Manager**
   a. Beaufort County Assessor's Office – Reassessment Update – Gary James
   b. Hurricane Season Update – Tom Dunn, Emergency Management Coordinator
   c. **Items of Interest**
      i. Town News
         - *Public Hearing/Special Meeting for FY2019 Budget, June 12, 2018 at 6:00 p.m.*
      ii. Noteworthy Events

9. **Reports from Members of Council**
   - **a.** General Reports from Council
   - **b.** Report of the Intergovernmental & Public Safety Committee – Bill Harkins, Chairman
   - **c.** Report of the Community Services Committee – Kim Likins, Chairman
   - **d.** Report of the Public Planning Committee – David Ames, Chairman
   - **e.** Report of the Public Facilities Committee – Marc Grant, Chairman
   - **f.** Report of the Finance & Administrative Committee – John McCann, Chairman
10. **Appearance by Citizens**
11. **Unfinished Business**
    - **a. Budget Wrap-up Discussion**
12. **New Business**
    - **a. General Discussion (NOT VOTE) of a Lease and Conveyance between the Town of Hilton Head Island and ArborNature for Town-owned property.**
    - **b. Consideration of a Resolution – HUD/CDBG Entitlement Program 2018 Annual Action Plan Request for Submittal to HUD**

    Consideration of a Resolution of the Town Council to Approve the Community Development Block Grant (CDBG) Entitlement Program Fiscal Year 2018-2019 (Program Year 2018) Annual Action Plan.
13. **Possible actions by Town Council concerning matters discussed in Executive Session**
14. **Adjournment**

2018-09

A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF HILTON HEAD ISLAND, SOUTH CAROLINA TO APPROVE THE COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) ENTITLEMENT PROGRAM FISCAL YEAR 2018-2019 (PROGRAM YEAR 2018) ANNUAL ACTION PLAN

WHEREAS, in July 2015 the Town of Hilton Head Island CDBG Five Year Consolidated Plan for program years 2015-2019 detailing goals and objectives to be implemented to address community needs in low-and-moderate income areas within the Town's jurisdiction was approved by the United States Department of Housing and Urban Development (HUD); and

WHEREAS, as an entitlement community, the Town must prepare and submit an Annual Action Plan detailing activities to be undertaken during the fiscal year 2018 – 2019 (program year 2018) to address goals and objectives outlined in the Five Year Consolidated Plan; and

WHEREAS, for fiscal year 2018 – 2019 (program year 2018) the Town anticipates receiving a CDBG award totaling $234,127 to carry out activities that meet one of three National Objectives, as described by HUD; and

WHEREAS, the Fiscal Year 2018 – 2019 (Program Year 2018) Annual Action Plan is compatible with the HUD approved Five Year Consolidated Plan for program years 2015 - 2019; and

WHEREAS, the Town has adhered to the public participation requirements set forth in the Citizen Participation Plan in the development of the Fiscal Year 2018-2019 (Program Year 2018) Annual Action Plan; and

WHEREAS, a public meeting and 30 day public comment period for the Fiscal Year 2018-2019 (Program Year 2018) Annual Action Plan were conducted for citizen input and review; and

WHEREAS, the Town Manager is authorized to submit this Fiscal Year 2018 – 2019 (Program Year 2018) Annual Action Plan to HUD for their review and acceptance;

NOW, THEREFORE BE IT, AND IT HEREBY IS RESOLVED BY THE TOWN COUNCIL FOR THE TOWN OF HILTON HEAD ISLAND, SOUTH CAROLINA, THAT The Community Development Block Grant Entitlement Program Fiscal Year 2018 – 2019 (Program Year 2018) Annual Action Plan as submitted in the attachment to this resolution be approved and submitted to HUD.

MOVED, APPROVED, AND ADOPTED ON THIS 5th **DAY OF** June, **2018.**

David Bennett, Mayor

ATTEST:

Krista M. Wiedmeyer, Town Clerk

APPROVED AS TO FORM:

Gregory M. Alford, Town Attorney

Introduced by Council Member: Kimberly Likins

BRIEFLY

GOP senator of Georgia retiring at end of year

Republican Sen. Johnny Isakson's announcement Wednesday that he will retire at year's end because of health problems instantly raised Georgia's status as a 2020 battleground by ensuring both of its Senate seats will be on the ballot.

Isakson, 74, said he is leaving because "mounting" health issues, including Parkinson's disease, are "taking their toll." He would have faced reelection in 2022.

Isakson's pending departure gives Democrats a surprise opening in a Southern state. The state's junior senator, Republican David Perdue, is already a top target as he seeks reelection.

— ASSOCIATED PRESS

Gillibrand drops out of 2020 presidential race

Democrat Kirsten Gillibrand is dropping out of the presidential race.

The 52-year-old New York senator announced her decision Wednesday on Twitter as her campaign, which once looked to ride strong #MeToo credentials, was plagued by low polling and fundraising struggles. She had failed to meet thresholds for required numbers of donors and polling to qualify for the September debate in Houston.

Gillibrand was appointed to the Senate in 2009 to fill the seat vacated by Hillary Clinton. She was vocal on curbing sexual harassment and promoting equal pay for women and family leave.

— ASSOCIATED PRESS

Pro-Brexit leader cuts Parliament's debate time short

BY STEPHEN CASTLE
New York Times

LONDON

Normally, in times of national crisis, British leaders convene Parliament. But as the country confronts its biggest crisis in many decades, Prime Minister Boris Johnson seems intent on doing the opposite.

On Wednesday, Johnson threw the Brexit debate into new turmoil by shortening the already dwindling time Parliament has left to try to prevent a potentially chaotic no-deal departure from the European Union. Opposition politicians denounced the move to limit the time for debate as undemocratic and possibly unconstitutional.

Johnson's startling maneuver to tighten Parliament's schedule in October set the stage for a heated compressed showdown with Parliament as the Oct. 31 deadline for Brexit bears down.

The speaker of the House of Commons, John Bercow, called Johnson's decision a "constitutional outrage." Jeremy Corbyn, the leader of the opposition Labour Party, denounced it as "reckless," while the party's finance policy spokesman, John McDonnell, called it a "very British coup."

"Whatever one's views on Brexit, once you allow a Prime Minister to prevent the full and free operation of our democratic institutions you are on a very precarious path," McDonnell wrote on Twitter.

Parliament was scheduled to meet during the first two weeks of September and then to be suspended for annual political party conferences. It was then scheduled to reconvene around Oct. 9.

But in a letter sent Wednesday to all members of Parliament, Johnson said he intended to ask Queen Elizabeth II to "prorogue," or suspend, Parliament for around a further week and to have it resume on Oct. 14, with the "Queen's speech," in which the monarch traditionally lays out the government's agenda.

The monarch's approval is considered a formality, and hours after the announcement, the government said that the queen had approved the request.

In a video interview Wednesday morning, Johnson said he had made his decision in order to progress with "our plans to take this country forward" and to "get on with our domestic agenda."

But his ploy is risky. Just how risky became clear Tuesday evening with reports that the widely admired Conservative leader in Scotland, Ruth Davidson, unable to defend Johnson's Brexit policies, was on the verge of resigning.

While Johnson's maneuver seemed like a bolt out of the blue, it was telegraphed weeks ago by his chief strategist, Dominic Cummings. It also seemed timed to inflict maximum damage on the efforts of opponents of a no-deal Brexit, who had agreed just the day before to coordinate a legislative assault on a no-deal Brexit.

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Facebook tightens rules for political advertisers, groups

BY DAVEY ALBA
New York Times

Facebook on Wednesday said it was strengthening how it verifies which groups and people place political advertising on its site, as the social network braces for the 2020 U.S. presidential election and works to reduce the spread of online disinformation.

The moves build on rules that Facebook introduced last year, in which it began requiring political advertisers to divulge the name of the organizations responsible for ads on its platform and to prove their identities.

Facebook enacted that policy after being criticized for allowing Russian operatives to manipulate its ads in the 2016 U.S. presidential election to divide voters.

Under the new rules, Facebook said that advertisers will need to further demonstrate that they are registered with the U.S. government. That would require submitting proof such as an employer identification number, a Federal Election Commission identification number or a government website domain. Smaller businesses will need to provide a verifiable phone number and business email address, the company said.

NOTICE OF PUBLIC MEETING
COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM
SUBSTANTIAL AMENDMENT TO 2018 – 2019 ANNUAL ACTION PLAN

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Offer expires September 3, 2019.

2019 Lincoln Nautilus
$389
PER MONTH FOR 36-MONTHS
10,500 MILES PER YEAR LEASE.
2LMPJ6J94KBL46808
$3369 TOTAL DUE AT SIGNING
To qualified buyers plus tax, license and title fee.
Offer expires September 3, 2019.

2019 Lincoln Navigator
$929
PER MONTH FOR 36-MONTHS
10,500 MILES PER YEAR LEASE.
5LMJJ2HT6KEL21678
$8000 TOTAL DUE AT SIGNING
To qualified buyers plus tax, license and title fee.
Offer expires September 3, 2019.

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Benson Marcy

From: Phillips Rene
Sent: Thursday, August 29, 2019 1:56 PM
To: Benson Marcy
Subject: FW: Courtesy Copy: Public Meeting - CDBG Substantial Amendment to 2018-2019 Annual Action Plan

René Phillips, CGDSP, CIW
Website Administrator
Town of Hilton Head Island
One Town Center Court
Hilton Head Island, SC 29928
843-341-4792
www.hiltonheadislandsc.gov

From: Town of Hilton Head Island [mailto:updates@secure.hiltonheadislandsc.gov]
Sent: Thursday, August 29, 2019 1:55 PM
To: Grant Carolyn <carolyng@hiltonheadislandsc.gov>; Spinella Kelly <kellys@hiltonheadislandsc.gov>; Phillips Rene <renep@hiltonheadislandsc.gov>
Subject: Courtesy Copy: Public Meeting - CDBG Substantial Amendment to 2018-2019 Annual Action Plan

This is a courtesy copy of an email bulletin sent by Rene Phillips.

This bulletin was sent to the following groups of people:

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Notice of Public Meeting

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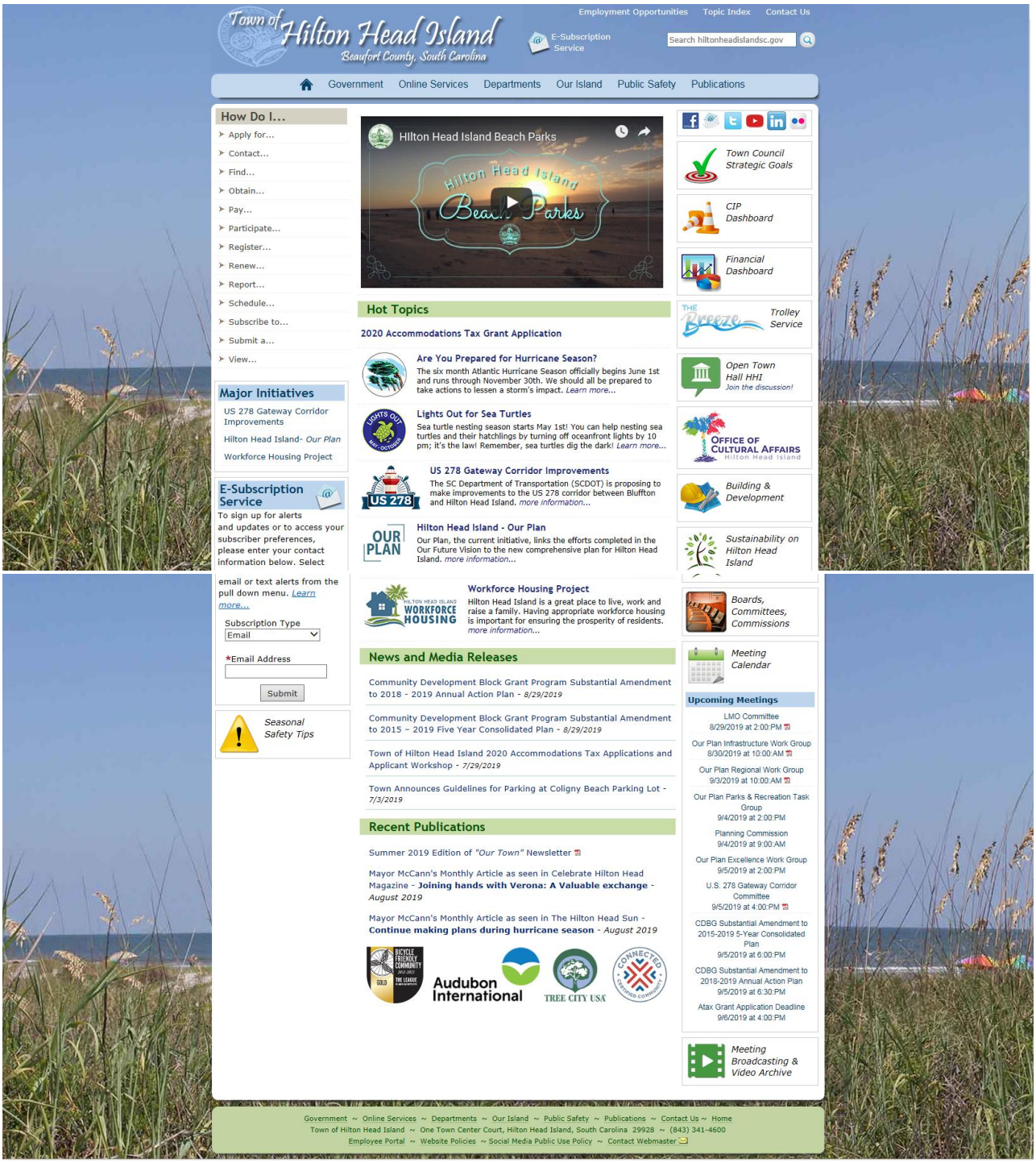
August 29, 2019
2018 – 2019 Annual Action Plan Substantial Amendment
Public Meeting Notice



Town of Hilton Head Island Website
August 29, 2019
2018 – 2019 Annual Action Plan Substantial Amendment
Public Meeting Notice Page

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Island Packet, 9/6/2019 Cropped page Page: 4A

Tree branches that snapped in Hurricane Dorian's winds are seen on Thursday morning in Port Royal Plantation on Hilton Head Island.

FROM PAGE 3A

TREES

trees, Hilton Head fire chief of operations Chris Blankenship said Thursday.

Here are reports from Island Packet reporters and photographers who spanned the island Thursday, surveying storm damage.

NORTH END

Hilton Head Plantation: According to the POA, there were about six homes observed from the street side with roof damage from fallen trees, 50 trees down obstructing roadways that were cleared later. No flooding is apparent.

Port Royal Plantation: General Manager Lance Pyle said that "several" trees were down in Port Royal Plantation, including six that were blocking roadways and had been cleared by Thursday afternoon." Pyle said there was no apparent flooding or structural damage as of Thursday afternoon.

A downed tree blocked Coggins Point at Fort Walker, near U.S. 278.

Several trees down along Port Royal Drive.

OTHER NORTH END NEIGHBORHOODS

Hilton Head hospital area: A large tree, the first reported down on the island on Wednesday morning, blocked two lanes on Hospital Center Boulevard. Fire crews responded to the scene to restore access to the hospital.

MID ISLAND

Indigo Run: General manager Don Lucas said crews were still checking for damage and debris Thursday afternoon, but that a couple of trees were down, including one blocking the Berwick Drive entrance to the golf club and one blocking a residential lane.

Lucas said both trees should soon be cleared, and that so far, flooding and structural damage appeared to be minimal.

A tree blocked a lane on Colonial Drive.

Palmetto Dunes: Large trees lie on the side of Queens Folly Road, the entrance to Palmetto Dunes on Hilton Head Island. The community had 6,000 people without power Thursday morning due to Hurricane Dorian.

"All in all, (Palmetto Dunes) fared pretty well," Andrew Schumacher, Palmetto Dunes POA CEO, said Thursday afternoon.

He said all roads are open, utilities are operating properly, and besides a few downed trees and a lot of loose vegetative debris, the community is in "very good" shape.

Leamington: Trees snarled in Leamington on Thursday morning. An uprooted tree off Queens Way fell across two yards.

Shelter Cove: Tree down near exit from Shelter Cove to U.S. 278 on Hilton Head Island. No other downed trees in the area. Debris on the road.

Marshland Road area: A tree blocked Leg' O Mutton Road Thursday morning.

Firefighters cleared a tree on Marshland Road early Thursday.

Spanish Wells: Firefighters removed a tree partially blocking the road Thursday on Spanish Pointe Drive.

A large tree sliced through a fence in the Spanish Wells area.

SOUTH END

Long Cove: Long Cove Club had moderate debris, but not many downed trees.

Wexford: A home on Castlebridge Court in Wexford Plantation has a few branches down after Hurricane Dorian. Damage in the community was minimal, according to maintenance staff and the harbor master.

Shipyard: Massive amounts of debris littered roads and pathways in Shipyard Plantation Thursday afternoon.

Coligny Beach area: People were walking on the beach around 8 a.m. and the dunes appeared to survive the storm.

Sea Pines:

As of 4:15 p.m. Thursday, all of the roads in Sea Pines were open after eight to 10 had to be cleared of downed trees, Toby McSwain, director of security for Sea Pines, said. At least two homes also had trees on their roofs.

"If (residents) are going to come back, they've got to be careful," McSwain said. "We still have things coming down."

He said in the coming days, Sea Pines is going to have people come in to help cut and clear some limbs, similar to what they did post-Hurricane Matthew in 2016.

McSwain said there was a lot of apparent beach erosion in the South Beach area, but across the way near the Beach Club, the dunes were still standing despite a high tide swelling up on the beach and leaving debris behind.

THE NUMBER OF TREES DOWNED BY DORIAN IS "LESS THAN MATTHEW, MORE THAN IRMA," SAYS HILTON HEAD FIRE CHIEF OF OPERATIONS CHRIS BLANKENSHIP

To submit

The Island Packet and The Beaufort Gazette extend condolences to those who experience the death of a loved one.

Death notices, which are published free of charge, are about 40 words long. For next-day publication, death notices should be sent by 3 p.m. Funeral homes should email them to obits@islandpacket.com or bgobits@beaufortgazette.com. Individuals sending death notices should use the same address and include the name of the funeral home.

Obituaries are paid items that are more detailed than death notices. Funeral homes should email obituaries to obits@islandpacket.com or bgobits@beaufortgazette.com by 3 p.m. Monday through Friday. Individuals wishing to place obituaries should use the same address and include the name of the funeral home. Photos in JPEG format of the deceased are accepted.

For questions, call 843-706-8200.

FROM PAGE 3A

BEAUFORT

County.

BEAUFORT

Depot Road area: Large limbs are down and there's some standing water on side streets. A tree fell on a house on Heyward Street and a crew was on the roof in the driving rain and wind Thursday morning, working to remove it.

Mossy Oaks area: Many homes were without power early, but at least some were restored by mid-morning. Tree debris littered yards and roads throughout the smaller neighborhoods and along Battery Creek Road. A tree was down off Southside Boulevard.

Spanish Point: Some flooding on Fort Marion Road and large limbs down in yards throughout the neighborhood. Some residents worked to cut up large limbs while strong winds and rain continued.

Pigeon Point: A tree was reported down on a power line in the road at Laudonniere Street and Piegon Point Road late Thursday morning. Firefighters closed part of Laudonniere Street while working to clear the road.

PORT ROYAL

Old Village/downtown: Some standing water on the roads and a lot of tree litter. Large limbs were down in Live Oak Park.

Many residents walked dogs on Paris Avenue after the curfew was lifted Thursday morning. The boardwalk at the Sands appeared intact.

LADY'S ISLAND/ST. HELENA ISLAND

Traffic was not being allowed on J.E. McTeer Bridge between Port Royal and Lady's Island and on Harbor River Bridge between St. Helena Island and Harbor Island due to high winds.

Multiple residents reported losing power early Thursday morning. Trees fell on Brickyard Point Road S., and a resident reported a pine tree had fallen in their yard.

Fire officials said numerous trees and power lines are down.

"Roads are blocked and travel should be considered dangerous at this time," the department said in a Facebook post.

Stephen Fastenau: 706-631-6079, IPBG_Stephen

Cancer Thrift Store
Helping Cancer Patients in HHI, Bluffton, Beaufort
Donate a boat, house, or car
Donations are tax deductible
Call 843-524-3100
Monday - Saturday 11 a.m. - 6 p.m.

Trump defends altered storm chart

BY JOHN T. BENNETT
CQ-Roll Call

WASHINGTON

President Donald Trump on Thursday dragged another self-created scandal into another day as he defended a map he displayed a day earlier of Hurricane Dorian's expected path that appeared to have been altered.

After playing golf twice over he weekend, he claimed in a tweet Dorian might affect Alabama. That post prompted a correction from the National Weather Service. A map he showed off during Wednesday's press pool included an extra line drawn to include Alabama.

The black marker line amounted to yet another self-inflicted wound for Trump and his team.

But rather than trying a new message, Trump came out firing Thursday morning about the altered map.

"In the one model through Florida, the Great State of Alabama would have been hit or grazed. In the path it took, no. Read my FULL FEMA statement," Trump tweeted. "What I said was accurate! All Fake News in order to demean!"

FROM PAGE 3A

CLEAR

It's one of many landmarks he uses as an indicator for how things are going.

Thursday morning, the flag was whipping in the wind but still in one piece — a sign that the worst of Hurricane Dorian did not hit Bluffton.

OBITUARIES

Dawn Lindell Doty

Dawn Lindell Doty, age 72, resident of Charlotte, NC and former resident of Hilton Head Island, passed away August 27, 2019. She and her husband, Tom, retired to Sea Pines, where they lived part--time from 1996-2007 and permanently from 2008 until 2016 in their home in which Dawn graciously welcomed all and they hosted friends often. They also spent a great deal of time at Sea Pines Country Club with friends. In 2016, they moved to Charlotte, NC to live near their children and grandchildren whom they love and cherish more than anything on earth. Dawn is survived by her loving husband, Tom, her son Ken, daughter Beth, daughter-in-law Meredith, son-in-law Adam, four grandchildren, Axel & Jenson (10), Nathan (6), Caitlin (3), and her two sisters, Diana Mooney and Barbara Cipullo.

A celebration of Dawn's life will take place in Charlotte on Friday, September 27th, 2019.

4:00p - 5:00p: Memorial Service @ Covenant Presbyterian Church

5:30p - 7:30p: Reception @ Myers Park Country Club

For full obituary and service information, please go to: www.hankinsandwhittington.com

Victoria Keup Schafer

Victoria Keup Schafer, 44, of Chillicothe, died unexpectedly September 2, 2019, while exercising her passion for photography in Hocking Hills State Park.

She is survived by her husband Fritz Schafer, her children, John, Emily, Madelyn, and Grace; her mother, Jennifer Keup, of Cornelius, NC; her father, Rick (Catherine) Keup, of Fripp Island, SC; and a sister, Catherine (Mario) Muth, of Luxembourg.

Victoria attended Parkersburg High School, received her undergraduate degree from Xavier University, and her Masters degree in Labor Relations from the University of Cincinnati.

Owner of Victoria Schafer Photography, she was especially known for her underwater photography, wedding photos, family photos, baby photos, high school seniors, and candid photos of the Fire and Police Departments. She further owned a TSS school and sports photography franchise. She was also the Petland Human Resources Director. She volunteered for "Now I Lay Me Down to Sleep." She enjoyed international travel, time with her family, and volunteered with a large number of local and regional civic organizations.

The Mass of Christian Burial will be celebrated 2:00 pm Friday at St. Mary Church, Rev. Lawrence Hummer, Celebrant. The Mass will be followed by a gathering of friends at the adjacent Family Life Center. In lieu of flowers, the family requests memorial contributions be made to the Ross Co. Humane Society, 2308A Lick Run Rd., Chillicothe, OH 45601; Junior Achievement of Ross Co., PO Box 359, Chillicothe, OH 45601; or the charity preferred by the donor.

Loving Tribute
Allow us to help you create a special memorial.
Call The Island Packet or The Beaufort Gazette
M-F 9-5
(843) 706-8100 or (877) 706-8100

NOTICE OF 30 DAY PUBLIC COMMENT PERIOD
COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM
SUBSTANTIAL AMENDMENT TO 2018-2019
ANNUAL ACTION PLAN

Notice is hereby given that the Town of Hilton Head Island proposes to amend its Community Development Block Grant 2018 – 2019 Annual Action Plan Plan. This substantial amendment proposes to replace the Murray Avenue paving project with a picnic shelter project at the Boys & Girls Club of Hilton Head Island at 151 Gumtree Road and a park project on Town owned property on Marshland Road. In addition to the amended projects, the 2017 unexpended funds in the amount of $86,465 will rollover into the 2018 Annual Action Plan projects. This substantial amendment and associated Plan will be available for public review and comment for 30 days from **Monday, September 9, 2019 through Wednesday, October 9, 2019**. Copies of the amended Plan will be available for review Monday – Friday 8:00am – 4:30pm at the Town of Hilton Head Island Town Hall, or may be accessed via the Town of Hilton Head Island website at: http://www.hiltonheadislandsc.gov/ beginning September 9, 2019. Written comments are encouraged and may be submitted via the website link, or email to marcyb@hiltonheadislandsc.gov or by mail to Marcy Benson, Senior Grants Administrator, Town of Hilton Head Island Community Development Department, 1 Town Center Court, Hilton Head Island, SC 29928.

The Town of Hilton Head Island does not discriminate on the basis of age, color, religion, sex, national origin, familial status or disability in the admission or access to, or treatment or employment in its federally assisted programs or activities. Marcy Benson, Senior Grants Administrator has been designated to coordinate compliance with the nondiscrimination requirements contained in the U.S. Department of Housing and Urban Development's regulations. She may be reached at the email address listed above or by phone at (843) 341-4689.

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NOTICE OF 30 DAY PUBLIC COMMENT PERIOD
COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM
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Posted: September 6, 2019

Benson Marcy

From: Phillips Rene
Sent: Monday, September 09, 2019 12:41 PM
To: Benson Marcy
Cc: Ray Jennifer
Subject: FW: Courtesy Copy: Public Meeting - CDBG Substantial Amendment to 2018-2019 Annual Action Plan

René Phillips, CGDSP, CIW
Website Administrator
Town of Hilton Head Island
One Town Center Court
Hilton Head Island, SC 29928
843-341-4792
www.hiltonheadislandsc.gov

From: Town of Hilton Head Island [mailto:updates@secure.hiltonheadislandsc.gov]
Sent: Monday, September 09, 2019 11:40 AM
To: Grant Carolyn <carolyng@hiltonheadislandsc.gov>; Spinella Kelly <kellys@hiltonheadislandsc.gov>; Phillips Rene <renep@hiltonheadislandsc.gov>
Subject: Courtesy Copy: Public Meeting - CDBG Substantial Amendment to 2018-2019 Annual Action Plan

This is a courtesy copy of an email bulletin sent by Rene Phillips.

This bulletin was sent to the following groups of people:

Subscribers of Hot Topics or Legal Notices (5586 recipients)

Notice Of 30 Day Public Comment Period Community Development Block Grant Program Substantial Amendment To 2018-2019 Annual Action Plan

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may be reached at the email address listed above or by phone at 843-341-4689.

CDBG Program Substantial Amendment to 2018-2019 Annual Action Plan

Submit a Comment Online

View this notice in its entirety at http://hiltonheadislandsc.gov/government/news/newsdetails.cfm?NewsID=539

www.hiltonheadislandsc.gov

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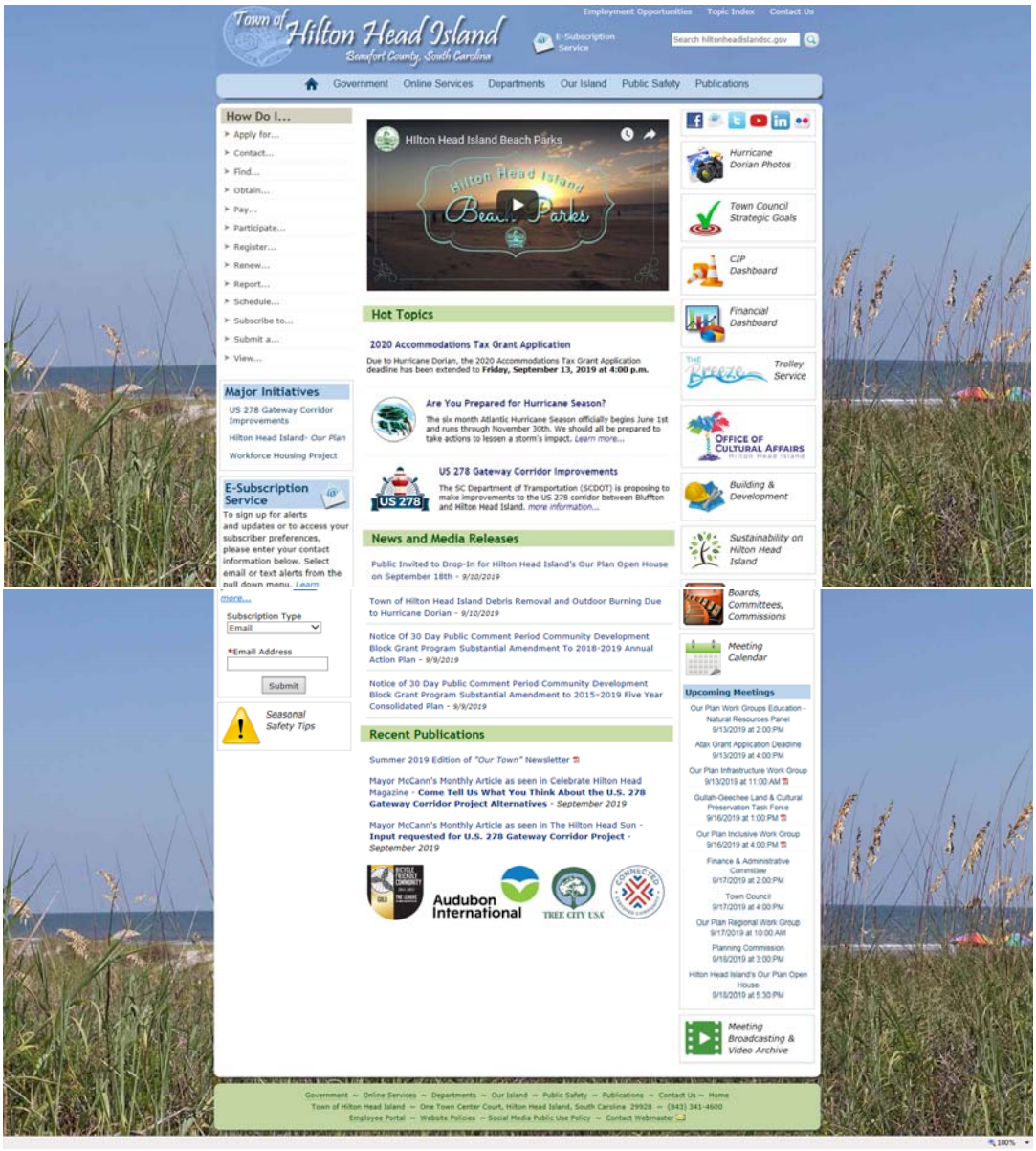
Town of Hilton Head Island Website - Main Page
September 9, 2019
2018 – 2019 Annual Action Plan Substantial Amendment
30 Day Public Comment Period Notice



Town of Hilton Head Island Website
September 9, 2019
2018 – 2019 Annual Action Plan Substantial Amendment
30 Day Public Comment Period Notice Page

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Beaufort County, South Carolina

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Notice of Public Meeting

Notice Of 30 Day Public Comment Period Community Development Block Grant Program Substantial Amendment To 2018-2019 Annual Action Plan

Release Date: September 9, 2019

Contact Information:
Marcy Benson, Senior Grants Administrator, 843-341-4689

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CDBG Program Substantial Amendment to 2018-2019 Annual Action Plan

Submit a Comment Online

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NOTICE OF PUBLIC MEETING
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Island Packet, 9/19/2019 Cropped page Page: 5A

ERIK SIMANDER AP

Robert O'Brien, U.S. special envoy ambassador, arrives at the district court where U.S. rapper A$AP Rocky was to appear on charges of assault July 30 in Stockholm, Sweden. President Donald Trump named O'Brien to be his new national security adviser Wednesday.

Trump picks O'Brien as his new national security adviser

BY ERIC TUCKER, DEB RIECHMANN AND DARLENE SUPERVILLE
Associated Press

WASHINGTON

President Donald Trump on Wednesday named Robert O'Brien, his chief hostage negotiator and an established figure in Republican policy circles, as his new national security adviser.

O'Brien, the fourth person in two years to hold the job, becomes the administration's point person on national security amid rising tensions with Iran following the weekend attack on Saudi oil installations and fresh uncertainty in Afghanistan after the halt in peace talks with the Taliban.

The announcement of O'Brien's selection comes a week after Trump ousted John Bolton from the post, citing policy disagreements. O'Brien, who made headlines in July when he was dispatched to Sweden to monitor the assault trial of American rapper A$AP Rocky, was among five candidates Trump said Tuesday were under consideration.

"I am pleased to announce that I will name Robert C. O'Brien, currently serving as the very successful Special Presidential Envoy for Hostage Affairs at the State Department, as our new National Security Advisor," Trump tweeted. "I have worked long & hard with Robert. He will do a great job!"

Trump abruptly forced out Bolton on Sept. 10, after he and his hawkish national security adviser found themselves in strong disagreement over the administration's approach to Iran, Afghanistan and a host of other global challenges. The sudden exit marked the latest departure of a prominent voice of dissent from Trump's inner circle as the president has grown more comfortable following his gut instinct over the studious guidance offered by his advisers.

As the special presidential envoy for hostage affairs at the State Department, O'Brien worked closely with the families of American hostages and advised administration officials on hostage issues. He helped secure the release in February of American citizen Danny Burch, who was freed after 18 months in captivity in Yemen.

He has also worked on the case of missing U.S. journalist Austin Tice, who was captured in Syria in 2012. O'Brien has said he is confident Tice is still alive.

The White House sent O'Brien to Sweden to monitor the case of A$AP Rocky, who was charged with assault. The rapper, whose real name is Rakim Mayers, was permitted to return to Los Angeles to await the verdict of a Swedish court that found him guilty in a street brawl.

Last month, Hua Qu, the wife of a Princeton University graduate student detained in Iran, told reporters that she would like to see the same level of personal attention from the government as A$AP Rocky received.

On Wednesday, a Twitter account that advocates for the release of the student, Xiyue Wang, congratulated O'Brien on the appointment but also said: "We watched with frustration as this administration put all its energies into releasing celebrity A$AP Rocky from Sweden; meanwhile, 'multiple' Americans suffer under terrible conditions in #Iran. Let's put all Americans first, not just famous ones. #AmericansFirst."

O'Brien previously helped lead the department's public-private partnership for justice reform in Afghanistan during the Bush and Obama administrations.

Pakistan: No talks with India in Kashmir fight

Pakistan's prime minister announced Wednesday his government will not hold any talks with India until New Delhi lifts a curfew in Kashmir and reinstates the disputed region's special autonomous status.

Imran Khan told reporters he will expose human rights violations in Indian-administered Kashmir when he addresses the United Nations General Assembly next week in New York.

New Delhi moved to strip the portion of Kashmir it controls of its limited autonomy on Aug. 5. Authorities imposed a sweeping military curfew and cut off residents from all communication.

— ASSOCIATED PRESS

Democrat donor charged in drug house overdose

Ed Buck, a Democratic donor and activist whose West Hollywood apartment was the scene of two methamphetamine overdose deaths since 2017, was arrested Tuesday after investigators said a third man suffered an overdose in his home last week.

Buck, 65, who has not faced charges for the earlier overdoses but was subject to a wrongful-death lawsuit, was charged Tuesday with battery causing serious injury, administering methamphetamine and maintaining a drug house. He faces up to five years and eight months in prison.

— NEW YORK TIMES

Washington Monument opens after 3 years

After a three-year closure, the Washington Monument is reopening to the public.

The 555-foot stone obelisk closed in September 2016 in order to replace the elevator and upgrade security systems. The monument will reopen at noon Thursday and first lady Melania Trump is expected to attend the ceremony.

The monument has been closed for most of the past eight years. An August 2011 earthquake left cracks in the stones near the top of the obelisk. It reopened in 2014 but National Park Service officials closed it again two years later after elevator breakdowns.

— ASSOCIATED PRESS

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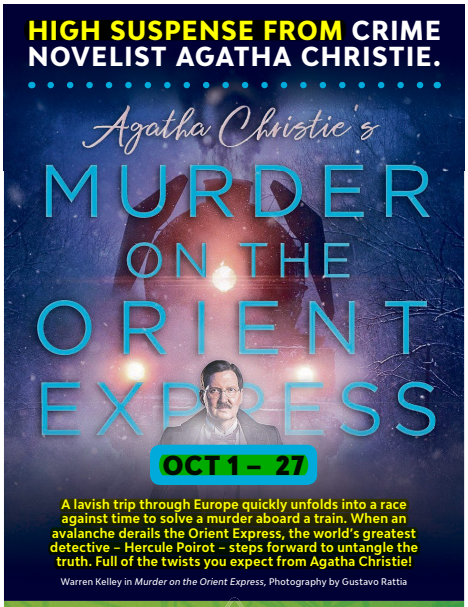
HIGH SUSPENSE FROM CRIME NOVELIST AGATHA CHRISTIE.



A lavish trip through Europe quickly unfolds into a race against time to solve a murder aboard a train. When an avalanche derails the Orient Express, the world's greatest detective – Hercule Poirot – steps forward to untangle the truth. Full of the twists you expect from Agatha Christie!

Warren Kelley in *Murder on the Orient Express*, Photography by Gustavo Rattia

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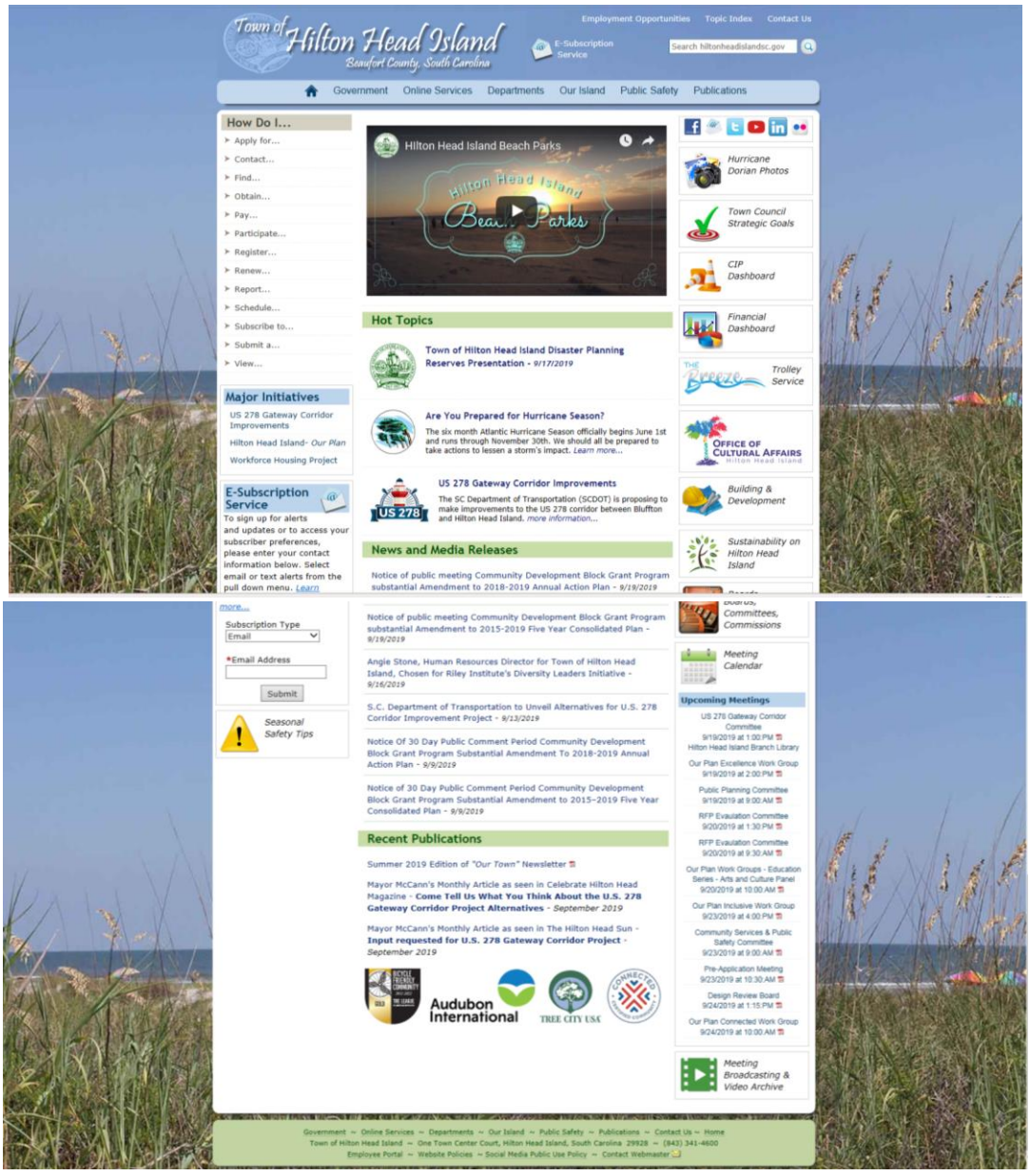
September 19, 2019
2018 – 2019 Annual Action Plan Substantial Amendment
Public Meeting Notice



Town of Hilton Head Island Website
September 19, 2019
2018 – 2019 Annual Action Plan Substantial Amendment
Public Meeting Notice Page

TOWN OF HILTON HEAD ISLAND

2018 ANNUAL ACTION PLAN SUBSTANTIAL AMENDMENT

COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG)
ENTITLEMENT PROGRAM

September 26, 2019 6:30PM

AGENDA

- Welcome and Sign-in
- Overview of CDBG Entitlement Program
- Definition of a Substantial Amendment
- Substantial Amendment Process
- Proposed Changes
- Sections of 2018 Annual Action Plan to be Changed
- Public Comments

PLEASE SIGN IN:

NAME	MAILING ADDRESS	EMAIL ADDRESS
Grayson	[redacted]	
Heather Rath		

Town of Hilton Head Island

Community Development Block Grant (CDBG)

2018 Annual Action Plan

Substantial Amendment

Public Meeting

September 26, 2019

Marcy Benson
Senior Grants Administrator

Community Development Block Grant Entitlement Program (CDBG)

- Federal grant program administered by HUD.
- Provides annual grants on a formula basis.
- Funds are to be used to benefit low-and-moderate income persons.
- Town of Hilton Head Island began participating in program in 2015.

What is a Substantial Amendment?

When activities are to be added, deleted, or substantially changed in terms of purpose, scope, location or beneficiaries.

Substantial Amendment Process

- Town staff drafts an amended Plan.
- 30-day public comment period.
- Public comments will be reviewed.
- Amended plan presented to Town Council.
- Amended plan submitted to HUD.

What Are Proposed Changes?

This substantial amendment proposes to replace the Murray Avenue paving project with:

- A picnic shelter project at the Boys & Girls Club
- A park project on Marshland Road
- Roll 2017 unexpended CDBG funds into the 2018 Annual Action Plan projects.

Amended Sections of 2018 - 2019 Annual Action Plan

The following sections of the 2018 – 2019 Annual Action Plan have been revised to reflect the proposed amendment:

- ES-05 Executive Summary (Pages 3 - 6)
- AP-10 Consultation (Page 12)
- AP-12 Participation (Pages 14; 17 – 19)
- AP-15 Expected Resources (Pages 18 - 22)
- AP-20 Annual Goals and Objectives (Page 23)
- AP-35 Projects (Pages 24)
- AP-38 Project Summary (Pages 25 – 26)
- AP-50 Geographic Distribution (Page 27)
- AP-65 Homeless and Other Special Needs Activities (Pages 30 - 31)
- AP-85 Other Actions (Pages 34 - 35)

CDBG Entitlement Program
Five Year Consolidated Plan Projects List

#	Program Year	Project Name	Project Description	Estimated Amount	Annual Goals Supported	Target Area	Priority Need Addressed	Goal Outcome Indicator
1	2015	Blazing Star Lane Paving	Paving Dirt Road	$202,347	Public Facilities & Improvements	Census Tract 105	Non- Housing Community Development – Public Improvements	Public facility or infrastructure activities other than low/moderate-income housing benefit
2	2016	Rhiner Drive Paving	Paving Dirt Road	$196,123	Public Facilities & Improvements	Census Tract 105	Non- Housing Community Development – Public Improvements	Public facility or infrastructure activities other than low/moderate-income housing benefit
3	2017	Public Facilities & Improvements *(Island Rec Center Playground)*	Recreational Facilities & Improvements,	$114,316	Public facilities & improvements	Census Tract 105	Non- Housing Community Development – Public Improvements	Public facility or infrastructure activities other than low/moderate-income housing benefit
4	2018	Public Facilities & Improvements *(Boys & Girls Club Picnic Shelter)*	Recreational Facilities & Improvements	$200,000	Public facilities & improvements	Census Tract 105	Non- Housing Community Development – Public Improvements	Public facility or infrastructure activities other than low/moderate-income housing benefit
5	2018	Public Facilities & Improvements *(Patterson Property Park)*	Recreational Facilities & Improvements	$120,592	Public facilities & improvements	Census Tract 110	Non- Housing Community Development – Public Improvements	Public facility or infrastructure activities other than low/moderate-income housing benefit
6	2019	Public Facilities & Improvements *(Rowing & Sailing Center at Squire Pope Community Park)*	Recreational Facilities & Improvements	$236,013	Public facilities & improvements	Census Tract 105	Non- Housing Community Development – Public Improvements	Public facility or infrastructure activities other than low/moderate-income housing benefit

Public Comment Period

September 9 through October 9, 2019

- Town website: **www.hiltonheadislandsc.gov/**
- Email to: **marcyb@hiltonheadislandsc.gov**
- U.S. mail to Marcy Benson, Senior Grants Administrator, Town of Hilton Head Island, 1 Town Center Court, Hilton Head Island, SC 29928

Thank you!

Marcy Benson
Senior Grants Administrator
Marcyb@hiltonheadislandsc.gov

Public Meeting Minutes
Public Meeting to Solicit Comments and Discuss
Community Development Block Grant (CDBG) Entitlement Program
2018- 2019 Annual Action Plan Substantial Amendment

Thursday, September 26, 2019 6:30pm
Town of Hilton Head Island, Town Hall, Living Lab
3 Town Center Court, Hilton Head Island

Present: **Town Staff: Marcy Benson, Senior Grants Administrator;**
Jennifer Ray, Deputy Director of Community Development
Public Attendees: See attached sign-in sheets

Marcy Benson, Senior Town Grants Administrator began the public meeting at approximately 6:35pm. A power point presentation was given describing the CDBG Entitlement Program, the amount of 2018 CDBG program year funding available from HUD, the need for a substantial amendment, and the proposed changes to be made to the Town of Hilton Head Island 2018 – 2019 Annual Action Plan.

There was discussion on replacing the Murray Avenue paving project currently in the 2018 – 2019 Annual Action Plan with two new projects. The new projects are a picnic shelter at the Boys & Girls Club of Hilton Head Island and a new park on Town owned project located on Marshland Road.

At the conclusion of the meeting attendees were reminded comments will be taken until October 9, 2019.

Attendees were thanked for their participation and the public meeting adjourned at 6:50pm.

Public Comments Submitted Online for

Substantial Amendment to 2018 - 2019 Annual Action Plan

Total Comments: 57 **Support:** 56 **Oppose: 1**

Support:

As a former Board Member of the Hilton Head Boys & Girls Club for 14 years in addition to serving as an Interim Director, I heartily support the amendment to the 2018-2019 Annual Action Plan providing $200,000 in HUB Community Development Block Grant funds for an outdoor pavilion at the Hilton Head Boys & Girls Club. The Club serves a vital role in our community in helping children from low-to-moderate income families grow and develop their talents and skills, becoming contributing members of our community. The addition of a pavilion to the Boys & Girls Club will enable the Club to increase its programming which is critical given the increase in the number of children the Club serves daily. I cannot envision a better use of funds than investing them in the growth and development of our community's youth...and the Hilton Head Boys & Girls Club with its dedicated and hard-working staff does a superb job in that regard!

William Raisch
[redacted]

Support

Submitted: 9/11/2019

The Boys & Girls Club of Hilton Head serves a substantial number of our community's youth in a very positive way. This project will add to the ability to help more kids. It needs to move forward and I would like it to be passed.

Support

Submitted: 9/12/2019

The Boys & Girls Club of Hilton Head Island has enjoyed considerable growth in the past year and has been successful in most areas in providing for the larger membership. One of the real needs is providing shelter in times of inclement weather, and the proposed structure will be a tremendous benefit. It will be used throughout the year to meet a variety of needs, and it will be particularly valuable to the entire Hilton Head Island community each year during the Fourth of July celebration at the Club and The First Tee of the Lowcountry. Shelter from the sun is needed at that event, and this structure will be wonderful.

The proposed structure could also be used by local residents for special gatherings during the day at times when the Club facility is open but the members are in school. Let's make it a place where we can better get to know each other.

Above all, the proposed facility will provide immediate benefit to those citizens for whom the HUD grants were designed.

I heartily endorse the plan

Brad Tufts
[redacted]

Support

Submitted: 9/21/2019

As the Director of the Boys & Girls Club of Hilton Head Island, a service agency that works daily with the low and moderate income population of our community, I strongly support the CDBG funds being used for an outdoor pavilion at the Boys & Girls Club facility. This facility improvement project would allow us to enhance and expand the after school and summer

services offered through the Club by serving an additional 50 children on a daily basis. At this time, we currently serve over 700 children annually and 65% of them have family incomes that fall below the Federal Poverty Guidelines. We have seen a 20% growth in our average daily attendance this year which is over 250 children a day in the Club. With these rising numbers, we project we will reach our facility capacity in the near future. Our after school academic support and enrichment activities are provided 5 days a week until 7:00pm and for 10.5 hours a day during the summer. Without our services most of these families would be unable to work without leaving their children home alone or with only siblings. Over 40% of our children reside in single parent homes or are being raised by grandparents. We believe this project is one of the greatest and highest uses of CDBG funds in our community.

Kim Likins

[redacted]

Support

Submitted: 9/25/2019

Let's do it for the kids! Boys and Girls Club is the best !!

Support

Submitted: 9/28/2019

I am a volunteer at the Hilton Head Island Boys and Girls Club. I teach a teen cooking class and it has been so much fun for me and such a successful class for the teens. We have a waiting list to sign up for the class and my purpose and goal for this class is to prepare and teach the kids to be self reliant and able to sustain a better life after their school life ends.

The proposed idea of a covered picnic area sees like a fabulous addition to the wonderful facilities already in progress at the Boys and Girls Club. The idea would be terrific in so many ways and would aid and help the kids have more flexibility and ability to pursue curricular activities. In the rain, during the island's extreme heat, as well as other conditions, would make this covered picnic area a major asset. The staff at the Boys ad Girls Club is excellent and the teachers, counselors and volunteers are all about enriching the lives of these kids. Their complete dedication is admirable and the successful stories abound of these kids achieving greater potential due to the club's many activities.

I am in total agreement and favor of pursuing this endeavor for the covered picnic area and will help in any way I can to help achieve this goal...

GAIL PHILLIPS

[redacted]

Support

Submitted: 9/28/2019

Regarding Covered Picnic Project at Boys and Girls Club of Hilton Head.

I strongly support.this project. As a volunteer at the Boys and Girls Club I see the need for the the canopy. The children eat their meals outdoors and I am concerned for their safety. They eat at picnic tables under trees that are targets for lightning strikes. Also, falling limbs can cause injury. The Boys and Girls Club is a first class operation in our city and is growing rapidly. The protection and safety of the students is a must!

Please approve the funding for this project.

Jim Nowak

Support

Submitted: 9/29/2019

I support the reallocation of funds to build the picnic shelter at the Boys &Girls Club. I've been a regular volunteer at the club for several years. They do an amazing job providing high value activities for a wide spectrum of children and teenagers. Their enrollment continues to grow. The shelter will enable them to serve meals to,the kids even on days when the weather is bad (hot or raining). Thanks.

James Rice
[redacted]

Submitted: 9/29/2019

Support

As a former staff member and current volunteer for the Boys & Girls Club of Hilton Head Island, I support the direction of funds for a covered area for dining and outdoor activities for the Club. The original design of the Club accommodated less than 20 members in a snack area adjacent to the small but well-equipped kitchen. This area was never adequate for the snack and meal service for the Club and outdoor picnic tables were used daily. Today, with more than 300 student members having a small hot meal five days a week, a protected outdoor area is necessary. On days of inclement weather, feeding indoors requires trying everything - but not enough tables, chairs or sanitary conditions (i.e. eating on the floor of the gym) prohibits a good food service. For those who have no experience in the importance of this after-school meal to the health and well-being of underserved children in our community, I would suggest you see the situation for yourselves by requesting a tour of the facility, and learn what the amazing work of a wonderful non-profit organization can do for so many.

Susan M. Roberts
[redacted]

Submitted: 9/30/2019

Support

I strongly support this action plan. I have been an employee at the BGC of HHI and have seen the need for extra space and a covered pavilion for rainy and extremely hot days. This plan will help improve our service to the community and more kids in need. It will expand our program hours and spaces and eliminate the need to use indoor program spaces for food services during inclement weather. This plan is needed and will benefit the community in many ways.

Melissa W

Submitted: 9/30/2019

Support

Submitted: 9/30/2019

Support

Submitted: 9/30/2019

Support

Submitted: 9/30/2019

Support

Submitted: 9/30/2019

Support

I think that a covered pavilion would be a very beneficial addition to the Boys & Girls Club of Hilton Head, as well as the entire community. Many people and organizations in the community utilize the Boys and Girls Club facility, along with the hundreds of school age children after school and daily during the Summer break. A area will allow for the space to continue to be used, even during extreme heat and rainy days.

Kim Abernethy

Submitted: 9/30/2019

Support

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it will allow us to meet our goals of 20% of the year and at shelter for the children from bad weather. Expands our programing space.

Bernard Burton

Submitted: 9/30/2019

Support

It sounds great for me, and it's a great oppurtinity for the kids to have this, to have a protecting environment.

Aquila Holmes

[redacted]

Submitted: 9/30/2019

Support

As a mother of two kids that have been members here for several years, I would be absolutely thrilled to have this addition to the Club! My boys love being outside there at the Club, and having this covered area would make a big difference to them. Shade from the hot sun, protection from the rain and wind, would allow them to enjoy this great facility even more. What a great improvement this would bring, along with additional space for even more kids to reap the benefits of this wonderful organization!

Carrie Perez

Submitted: 9/30/2019

Support

I have been volunteering at the boys & girls club for almost a year, sometimes we get a little jammed up on space as we are growing & the need for more space is evident. I cant think of a better use for Hilton head city council than more funds for this phenomenal place.

suzanne thomas

[redacted]

Submitted: 9/30/2019

Support

I was just informed of the project for the outside grounds at the Boys and Girls Club and I can not be happier. My kids have been going to the Club for now 6 years, and this would be an amazing upgrade for the Club and it will benefit the kids all year long. This is amazing! The Boys and Girls Club is an wonderful & safe place for our community kiddos.

When is hot and sunny the kiddos would still be able to play outside when is hot and sunny the kiddos would get the shade they need while outside. I don't have enough words to describe how proud I am of the Boys and Girls and the wonderful job they do everyday for and with the kiddos, they deserve this wonderful upgrade.

Jennifer Ospina

[redacted]

Submitted: 9/30/2019

Support

As this organization serves many of our local low to moderate income level children, I believe this is an appropriate allocation to provide the grant funding to build an additional shelter and use of space at the Boys & Girls Club of Hilton Head. Thank you for your support.

Tracy Ferguson

Submitted: 9/30/2019

Support

The Boys and Girls Club feeds and takes care of anywhere between 3&400 kids any day of the week during after school hours and I'd say they do a great job adapting with different weather conditions and situations. Even if something affects the staff or the plan for the day, the kids would never know and they still do not get left unoccupied or stuck in the rain or anything like that.

Ayannah T.

Submitted: 9/30/2019

Support

The Boys and Girls Club on Hilton Head Island has been a saving grace for my family. Not only is it incredibly affordable, but it is a safe space for my children. My boys love coming to the club. They play sports of all kinds and are able to express themselves artistically. It's not just an afterschool program. It is a community where my kids can be themselves, have fun, receive homework help and be with their friends.

Amy Holmes

Submitted: 9/30/2019

Support

I think that it is best for the kids because they would have more of a chance to be outside & more opportunities to do things outside. its also good because the weather outside & it will rain and there will be protection.

Khidhr Greene

Submitted: 9/30/2019

Support

Seria de gran beneficio para todos los integrantes y miembros del club (ninos) ya que en la actualidad debemos de protegernos del sol, rayos ultravioletra debido al alto indice de casos de cancer de piel en las personas en la comunidad, ya que esto sigue en aumento en la actualidad. Nuestros hijos practicarian el deporte con mas voluntad propia y mejor estado de animo, y seria de gran motivacion para hacer actividades al aire libre.

Yadira Garcia

Submitted: 9/30/2019

Support

As a staff member at the Boys & Girls Club of Hilton Head Island, it is very difficult during our lunch/snack time at the club. We do not have an outdoor covered space so when it rains, we are covered in our gym, hallways and classrooms - getting them messy before our program even starts. When we eat inside, we have to eat inside, it is cramped and creates distractions for both

staff and members because we cannot put our full attention on members, but we have to put our attention on keeping the room/hallways clear and clean. If we were to have an outdoor covered space, this would be able to expand our outdoor seated areas and we wouldn't have to be confined into such a small space indoor. It would also be good for summer months due to the heat index so we would be able to stay outside longer. It would also be a great thing for community events, since we host One Island 4th of July Festival at our Club, it would provide more coverage and a better environment altogether for our community, members, and staff.

Kassie Wiedower
[redacted]

Submitted: 9/30/2019

Support

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i think it would be a great idea because kids wouldn't be at expose to the sun. also the kids can take breaks there when theyre tired and put their drinks there if they remember whose is whose

Alexander Manrique
[redacted]

Submitted: 9/30/2019

Support

I want to express full support for the use of HUD grant money to fund an outdoor pavilion at the Boys and Girls Club. BGC provides a significant community service for over 250 children every single day. The pavilion will allow the Club to expand the number of children served and ensure that activities can planned without regard to the weather.

JOE HUDSON
[redacted]

Submitted: 9/30/2019

Support

For the 2019 Annual Action Plan, I support the Covered Picnic Project for the Boys and Girls Club. Building a new covered picnic area will allow the Boys and Girls Club to increase programming and provide shelter for our meal service during rain or really hot days.

Submitted: 9/30/2019

Support

I am a Board member of the Boys & Girls Club of Hilton Head Island for over 15 years. I have seen the tremendous changes the Club has brought to our local youth. I am in support of the $200,000 HUD Community Development Block Grant funds to build a new covered picnic area. This will allow the Club to increase the Club’s programming and also to provide shelter for meal service during rain or excessive hot days. I look forward to the Town giving their final approval.

Jacque Johnson
[redacted]

Submitted: 10/2/2019

Support

Me parece muy buena idea esto por que tambien puede ayudar a los ninos a protegerse del sol.

Iris Hernandez

Submitted: 10/2/2019

Support

Yo creo que es fundamental que los estudiantes tengan un pabellon para que ellos puedan protegerse del sol o la Lluvia. Es una excelente iniciativa.

Jenniffer Munguia

[redacted]

Submitted: 10/2/2019

Support

Yes I agree with the expansion of the boys and girls club for the kids to be able to eat at the pick nick area.

Victoria Mcdonnell

[redacted]

Submitted: 10/2/2019

Support

It's a wonderful idea.

Josh Tarpin

Submitted: 10/2/2019

Support

I find this to be one of the most wonderful places for children that I have ever withnessed. I have volunteered in many places for children but this is by far the greatest place imaginable for children, please make this happen for this fantastic place.

Momma T.

Suzanne Thomas

Submitted: 10/2/2019

Support

Me parece muy buena idea para que los ninos tengan esto para que se protegan del sol por que algunos ninos se podrian emfermar de este problema.

Marielbin Rebete

Submitted: 10/2/2019

Support

I think that it is a great opportunity for all the kids in this B&GC to have this pavilion. This was a problem because days were getting hotter and hotter everyday and because of that some of the kids in this club, but now when I heared that the kids are going to have this I feel great for them.

Sebastian Vela

Submitted: 10/2/2019

Support

I support the awarding of the $200,000 HUD Community Development Block Grant to the Boys & Girls Club of Hilton Head Island to fund construction of a covered picnic shelter area. The Boys & Girls Club of Hilton Head Island serves the low and middle income residents and their children who make up the targeted community for a HUD Block Grant. This shelter will benefit the 300 children per day served by The Boys & Girls Club of Hilton Head and will also be used by other organizations

serving this targeted community.

Kenneth Campbell

[redacted]

Submitted: 10/6/2019

Support

I am pleased to support the amendment to award funds from the HUD Community Block Grant to the Boys & Girls Club of Hilton Head Island to allow for construction of a much needed shelter area. This use is directly in line with the purpose of these funds to benefit the low and middle income residents and families of Hilton Head Island.

Joan Campbell

[redacted]

Submitted: 10/6/2019

Support

I would like to express my support of Boys & Girls Club of HHI to be awarded $200,000 in HUD Community Development Block Grand funds. The money is needed to fund the much needed outdoor pavilion which will provide the benefit of creating a protected space where kids can eat during inclement weather, and also enable the Club to expand its programming.

The HHI Boys & Girls Club provides a very valuable service to the kids and families in our community who come largely from low-to-moderate income backgrounds. The Club's programs are conducted after school during the school year, and all day in the form of summer camp during the summer. The number of kids served daily is increasing and approaching 300! The programs provided are very diverse, ranging from basic academic support to art, music, STEM activities, culinary, personal development and recreation. The facility is also available for use for other non-Club related community purposes.

Thanks much for your consideration and support of the awarding of these HUD funds!

Don Krahnke

Don Krahnke

[redacted].

Submitted: 10/7/2019

Support

Oppose:

Keep Murray pavement project. We don't need a picnic shelter

Submitted: 9/9/2019

Oppose

Benson Marcy

From: peter [redacted]
Sent: Tuesday, September 10, 2019 12:11 PM
To: Benson Marcy
Subject: Hilton Head Boys and Girls Club Grant

My wife and I wholeheartedly support the $200,000 grant to the HHI Boys and Girls Club.
The Club provides year round services and programs for 1,000 vulnerable children who live in our community. This grant will enable the Club to both sustain and offer new programs and services to the Island's most needy children.
Sincerely,
Peter and Cary Fleming
[redacted]

Sent from my iPhone

Benson Marcy

From: [redacted]
Sent: Tuesday, September 10, 2019 12:34 PM
To: Benson Marcy
Subject: HUD Block Grant for the Boys and Girls Club

I support providing funds to the Boys and Girls Club of HHI to build a pavilion that will add space for additional programing for the children. Our Boys and Girls Club is growing 20% per year and providing child care support for our most important group of citizens, low to moderate income earners. Please support this critical project.

Martin Schnurr
[redacted]

Sent from Mail for Windows 10

Benson Marcy

From: Jerry Okarma [redacted]
Sent: Tuesday, September 10, 2019 1:38 PM
To: Benson Marcy
Subject: HUD Community Development Block Grant

Hi, Marcy. I just wanted to voice my support for the action contemplated to award the $200,000 HUD Community Development Block Grant to the Boys and Girls Club. It would benefit so many kids who are members of the club, as well as provide space to allow even more kids to participate at all the good things going on at the club. When it's hot outside, they are currently unable to provided shaded area to the extent needed, and by erecting an outdoor pavilion, that problem would be solved.

Please accept my support for this effort, and I'll see you at a Parks & Rec Commission meeting in about a month or so.
--Jerry Okarma
[redacted]

Benson Marcy

From: Herbert Ford [redacted]
Sent: Tuesday, September 10, 2019 2:06 PM
To: Benson Marcy
Subject: CDBG

This hereby convey my support for funds to be granted to and utilized by the Boys and Girls Club for the erection of an exterior pavilion. The Boys and Girls Club have been instrumental in providing much-needed services to a low income, targeted population. The receipt of these CDBG funds will be vital in the continuance of this vital service.
Sent from Mail for Windows 10
opulation

Benson Marcy

From: Backer [redacted]
Sent: Tuesday, September 10, 2019 11:50 AM
To: Benson Marcy
Subject: public comments

Re: Community Development Block Grant Program Substantial Amendment To 2018-2019 Annual Action Plan

Good Morning,

I am writing to let you know that I am 100 percent in favor of amending the grant to replace the Murray Avenue paving project with a picnic shelter at the Boys & Girls Club of Hilton Head Island. What a fabulous idea and what a terrific benefit to so many of our community's children, teens and families!

Lori Pollina
[redacted]

Benson Marcy

From: Joan Campbell [redacted]
Sent: Wednesday, September 11, 2019 10:54 AM
To: Benson Marcy
Subject: I am pleased to learn that funds from the HUD Community Block Grant will be awarded to the Boys & Girls Club of Hilton Head Island to allow for construction of a much needed shelter. This use is directly in line with the purpose of these funds to benef...

Benson Marcy

From: Susan Schnurr [redacted]
Sent: Thursday, September 12, 2019 7:34 AM
To: Benson Marcy
Subject: HUD CDBG Proposal for the Boys and Girls Club

I strongly support the Boys and Girls Club proposal to build a pavilion to increase programming for the children they serve. This space will generate >57,000 hours of additional programming and support their 20% growth.

Please support this vital community resource.

Sue Schnurr

Benson Marcy

From: Hart Joseph [redacted]
Sent: Thursday, September 12, 2019 11:48 AM
To: Benson Marcy
Cc: Kim Likins
Subject: Revision of the Community Development Block Grant

Dear Ms. Benson,
I am writing to support the proposed amendment to the Community Development Block Grant 2018-2019 Annual Action Plan that would result in the allocation of $200,000.00 to the Boys and Girls Club of Hilton Head for the purpose of building an outdoor pavilion on Club property.

I have been active and involved in the Boys and Girls Club for more than 20 years and intimately know the many benefits the club brings to the population of our Island, especially to low income people. The policies and programs of the Club have helped to lift up the circumstances and success of many of our children. The number of children participating in Club activities continues to grow. The result of adding the proposed pavilion will allowing the Club to serve a greater number of children and improve the Club's effectiveness in enhancing their lives.

Hart T. Joseph
[redacted]

Benson Marcy

From: Margie Smith [redacted]
Sent: Saturday, September 21, 2019 9:44 AM
To: Benson Marcy
Subject: Boys & Girls Club funding

Ms Benson,
I am writing to support the funding that will be used to build an outdoor pavillon/picnic shelter area for the Boys & Girls Club on Hilton Head. I volunteer at the club 4 days a week and continue to witness the positive impact the club has on hundreds of lives in our community. This area is sorely needed.

Marjory Smith

Benson Marcy

From: Peter Vairo [redacted]
Sent: Saturday, September 21, 2019 10:12 AM
To: Benson Marcy
Subject: support for Amendments of Funding for BGC sun shelter

We state our support for the funding being used for the BGC project and this project will be helpful for the children served by the Boys & Girls Club. These funds are mandated to be used for low-to-moderate income individuals and the families we serve overwhelmingly qualify!

Thanks
Peter Vairo
[redacted]

Benson Marcy

From: Tracy Ferguson [redacted]
Sent: Tuesday, September 24, 2019 6:18 PM
To: Benson Marcy
Subject: Covered Picnic Project

Good evening, Marcy

I hope this finds you well.

I'd like to express my support for the Covered Picnic Project slated for the Boys and Girls Club of Hilton Head in reference to the Community Development Block Grant. I believe this is the timeframe for the public to express their support for such projects. I feel this will serve many local children very well for many years ahead. Thank you for your time and efforts.

If any further information is needed, please do not hesitate to reach out to me. Many thanks and warm regards.

~Tracy Ferguson

This message or its contents may be confidential. If you received this message in error, do not use or rely upon it. Instead, please inform the sender and then delete it. Thank you.

Benson Marcy

From: Ellen Lyng [redacted]
Sent: Friday, September 27, 2019 1:05 PM
To: Benson Marcy
Subject: B&G Club

I support the use of HUD DCommunity Deveolpment Block Grant funds to be used to fund the construction of a new covered picnic area at the Boys and Girls Club. As a volunteer, I have seen first hand the positive impact the Boys and Girls Club has on our future generation.
Ellen Lyng

Benson Marcy

From: Russell Whiteford [redacted]
Sent: Monday, September 30, 2019 10:47 AM
To: Benson Marcy
Subject: Community Development Block Grant

Good Morning Marcy,

I have been a volunteer for the Boys & Girls Clubs of the Lowcountry for the past nine years. Our organization continues to have a positive impact on at risk kids. The Hilton Head Club is experiencing rapid growth, our average daily attendance is running 21% ahead of last year and our facility is at near maximize capacity. The Community Development Block Grant will allow us to construct a much needed Covered Pavilion to serve additional kids. These kids are the future of Hilton Head Island.

Have a good day.

Russ Whiteford

Benson Marcy

From: Jennie Johnson [redacted]
Sent: Monday, September 30, 2019 1:59 PM
To: Benson Marcy
Subject: Grant for Boys and Girls Club

I'm writing to support the $200,000 HUD grant to the Boys and Girls Club of Hilton Head. There is no better investment than in our children and the organizations that help them develop. The Boys and Girls Club has an exemplary reputation for assisting children—especially those most in need and across most age groups.

Please help us improve our facility that has such a huge positive impact on so many children.

Thank you for your consideration and support.

Jennie Johnson

Jennie Johnson
[redacted]

Benson Marcy

From: Charles and Joan Dattelbaum [redacted]
Sent: Monday, September 30, 2019 2:01 PM
To: Benson Marcy
Cc: klikins@bgclowcountry.org
Subject: HUD Grant for the Boys & Girls Club of Hilton Head Island

Good afternoon,

My name is Charles Dattelbaum and have served on the Board of the B&G Club of Hilton Head Island for the past six years. As Chair of our Endowment Committee, I know first hand how important adequate financing is in order for our club to provide the life changing services to the many children of need on the island. As we strive to add to the number of kids we serve every year, we must depend on the generosity of individual donors and grants from the community to accomplish our goals. A HUD Grant to provide financial support for the building of a covered picnic area at our Club's site on the island would be phenomenal...and would help to recognize our duty as a community to do everything we can to provide for those children who need us most.

I'd like to thank you for your consideration and support!

Sincerely yours,

Charlie Dattelbaum

[redacted]

Benson Marcy

From: Freedman [redacted]
Sent: Wednesday, October 02, 2019 5:50 PM
To: Benson Marcy
Subject: SUPPORT of Boys & Girls Club HHI

Hello Marcy,

I wholeheartedly support the $200,000 HUD money to the Boys & Girls Club of HHI for their needs, particularly a covered patio for the kids.

THANK YOU ALL FOR DOING THIS. THE KIDS SO APPRECIATE IT.

Best,

Pam Freedman

TOWN OF HILTON HEAD ISLAND

Community Development Department

TO: Stephen G. Riley, ICMA-CM, *Town Manager*
VIA: Shawn Colin, *AICP, Director of Community Development*
VIA: Jennifer Ray, *ASLA, Deputy Director of Community Development*
FROM: Jayme Lopko*, AICP, Senior Planner*
CC: Teri Lewis, *AICP, Deputy Director of Community Development*
DATE: October 22, 2019
SUBJECT: Workforce Housing Policy Framework

Recommendation

The Public Planning Committee (PPC) recommends that Town Council accept the Workforce Housing Strategic Plan and approve the policy framework for a workforce housing program as outlined below:

- Evaluate the development of, and participation in, a regional housing trust in coordination with the Southern Lowcountry Regional Board (SoLoCo).
- Develop incentives and programs which promulgate Commercial Conversion/Reuse.
- Develop criteria and conditions under which unrestricted Town-owned real estate may be used to facilitate the development of workforce housing.
- Develop a "Sliding Scale" Density Bonus program linking the amount of workforce units to the amount of the bonus.
- Evaluate the above with specific consideration to the following Average Median Income (AMI) strata:
    - 60-80% AMI
    - 80-100% AMI

The PPC met on September 19, 2019 and provided additional detail regarding expanded targets for AMI, a sliding scale for a bonus density program, and decided that funding for policy elements be deferred until budget development.

The PPC met on August 22, 2019 and voted to forward the Workforce Housing Strategic Plan to Town Council with the priorities for immediate attention listed above.

The PPC met on June 28, 2019 to provide clarification and direction on the recommendations presented by staff, which build on recommendations made by Lisa Sturtevant & Associates, LLC.

Summary

Approval by the Town Council of the policy framework will allow staff to draft a workforce housing program for Town Council to consider adopting as policy.

Background

The community has expressed a concern with access and the availability of a qualified workforce including difficulties in finding affordable housing. Workforce availability, with a focus on workforce housing and transportation, has been identified as a key priority of Town Council. The Public Planning Committee hosted a series of stakeholder input sessions to discuss specific needs and goals for affordable housing on Hilton Head Island and to develop a backdrop for moving forward on these issues. Through these meetings it has become evident that affordable workforce housing should be viewed as a critical element of the Town's infrastructure. Town Council held a workshop with staff and the public to begin developing preliminary policy direction related to affordable housing and transportation. This workshop led to a recommendation to hire a consultant.

In August of 2018, the Town hired consultant Lisa Sturtevant & Associates, LLC (LSA) to prepare a Workforce Housing Strategic Plan with goals, objectives, and policies for workforce housing. Staff, working with LSA, the community, and Town Council, utilized the recommendations from the Workforce Housing Strategic Plan, gathered further information, and responded to each recommendation.

Listed below are the eight recommendations from the Workforce Housing Strategic Plan including recommended action from the Public Planning Committee (PPC).

1. Establish a public-private local housing trust fund with a dedicated recurring source of funding.
   PPC and Town Council voted to support working with the SoLoCo to evaluate the regional housing trust approach. Depending on the results of this evaluation, the Town may decide to participate in the regional housing trust. At that time other options, like a local housing trust, can be evaluated.

2. Create a commercial reuse policy.
   PPC recommends the creation of a commercial conversion/reuse strategy for the Town that uses floor area ratio (FAR) for conversion of existing commercial space to residential space.

3. Make Town-owned land available.
   PPC recommends considering the use of Town-owned property for the workforce housing initiative if the following conditions are met:
   a. The inventory of Town-owned property has been evaluated regarding use limitations based on funding source or other restrictions; and, a determination has been made that there are unrestricted properties that Town Council could consider using toward workforce housing.

b. Any property considered must also meet criteria approved by Town Council that delineates appropriate areas for the implementation of workforce housing development, including appropriate zoning districts and/or an overlay district.

4. Establish a density bonus program.
   PPC recommends allowing bonus densities in certain zoning districts and/or a Workforce Housing Overlay. Area(s) for bonus density would be determined based on criteria such as proximity to transportation, employment centers, and services and amenities such as banks, pharmacies, grocery stores, schools, and medical centers. The percentage of bonus density will be determined using a sliding scale based on the amount of workforce housing provided.

5. Expand employer-assisted housing programs through a program that provides down payment assistance to public-sector workers.
   PPC recommends evaluation of a down payment assistance program in the future once an inventory of eligible workforce housing units becomes available. PPC also recommends that any evaluation of a stipend program to encourage Town employees to live on the island be done as part of the budget development process.

6. Offer property tax and impact fee rebates.
   PPC recommends integrating assistance with the costs of property taxes and impact fees into the regional housing trust program. PPC also recommends evaluation of an impact fee rebate program and/or reducing or waiving development application fees for workforce housing applications.

7. Partner on a home linking/home sharing program.
   PPC recommends the private sector pursue a home linking/home sharing program.

8. Make rental projects more competitive for Low-Income Housing Tax Credits.
   PPC recommends the Town evaluate any efforts to change State programs that may benefit Hilton Head Island.

Attachment

1. Workforce Housing Strategic Plan

TOWN OF HILTON HEAD ISLAND

WORKFORCE HOUSING STRATEGIC PLAN

DRAFT

APRIL 2019

Town Council

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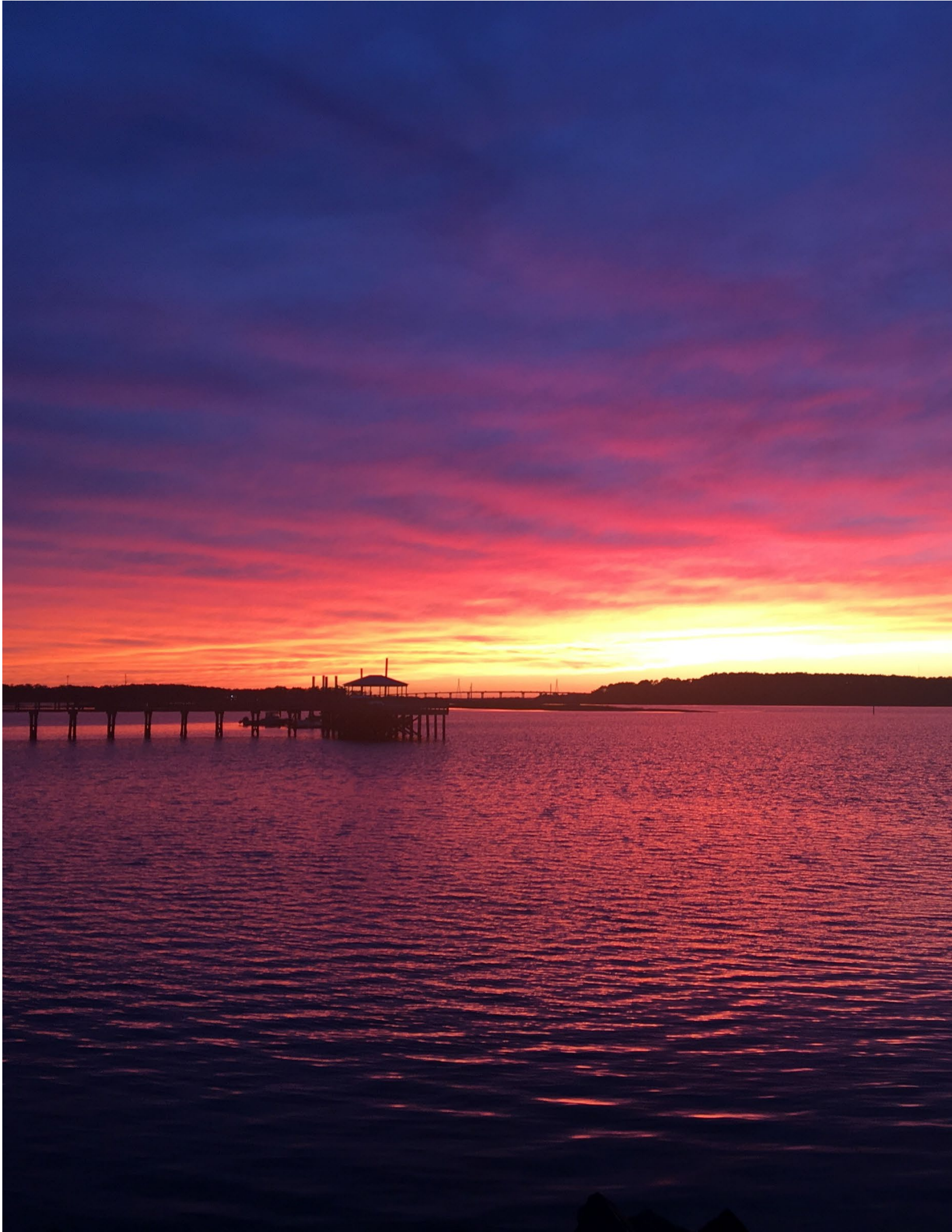

TOWN OF HILTON HEAD ISLAND

WORKFORCE HOUSING STRATEGIC PLAN

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Executive Summary

The *Workforce Housing Strategic Plan* outlines strategies the Town of Hilton Head Island should implement, in collaboration with its private and nonprofit partners, to expand housing options for workers who serve the Hilton Head Island economy and community. This report is the result of a seven-month study process that included input from employers, residents, workers, advocates, Town staff and Town Council members. This plan includes specific recommendations to be adopted by the Hilton Head Island Town Council and implemented as a comprehensive plan to address housing needs and support local economic growth.

Workforce Housing Definitions

Formally defining workforce housing is a fundamental first step in developing workforce housing policies. The Town of Hilton Head Island should codify a definition of "workforce housing" in the Town's Land Management Ordinance (LMO) and apply this definition consistently across development proposals. Workforce housing should be defined as rental housing affordable to households with incomes up to 80 percent of the area median income (AMI) or for-sale housing affordable to households with incomes up to 100 percent of AMI.

Workforce Housing Targets

The production of workforce housing on Hilton Head Island will necessarily come alongside market-rate development. The Town of Hilton Head Island should set as a goal facilitating the construction of 200 total net new housing units each year for the next 10 years, including at least 50 workforce rental units and 33 workforce homeownership units. This level of production will reach only a portion of the workforce housing demand, but the targets are set to reflect market conditions, development constraints and the expected impacts of the recommended workforce housing strategies. However, these targets also represent a purposeful shift in development activity on the Island to accommodate much-needed housing not currently being produced by the private market.

Workforce Housing Strategies

This Plan includes eight recommended strategies that have been prioritized to have the biggest impact on the production and preservation of workforce housing on Hilton Head Island, while being consistent with the principles developed as part of the workforce housing study process. Many of the recommended strategies must work in concert in order to be most effective. Therefore, this *Workforce Housing Strategic Plan* is designed to be adopted and implemented in its entirety to help ensure that the Town's efforts to expand workforce housing options are successful and sustainable.

1. **Establish a public-private local workforce housing trust fund.**
   Local funds are critical for filling the gap between the cost of delivering market-rate housing and the cost of delivering housing at workforce housing prices and rents. In addition, local funding can leverage non-local funds and be used to prioritize housing for workers in the Town. Without a local source of funding, other workforce housing initiatives (e.g., adaptive reuse, density bonus) will not be as successful as they could be.

2. **Create a commercial reuse policy.**
   The Town should adopt a comprehensive policy that provides the right framework and incentives to encourage appropriate repurposing of commercial buildings as workforce housing. The focus of an adaptive reuse policy should be both on utilizing existing buildings, as well as incentivizing redevelopment.

3. **Make Town-owned land available.**
   The Town should make some unrestricted and unprogrammed Town-owned land available for the production of workforce housing, setting clear goals and objectives in any partnership with a developer that takes advantage of lower-cost land from the Town.

4. **Establish a density bonus program.**
   The Town should amend the Land Management Ordinance (LMO) to offer a density bonus in certain zoning districts for properties that meet particular criteria (i.e., proximity to jobs, services and/or transportation) in exchange for the provision of workforce housing.

5. **Expand employer-assisted housing programs.**
   The Town should take a leadership role by providing housing assistance to public sector employees and encouraging private-sector employers to match the Town's initiatives. These efforts should include both down payment assistance, as well as local rental assistance to workers.

6. **Offer property tax and impact fee rebates.**
   A property tax and/or impact fee rebate can make it easier to deliver below-market-rate housing. The Town should work both with the county and on its own to offer property tax/impact fee rebates for workforce housing.

7. **Partner on a home linking/home sharing program.**
   The Town should be a partner in a resource (e.g., an online portal) that helps employers connect their employees either to housing that might be vacant and available for transitional or temporary rental and/or to existing homeowners who are looking to share their home.

8. **Make rental projects more competitive for Low-Income Housing Tax Credits.**
   The Town should continue to advocate for changes to the state's Qualified Allocation Plan (QAP) criteria and should promote local policies that encourage the competitive of local projects for tax credits.

Workforce Housing Plan Implementation Steps

This Plan includes a detailed framework for implementing the recommended workforce strategies. Near-term (with one year), mid-term (within two to three years) and longer-term (within four or more years) strategies are outlined, along with the necessary public, private and nonprofit partners that will need to be involved in the implementation.

SECTION 1

BACKGROUND, HOUSING NEEDS + DEFINING WORKFORCE HOUSING

DRAFT

Introduction

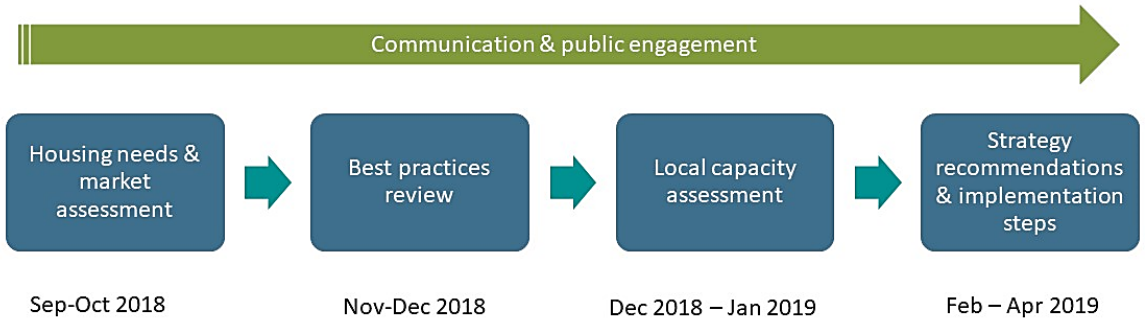
The Hilton Head Island community is facing a growing challenge around ensuring there is a sufficient supply of affordable and appropriate housing to support its workforce. Employers are having a harder time recruiting and retaining workers on the Island. Working individuals and families are increasingly being priced out of the community. Everyone on Hilton Head Island—from long-term, year-round residents to seasonal visitors—will feel the impact if the community cannot sustain a qualified workforce.

The ability to attract needed private- and public-sector workers depends in part on the ability of workers to afford housing near their jobs. The growth of employment centers in other parts of Beaufort County means that Hilton Head Island employers will have a harder and harder time finding workers who have more employment options off Island, closer to communities where housing is more affordable and commutes are shorter. Without an intentional effort to expand workforce housing options on Hilton Head Island, both the economic sustainability and quality of life on the Island may be at risk.

This *Workforce Housing Strategic Plan* includes a set of recommendations that are designed to address current and future workforce housing needs in the Town of Hilton Head Island. There is no single initiative or policy that can solve the workforce housing challenge. Rather, this *Workforce Housing Strategic Plan* includes a series of specific policy recommendations that, when implemented together as a comprehensive workforce housing plan, can expand workforce housing options and help meet the community's changing housing needs.

This strategic plan was developed over a seven-month period. Lisa Sturtevant & Associates (LSA) worked with Town staff to gather data and information, assess current and future housing needs, collect broad stakeholder input and prepare an actionable strategic plan. Contributions from members of the community, including employers, residents, housing developers and members of the Town's Public Planning Committee were critical to the development of this plan. So, too, was assistance from Community Development Department staff.

Figure 1. Town of Hilton Head Island Workforce Housing Strategic Planning Process



Past Workforce Housing Initiatives on Hilton Head Island

This *Workforce Housing Strategic Plan* does not represent the first time the Town of Hilton Head Island has pursued affordable and workforce housing strategies. Most of the past Town-initiated programs have been structured to rely on the private development community to produce below-market-rate housing in return for land-use related incentives. The Town has also provided land to nonprofit developers for affordable housing construction. Federal grant money has also been utilized by the Town, but participation in these programs has been limited.

In 1995, the Town Council established the Affordable Housing Task Force, which developed six specific recommendations for addressing housing affordability on the Island. The recommendations included creating stronger incentives to facilitate private development of affordable housing, establishing a Town housing authority and additional planning efforts in Ward 1, among others.

In May 1997, the Town Council established a Housing Commission both to implement the Affordable Housing Task Force recommendations and to formulate other housing strategies. A key initiative undertaken by the Town was a density bonus model called the Family Housing Program (FHP). The FHP provided developers a density bonus option through an overlay zoning district if housing was provided on site. The affordable units could either be for sale or rental, and their affordability was preserved through deed restrictions and covenants. The mortgage or rent payments were capped and occupants were required to meet Town residency and income-eligibility requirements.

Three development projects received approval from the Town Council through the FHP; however, only one was built—the 80-unit Summerfield development that included 19 affordable units. In 2006, the FHP was replaced with the Moderate Income Housing Program (MIHP). The MIHP also used a density bonus model through a floating housing zone that could be applied if affordable units were provided. Soon after its adoption, several issues were raised by the development community regarding the MIHP, primarily related to the deed restrictions placed on the affordable units. The 30-year affordability term was identified as being too long and the deed restrictions also prevented the owners from building equity in the properties. In addition, qualified buyers of the MIHP would often have difficulty securing financing from lenders due to the deed restrictions and re-sale limitations. As a result, the Town council repealed the MIHP in December 2007.

The Town of Hilton Head Island has used Federal HOME grant funds (Home Investment Partnership Program) in the past for affordable housing-related projects. The Town was originally awarded HOME grant funds in June 1999 to provide down payment assistance to qualified buyers. The goal was for the grant funds to facilitate 60 home sales in three years; however, only 10 buyers were assisted through the program. In June 2002, those original HOME funds were de-obligated because the target goals were not met.

Hilton Head Island has an active Habitat for Humanity organization that continues to produce affordable homes for low- and moderate-income homebuyers. In 2010, the Town gave the Hilton Head Regional

Habitat for Humanity organization 14 acres of land to construct a multi-phased development called "The Glen." Phase 1 of the project was completed in 2014 and includes 16 homes affordable to homebuyers earning between 30 and 60 percent of the area median income. Phase 2, which began construction in the summer of 2018, includes an additional 16 units. The Habitat for Humanity model is funded through donations and grants, and requires hundreds of hours of volunteer labor for each unit. Habitat is able to sell the homes to eligible buyers at below-market prices because the organization takes out a second mortgage on each property to lower the amount of the first mortgage (which is paid by the homeowner) to an affordable level. The provision of free land from the Town is also a significant financial benefit to the Habitat project on the Island.

Figure 2. Phase 1 of The Glen neighborhood constructed by Habitat for Humanity, Hilton Head Island, SC

Workforce Housing Needs on Hilton Head Island

The Town of Hilton Head Island is a key economic engine within Beaufort County and the broader region. However, Hilton Head Island is increasingly competing with the Town of Bluffton and other communities for workers. A lack of workforce housing on the Island is an impediment to recruiting and retaining both private-sector and public-sector employees. There is a real risk that a lack of a qualified, stable workforce will lead to a decline in services and quality of life on the Island.

There is already some evidence of that impact. Some local restaurant owners are closing down one day a week because they cannot find sufficient staff. Hilton Head Regional Healthcare has been having difficulty retaining key employees, like nurse technicians. Landscaping companies on the Island struggle to find enough people to mow lawns, trim trees and install and maintain landscaping. The public school system faces challenges with teacher recruitment and turnover. **Employers consider housing availability and affordability on Hilton Head Island as essential for attracting and keeping qualified workers.**

Many people working on Hilton Head Island commute from elsewhere in Beaufort County and beyond. More than 14,000 workers commute onto the Island each day for work, with the number of in-commuters rising steadily each year. People who work on Hilton Head Island commute longer distances than those commuting to either the Town of Bluffton or City of Beaufort. About 17 percent of workers on Hilton Head Island—or nearly 4,400 workers—commute 50 miles or more each way to get to work. On their way into and home from Hilton Head Island, those commuters will pass by growing areas in Bluffton, Hardeeville, Port Royal and other communities where employment opportunities are expanding.[1] More job options in other parts of the county will make it less attractive for workers to continue to commute onto Hilton Head Island to work.

There will always be workers who choose to live off Island; however, having options for workers to live close to where they work is important for ensuring the continued strength and vitality of the local economy and the health of the community.

There is already a significant housing affordability challenge among current Hilton Head Island residents. About 40 percent of all Hilton Head Island households—including 37 percent of homeowners and nearly half of renters—are housing cost burdened, spending 30 percent or more of their income each month on housing costs.[2] When individuals and families spend a disproportionately high share of their income on housing, there can be too little left over for other necessities, including food, health care, transportation and clothing. There is also less left over to spend on goods and services in the local economy.

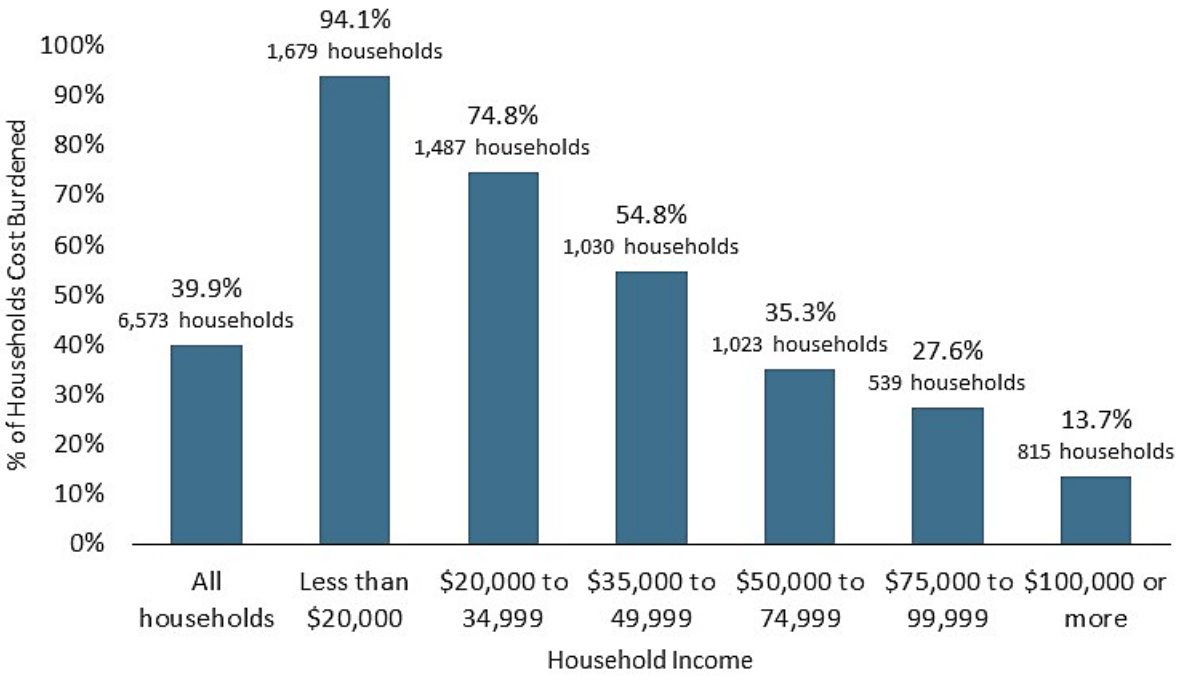
[1] According to recent U.S. Census Bureau data, Hardeeville and Bluffton were the #1 and #2 fastest growing cities/towns in South Carolina between 2010 and 2018. Port Royal ranked #14.

[2] Detailed data are available in the *Hilton Head Island Housing Needs and Market Assessment* report available online at https://www.hiltonheadislandsc.gov/projects/workforcehousing/housingneeds.cfm.

The biggest housing challenges are among lower-income households, but there are working individuals and families all along the income spectrum that have a hard time affording housing:

- More than nine out of 10 Hilton Head Island households with incomes below $20,000 are housing cost burdened. These households include a single, full-time minimum wage worker or a senior or person with a disability living on Social Security.
- About three out of four households with incomes between $20,000 and $35,000 are housing cost burdened. Households in this income range include those with two full-time, minimum wage workers or workers in the Accommodation & Food Services, Retail Trade or Arts, Entertainment & Recreation sectors, and some Public Administration jobs.
- More than half of Hilton Head Island households with incomes between $35,000 and $49,999 are cost burdened. Households with two workers in the Accommodation & Food Services, Retail Trade or Arts, Entertainment & Recreation sectors fall in this income range. Many other local employees, including teachers, first responders and Town government employees, also have wages that put them in this income category.

Figure 3. Cost Burdened Households by Income Group, Hilton Head Island, 2016



Source: U.S. Census Bureau, American Community Survey, 2012-2016 5-year datafile

Working households, including both those who currently live on Hilton Head Island and those who work on the Island but live elsewhere, have an increasingly hard time finding housing they can afford. For example, there are an estimated 5,000 workers on Hilton Head Island in the Accommodation & Food Services industry.[3] The median wage for workers in this sector is $22,622 annually. A single person earning this wage could afford rent of no more than $566 per month. A couple (e.g., married couple or two roommates) could afford rent of no more than $1,132 per month; they could afford to purchase a home priced at no more than about $158,000.

Public sector workers, including police officers, teachers, fire fighters and other local government staff, also have a hard time finding housing they can afford in the community they serve. A typical worker in the public sector on Hilton Head Island earns $39,361 annually and can afford housing costs of no more than $984 per month. Two public sector workers earning the median wage for the sector earn enough to buy a home priced at not more than about $275,000.

Figure 4. Median Wages and Housing Affordability on Hilton Head Island, 2016

Industry	Estimated No. of Workers	Median Wage ($)	Affordable Rent ($)*	Affordable Homeownership ($)**
Accommodation & Food Services	5,000	22,622	566	158,354
Retail Trade	2,600	25,993	650	181,951
Administrative & Building Support Services	2,400	20,850	521	145,950
Health Care & Social Assistance	2,400	50,510	1,263	353,570
Arts, Entertainment & Recreation	1,200	23,497	587	164,479
Real Estate & Rental & Leasing	1,200	46,383	1,160	324,681
Professional, Scientific & Technical Services	900	49,327	1,233	345,289
Construction	900	28,138	703	196,966
Finance & Insurance	600	51,359	1,284	359,513
Public Administration***	600	39,361	984	275,527
Transportation & Warehousing	100	41,436	1,036	290,052

Source: U.S. Census Bureau, American Community Survey
*Rent affordable to one worker at median wage.
**Home price affordable to two workers at median wage, assuming a home price that is 3.5 times annual household income.
***Includes teachers, police officers and fire fighters, as well as other state and local government staff.

The existing housing stock on Hilton Head Island does not include sufficient housing at the right prices and rents to meet the needs of the full spectrum of workers on the Island. About two out of five homes listed for sale on Hilton Head Island are priced at $600,000 or more. Two typical full-time workers with jobs on the Island earn incomes that could allow them to purchase a home priced at no more than $250,000.

[3] Data on workers on Hilton Head Island are from the U.S. Census Bureau and generally include only permanent jobs. As a result, some seasonal workers are not included in these numbers.

While these workers in this income range comprise nearly half of the Town's employment base, the number of homes in this price range account for just 19 percent of all homes listed for sale.[4]

On the rental side, data from the U.S. Census Bureau suggests that the estimated median rent on Hilton Head Island was $1,114 in 2016; however, according to current available listings, more than 80 percent of rental apartments and homes on the Island rent for more than $1,500 a month.[5] There is significant demand from Hilton Head Island workers for housing that rents for less than $875 per month, but there are relatively few units in that rent range.

The Town of Hilton Head Island needs to facilitate the construction of more housing, and specifically more housing that is available at lower rents and prices. Between 2011 and 2017, the Town of Hilton Head Island issued permits for an average of 116 net new units per year.[6] This workforce housing plan recommends that the Town set as a target 200 net new housing units each year for the next decade, with a shift towards more smaller units, multifamily units and rental units to meet workforce housing needs.

This housing production target reflects a change for Hilton Head Island, both in terms of the number of new homes constructed, as well as the price and rents of available homes. Even at these targets, only a portion of the workforce housing demand will be met. However, these targets are designed to be realistic and achievable given the development constraints and market conditions on the Island.

Workforce Housing Targets

The Town should set as a goal facilitating the construction of 200 total net new housing units each year, including:

100 net new rental units annually, with at least 25% of units renting for $750 or less and 25% renting for between $750 and $1,000.

100 net new homeownership units annually, with 33% of units priced at $250,000 or below.

[4] Data are from Zillow.com, as of March 25, 2019.
[5] Median rent data are from the U.S. Census Bureau American Community Survey. Available listings are from Zillow.com, as of March 9, 2019.
[6] Permit data are from the Town of Hilton Head Island.

Workforce Housing Principles

The following principles helped to guide the development of the Town of Hilton Head Island Workforce Housing Strategy. These principles were derived to reflect input from a broad range of community stakeholders on the Island:

1. Hilton Head Island's solutions for workforce housing should be designed to respect the Town's unique natural and cultural resources.

2. Hilton Head Island's Workforce Housing Strategy should include policies that not only provide housing for workers but also promote community on the Island.

3. Creating a range of workforce housing options on Hilton Head Island requires partnerships among the public, private and nonprofit sectors.

4. Incentives for the development of workforce housing should be applied in an equitable manner so that all property owners on Hilton Head Island can realize the economic value of their property.

The Town's workforce housing strategies should be adopted alongside sensible transportation investments

Workforce Housing Definitions

All workforce housing policies and tools adopted by the Town should be consistent in the types of housing that they seek to promote. Workforce housing definitions should be codified in the Town's Land Management Ordinance (LMO) and be applied consistently across development proposals. Formally defining workforce housing parameters and eligibility requirements will create a transparent and predictable process for the development community to work with the Town to build and preserve housing that is appropriate and affordable to workers on the Island.

Income limits: Workforce housing on Hilton Head Island should target households with incomes between 30 and 80 percent of area median income (AMI) for rental housing and up to 100 percent of AMI for for-sale housing. Income levels should be updated annually when HUD updates its income limits.[7]

Figure 5. FY2018 HUD Income Limits - Beaufort County, SC HUD Metro FMR Area

	Household Size			
Income Group	1-person	2-person	3-person	4-person
30% AMI	15,200	17,350	20,780	25,100
50% AMI	25,300	28,900	32,500	36,100
80% AMI	40,450	46,200	52,000	57,750
100% AMI	50,600	57,800	65,000	72,200

Prices and Rents: Workforce housing units need to be made available at rents and prices affordable to the households in the income ranges above. Specifically:

Workforce housing rents should be set at the following levels:

Efficiency or studio (i.e., no separate bedroom): 30% of monthly income for an individual earning between 30 and 80% of AMI

One-bedroom: 30% of monthly income for a two-person household earning between 30 and 80% of AMI

Two+ bedroom: 30% of monthly income for a three-person household earning between 30 and 80% of AMI

Figure 6. Workforce Housing Rent Levels

Unit Type	Workforce Housing Rents
Efficiency/studio (i.e., no separate bedroom)	$380 - $1,011
One-bedroom	$434 - $1,155
Two-bedroom	$520 - $1,300

[7] See HUD Office of Policy Development & Research, https://www.huduser.gov/portal/datasets/il.html.

Workforce housing owner-occupied units need to include two mechanisms for setting affordable price levels. The *initial* sales price of a new workforce housing unit should be set at the following levels, with assumptions updated as necessary but at least every year.[8]

Figure 7. Workforce Housing Initial Sale Prices

Condos: Assume targeting 100% AMI for a one-person household

Target Income	Interest Rate	Down Payment	Other Monthly Debt	Property Tax Rate	Home Insurance Rate	Monthly Condo fee	Max Price
1-person 100% AMI ($50,600)	4.415%	$5,000	$500	0.48%	0.25%	$200	$131,400

Single-family homes: Assume targeting 100% AMI for a four-person household

Target Income	Interest Rate	Down Payment	Other Monthly Debt	Property Tax Rate	Home Insurance Rate	Monthly Condo fee	Max Price
4-person 100% AMI ($72,200)	4.415%	$5,000	$500	0.48%	0.25%	$0	$263,400

Workforce housing *re-sale* sales prices should be set to allow homeowners to accrue equity but also preserve the home's affordability for other working households. There are several models for determining re-sale price. The most popular approach to setting a re-sale price is an index-based formula. Typically, re-sale prices will be set equal to the original affordable purchase price plus a set rate of appreciation tied to changes in AMI or the consumer price index (CPI).

It is recommended that the Town of Hilton Head Island calculate workforce housing re-sale prices based on a change in AMI on a 10-year rolling average, which helps prevent a situation in which a homeowner would have to sell at a loss due to a short-term dip in AMI or sell at a price that is unlikely to allow the subsequent homeowner any price appreciation because of a short-term spike in AMI (see below). Affordability terms re-set to 15 years upon re-sale.

[8] See https://www.realtor.com/mortgage/tools/affordability-calculator.

Figure 8. Workforce Housing Re-Sale Price Example

Year bought:	2019
Original sales price:	$263,400
Change in AMI, 10-year rolling average	22%
Year sold:	2024 (owned for five years)
Re-sale price	$292,374 (original sales price plus 11%, but still affordable to a household with an income of 100% AMI in 2024)

The Town of Hilton Head Island should maintain a waitlist for income-eligible households interested in purchasing either a new or re-sale workforce housing unit. If the homeowner cannot find an eligible buyer within six months of listing the home, the deed restrictions can be written to allow the homeowner to sell at market value to any homebuyer. This provision would remove the unit from the stock of workforce housing. As an alternative, the Town could purchase the unit and make it available as a rental unit to an income-eligible household. The deed restrictions can also allow for exemptions for homeowners who are relocated by their employer more than 50 miles from Hilton Head Island or for military deployment.

Affordability Terms: Any housing that is developed under any policy, regulation or incentive adopted as part of the Town's Workforce Housing Strategy should have put into place a requirement that housing units remain affordable to households at specified income targets for a specified period of time, as follows:

Ownership units: 15-year affordability term, with the term reset upon re-sale

Rental units: 99-year affordability term

The affordability terms are required to be included as deed restrictions on for-sale units and as part of development agreements/conditions of approvals of rental homes.

Priority Groups: Priority for any homes created through any policy, regulation or incentive adopted as part of the Town's workforce housing strategy will be given to new workers with documentation of acceptance of a position with an employer on Hilton Head Island and current Hilton Head Island workers.

SECTION 2
STRAGEGY RECOMMENDATIONS + IMPLEMENTATION

DRAFT

Strategy Recommendations: Overview

This *Workforce Housing Strategic Plan* includes a set of recommendations that are designed to address current and future workforce housing needs in the Town of Hilton Head Island. There is no one, single initiative that can solve the workforce housing challenge. Rather, the Town will need to adopt a range of approaches—and make available the necessary resources—to have a comprehensive workforce housing strategy.

This Plan includes eight recommended strategies that have been prioritized to have the biggest impact on the production and preservation of workforce housing on Hilton Head Island, while being consistent with the principles developed as part of the workforce housing study process. Other workforce housing policies and tools were assessed but are not included in this Plan because they were deemed to be less impactful for Hilton Head Island than those included.[9]

Overview of Workforce Housing Strategies

1. **Establish a public-private local workforce housing trust fund.** Local funds are an important element of a comprehensive workforce housing strategy for many reasons. First, local funds are critical for filling the gap between the cost of delivering market-rate housing and the cost of delivering housing at workforce housing prices and rents. Second, local funds are essential for leveraging other funding, including funding from the federal and state government. Third, when local funds are used to support workforce housing, the Town can give priority for housing to workers on the Island. Without a local source of funding, other workforce housing initiatives (e.g., adaptive reuse, density bonus) will not be as successful as they could be.

2. **Create a commercial reuse policy.** Adaptive reuse is an important workforce housing strategy because it makes use of existing structures and places on the Island where there is existing development, often well-connected to jobs, services and transportation. The Town should adopt a comprehensive policy that provides the right framework and incentives to encourage appropriate repurposing of commercial buildings as workforce housing. The focus of an adaptive reuse policy should be both on utilizing existing buildings, as well as incentivizing demolition and redevelopment.

3. **Make Town-owned land available.** The availability of free or reduced-price land is one of the most valuable strategies for facilitating the production of below-market-rate housing. While there are limitations on how the Town of Hilton Head Island can use Town-owned property, the Town should make some unrestricted and unprogrammed Town-owned land available for the production of workforce housing. The Town can set specific goals and objectives in any partnership with a developer that takes advantage of lower-cost land from the Town.

[9] A comprehensive list of workforce housing strategies, including those not recommended or prioritized for Hilton Head Island, is included in the Appendix.

4. **Establish a density bonus program.** Additional density is an important mechanism for closing the gap between the cost of delivering market-rate and workforce housing, and for promoting mixed-income residential development. Increased density is not appropriate everywhere on the Island, so the density bonus policy should be implemented in particular parts of the Town. As such, the Town should amend the LMO to offer a density bonus for properties in certain zoning districts that meet additional criteria (i.e., proximity to jobs, services and/or transportation) in exchange for the provision of workforce housing.

5. **Expand employer-assisted housing programs.** Providing assistance directly to working individuals and families is an important part of this workforce housing plan for the Town of Hilton Head Island. This assistance helps working households be better able to afford housing offered in the private market. The Town should take a leadership role by providing housing assistance to public-sector employees and encouraging private-sector employers to match the Town's initiatives.

6. **Offer property tax and impact fee rebates.** A property tax and/or impact fee rebate can make it easier to deliver below-market-rate housing. The property tax/impact fee relief can serve to close some of the gap between the cost of building housing and the income generated by rents affordable to lower-income households. In addition, property tax rebates can also be used as an incentive to rehabilitate dilapidated rental properties when property owners agree to maintain rents at affordable levels. The Town should work both with the county and on its own to offer property tax/impact fee rebates for workforce housing.

7. **Partner on a home linking/home sharing program.** A creative mechanism for creating more workforce housing options is to connect workers who need housing to available housing units that are un- or under-occupied. The Town should be a partner in a resource (e.g., an online portal) that helps employers connect their employees either to housing that might be vacant and available for transitional or temporary rental and to existing homeowners who are looking to share their home.

8. **Make rental projects more competitive for Low-Income Housing Tax Credits.** The Low-Income Housing Tax Credit (LIHTC) program is a critical source of federal funding for the production and preservation of rental housing affordable to lower-income households. Projects proposed on Hilton Head Island are having a very difficult time competing for nine-percent credits, largely because of the specific criteria in the current Qualified Action Plan (QAP), the plan that guides the state's tax credit allocation process. However, changes to the QAP, along with changes at the local level, could make projects more competitive. The Town should continue in its advocacy efforts around changes to the state's QAP criteria and should promote local policies that encourage the competitive of local projects.

Capacity Building to Implement Workforce Housing Strategies

The recommendations included in this *Workforce Housing Strategic Plan* include new incentives and programs to promote workforce housing on the Island, along with significant shifts in the ways in which some development proposals will be processed by the Town. Given the broad set of recommendations proposed to address workforce housing needs, it is important to ensure that the Town and its partners have the necessary capacity to be able to implement the recommendations successfully and to measure progress.

This *Workforce Housing Strategic Plan* advises that the Town undertake a number of capacity building activities to help position staff, elected officials and partners for successful implementation.

Develop relationships with local and regional residential developers. The ability to attract high-quality workforce and mixed-income housing development on the Island depends not only on the policies in place but on the capacity of local and regional developers and a collaborative working relationship between the development community and Town staff. Relationships already exist and these recommendations include expanding on those efforts. Suggested activities include:

Convening a developer roundtable to include both locally active residential developers, as well as nonprofit and for-profit residential developers working in other parts of the county, South Carolina and the south/mid-Atlantic. The purpose of the roundtable would be to describe the Town's workforce housing policy and incentives, to discuss specific opportunities on the Island, to better understand development and market constraints and to create a ready pool of potential developer partners.

Attending meetings/training of the South Carolina chapter of the Urban Land Institute (ULI). ULI SC is based in Charleston and is focusing this year on affordable/workforce housing in the state. The organization hosts a number of meetings and training events. Some are limited to ULI members but others are open to the public. The goal of attending these meetings/events would be for the Town to be part of the regional discussion of affordable/workforce housing efforts, to promote workforce housing opportunities in the Town and to make connections to workforce housing developers.

Establish procedures for monitoring workforce housing units. As part of the Workforce Housing Strategy, new residential projects will be incentivized to deliver housing that meets the definition of workforce housing. The Town will need to establish a mechanism for initial reporting of rents/sales prices, on-going monitoring of rent and price levels and certification of the eligibility of households for workforce housing. This function could be the responsibility of Town staff, Beaufort County Housing Authority, a nonprofit organization or some combination.

Capacity Building to Implement Workforce Housing Strategies (continued)

Continued education and outreach activities. In order to build and retain support for the Workforce Housing Strategic Plan, it is important for the Town and its partners to continue public engagement and outreach work. Recommended activities include:

Creating a workforce housing advisory group. This group should meet quarterly to hear updates from the Town on workforce housing initiatives, to provide guidance on implementing the plan and to serve as spokespeople in the broader community on workforce housing issues. The six- to 10-person advisory group should be comprised of representatives of residents (representing both inside and outside of the PUDs), employers (public and private sector), employees (public and private sector), advocates and developers.

Hold quarterly or bi-annual public meetings to provide updates on workforce housing initiatives, including updates on new projects under construction. Plan these meetings as a public Town Council/PPC meeting or as a separate public meeting.

Release information on the Town's website when new workforce housing projects are proposed and completed and when new workforce housing programs are implemented. Provide press releases to local media who have covered workforce housing issues in the Town and county.

Identify individuals and families on the Island who have benefited from new workforce housing and/or new workforce housing programs. Provide a venue for them to tell their stories (e.g., blog on the Town's website, podcast/video, story in *Our Town*).

Consider submitting the Town's workforce housing strategy for recognition by ULI through its award program. ULI's Larson Award recognizes local policies that have been innovative and successful in addressing workforce housing issues.

Create a dedicated staff position to serve as the workforce housing coordinator/planner for the Town. Based on an assessment of the level of effort that will be required to implement the set of workforce housing recommendations included in this plan, and the review of current staff responsibilities, it is recommended that the Town have new staff resources dedicated specifically to workforce housing on the Island. A workforce housing position could either be a new Town position, a dedicated portion of an existing staff position within the Town, a new position shared and funded jointly by the Town and the county or a position partially funded by private employers. Given the nature of the workforce housing recommendations, the staff person on point for workforce housing in the Town should have a background not only in planning and community development, but also development finance.

Strategy Recommendations: Implementation Steps

Each recommended strategy includes a series of specific steps the Town and its partners will need to take to implement the strategy. These implementation steps include those that should be undertaken in the near-term (within one year), in the mid-term (within two to three years) and in the longer- term (within four or more years). Many of the recommended strategies must work in concert in order to be most effective. Therefore, this *Workforce Housing Strategic Plan* is designed to be adopted and implemented in its entirety to help ensure that the Town's efforts to expand workforce housing options are successful and sustainable. These actions are intended to be taken alongside the capacity building activities recommended above.

Workforce Housing Partners

TC	Town Council
PC	Planning Commission
CDD	Community Development Department
FD	Finance Department
NPD	Nonprofit developers
FPD	For-profit developers
BCHA	Beaufort County Housing Authority
BCC	Beaufort County Council
CoC	Hilton Head Island-Bluffton Chamber of Commerce
FI	Local financial institutions (e.g., banks, lenders)

Detailed Workforce Housing Strategies and Implementation Steps

1. Establish a public-private local workforce housing trust fund. Local funds are critical for filling the gap between the cost of delivering market-rate housing and the cost of delivering housing at workforce housing prices and rents. Local funds are essential for leveraging other resources, including funding from the federal and state government. In addition, when local funds are used to support workforce housing, the Town can give priority for housing to workers on the Island.

Without a local source of funding, other workforce housing initiatives will not be as successful as they could be. Local funding can be combined with a density bonus to facilitate the development of more workforce housing units or units affordable to lower-income working households. A source of local funding can also help make projects more competitive for Low-Income Housing Tax credits.

In the most effective local housing trust funds, public dollars are used to leverage a range of additional funding sources, which expands the impact the fund can have. On Hilton Head Island, a local housing trust fund should combine resources from the public sector and the private-sector employer community.

The funds should be used to provide loans which are funneled back into the trust fund to be re-used for subsequent projects. Therefore, the Hilton Head Island housing trust fund should be set up as a revolving fund.

Finally, effective local housing trust funds typically have a dedicated source of funding, outside of the annual municipal budget process. Hilton Head Island should ultimately establish a dedicated stream of funding for the local housing trust fund.

Estimated costs: **$200,000 annually (near-term)**

Partners: **TC, CDD, BCHA, CoC, FI**

NEAR-TERM (WITHIN 1 YEAR):

Identify the appropriate organization to administer the housing trust fund. The local trust fund can be administered by the Town or by an independent organization. The decision on the administering agency should be made by the Town Council and staff, and will depend on the capacity of Town staff and local nonprofit organizations that might be in a position to administer the fund.

A Town administered fund should be incorporated to allow for private contributions to come into the fund. Specific legal guidance should be sought before establishment of the fund.

A Town administered fund should also establish a community advisory board to oversee the funding decisions.

If a nonprofit organization is identified to administer the fund, the fund can be set up as a 501(c)3 to allow for contributions from the private sector.

Establish goals and funding mechanisms for the trust fund. The housing trust fund should be set up to support projects and programs that explicitly lead to increased production of, preservation of or access to workforce housing on Hilton Head Island. The trust fund should give priority to projects that leverage other funding (e.g., LIHTC, employer funds) and/or projects that are deemed to meet an urgent need (e.g., acquisition of an existing affordable building at risk of redevelopment).

All funding from the trust fund should be made in the form of no or low interest loans repaid to the fund. Specific funding mechanisms can be made jointly by the Town and the housing trust fund advisory board. However, the funding approach should be set up so that the fund acts as a revolving loan fund.

Establish the process for receiving applications for trust fund resources. Funding can be made available in one of two ways: 1) through a formal RFP process which has specific dates for application or 2) on an on going basis. A preference would be for an on going application which allows projects to more easily compete for other funding while applying for local funding at the same time. However, it might be administratively easier to establish a specific timeline for the first allocations from the trust fund.

Allocate local public resources in FY2020 in the amount of $200,000. The Town should commit a first year funding amount to seed the trust fund, to allow an example project or projects to be funded and to demonstrate commitment to workforce housing on the Island. Initial funding support from the local housing trust fund could support workforce housing projects that take advantage of other policies and tools established as part of this workforce housing strategic plan.

The public funding should also serve to leverage private sector contributions to the trust fund (see below).

Establish employer commitments of resources to the fund in the amount of at least $200,000 in FY2020. It is important to partner with private sector employers on the Island to fund the housing trust fund. The Town should work with the Chamber of Commerce to encourage private sector employers to contribute to the fund. In the first year, resources from the private sector will be made as a voluntary contribution until a more formal process can be established.

There is a stated commitment from some segments of the employer community to financially contribute to workforce housing solutions and this initial contribution will allow them an opportunity to fulfill that commitment.

It must be made clear to employers that contributions to the local housing trust fund do not result in a *quid pro quo* for workforce housing options set aside specifically for their workers. The objective of the local housing trust fund is to establish a broad based source of funding to support comprehensive workforce housing initiatives that will benefit the overall Hilton Head Island community.

MID-TERM (2 TO 3 YEARS):

Allocate trust fund resources to at least one project or program. In the second year, the trust fund should have completed an allocation to at least one workforce housing project or program.

Identify a dedicated source of local public funding to the local housing trust fund that would come outside of the annual budget allocation process. Potential sources of a dedicated public funding source could include:

- percentage of business licenses and franchise fees
- percentage of local accommodation tax rate
- percentage of property tax rate*
- percentage of an increased hospitality tax *
- short term rental (i.e., Air BnB) fee/tax**

*Need for county/state authorization
**Town would need to implement new fee/tax

Monitor and report out on projects and programs supported with trust fund resources. The Town should publicize the projects and programs supported with trust fund resources.

LONGER-TERM (4+ YEARS):

Explore creating an in-lieu fee/contribution option to the trust fund as part of the bonus density program. Part of the overall workforce housing strategic plan is the establishment of a bonus density program that allows developers to receive an increase in density in exchange for the provision of workforce housing (see below). In most cases, the Town's goal should be to incentivize the creation of workforce units on site. However, for some sites, it may be more favorable to allow developers to receive the bonus density and to contribute a fee in lieu of building on site workforce housing units. This fee could be leveraged with other trust fund resources to promote the production or preservation of workforce housing on other sites.

Advocate for state authorization to increase the local hospitality tax as a dedicated source of funding for the trust fund. According to state statute, local municipalities may impose a local hospitality tax of no more than two percent. All proceeds from a local hospitality tax must be kept in a separate fund segregated from the municipality's general fund. Use of the revenue from the hospitality tax is limited to:

1. tourism related buildings including, but not limited to, civic centers, coliseums and aquariums;
2. tourism related cultural, recreational or historic facilities;
3. beach access and renourishment;
4. highways, roads, streets and bridges providing access to tourist destinations;
5. advertisements and promotions related to tourism development; or
6. water and sewer infrastructure to serve tourism related demand.

The Town and its employer partners (e.g., representatives of the restaurant and resort industries), potentially in partnership with other South Carolina municipalities, should advocate for the authority to raise the local hospitality tax and dedicate the revenue raised by that increase to the local housing trust fund.

Continue to monitor and report out on projects and programs supported with trust fund resources. Modify the structure and/or processes of the trust fund, as needed.

2. Establish a commercial reuse policy. Adaptive reuse projects create new housing in existing buildings once used for commercial, industrial or public purposes. Adaptive reuse provides an option for expanding housing options in an environmentally sustainable way, while also preserving existing community structures. Alternatively, an adaptive reuse policy can be extended to encourage the demolition and redevelopment of existing commercial structures at similar or higher densities to accommodate residential or mixed-use development.

While there are opportunities to repurpose commercial buildings on Hilton Head Island for workforce housing, not all commercial properties provide the same types of efficient options. Adaptive reuse is not always viable. Sometimes, it is financially more efficient to tear down and rebuild, rather than trying to repurpose an existing commercial structure as a residential building.

The Town should adopt a comprehensive adaptive reuse policy that provides the right framework and incentives to encourage appropriate repurposing of commercial buildings as workforce housing. The policy should be designed to cover potential re-use of 1) commercial buildings that can be repurposed into residential space and 2) commercial buildings that can be torn down and redeveloped as residential or mixed-use development.

Expected Costs: **Administrative**

Partners: **CDD, NPD, FPD, FI**

NEAR-TERM (WITHIN 1 YEAR):
Allow developers to request a zoning change to accommodate workforce housing on a site that currently houses a commercial building. As part of the rezoning, establish residential density based on floor area ratio (FAR) rather than units. Under this strategy, development proposals could request a rezoning either to maintain and reuse an existing commercial structure as residential space or to tear down and redevelop existing commercial space.

Additional provisions:

- Commercial reuse projects must allocate 50 percent of the total FAR as workforce housing to qualify for the rezoning.
- Projects designed as communal living arrangements (see description below) must go further and include 100% of the FAR as workforce housing affordable at 60 percent of AMI.
- On site parking requirements are set at one spot per 700 square feet.

Examples under base density assumptions:
Assume commercial allowable density is 10,000 sf per acre. Under "base" scenario, allow residential density in the amount of 10,000 residential square feet per acre.

<u>Potential development scenarios:</u>
13 units per acre at 750 sf / unit (i.e., mostly one bedroom units). At this level of development, the impact on trip generation and parking needs would not exceed what would have been generated by the commercial use. Total of 13 residents, 14 parking spots. Half of all units must be affordable to individuals at 80 percent of AMI.

10 units per acre at 1,000 sf / unit (i.e., one and two bedrooms.) Again, at this level of development, the impact on trip generation and parking needs would not exceed what would have been generated by the commercial use. Total of between 10 and 20 residents, 14 parking spots. Half of all units must be affordable to one or two persons at 80 percent of AMI.

32 "beds" per acre / 8 quad shared living "units" per acre, assuming a communal living/shared kitchen set up (250 sf) with four individual bedrooms (250 sf each). Total of 32 residents, 14 parking spots. To qualify for the rezoning, all communal living "bedrooms" must be at rents affordable at 60 percent of AMI for an individual. Project must include a transportation management plan.

Density bonus provision:

- For projects that involve redevelopment (i.e., the tear down of existing buildings), provide a bonus density of 2.0 times the base density if the project meets the following criteria:
  - includes 50% workforce housing units
  - includes street level commercial space and
  - is located within a half mile of a transit stop or includes a comprehensive transportation plan designed to mitigate traffic impacts.

MID-TERM (2 TO 3 YEARS):

Develop a motel conversion ordinance. Allow the conversion of motel rooms to residential units on a one for one basis through a Special Use Permit if units are made available as workforce housing. Allow the Special Use Permit for motels up to three stories.

Change land use designations on big box sites and strip commercial sites where mixed-use redevelopment is appropriate. This designation can provide an incentive for developers to look for opportunities to tear down and rebuild big box and other large commercial centers as mixed use, walkable areas that include both market rate and workforce housing, along with commercial uses. Through the rezoning process, developers may achieve additional density under the density bonus policy (see above) in exchange for the delivery of workforce housing units as part of the project.

Adopt a vacant structure fee. The Town should implement a fee on vacant and/or dilapidated commercial structures to provide an inducement to property owners to sell, improve or redevelop their property. Town staff and Town Council should determine the appropriate fee level.

LONGER-TERM (4+ YEARS):

Offer financial incentives to developers interested in repurposing commercial space as workforce housing. As the Town gains better understanding of how well the market supports the repurposing of commercial space as workforce housing (with appropriate zoning and land use incentives), there may be later opportunities to target financial incentives so that less immediately viable commercial sites can be converted into workforce housing.

Evaluate the effectiveness of the policy and revise, as necessary. Review projects built under the policy and solicit feedback from developers on the program's parameters.

3. Make Town-owned land available for workforce housing. While there are limitations on how the Town of Hilton Head Island can use Town-owned property, the Town should make some unrestricted and unprogrammed Town-owned land available for the production of workforce housing.

The provision of free or reduced cost land is an important way to close the gap between delivering market-rate and below-market-rate housing, particularly in communities like Hilton Head Island with severe land constraints. In addition, making Town-owned land available is critical to public-private partnerships to create workforce housing options on the Island. Land is a major driver of the cost of development. Town control of land also provides the opportunity to incentivize the types of workforce housing projects that will meet the community's housing needs while also preserving other community goals.

Expected Costs: **Administrative, property tax/impact fee rebate**

Partners: **TC, CDD**

NEAR-TERM (WITHIN 1 YEAR):

For Town-owned land where the bond restrictions do not explicitly say land is to be dedicated for conservation/open space and where land is currently not planned or programmed for other uses, prioritize sites for development of workforce housing. Prioritization should take into account suitability of land for residential development, including the size and shape of the parcel, opportunities for parcel consolidation, considerations related to access to jobs and transit, environmental sensitivities and other site issues.

Issue an RFP for development of a 100% workforce housing or mixed-income housing project on one Town-owned site. The Town should develop specific criteria and goals for the site. While the specific priorities of the RFP will depend on the specific site, it is recommended that the RFP include the following elements:

- Town will rezone land to implement bonus density provision.
- At least 50% of units in the project should be workforce housing units.
- Town will provide property tax and/or impact fee rebate.
- Projects that include the following will be rated more highly:
    - provision of units affordable to households at 50% of AMI
    - permanent affordability term

The RFP should be circulated to local and regional developers, as well as more broadly through ULI and other networks.

MID-TERM (2 TO 3 YEARS):

Solicit feedback from the developer community on the RFP process. The Town should ask for formal feedback from the development community on the RFP process. This feedback should come both from the successful applicant, as well as other developers that either submitted unsuccessful applications or chose not to submit.

Identify a second Town-owned site for workforce housing. Revise, as necessary, the RFP and criteria and issue the RFP for a second project.

Monitor and report out on the projects built with Town-owned land and modify the policy, as necessary.

LONGER-TERM (4+ YEARS):
Consider issuing bonds to purchase land specifically for workforce housing. If the Town owned land RFP process results in successful workforce housing developments, the Town could purchase additional land with the specific goal of a public private partnerships for workforce housing.

4. Establish a density bonus for workforce housing. The Town should offer a density bonus in certain zoning districts in exchange for the provision of workforce housing.

Additional density is an important mechanism for closing the gap between the cost of delivering market-rate and below-market-rate housing. Increased density is not appropriate everywhere on the Island so the density bonus policy should be implemented in particular parts of the Town, as described below. It is important that the density bonus be applied in a transparent process so that developers have predictability in the approval process and so that the Town can be assured that workforce housing goals are met.

Expected Costs: **Administrative**

Partners: **TC, PC, CDD, NPD, FPD**

NEAR-TERM (WITHIN 1 YEAR):

Modify the LMO to include a bonus density as an option in certain zoning districts as part of a Workforce Housing Overlay. Properties eligible for a density bonus must be located in one of the zoning districts listed below *and* must meet additional criteria described below.

The bonus density should include the following provisions:

- Applicable residential development: 6+ units
- Density bonus: up to 50 percent (as determined on a case by case basis)
- Height increase: not to exceed maximum height allowed in the district or 75 feet
- Workforce housing provision: up to 33 percent of units must be workforce housing units
- Fee in lieu option: none in the near term

Zoning District	Name
RM 4	Low to Moderate Density Residential District
RM 8	Moderate Density Residential District
RM 12	Moderate to High Density Residential District
MS	Main Street District
CR	Coligny Resort District
SPC	Sea Pines Circle District
WMU	Waterfront Mixed Use District
MF	Marshfront District
S	Stoney District
MV	Mitchelville District
NC	Neighborhood Commercial District
LC	Light Commercial District
RD	Resort Development District
MED	Medical District

Additional criteria: The property must be located within a half mile of a transit stop or a "major commercial center" (to be defined by Town staff) *or* must include a comprehensive transportation plan designed to mitigate traffic impacts.

Offer financial incentives to support workforce housing developed through the Town's density bonus program. Despite the fact that density can be an important tool for incentivizing housing, it is often not sufficient to close the gap between delivering housing at market rate rents/prices and workforce housing. As a result, the Town may need to make available other financial incentives (e.g., no or low cost loans, property tax/impact fee rebates) to make workforce housing projects financially feasible.

MID-TERM (2 TO 3 YEARS):

Re-examine areas associated with zoning districts where density bonus is allowed for moderate to high density residential and/or mixed-use development as part of the Comprehensive Plan Update. The Comprehensive Plan sets the policy for development in the Town while the LMO sets the rules for development.

The re zoning request as part of the density program allows the Town to require workforce housing in exchange for the additional density. Re zoning to take advantage of the bonus density should reflect the vision for the parts of the Town where the density bonus is in place. As a result, changes to the Comprehensive Plan as part of the next update are necessary to facilitate workforce housing in these areas to promote moderate and higher density development that includes workforce housing.

Monitor and report out on the bonus density program and seek out feedback from the development community. This reporting will maintain transparency with the community and will help the Town modify the bonus density program, as necessary, with input from nonprofit and for profit developers working in the Town and the region.

Explore modifications to the bonus density program based on feedback from developers and other stakeholders. After a year of implementation, it may be advisable to modify the program including (potentially) a fee in lieu option, changes to density/workforce housing requirements and/or other incentives.

LONGER-TERM (4+ YEARS):

Continue monitoring and revising the density bonus program, as necessary.

5. Expand employer-assisted housing (EAH) programs. Providing assistance directly to working individuals and families is an important way to expand housing access. This assistance helps working households be better able to afford housing offered in the private market.

Funding can be provided directly to working households to enable them to afford to rent or buy a home on the Island. Assistance can come from several different sources, including the Town, county, state and employers. This assistance targets those workers on Hilton Head Island that specifically want to live on the Island.

Estimated Costs: **$75,000 (near term)**

Partners: **TC, BCHA, CoC, FI**

NEAR-TERM (WITHIN 1 YEAR):

Offer down payment assistance to targeted public sector staff. The Town should allocate funding (either through the housing trust fund or separately) to a program that can provide down payment assistance to public sector workers. Initially, the amount of the down payment assistance should be set to $7,500 (i.e., 3% down on a workforce housing homeownership unit priced at $250,000). Lower levels of down payment assistance could be considered but may not afford sufficient benefits to employees looking to purchase a home on the Island. Aim to provide assistance to 10 public sector employees in the first two years.

Promote county and state first-time homebuyer programs. There are several first time homebuyer programs offered by the county and the state, as well as through the federal government. The Town should increase education and awareness of county and state homebuying assistance, including Beaufort County's First Time Homebuyer classes and the SC Housing Homebuyer Program.

Encourage local private-sector employers offer assistance to its employees. After setting itself as a model, the Town should work with the Chamber of Commerce and other local business organizations to convene local private employers and encourage them to provide similar assistance to their employees.

MID-TERM (2 TO 3 YEARS):

Explore options for a local public-private rental grant program. A local housing grant program would provide assistance to households to enable them to rent housing in the private market on Hilton Head Island. A program funded jointly by the Town and private employers (e.g., through the local housing trust fund) should give priority to public and private sector workers on Hilton Head Island.

LONGER-TERM (4+ YEARS):

Monitor and report on public and private-sector housing assistance programs. Town staff should maintain records on use of down payment and other assistance by public sector employees and should coordinate with the Chamber of Commerce to collect regular information from private employers.

6. Offer property tax and impact fee rebates. A property tax and/or impact fee rebate can make it easier to deliver below-market-rate housing. The property tax/impact fee relief can serve to close some of the gap between the cost of building housing and the income generated by rents affordable to lower-income households. Property tax rebates could also be used as an incentive to rehabilitate dilapidated rental properties when property owners agree to maintain rents at affordable levels.

Estimated Costs: **Property tax rebate: $100,000 annually (assuming 83 workforce housing units eligible annually and assuming an average assessed value of $250,000 and a tax rate of 0.492%)**
Impact fee rebate: TBD

Partners: **TC, BCC, FD, CDD**

NEAR-TERM (WITHIN 1 YEAR):
Offer property tax and/or impact fee rebates for projects that include workforce housing. The Town should provide up to a 100% rebate on property taxes and/or impacts fees to new residential developments. The rebate should apply *only* to the workforce housing portion of the new project. This rebate constitutes a valuable, and often essential, incentive to developers building workforce housing as part of the Town's density bonus program or adaptive reuse policy.

The Town should also offer partial property tax rebates to property owners who improve their properties and who lease units to individuals and families who meet workforce housing criteria. The property tax rebate would apply only to the additional property tax levied on the new improvement value. The property owner would have to agree to work with the Town and/or BCHA to certify incomes of renters.

The property tax rebates should be put into place for the duration of the time a unit meets the definition of a workforce housing unit and is occupied by a household that meets workforce housing eligibility requirements.

MID-TERM (2 TO 3 YEARS):
Discuss options with the county for offering property tax and/or impact fee rebates to workforce housing projects. The workforce housing challenge is a regional issue. Therefore, the Town should take a leadership role on regional solutions. To that end, the Town should work with the county on a long term strategy for offering relief on property taxes and/or impact fees for projects in the county that include workforce housing.

Monitor the property tax rebate and impact fee rebate programs, and modify as necessary. The actual cost of the rebate program will depend on the number of projects that take advantage of the incentive. Therefore, it is important to monitor the project and evaluate the fiscal impact of the program.

LONGER-TERM (4+ YEARS):
Continue to monitor the property tax rebate and impact fee rebate programs, and modify as necessary.

7. Partner on a home linking/home sharing program. An important mechanism for creating more workforce housing options is to connect workers who need housing to available housing units. There are often vacant units on the Island that could be a source of workforce housing, if property owners and workers were able to be connected.

The Town should support the creation of a resource (e.g., an online portal) that helps employers connect their employees either to housing that might be vacant and available for transitional or temporary and/or to existing homeowners who are looking to share their home.

Estimated Costs: **Administrative, $10,000 - 12,000 for website**

Partners: **CDD, CoC, BCHA**

NEAR-TERM (WITHIN 1 YEAR):

Coordinate with the Chamber of Commerce to determine interest in a home linking/home sharing service. As a first step, the Town should determine whether there is interest on the part of the private employer community to partner on this type of service. The Chamber of Commerce could serve as the appropriate organization through which to convene local businesses on this proposal.

Assign responsibility for elements of the program (e.g., web site, coordination with existing homeowners, coordination with employers). In the very short term, it is important to identify the steps necessary for implementing this type of program. Steps will include identifying homeowners interested in participating, employees who need housing, a mechanism for connecting homeowners and employees and a procedure for ensuring program meetings workforce housing goals and is consistent with the Town's other policies and ordinances (e.g., related to overcrowding, parking). In addition, it is also important to understand potential liability of the Town's participation in such a service.

MID-TERM (2 TO 3 YEARS):

Expand home linking/home sharing portal in partnership with communities throughout the county. The home linking/home sharing program provides another opportunity for the Town to work regionally with the county and other municipalities to expand access to workforce housing.

LONGER-TERM (4+ YEARS):

Monitor and make modifications to the home linking/home sharing resource, as necessary.

8. Make rental housing projects more competitive for Low-Income Housing Tax Credits. The Low-Income Housing Tax Credit (LIHTC) program is a critical source of federal funding for the production and preservation of housing affordable to lower-income households, typically those earning between 50 and 60 percent of the area median income. The LIHTC program reduces the cost of development by providing tax credits to developers (who sell them to investors) and then requires that the developments remain affordable to low-income residents for 30 years.

Two types of tax credits are available depending on the type of affordable rental construction. The nine-percent credit is generally available for construction of new housing, while the four-percent credit is generally claimed by developers who are rehabilitating existing affordable housing or are doing new construction that is primarily financed with tax-exempt bonds. The nine-percent credits are awarded to developers through a competitive process administered by a state allocating agency. In South Carolina, SC Housing administers the LIHTC program.

Each year, there are far more applications for nine-percent credits than there are credits available, so most projects do not receive funding. (Four-percent credits are awarded on a non-competitive basis.) The state sets criteria for allocating nine-percent credits and those criteria are spelled out in the Qualified Allocation Plan (QAP).

Projects proposed on Hilton Head Island have a very difficult time competing for nine-percent credits, largely because of the specific criteria in the current QAP. However, changes to the QAP, along with changes at the local level, could make projects more competitive.

Estimated Costs: **Administrative**

Partners: **TC, FD, CDD, NPD, BCHA**

NEAR-TERM (WITHIN 1 YEAR):
None. (Comments have already been submitted for the 2019 QAP comment process.)

MID-TERM (2 TO 3 YEARS):
Continue to advocate for changes to the state's QAP to make projects on Hilton Head Island more competitive. The Town should continue to pursue the following changes to the state's QAP criteria and priorities:

- remove or substantially increase of the cost cap as a percentage of Total Development Costs to account for high land costs on the Island.
- remove points for proximity to a public school.
- provide additional points for tight housing markets as defined by low vacancy rates (i.e., less than 3, 5 and 7%)
- incentivize mixed use and mixed income projects
- allow for scattered site development

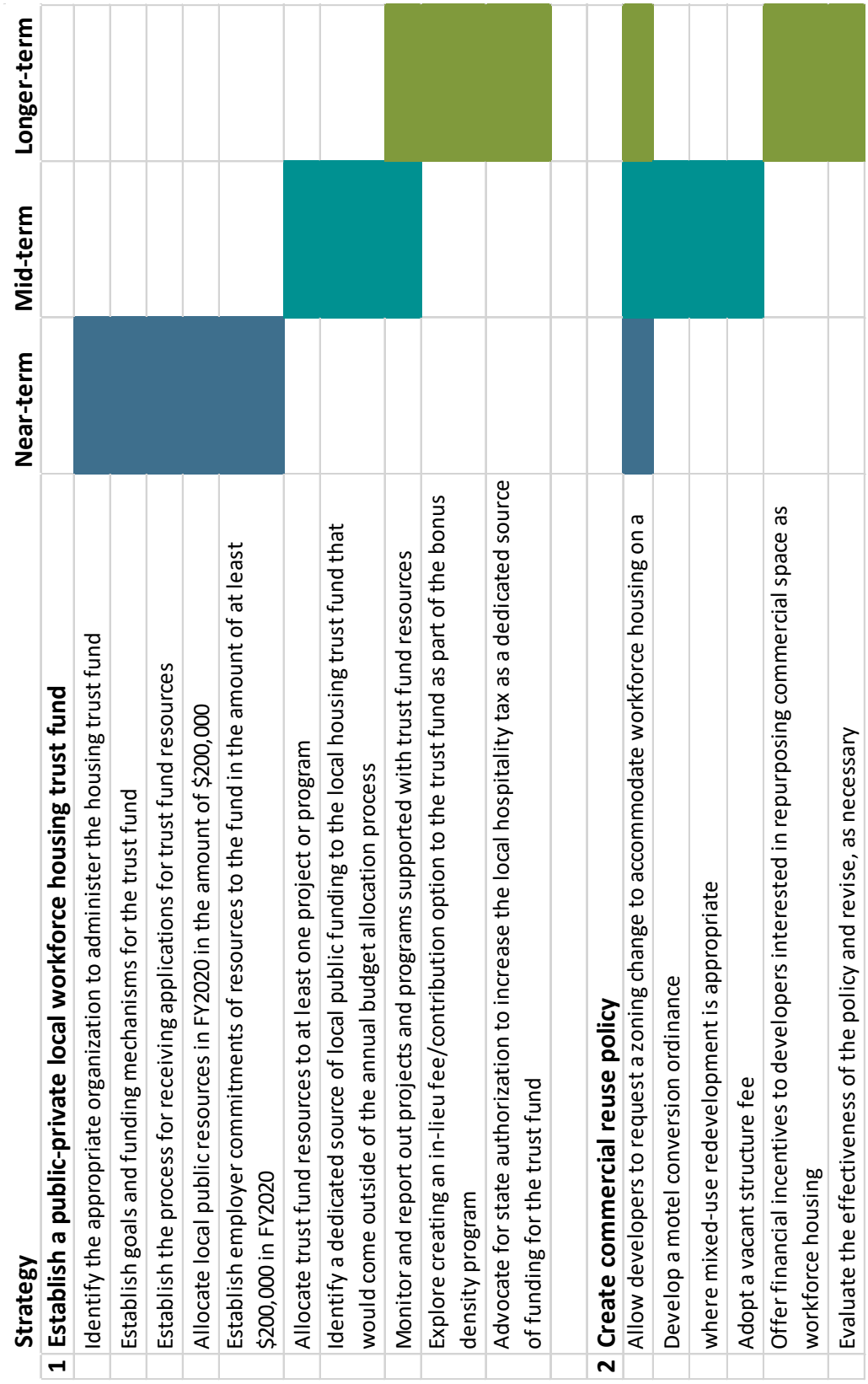
LONGER-TERM (4+ YEARS):

Explore local options for private activity bond financing to leverage the four-percent Low-Income Housing Tax Credit. These bonds are used to fund private activities that have a public benefit, such as upgrades to airports, hospitals and water treatment facilities. However, these bonds can also be used for below market rate multifamily rental developments. When bond financing is used to support below market rate housing development, these developments are eligible to receive the non competitive four percent housing tax credits.

Four percent LIHTCs are worth less than the competitive nine percent credits, but the four percent credits are available as of right (i.e., are not competitive) when projects are bond financed. The four percent credits are most often used for projects with relatively low development costs, such as preservation projects requiring only light rehabilitation, or when there is significant additional subsidy available.

The Town should work with local developer partners to explore options for using bond financing to take advantage of four percent housing credits on Hilton Head Island. Collaboration with the Beaufort County Housing Authority would also be beneficial.

Figure 9. Town of Hilton Head Island Workforce Housing Strategies



	Strategy	Near-term	Mid-term	Longer-term
3	**Make Town-owned land available**			
	For Town-owned land where the bond restrictions do not explicitly say land is to be dedicated for conservation/open space and where land is not already programmed, prioritize sites for development of workforce housing			
	Issue an RFP for development of a 100% workforce housing or mixed-income housing on one Town-owned site			
	Solicit feedback from the developer community on the RFP process			
	Identify a second Town-owned site for workforce housing			
	Consider issuing bonds to purchase land specifically for workforce housing			
	Monitor and report out on the projects built with Town-owned land and modify the policy, as necessary			
4	**Establish a density bonus program**			
	Modify the LMO to include a bonus density as an option in the certain zoning districts as part of a Workforce Housing Overlay			
	Offer financial incentives to support workforce housing developed through the Town's density bonus program			
	Re-examine areas associated with zoning districts where density bonus is allowed for moderate to high density residential and/or mixed-use development as part of the Comprehensive Plan Update.			
	Monitor and report out on the bonus density program and seek out feedback from the development community.			
	Explore modifications to the bonus density program based on feedback from developers and other stakeholders.			

	Strategy	Near-term	Mid-term	Longer-term
5	**Expand employer-assisted housing programs**			
	Offer down payment assistance to targeted public sector staff			
	Promote County and State first-time homebuyer programs			
	Encourage local private-sector employers offer assistance to its employees			
	Explore options for a local public-private rental voucher program			
	Monitor and report on public and private-sector housing assistance programs			
6	**Offer property tax and impact fee rebates**			
	Offer property tax and/or impact fee rebates for projects that include workforce housing			
	Discuss options with the County for offering property tax and/or impact fee rebates to workforce housing projects			
	necessary			
7	**Partner on a home linking/home sharing program**			
	Coordinate with the Chamber of Commerce to determine interest in a home linking/home sharing service			
	Assign responsibility for elements of the program			
	Expand home linking/home sharing portal in partnership with communities throughout the County			
	necessary.			
8	**Make rental projects more competitive for Low Income Housing Tax Credits**			
	Continue to advocate for changes to the state's QAP to make projects on Hilton Head Island more competitive			
	Explore local options for private activity bond financing to leverage the four-percent Low Income Housing Tax Credit			

APPENDIX

Workforce Housing Toolbox

There are many different strategies that have been used in communities across the country to expand workforce housing options. In most cases, local jurisdictions adopt a range of tools and policies, many that work together. Some tools will be more effective than others in a particular community. The strength of the market, the capacity of the development community, the regulatory environment and the characteristics of the existing housing stock will all impact the effectiveness of a particular approach.

The *Workforce Housing Strategic Plan* outlines specific recommendations that were deemed to be most appropriate and effective for the Town of Hilton Head Island to address the community's workforce housing needs. The following section describes a range of additional local workforce housing initiatives that also could be considered as the Town moves forward with a workforce housing strategy. More details and specific examples of these programs and policies in other communities around the country are available in the report *Review of Best Practices: Workforce Housing Strategies* available on the Town's website.

This Workforce Housing Toolbox is organized around Production Strategies, Housing Access, Financial Tools and Preservation Strategies.

Production Strategies

Incentive-Based Inclusionary Zoning

Inclusionary zoning policies—sometimes referred to as inclusionary housing policies—use the zoning code to require or incentivize the production of housing affordable to low- and moderate-income households, often in exchange for increased density and/or other incentives. Nationally, inclusionary housing policies usually have been implemented as mandatory requirements, whereby developers must include affordable housing as part of a market-rate development. Even in these mandatory programs, however, local jurisdictions generally offer some type of regulatory relief to the residential developer to help offset the costs of providing below-market-rate housing units.

Inclusionary housing policies have been adopted in more than 500 jurisdictions in 28 states across the country. No municipality in South Carolina has adopted a mandatory inclusionary zoning ordinance because of limitations imposed by the state. However, there are examples of voluntary programs that exchange additional density for the provision of below-market-rate housing.

Inclusionary housing programs can be found in a wide range of places, from big cities to suburban communities to rural areas. However, inclusionary zoning policies work best in places with high or rising housing costs. In most cases, these policies are adopted as part of a larger local strategy to expand housing options that are affordable to low- and moderate-income households.

The ability for a local jurisdiction to enact a mandatory inclusionary zoning policy depends on the state's statutory provisions and the relationship between the state and local government authority. Legislation to allow municipalities and counties within South Carolina to adopt inclusionary zoning policies was not

passed during the state's 2018 legislative session. A new inclusionary zoning bill has not been introduced in the 2019 session. As a result, local municipalities in South Carolina cannot adopt formal, mandatory inclusionary zoning ordinances.

Even without state statutory authority, however, local communities in many parts of the country, including in South Carolina, have adopted incentive-based inclusionary zoning programs which tie local incentives—usually increased density—to the voluntary provision of below-market-rate units.

Adaptive/Commercial Reuse

Adaptive reuse projects create new housing in exisiting buildings once used for commerical, industrial or public purposes. Adaptive reuse poses an alternative solution to demolition or deterioration, and provides an option for expanding housing options in an environmentally sustainable way, while also maintaining historic buildings and/or preserving existing community structures.

Common buildings used for adaptive reuse include, but are not limited to, historic buildings, schools, industrial factories and hotels. Increasingly, communities are looking at ways to convert vacant or underutilized commercial or retail buildings into housing, including commercial strip shopping centers, "big box" stores, malls and small standalone former office or retail spaces.

Changing the use of a commercial or industrial building to residential can often involve enviornmental remediation measures and modifications to bring the structures up to resiential building code standards. While these saftey-related requirements can sometimes add complexity to the scope of an adaptive reuse project, architects and engineers have become increasingly creative in this space and familiar with solutions. In addition, there are ways local governments can offset these costs through the regulatory and plan review process to make adaptive reuse an attractive option.

Adaptive reuse can require site plan committee review, special use permits, incentive programs, conversion factors and/or adoption of a new ordinance. Therefore, there is no one standard way to implement an adaptive reuse program. The approach depends on the goals and planning processes of the community, as well as the stock of potential buildings appropriate for repurposing as housing.

Adaptive reuse has been used to create affordable workforce housing units, both for individuals at higher and lower wages. Multifamily units are a common end result when converting nonresidential to residential uses, and units can either be rental or owner (e.g., condominium). In some cases, housing units that result from adaptive reuse are more affordable because they are smaller units and/or take advantage of existing infrastructure which can, in some cases, reduce the cost of building the housing. However, adaptive reuse does not automatically mean "affordable" or "workforce" housing. Often, a public subsidy is needed to make units affordable to lower-wage workers.

A handful of adaptive reuse projects have created "non-traditional" homes, such as microunits and spaces with communal living areas, as one way to keep housing affordable. Communal living, or shared housing, is generally where residents have private bedrooms and bathrooms but share kitchen and dining areas. Microunits generally have been considered a type of small studio apartment, typically between 150 and

400 square feet, with a fully functioning kitchen and bathroom. Microunits tend to appeal to young, single people. Both microunits and communal living tend not to be targeted at families.

Adaptive reuse is not always viable. Sometimes, it is financially more efficient to tear down and rebuild, rather than try to repurpose an existing commercial structure as a residential building.

Public Land

Public land policies make government-owned land available at reduced or no cost for affordable or mixed-income housing. This could include land owned by the local government, school district, parks authority or transit agency, and can include both vacant and underutilized parcels. Because localities often own land in various locations throughout a jurisdiction, public land redevelopment can be a helpful strategy for siting workforce housing in areas connected to jobs, transit and other amenities throughout the jurisdiction. In high-cost jurisdictions, using public land has become an essential tool for subsidizing—without spending public money directly—the production of new, below-market-rate housing.

A successful public land policy involves a transparent process that balances competing interests in the publicly-held properties. The provision of free or reduced-price land can have a major impact on the costs of development—and therefore on the ability to produce below-market-rate homes—in some types of neighborhoods, and less of an impact in others.

Co-locating community facilities with workforce housing can be an effective way to create new housing options without the need for public financial subsidy. Reducing or eliminating the cost of land can reduce the amount of capital necessary to build housing that serves individuals and families with lower incomes. In addition to potential capital cost savings, co-locating complimentary uses also can produce operating efficiencies.

Faith-Based Development

There has been growing interest on the part of the faith community to become more directly involved in the production of housing affordable to lower-income individuals and families. Faith-based organizations often partner with local jurisdictions to provide services to vulnerable populations in the community, including food assistance, job and life skills training, personal and family counseling and other services. However, faith-based organizations are increasingly looking for ways to partner with local governments and the development community to develop underutilized real estate resources into affordable housing.

A house of worship may have surplus land or underutilized density, which could be used for the construction of below-market-rate housing. In addition to working with partners on the finance and development side, the faith-based group often will have to work with the local jurisdictions to get zoning changes and other development approvals.

Community Land Trust & Land Bank

A community land trust (CLT) is a nonprofit organization designed primarily to ensure community stewardship of land. CLTs can be used for many types of development, but are primarily used to provide permanently affordable housing options to lower-income households. The CLT purchases land and

maintains ownership of it permanently. To promote homeownership, a prospective homeowner enters into a lease agreement with the CLT for the land and can therefore purchase a home at a lower cost since he or she does not have to purchase the land. As part of the agreement, when the homeowner sells the home, he or she receives a portion of the increased value, with the other portion remaining with the CLT to help ensure affordability of the home for future homeowners. The length of the lease is generally 99 years and the percentage earned by the homeowner varies across CLTs. By separating the ownership of land and housing, the CLT is designed to mitigate market factors that would cause home prices to rise significantly and can guarantee that housing can remain affordable for multiple homeowners over the long-term.

While CLTs are often thought of as a mechanism primarily for homeownership, CLTs have been used to help make rental housing affordable to lower-income households. In fact, according to the National CLT Network, about two-thirds of residential properties stewarded by CLTs are rental properties. Because the land is owned by the trust, constructing and maintaining the overall property is lower, therefore allowing rents to be lower. Many rental CLTs also work to actively engage residents and provide services, such as financial counseling and other supports.

Transfer of Development Rights

Transfer of Development Rights (TDR) is a zoning mechanism generally used to preserve or protect natural resources, open space and/or cultural resources and redirect development that would occur on that land elsewhere, targeting community growth and development. TDR, also known as a density transfer credit program, is an innovative approach to development and can promote economic opportunities for land parcels in areas not specifically targeted for development. A TDR is similar to a Purchase of Development Rights (PDR) program, though a PDR policy typically results in land preservation without new development elsewhere in the community.

TDR programs allows landowners to sell their right to develop their property to developers or municipalities so they may develop in another area at higher-than-allowed densities. Conservation easements and development restrictions are typically critical elements of a TDR program. Another key element of a TDR program is the establishment of the appropriate value for development rights (i.e., the value of a square foot of development or of a residential unit).

A local municipality can take on several roles in setting up and administering a TDR program. A local government can help fund the purchase of TDRs within their municipalities, “bank” purchased TDRs until needed by local developers, sell TDRs to developers through a public bid process and/or reinvest funds obtained through TDR sales for new TDR purchase transactions.

TDRs have been used to create and preserve affordable and workforce housing by linking increased density to the provision of below-market-rate housing. A TDR policy can serve not only lower-wage working households needing affordable housing, but can benefit individuals and families who own land in environmentally or culturally sensitive areas by providing an economic benefit in lieu of the ability to develop their land themselves.

Manufactured home sites, particularly those that are offering affordable single-family housing, could also be an important piece of a TDR program. By allowing manufactured home sites to qualify as a sending area, their development rights can be purchased and existing uses preserved.

Form-Based Code

A form-based code is a land development tool that is designed to regulate physical form rather than specific use (e.g., commercial, residential). A form-based code is a regulation, not a mere guideline, adopted into local law. Communities often pursue form-based codes to attempt to create denser, more walkable, mixed-use neighborhoods. Often under a form-based code, developers are able to take advantage of higher allowable densities and more limited community review processes. However, local jurisdictions should invest considerable time upfront to get community input on the parameters that will shape the requirements under the code.

Form-based code is not typically used primarily to create workforce housing options. However, a form-based code can facilitate the production or preservation of below-market-rate housing by writing affordability requirements into the code. Higher densities also sometimes make it more feasible to produce below-market-rate housing units. Finally, a more predictable, streamlined review process under form-based code can help reduce the overall cost of development, making it easier to produce lower-cost units.

Well-designed form-based codes can potentially have a positive impact on affordability across the income spectrum if it encourages adequate supply and the development of "missing middle" housing typologies. Deeper levels of affordability can be provided if inclusionary housing elements are included in the policy.

Mixed-Use, Mixed-Income Housing

"Mixed-use" and "mixed-income" can mean different things to different people. In general, these types of projects are defined based on the inclusion of households at different income levels and a variety of commercial and retail uses incorporated alongside the residential space. Mixed-use, mixed-income projects can be built both in low-income, emerging communities, as well as in higher-income, market-rate communities. There are different challenges associated with building in each type of submarket.

Mixed-use, mixed-income projects can only be developed if that mix of uses is allowed under the locality's zoning. In addition to land use and zoning issues, financing is a big issue for developing mixed-use and mixed-income communities. The ability to assemble the necessary financing for these types of projects depends a lot on the structure of the project. It is often the case that 100-percent affordable deals are much easier to find financing for than mixed-income, mixed-use projects. For example, on a typical new construction of a 100-percent affordable project, there may be equity from the Low-Income Housing Tax Credit (LIHTC) program along with land equity and gap financing from a local jurisdiction. A mixed-income project marries conventional financing with affordable financing, but the requirements and risk tolerances for the two different investment sources often do not align. As a result, developers of mixed-income, mixed-use projects end up having to "condominimum-ize" the property, establishing different owners for the affordable and market units on the property.

Expedited Permitting

New residential (and commercial) construction typically goes through a process that involves review and approval by multiple local government departments (e.g., planning, zoning, transportation) and often must be reviewed by other agencies and organizations (e.g., utility companies, state environmental agencies). The review process can sometimes lead to the necessity of re-doing project plans or conducting additional studies to gain local support for the development.

Delays and unpredictability associated with project review, zoning, permitting, entitlement and other approvals processes add to the final costs of new housing. These costs typically are passed on to the final occupant of the new building and make it more difficult to build housing affordable to lower-income households.

Expedited development review and permitting can be one way of reducing costs and to help promote the development of housing affordable to low- and moderate-income households. While fast-tracking review and permitting of workforce housing projects reduces developer costs at no cost to local jurisdictions, it also may mean fewer opportunities for community input on proposed projects. Therefore, it is important to balance the goals of an expedited process with other goals in the community.

Alongside an expedited process, more education and coordinated outreach around the development review and approval process is often essential for helping developers and other stakeholders be more aware of the requirements and process.

Fee Waivers

Fees are charged as part of the development review and approval process. Some fees—such as subdivision review fees or board of zoning appeals fees—are associated with specific steps in the review and approval process.

Impact fees are one-time charges assessed on new residential developments to help pay for new or expanded infrastructure to serve them. Revenue collected through impact fees can help fund the expansion of water and sewer lines if they do not exist, the building of new or improvement of existing roads or sidewalks in the area and/or the creation of public amenities, such as parks or new schools.

Like other development costs, fees add to the final cost of housing. To make it easier to develop workforce housing, local jurisdictions sometimes offer to waive the impact and/or other fees associated with developments which include below-market-rate units. Alternatively, a “proportional” fee reduction program may be developed in which impact fees are adjusted according to the size of the housing unit or the location of the new housing. Larger homes and those located in outlying areas where infrastructure does not currently exist usually command a higher fee than smaller, in-town units.

If fee waivers are not allowed in a community, an option has been to provide projects a rebate on impact and other fees from another local revenue source.

Reduced Parking

Most zoning ordinances require that new residential developments include a certain number of parking spaces per unit or per bedroom. These requirements can add significantly to the cost of developing housing and have been found to have a substantial impact on the financial feasibility of below-market-

rate housing developments. According to one recent study, requiring one parking space per unit increases the cost of development by 12.5 percent, and two spaces per unit increases costs by 25 percent.[10] Areas near transit are particularly well-situated for the elimination or reduction of parking requirements.

Accessory Dwelling Units

Accessory dwelling units (ADUs) are smaller housing units that are either attached units as part of a primary dwelling unit or structure (e.g., as a lower-level apartment, over-garage apartment) or are a detached structure (e.g., tiny home). Sometimes called "granny flats" or "in law" apartments, these units can also be a source of lower-cost workforce housing. With attention to design, ADUs can be constructed to preserve neighborhood character and to have minimal impacts.

In addition to serving as a source of workforce housing, accessory units can be a source of income for homeowners, allowing them to remain in their homes over time. ADUs can also be a source of housing for caregivers and family members.

Housing Access

First-Time Homebuyer Programs

Local first-time homebuyer programs assist low- and moderate-income households with purchasing a home by providing financial assistance with down payment, principal reduction and/or closing costs associated with a home purchase. Potential homebuyers generally apply for assistance and sometimes have to meet certain requirements, such as currently living or working in the community. In order to receive assistance, homebuyers must meet the definition of a first-time buyer, which typically means having not owned a home in the prior three years. Homebuyers often must qualify for a mortgage from an approved lender and undergo homeownership counseling. Funding for first-time homebuyer programs often comes from CDBG and HOME funding, as well as from local funding sources.

Local Housing Voucher/Grant

Like the Federal Housing Choice Voucher program, a local housing voucher/grant program provides assistance to households to enable them to rent housing in the private market. A local housing grant program using local resources could offer priority to individuals who hold jobs in the community. Administration of local grants is often through a local housing authority, but can also be managed by the local municipality or a local nonprofit organization. Local housing voucher programs are most beneficial when there are sufficient apartments available, landlords willing to take local vouchers and/or source of income discrimination laws (i.e., landlords cannot turn down a tenant because he or she is using a voucher).

[10] Litman, Todd. 2016. Parking Requirement Impacts on Housing Affordability. Victoria, British Columbia: Victoria Transport Policy Institute. Available online http://www.vtpi.org/park-hou.pdf

Employer-Assisted Housing

Employer-assisted housing (EAH) is an employer-provided benefit, usually designed to assist employees in becoming homeowners. EAH programs often include grants for down payment assistance, low-interest loans, matched dollar savings plans, credit counseling and/or homebuyer education.

While there have been efforts to create EAH programs that extend to private-sector employers broadly, local EAH programs have traditionally focused on public employees (e.g., local government and school employees) and employees of large nonprofit or anchor institutions (e.g., universities and hospitals).

In addition to down payment and other homebuying assistance, there are examples of major employers investing directly in housing for their employees. This approach of directly building housing or supporting the construction of housing for employees has been most common in resort communities and in very high-cost markets.

Financial Tools

Local Housing Trust Fund

Housing trust funds are distinct funds established by a city, county or state government that generally receive ongoing dedicated sources of public funding to support the preservation and production of housing affordable to lower-income households. Revenue for local housing trust funds is generated from a variety of sources, including real estate transfer taxes or recordation fees, litigation settlements, inclusionary in-lieu fees and appropriations from a municipality's general revenue. Less common is for donations or dedicated contributions from local employers.

There is wide variation in the amounts local jurisdictions commit to housing trust funds, and the amounts can vary from year to year. Trust fund dollars can be combined with other local funding to support affordable and workforce housing programs and services. While there may be limits on uses of local trust fund dollars imposed by the state, generally there is a lot of flexibility in how these resources may be used.

In the most effective local housing trust funds, public dollars are used to leverage a range of additional funding sources, which expands the impact the fund can have. Trust fund dollars can be used to fund a wide variety of housing production and preservation activities, depending on the goals of the community. Funds can be allocated as grants or as loans for predevelopment activities, construction, rehabilitation or resident services. Loan repayments can ideally account for a share of the trust funds revenue.

National Housing Trust Fund

The National Housing Trust Fund (HTF) is an affordable housing production program that complements existing federal, state and local efforts to increase and preserve the supply of housing for extremely low- and very low-income households, including homeless families.

states and state-designated entities are eligible grantees for the HTF. The U.S. Department of Housing and Urban Development allocates HTF funds to states by formula annually. A state must use at least 80 percent of each annual grant for rental housing, up to 10 percent for homeownership and up to 10 percent for the grantee's reasonable administrative and planning costs. In FY2018, South Carolina was allocated just over $3 million from the HTF. Funding is allocated by the state to local projects on a competitive basis.

HTF funds may be used for the production or preservation of affordable housing through the acquisition, new construction, reconstruction and/or rehabilitation of “non-luxury” housing with suitable amenities. All HTF-assisted units are required to have a minimum affordability period of 30 years.

In South Carolina, HTF funding is made available through a competitive process by which the highest scoring applications submitted during an annual funding cycle are awarded funding. The award criteria emphasize proximity to walkable amenities. In addition, “underserved” communities are given priority.

South Carolina Trust Fund

The South Carolina Housing Trust Fund (SC HTF) is a state-funded program designed to provide financial assistance for the development, rehabilitation and acquisition of affordable housing for low-income households throughout the state. Applications for the SC HTF are accepted for the following activities: Emergency Repair, Owner-Occupied Rehabilitation, Group Homes, Supportive Housing and Rental Housing. Flood Recovery was added as a category for the 2017 to 2018 cycle.

For FY2017-2018, an estimated $9.9 million was allocated to nonprofit organizations from the SC HTF:

$6.4 million for owner-occupied rehabilitation activities

$2.0 million for supportive housing activities

$459,000 for rental housing activities

$1.0 million for flood recovery housing activities

Opportunity Zone

Created as part of the 2017 Tax Cuts and Jobs Act, Opportunity Zones are designed to drive long-term capital into low-income communities across the nation, using tax incentives to encourage private investment into designated census tracts through privately- or publicly-managed investment funds. These investments can include supporting the development of affordable or workforce housing.

The Opportunity Zones program provides opportunities for investors with long-term capital gains to defer paying tax on those gains for a period of time while also investing in underserved communities that need capital. The funding would be administered through an Opportunity Fund. There is still uncertainty around how these funds would be managed. Most analysts believed the certification of Opportunity Funds would

be performed through a structured process, perhaps administered by the Treasury Department's Community Development Financial Institutions (CDFI) Fund. However, in a series of Frequently Asked Questions published by the IRS on April 24, 2018, the IRS said a Qualified Opportunity Fund can self-certify and "no approval or action by the IRS is required." If this holds true, individuals with smaller gains may be able to reinvest them without having to worry about potential costs associated with investing in a larger, institutionally-managed fund. This process could make Opportunity Zone investing more efficient than similar incentives directed at low-income communities, such as the New Markets Tax Credit program or the Low-Income Housing Tax Credit (LIHTC) program.

Social Impact Bonds/Impact Investing

Social impact bonds (SIBs) are innovative financing tools that can allow local jurisdictions to use funds from private investors to develop or rehabilitate housing affordable to lower-income individuals and families. SIBs most commonly have been used to finance the development of supportive housing targeting homeless individuals who are frequent users of public services, including emergency rooms and police services. Savings associated with reduced costs in the health care and criminal justice systems resulting from individuals having access to stable housing is captured by the local jurisdiction and used to repay investors. SIBs are sometimes called "pay-for-success" programs, and investors are repaid if and when programs meet specified targets. Repayments are lower if goals are not met.

AirBnB Taxes

Another potential source of local funding for affordable housing in high-cost markets is a tax on short-term rentals, sometimes known as the Airbnb tax. The rise of Airbnb and VRBO—the online resources that connect people with short-term rentals—has led to discussions about whether this new approach to lodging could actually be making housing affordability worse in some high-cost places. In response, communities have begun taxing owners of Airbnb properties and sometimes directing that revenue to affordable housing.

Tax Increment Financing

Tax increment financing (TIF) has become a popular source of revenue for economic development projects in many communities, but can also be leveraged for the development of below-market-rate housing. The local jurisdiction defines a TIF district and allocations of real estate property tax revenue are frozen at baseline levels. The additional tax revenue generated as the value of properties in the district increase is allocated to projects in the TIF district.

The use of TIF revenue to finance workforce and affordable housing programs can help ensure that new economic development and growth that brings prosperity to the community does not have a negative impact on housing affordability among lower-wage working households.

General Obligation Bonds

General Obligation (GO) Bonds are issued by a jurisdiction generally to pay for community improvement projects such as infrastructure, schools and other capital projects, though communities have used GO bonds to finance affordable housing. Unlike revenue bonds, projects funded by GO Bonds do not have to

have a revenue source that repays the debt. Rather, the GO bonds are paid off as part of the jurisdiction's general expenditures on interest and debt. Typically, GO bonds have been used for school construction, infrastructure improvements and land acquisition.

Property Tax Abatements, Exemptions and Rebates

Local jurisdictions can adopt various types of tax incentives to encourage the development of new affordable housing or to incentivize owners to preserve the affordability of existing subsidized and unsubsidized affordable rental homes. Tax incentive programs often work by freezing or lowering the real estate tax assessments or tax rate, or rebating back all or a portion of the property tax amount, for properties that preserve affordability over a designated period of time.

Preservation Strategies

Single-Family Rehabilitation

Upkeep of older housing can be costly for homeowners, especially lower-income families, seniors and others living on fixed incomes. Homeowner rehabilitation programs are available to low- and moderate-income households to assist them to fix health and safety issues, increase energy conservation and undertake preventive home maintenance. Assistance is usually provided as low-interest loans, though some local jurisdictions have grant programs that provide direct assistance to homeowners without a repayment requirement. Funding for single-family rehabilitation programs can come from federal sources, including the CDBG and HOME programs, but many local jurisdictions supplement with local resources and/or partner with local nonprofits to provide assistance.

Manufactured Home and Site Rehabilitation

Mobile homes can provide a valuable affordable housing option. Often, however, the condition of the mobile homes deteriorates and they can present health hazards. In addition, mobile homes are expensive to heat and cool

There are ways to preserve manufactured homes and improve conditions for families living in them. There are also options for redeveloping manufactured home parks/sites where the existing homes are in conditions beyond repair and rehabilitation.

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