Town of Hilton Head Island

2020 – 2024

Consolidated Plan

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

~DRAFT~

Contents

Executive Summary 4
ES-05 Executive Summary - 24 CFR 91.200(c), 91.220(b) 4
The Process 8
PR-05 Lead & Responsible Agencies 24 CFR 91.200(b) 8
PR-10 Consultation – 91.100, 91.110, 91.200(b), 91.300(b), 91.215(l) and 91.315(l) 9
PR-15 Citizen Participation – 91.105, 91.115, 91.200(c) and 91.300(c) 16
Needs Assessment 26
NA-05 Overview 26
NA-10 Housing Needs Assessment - 24 CFR 91.205 (a,b,c) 27
NA-15 Disproportionately Greater Need: Housing Problems – 91.205 (b)(2) 34
NA-20 Disproportionately Greater Need: Severe Housing Problems – 91.205 (b)(2) 38
NA-25 Disproportionately Greater Need: Housing Cost Burdens – 91.205 (b)(2) 42
NA-30 Disproportionately Greater Need: Discussion – 91.205(b)(2) 44
NA-35 Public Housing – 91.205(b) 47
NA-40 Homeless Needs Assessment – 91.205(c) 52
NA-45 Non-Homeless Special Needs Assessment - 91.205 (b,d) 55
NA-50 Non-Housing Community Development Needs – 91.215 (f) 57
Housing Market Analysis 59
MA-05 Overview 59
MA-10 Number of Housing Units – 91.210(a)&(b)(2) 61
MA-15 Housing Market Analysis: Cost of Housing - 91.210(a) 64
MA-20 Housing Market Analysis: Condition of Housing – 91.210(a) 67
MA-25 Public and Assisted Housing – 91.210(b) 70
MA-30 Homeless Facilities and Services – 91.210(c) 72
MA-35 Special Needs Facilities and Services – 91.210(d) 74

MA-40 Barriers to Affordable Housing – 91.210(e) 75

MA-45 Non-Housing Community Development Assets – 91.215 (f) 76

MA-50 Needs and Market Analysis Discussion 81

MA-60 Broadband Needs of Housing occupied by Low- and Moderate-Income Households - 91.210(a)(4), 91.310(a)(2) 83

MA-65 Hazard Mitigation - 91.210(a)(5), 91.310(a)(3) 84

Strategic Plan 85

SP-05 Overview 85

SP-10 Geographic Priorities – 91.215 (a)(1) 88

SP-25 Priority Needs - 91.215(a)(2) 93

SP-30 Influence of Market Conditions – 91.215 (b) 96

SP-35 Anticipated Resources 97

SP-40 Institutional Delivery Structure 101

SP-45 Goals Summary 104

SP-50 Public Housing Accessibility and Involvement – 91.215(c) 107

SP-55 Barriers to affordable housing – 91.215(h) 109

SP-60 Homelessness Strategy – 91.215(d) 111

SP-65 Lead based paint Hazards – 91.215(i) 113

SP-70 Anti-Poverty Strategy – 91.215(j) 114

SP-80 Monitoring – 91.230 115

Expected Resources 116

AP-15 Expected Resources – 91.220(c)(1,2) 116

Annual Goals and Objectives 120

Projects 121

AP-35 Projects – 91.220(d) 121

AP-38 Project Summary 122

AP-50 Geographic Distribution – 91.220(f) 123

Affordable Housing 124

AP-55 Affordable Housing – 91.220(g) 124

AP-60 Public Housing – 91.220(h) 125

AP-65 Homeless and Other Special Needs Activities – 91.220(i) 126

AP-75 Barriers to affordable housing – 91.220(j) 128

AP-85 Other Actions – 91.220(k) 130

Program Specific Requirements 133

Appendix - Alternate/Local Data Sources 134

Attachements 136

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 2020 – 2024 Consolidated Plan is to preserve and revitalize primarily low and moderate income (LMI) neighborhoods, support LMI activities which enhance quality of life for Hilton Head Island residents, and address priority community public services, community development, redevelopment needs and prevent, or prepare for, or respond to COVID-19 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.

On April 2, 2020 the Town of Hilton Head Island received notification from HUD of a special allocation of CDBG-CV funds to be used to prevent, prepare for, and respond to COVID-19. This allocation was authorized by the Coronavirus Aid, Relief, and Economic Security Act (CARES Act) signed on March 27, 2020 to respond to the growing effect of this historic public health crisis. In addition to the CDBG-CV funding allocation, HUD authorized the use of Fiscal Year 2020 CDBG funds to prevent, prepare for and respond to COVID-19.

Town of Hilton Head Island activities funded by the CDBG program are designed to benefit LMI persons. Activities may qualify for CDBG assistance if the activity meets the LMI housing national objective, will benefit all the residents of a LMI residential area, will benefit LMI clientele, or prevent, or prepare for, or respond to COVID-19.

According CDBG program guidelines, an activity using the LMI area benefit must meet the minimum threshold of 51% LMI qualified residents. However, the Town of Hilton Head Island has been designated an exception grantee, which resulted in a LMI area percentage of 49.56%, this percentage is applied to Census tracts and blocks to determine activity eligibility on an area basis. An activity using the LMI clientele benefit must serve a clientele which is 51% or more LMI.

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

The Plan provides a guide for the Town of Hilton Head Island's allocation of CDBG Program funding for the 2020 – 2024 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, economic development, and public

services for LMI persons. The primary emphasis of the goals is the continuance of maintaining and improving the quality of life of LMI residents. Projects selected for CDBG funding in this five year period will be managed efficiently and in compliance with program requirements.

3. Evaluation of past performance

The Town of Hilton Head Island has participated in the HUD CDBG Entitlement Program since 2015. During the first five years of program participation, the Town met required program deadlines. Notifications of acceptable levels of program accomplishment were received from the HUD Columbia, SC field office during the first five years of program participation. A "No Findings or Concerns" report was issued by the Regional Environmental Officer during a 2019 onsite Environmental Review Procedures monitoring visit. The Town 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

The Town conducted Needs Assessment public meetings on March 2, 2020 and March 5, 2020 to solicit input from the community. A public notice was published in the local newspaper, The Island Packet, seven days prior to the public meetings. In addition to the published notice, public meeting notices were posted at the Town of Hilton Head Island Town Hall, on the Town website, and sent to Town of Hilton Head Island E-Subscription Service subscribers. Letters of invitation to the Needs Assessment public meetings were mailed to 38 community leaders and organizations which assist LMI clientele seven days prior to the meeting. This meeting is summarized in the Citizen Participation section of this plan.

After receiving notification of the supplemental CDBG-CV funds Town staff consulted with the Community Foundation of the Lowcountry, a local nonprofit organization which participated in both Needs Assessment public meetings in March 2020. This consultation was to determine their capability to administer public services grants funded with Fiscal Year 2020 CDBG and CDBG-CV funds on behalf of the Town.

5. Summary of public comments

During the March 2, 2020 and March 5, 2020 Needs Assessment public meetings the following community needs were identified and ranked in order of community importance:

1. Simple, decent and affordable housing (7 votes)
2. Drainage improvements (6 votes)

3. Facility improvements for non-profit organizations serving LMI clientele. (4 votes)
4. Access to health care (3 votes)
5. Education for high-risk children (3 votes)
6. Small business development center/program (3 votes)
7. Facility expansions to increase programs for non-profit groups (2 votes)
8. Sailing & Rowing Center at Squire Pope Community Park shade cover on pier (2 votes)
9. Shelter of homeless (2 votes)

The following needs identified at the two March 2020 Needs Assessment public meetings all received one vote:

- Public transportation for residents
- Child care that is affordable and high quality
- Academic intervention programs
- Homeless services/hygiene facility
- Assistance connecting to water and sewer
- Job training
- Lighting on bike paths in Baygall and Squire Pope areas

Other needs identified at the two March 2020 Needs Assessment public meetings that did not receive any votes included:

- Academic intervention support facility
- Free tax preparation
- Community Center
- Road repairs
- Public Safety

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

- Sidewalks and lighting on Southwood Park Drive

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

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

7. Summary

The Town of Hilton Head Island Five Year 2020 – 2024 Consolidated Plan identifies needs for a suitable living environment for primarily LMI 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 CDBG 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

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PR-10 Consultation – 91.100, 91.110, 91.200(b), 91.300(b), 91.215(l) and 91.315(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 Continuum of Care 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 195 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 and 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 Continuum of Care, 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 specific to the Town of Hilton Head Island.

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 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 jurisdictions consultations with housing, social service agencies and other entities

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**	LOWCOUNTRY CONTINUUM OF CARE
	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 Continuum of Care was consulted on homeless needs via website research and email correspondence.

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?	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 through interaction 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?	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 online data gathering.
5	**Agency/Group/Organization**	HILTON HEAD HABITAT FOR HUMANITY
	Agency/Group/Organization Type	Housing Services - Housing Regional organization
	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?	Hilton Head Regional Habitat for Humanity was consulted on housing, homeless and non-housing community development during the 2020 Needs Assessment public meeting.

6	**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 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 on housing, homeless and non-housing community development during the 2020 Needs Assessment public meeting.
7	**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 on housing, health services and non-housing community development during the 2020 Needs Assessment public meeting.
8	**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 on housing, homeless and non-housing community development during the 2020 Needs Assessment public meeting and subsequently on capabilities for prevention, preparation, and response to COVID-19.
9	**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?	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 Boys & Girls Club of Hilton Head Island was consulted on housing, child care, education and non-housing community development during the 2020 Needs Assessment public meeting.

10	**Agency/Group/Organization**	THE CHILDRENS CENTER
	Agency/Group/Organization Type	Services – Children Services - Education
	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 Children's Center was consulted on housing, child care, education and non-housing community development during the 2020 Needs Assessment public meeting.
11	**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 Needs 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 on housing and non-housing community development during the 2020 Needs Assessment public meeting.
12	**Agency/Group/Organization**	NEIGHBORHOOD OUTREACH CONNECTION
	Agency/Group/Organization Type	Services – Children Services - Education
	What section of the Plan was addressed by Consultation?	Housing Needs 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?	Neighborhood Outreach Connection (NOC) was consulted on housing and non-housing community development during the 2020 Needs Assessment public meeting.
13	**Agency/Group/Organization**	GULLAH MUSEUM
	Agency/Group/Organization Type	Civic Leaders
	What section of the Plan was addressed by Consultation?	Housing Needs 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 on housing and non-housing community development during the 2020 Needs Assessment public meeting.
14	**Agency/Group/Organization**	HOPEFUL HORIZONS
	Agency/Group/Organization Type	Services – Children Services – Victims of Domestic Violence Services - Education Services - Victims
	What section of the Plan was addressed by Consultation?	Housing Needs 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?	Hopeful Horizons was consulted on housing and non-housing community development during the 2020 Needs Assessment public meeting.
15	**Agency/Group/Organization**	BEAUFORT COUNTY SCHOOL DISTRICT
	Agency/Group/Organization Type	Services – Children Services – Homeless Services - Education
	What section of the Plan was addressed by Consultation?	Homeless Needs – Families with children Homeless 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 Beaufort County School District was consulted on homeless children and youth during a Lowcountry Affordable Housing Coalition meeting presentation.

Table 2 – Agencies, groups, organizations who participated

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 Continuum of Care	The Lowcountry Continuum of Care, 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 specific to 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))

The Town of Hilton Head Island coordinates with public entities and other bodies of government to develop the Consolidated Plan. Town of Hilton Head Island Community Development department staff work closely with the Town's Public Projects and Facilities department to collaborate on improvement projects. These efforts include but are not limited to plans for infrastructure and other improvements in the community through CDBG funded activities. Town of Hilton Head Island Community Development department staff work closely with the Community Foundation of the Lowcounty, a local nonprofit organization which participated in Town of Hilton Head Island Needs Assessment public meetings in March 2020. These cooperation and coordination efforts include but are not limited to plans for public services activities in the community funded with Fiscal Year 2020 CDBG and CDBG-CV funds to address the prevention, preparation and recovery efforts related to COVID-19. 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.

PR-15 Citizen Participation – 91.105, 91.115, 91.200(c) and 91.300(c)

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

The Town of Hilton Head Island conducted two Needs Assessment public meetings on March 2, 2020 and March 5, 2020 to solicit input from the community on housing, homeless and community development needs. A public notice was published in the local newspaper, The Island Packet, seven days prior to the public meetings. In addition to the published notice, public meeting notices were posted at the Town of Hilton Head Island Town Hall, on the Town website, and sent to Town of Hilton Head Island E-Subscription Service subscribers. Letters of invitation to the Needs Assessment public meetings were mailed to 38 community leaders and organizations which assist LMI clientele seven days prior to the meeting. Documentation of public notices is included as an attachment to this plan.

After receiving notification of the supplemental CDBG-CV funds Town staff consulted with the Community Foundation of the Lowcountry, a local nonprofit organization which participated in both Needs Assessment public meetings in March 2020. This consultation was to determine their capability to administer public services grants funded with Fiscal Year 2020 CDBG and CDBG-CV funds on behalf of the Town.

At each needs assessment public meeting a presentation was given including the purpose of the community Needs Assessment and the Community Development Block Grant program was explained. Public comments were taken and attendees were asked to list community needs. Meeting attendees selected the needs identified by the group which they believe most important to the community. A summary of needs identified and meeting minutes are included as an attachment to this Consolidated Plan.

During the March 2, 2020 and March 5, 2020 Needs Assessment public meetings the following community needs were identified and ranked in order of community importance:

1. Simple, decent and affordable housing (7 votes)
2. Drainage improvements (6 votes)
3. Facility improvements for non-profit organizations serving LMI clientele (4 votes)
4. Access to health care (3 votes)
5. Education for high-risk children (3 votes)
6. Small business development center/program (3 votes)
7. Facility expansions to increase programs for non-profit groups (2 votes)
8. Sailing & Rowing Center at Squire Pope Community Park shade cover on pier (2 votes)
9. Shelter of homeless (2 votes)

The following needs identified at the two March 2020 Needs Assessment public meetings all received one vote:

- Public transportation for residents
- Child care that is affordable and high quality
- Academic intervention programs
- Homeless services/hygiene facility
- Assistance connecting to water and sewer
- Job training
- Lighting on bike paths in Baygall and Squire Pope areas

Other needs identified at the two March 2020 Needs Assessment public meetings but did not receive any votes included:

- Academic intervention support facility
- Free tax preparation
- Community Center
- Road repairs
- Public Safety

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

- Sidewalks and lighting on Southwood Park Drive

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 applica ble)

1	Public Meeting	Non-targeted/ broad community	At the March 2, 2020 Needs Assessment public meeting there were seven attendees.	Community needs identified and ranked in order of community importance: • Simple, decent and affordable place to live (7 votes) • Facility improvements for LMI clients of non-profit groups (4 votes) • Access to health care (3 votes) • Facility expansions to increase programs for non-profit groups (2 votes) The following needs identified all received one vote: • Public transportation for residents • Child care that is affordable and high quality • Academic intervention programs • Homeless services/hygiene facility	All comments were accepted.	

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 applica ble)
				• Assistance connecting to water and sewer Other needs identified but did not receive any votes included: • Academic intervention support facility • Free tax preparation		

2	Public Meeting	Non-targeted/ broad community	At the March 5, 2020 Needs Assessment public meeting there were eight attendees.	Community needs identified and ranked in order of community importance: • Draining improvements island wide, specifically Gum Tree Road, Chaplin area, and Eagin Court (6 votes) • Affordable housing (5 votes) • Education for high-risk children (3 votes) • Small business development center/program (3 votes) • Sailing & Rowing Center at Squire Pope Community Park shade cover on pier (2 votes) • Shelter of homeless (2 votes) The following needs identified all received one vote: • Job training • Transportation	All comments were accepted.	

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 applica ble)
				• Lighting on bike paths (in Baygall and Squire Pope areas) Other needs identified but did not receive any votes included: • Community center • Road repairs • Public safety Needs identified via email or letter in place of attending public meeting included: • Sidewalks and lighting on Southwood Park Drive		

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 applica ble)
3	Internet Outreach	Non-targeted/ broad community	The draft Consolidated Plan was posted on the Town of Hilton Head Island website from April 1, 2020 through April 20, 2020. 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 E-Subscription Service list. No comments were received in this format.	As of April 20, 2020 no comments were received. The comment period closed due to the need for a revision to the Consolidated Plan related to CDBG-CV funding.	No comments received.	

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 applica ble)
4	Internet Outreach	Non-targeted/b road community	The revised draft Consolidated Plan was posted on the Town of Hilton Head Island website from April 27, 2020 through May 1, 2020. 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 5 day public comment period was sent via email blast to all email addresses listed on the Town's E-Subscription Service list.	Pending closure of 5 day comment period.	All comments will be accepted.	

Table 4 – Citizen Participation Outreach

Needs Assessment

NA-05 Overview

Needs Assessment Overview

The Town of Hilton Head Island used the U.S. Census Bureau 2011 – 2015 CHAS (Comprehensive Housing Affordability Strategy) default needs assessment data in developing this consolidated plan. This data encompasses customized tabulations HUD receives from the U.S. Census Bureau based on American Community Survey (ACS) data. In addition to the CHAS data, comments received during the needs assessment public meetings and the consultation process were used to determine the priority needs for the 2020 – 2024 consolidated plan. The assessment utilized HUD's eCon Planning Suite within the Integrated Disbursement and Information System (IDIS). The eCon Planning Suite pre-populated the most current housing and economic development data available to assist jurisdictions in identifying funding priorities in the consolidated plan and annual action plan.

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 2011 – 2015 American Community Survey the Town of Hilton Head Island included 39,070 residents and 17,055 households. The data reflects increases in population of 5% and households of 14% and a 2% decrease in median income.

Demographics	Base Year: 2009	Most Recent Year: 2015	% Change
Population	37,099	39,070	5%
Households	14,970	17,005	14%
Median Income	$68,337.00	$66,646.00	-2%

Table 5 - Housing Needs Assessment Demographics

Data Source: 2005-2009 ACS (Base Year), 2011-2015 ACS (Most Recent Year)

Number of Households Table

	0-30% HAMFI	>30-50% HAMFI	>50-80% HAMFI	>80-100% HAMFI	>100% HAMFI
Total Households	1,580	1,630	2,525	1,525	9,745
Small Family Households	320	340	610	400	2,930
Large Family Households	75	115	150	85	250
Household contains at least one person 62-74 years of age	415	320	735	365	4,115
Household contains at least one person age 75 or older	325	505	595	370	1,925
Households with one or more children 6 years old or younger	165	219	255	195	650

Table 6 - Total Households Table

Data Source: 2011-2015 CHAS

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	20	60	50	95	225	15	15	0	0	30
Severely Overcrowded - With >1.51 people per room (and complete kitchen and plumbing)	15	0	65	0	80	0	0	0	0	0
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	50	30	75	90	245	20	10	4	0	34
Housing cost burden greater than 50% of income (and none of the above problems)	370	275	95	4	744	590	430	660	140	1,820

	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
Housing cost burden greater than 30% of income (and none of the above problems)	85	255	380	130	850	50	190	395	270	905
Zero/negative Income (and none of the above problems)	60	0	0	0	60	235	0	0	0	235

Table 7 – Housing Problems Table

Data Source: 2011-2015 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	455	360	280	190	1,285	620	460	665	140	1,885
Having none of four housing problems	145	330	550	480	1,505	60	475	1,025	720	2,280
Household has negative income, but none of the other housing problems	60	0	0	0	60	235	0	0	0	235

Table 8 – Housing Problems 2

Data Source: 2011-2015 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	235	150	175	560	30	65	260	355
Large Related	50	70	30	150	4	0	19	23
Elderly	130	150	120	400	489	495	655	1,639
Other	120	225	235	580	125	70	120	315
Total need by income	535	595	560	1,690	648	630	1,054	2,332

Table 9 – Cost Burden > 30%

Data Source: 2011-2015 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	190	25	30	245	30	65	160	255
Large Related	50	0	0	50	4	0	15	19
Elderly	105	150	20	275	455	300	420	1,175
Other	85	160	45	290	95	70	65	230
Total need by income	430	335	95	860	584	435	660	1,679

Table 10 – Cost Burden > 50%

Data Source: 2011-2015 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	65	25	120	90	300	20	10	0	0	30

	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
Multiple, unrelated family households	0	4	20	0	24	0	0	4	0	4
Other, non-family households	0	0	0	0	0	0	0	0	0	0
Total need by income	65	29	140	90	324	20	10	4	0	34

Table 11 – Crowding Information – 1/2

Data Source: 2011-2015 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								

Table 12 – Crowding Information – 2/2

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

The 2011 – 2015 American Community Survey data for Hilton Head Island indicates there are a total of 5,889 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 82.7% are indicated as householder living alone and 44.2 % are 65 years and over. A source of data estimating the need for assistance from single person 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 – 2015 American Community Survey data for Hilton Head Island there is an estimated 4,481 persons having disabled status, this figure represents 11.5% 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. The data set for greater than 30% cost burden indicates the highest number of renter occupants (595) earning between 30% and 50% of the area median income have a cost burden greater than 30% of their income. The same data set indicates the highest number of owner occupants (1,054) earning between 50% and 80% of the area median income have a cost burden greater than 30% of their income.

The data set for greater than 50% cost burden indicates the highest number of renter occupants (430) earning between zero and 30% of the area median income have a cost burden greater than 50% of their income. The same data set indicates the highest number of owner occupants (660) earning between 50% and 80% of the area median income have a cost burden greater than 50% of their income.

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

According to the 2011 – 2015 Comprehensive Housing Affordability Strategy (CHAS) data, the owner occupant households in the 50% to 80% area median income range are likely to have the greatest cost 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 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 Continuum of Care, the regional continuum of care servicing the Town. There is a non-profit organization, Family Promise of Beaufort, 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 needs 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

The characteristic linked with instability and 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 2011 – 2015 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 2011 – 2015 American Community Survey data, showing 4.3% of rental housing payments are less than $500 per month.

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 as 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 2011 – 2015 American Community Survey the total population of the Town of Hilton Head Island is 39,070. The population composition is as follows: 32,732 persons (83.8%) are White, 3,037 persons (7.8%) are Black/African American, 48 persons (0.1%) are American Indian and Alaska Native, 409 persons (1%) are Asian, 2,381 persons (6.1%) are Some Other Race and 464 persons (1.2%) are Two or More Races. The total Hispanic population of the Town of Hilton Head Island is comprised of 5,467 persons, which is 14% of the total Town population. It should be noted in the American Community Survey 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/African American and their ethnicity Hispanic.

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	1,220	70	295
White	735	35	170
Black / African American	225	30	100
Asian	0	0	0
American Indian, Alaska Native	10	0	0
Pacific Islander	0	0	0
Hispanic	245	0	20

Table 13 - Disproportionally Greater Need 0 - 30% AMI

Data Source: 2011-2015 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%

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	1,270	360	0
White	930	210	0
Black / African American	80	75	0
Asian	65	35	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	190	50	0

Table 14 - Disproportionally Greater Need 30 - 50% AMI

Data Source: 2011-2015 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	1,725	800	0
White	1,340	590	0
Black / African American	210	79	0
Asian	30	0	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	145	130	0

Table 15 - Disproportionally Greater Need 50 - 80% AMI

Data Source: 2011-2015 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	730	795	0
White	620	635	0
Black / African American	20	25	0
Asian	0	35	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	90	105	0

Table 16 - Disproportionally Greater Need 80 - 100% AMI

Data Source: 2011-2015 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, Black/African American and Hispanic populations had percentages greater than 10% of the income level as a whole.

The housing assessment determined the housing problems for the 80% -100% of area median income category for White populations was the highest at 85% and for Hispanic populations was 12%. The 50% - 80% of area median income category for White populations was 78% and for Black/African American populations was 12%. The 30% - 50% of area median income category for White populations was 73% and for Hispanic populations was 15%. The 0% - 30% of area median income category for White populations was 60%, for Hispanic populations was 20% and for Black/African American populations was 18%.

Further review of the assessment figures indicate the 80% - 100% of area median income category had the smallest number of households with one or more of the four housing problems while the 50% - 80% of area median income category had the largest number of households. It is important to note the 0% - 30% of area median income

category was the only data set that included three populations (White, Black/African American and Hispanic) with percentages greater than 10% of the income level as a whole.

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 "disproportionately greater number of severe housing problems" is defined as 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 2011 – 2015 American Community Survey the total population of the Town of Hilton Head Island is 39,070. The population composition is as follows: 32,732 persons (83.8%) are White, 3,037 persons (7.8%) are Black/African American, 48 persons (0.1%) are American Indian and Alaska Native, 409 persons (1%) are Asian, 2,381 persons (6.1%) are Some Other Race and 464 persons (1.2%) are Two or More Races. The total Hispanic population of the Town of Hilton Head Island is comprised of 5,467 persons, which is 14% of the total Town population. It should be noted in the American Community Survey 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/African American and their ethnicity Hispanic.

Severe housing problems indicate 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	1,075	205	295
White	710	60	170
Black / African American	155	110	100
Asian	0	0	0
American Indian, Alaska Native	10	0	0
Pacific Islander	0	0	0
Hispanic	205	40	20

Table 17 – Severe Housing Problems 0 - 30% AMI

Data Source: 2011-2015 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	820	805	0
White	670	470	0
Black / African American	70	80	0
Asian	0	100	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	74	160	0

Table 18 – Severe Housing Problems 30 - 50% AMI

Data Source: 2011-2015 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	945	1,575	0
White	760	1,175	0
Black / African American	105	190	0
Asian	10	20	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	80	195	0

Table 19 – Severe Housing Problems 50 - 80% AMI

Data Source: 2011-2015 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	330	1,200	0
White	235	1,020	0
Black / African American	10	35	0
Asian	0	35	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	84	115	0

Table 20 – Severe Housing Problems 80 - 100% AMI

Data Source: 2011-2015 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

The housing assessment determined the severe housing problems for the 30% -50% of area median income category for White populations was the highest at 82%, for all income level categories. There were no other population groups that met the 10% threshold in that income category.

The 0% - 30% of area median income category for White populations was 66%, for Hispanic populations was 19% and for Black/African American populations was 14%. The 50% - 80% of area median income category for White populations was 80% and for Black/African American populations was 11%. The 80% - 100% of area median income category for White populations was 71% and for Hispanic populations was 25%.

Further review of the assessment figures indicate the 80% - 100% of area median income category had the smallest number of households with one or more of the four severe housing problems while the 0% - 30% of area median income category had the largest number of households. It is important to note the 0% - 30% of area median income category was the only data set that included three populations (White,

Black/African American and Hispanic) with percentages greater than 10% of the income level as a whole.

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 "disproportionately greater number of housing cost burdens" is defined as 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 2011 – 2015 American Community Survey the total population of the Town of Hilton Head Island is 39,070. The population composition is as follows: 32,732 persons (83.8%) are White, 3,037 persons (7.8%) are Black/African American, 48 persons (0.1%) are American Indian and Alaska Native, 409 persons (1%) are Asian, 2,381 persons (6.1%) are Some Other Race and 464 persons (1.2%) are Two or More Races. The total Hispanic population of the Town of Hilton Head Island is comprised of 5,467 persons, which is 14% of the total Town population. It should be noted in the American Community Survey 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/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	10,295	3,325	3,090	295
White	8,960	2,700	2,565	170
Black / African American	505	275	265	100
Asian	120	90	0	0
American Indian, Alaska Native	4	0	10	0
Pacific Islander	0	0	0	0
Hispanic	685	250	245	20

Table 21 – Greater Need: Housing Cost Burdens AMI

Data Source: 2011-2015 CHAS

Discussion:

Based on figures from the 2011 – 2015 American Community Survey, the Town of Hilton Head Island has a total of 17,005 households; overall 37.5% 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 2011 – 2015 CHAS data 19.5% of households are paying between 30% and 50% of their income on housing costs and 18% of households are paying more than 50% of their income on housing costs.

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.

Housing Problems: The disparate impact analysis for housing problems determined White, Black/African American and Hispanic populations had percentages greater than 10% of the income level as a whole.

The housing assessment determined the housing problems for the 80% -100% of area median income category for White populations was the highest at 85% and for Hispanic populations was 12%. The 50% - 80% of area median income category for White populations was 78% and for Black/African American populations was 12%. The 30% - 50% of area median income category for White populations was 73% and for Hispanic populations was 15%. The 0% - 30% of area median income category for White populations was 60%, for Hispanic populations was 20% and for Black/African American populations was 18%.

Further review of the assessment figures indicate the 80% - 100% of area median income category had the smallest number of households with one or more of the four housing problems while the 50% - 80% of area median income category had the largest number of households. It is important to note the 0% - 30% of area median income category was the only data set that included three populations (White, Black/African American and Hispanic) with percentages greater than 10% of the income level as a whole.

Severe Housing Problems: The housing assessment determined the severe housing problems for the 30% -50% of area median income category for White populations was the highest at 82%, for all income level categories. There were no other population groups that met the 10% threshold in that income category.

The 80% - 100% of area median income category for White populations was 71% and for Hispanic populations was 25%. The 50% - 80% of area median income category for White populations was 80% and for Black/African American populations was 11%. The 0% - 30% of area median income category for White populations was 66%, for Hispanic populations was 19% and for Black/African American populations was 14%.

Further review of the assessment figures indicate the 80% - 100% of area median income category had the smallest number of households with one or more of the four severe housing problems while the 0% - 30% of area median income category had the largest number of households. It is important to note the 0% - 30% of area median income category was the only data set that included three populations (White, Black/African American and Hispanic) with percentages greater than 10% of the income level as a whole.

Housing Cost Burdens: Based on figures from the 2011 – 2015 American Community Survey, the Town of Hilton Head Island has a total of 17,005 households; overall 37.5% 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 2011 – 2015 CHAS data 19.5% of households are paying between 30% and 50% of their income on housing costs and 18% of households are paying more than 50% of their income on housing costs.

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, LMI areas were identified by Census tracts and blocks comprised of a minimum of 49.56% of LMI households. According to Census data, there are ten Census blocks within five Census tracts in the Town Hilton Head Island with LMI percentages above 49.56%. The below table outlines these statistics:

Census Tract	Census Block Group	Low Mod Percentage
105	1	54.33%
105	2	49.79%
108	1	63.64%
108	2	75.58%
110	1	68.57%
110	2	85.86%
110	4	52.70%
110	5	88.46%
111	4	49.56%

113	1	56.00%
Town of Hilton Head LMI Threshold: 49.56%		

Two of the three Census tracts (105 and 108) of minority concentration have populations of racial or ethnic groups at least 10% greater than the Town as a whole.

- Census Tract 110 has one racial group greater than 10% of the Town as a whole and one ethnic group that is three percent greater than the Town as a whole.
- Census Tracts 111 and 113 have a minority concentration less than 10% of the Town as a whole.
- The highest concentration and number of Hispanic households and Black or African American households is in Census Tract 108.

NA-35 Public Housing – 91.205(b)

Introduction

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	79	10	0	7	1	0	2

Table 22 - Public Housing by Program Type

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

Alternate Data Source: Hilton Head Public Housing Data

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	17,137	14,892	0	15,000	0	0
Average length of stay	0	0	4	4	0	4	0	0
Average Household size	0	0	2	2	0	2	0	0
# Homeless at admission	0	0	0	2	0	1	1	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	22	4	0	4	0	0
# of Disabled Families	0	0	11	6	0	6	0	0
# of Families requesting accessibility features	0	0	3	0	0	0	0	0
# of HIV/AIDS program participants	0	0	0	0	0	0	0	0
# of DV victims	0	0	2	0	0	0	0	0

Table 23 – Characteristics of Public Housing Residents by Program Type

Alternate Data Source: Hilton Head Public Housing Data

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	23	7	0	4	1	0	2
Black/African American	0	0	54	3	0	3	0	0	0
Asian	0	0	0	0	0	0	0	0	0
American Indian/Alaska Native	0	0	1	1	0	1	0	0	0
Pacific Islander	0	0	0	0	0	0	0	0	0

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 *
Other	0	0	1	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

Data Source: Hilton Head Public Housing Data

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	2	1	0	1	0	0	0
Not Hispanic	0	0	77	6	0	0	1	0	2

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

Table 25 – Ethnicity of Public Housing Residents by Program Type

Data Source: Hilton Head Public Housing Data

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 2,514 residents in Beaufort County, South Carolina and there are 293 public housing units 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, however at the time this plan was developed there is one unit out of service, bringing the units in use to 79.

The Beaufort Housing Authority public housing waiting list is open and monitored by bedroom size. Currently there are 482 families on the public housing waiting list. The one bedroom category is currently the longest waiting list with an average waiting period of two years and 10 months.

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 ten 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.

For the first time since 2017 the Beaufort Housing Authority Section 8 waiting list was opened for one week in January 2020. At that time 1101 applications were received from people within all of Beaufort County. The Beaufort Housing Authority is currently not accepting new Section 8 applications.

The Beaufort Housing Authority has implemented a new Veterans Affairs Supportive Housing (VASH) program. This program combines the Housing Choice Voucher Program (Section 8) rental assistance for homeless Veterans with case management and clinical services provided by the Department of Veterans Affairs (VA). This program allows the Beaufort Housing Authority to assist low income housing challenged Veterans without placing them on a waiting list. Once a week a representative from the VA works from the housing authority office to house the Veteran as soon as possible.

The Beaufort Housing Authority provides resident councils at every public housing development they operate. There is also a Resident Advisory Board that is comprised of resident leaders from each development and Housing Choice Voucher (Section 8) representatives. The 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.

NA-40 Homeless Needs Assessment – 91.205(c)

Introduction:

The Lowcountry Continuum of Care, based in Charleston, South Carolina, is the continuum of care working to address the needs of homeless in a seven county region of the South Carolina lowcountry. Annual point in time counts are conducted in the Beaufort County area; however, due to no homeless shelters operating in the Town of Hilton Head Island, there is no homeless data for the Town. Anecdotal evidence indicates there is a homeless population within the jurisdiction, however, no definite statistics are available on the total homeless population in the Town of Hilton Head Island.

The most current point in time count data available is from the January 23, 2019 count. The number of homeless counted in Beaufort County was 28 persons. Of the 28 persons interviewed in January 2019, there were 16 living unsheltered and 12 living in shelters. Of the total 28 persons, five were veterans and seven were chronically homeless. It is important to note, since the Town of Hilton Head Island does not have any homeless shelters the figures reflected in the point in time count data pertain to homeless persons counted in Beaufort County, South Carolina, and are not specific to the Town of Hilton Head Island.

Results of the 2018 point in time count indicated 45 persons experiencing homelessness interviewed in Beaufort County. The 2019 point in time count results showed a decrease of 17 persons, for a total of 28 persons experiencing homelessness in Beaufort County. Although state-wide point in time count data shows an increase in number of persons counted in 2019 compared to 2018 the reverse was indicated for Beaufort County. The lower count number for Beaufort County may be due to the area of the Lowcountry Continuum of Care being geographically smaller than the other three South Carolina continuums of care that participate in the annual point in time count process.

No Data Available

The Lowcountry Continuum of Care, 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. Anecdotal evidence indicates there is a homeless population within the jurisdiction, however, no definite statistics are available on the total homeless population in the Town of Hilton Head Island.

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 Continuum of Care, 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. Anecdotal evidence indicates there is a homeless population within the jurisdiction, however, no definite statistics are available on the total homeless population in the Town of Hilton Head Island.

Nature and Extent of Homelessness: (Optional)

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

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

The Lowcountry Continuum of Care, 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. Anecdotal evidence indicates there is a homeless population within the jurisdiction, however, no definite statistics are available on the total homeless population in the Town of Hilton Head Island.

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

The Lowcountry Continuum of Care, 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. Anecdotal evidence indicates there is a homeless population within the jurisdiction, however, no definite statistics are available on the total homeless population in the Town of Hilton Head Island.

Describe the Nature and Extent of Unsheltered and Sheltered Homelessness.

The Lowcountry Continuum of Care, 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. Anecdotal evidence indicates there is a homeless population within the jurisdiction, however, no definite statistics are available on the total homeless population in the Town of Hilton Head Island.

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 the 2011 – 2015 American Community Survey estimates the Town of Hilton Head Island elderly population, 65 years of age or more is 12,856 which is 33% of the total population. According to the 2011 – 2015 American Community Survey estimates 12% of the total population are individuals with any disability and 23% of the population 65 years and over are individuals with any disability. Data indicates 55% of the elderly population is housed in owner-occupied housing units and 20% of the elderly population is housed in renter-occupied units. Housing estimates show 57% 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 2011-2015 American Community Survey data for economic characteristics 17% of the total population of the Town of Hilton Head Island has no health insurance coverage and 10% 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 650 retired volunteer physicians, nurses, dentists, chiropractors, social workers, interpreters, and lay persons. On average the staff at the clinic services approximately 27,000 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 2018 SC-DHEC HIV/AIDS Data Surveillance Report from January 1 through December 31, 2018 there were fewer than four new cases of HIV/AIDS diagnosed in Beaufort County. That same report states through December 31, 2018 there are 156 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.

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, community, or education facilities, public facilities improvements, housing activities, and economic development initiatives. Community Development Block Grant funds may be used for such facilities when they are located in LMI areas of eligible populations, provide benefits to a LMI clientele, or qualify as an activity under the LMI housing national objective.

How were these needs determined?

Public facility needs were prioritized based on input obtained through two Needs Assessment public meetings conducted on March 2, 2020 and March 5, 2020 by the Town of Hilton Head Island. A public notice was published in the local newspaper, The Island Packet, seven days prior to the public meetings. In addition to the published notice, public meeting notices were posted at the Town of Hilton Head Island Town Hall, on the Town website, and sent to Town of Hilton Head Island E-Subscription Service subscribers. Letters of invitation to the Needs Assessment public meetings were mailed to 38 community leaders and organizations which assist LMI clientele seven days 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, and landscaping; paving dirt roads; drainage improvements; sanitary sewer installations or improvements; community center; and expansion of education and/or recreation facilities. CDBG funds may be used for such improvements when they are located in LMI areas of eligible populations, provide benefits to a LMI clientele, or qualify as an activity under the LMI housing national objective.

How were these needs determined?

Public improvement needs were determined through comments received during the Needs Assessment public meetings conducted on March 2, 2020 and March 5, 2020 by the Town of Hilton Head Island.

Describe the jurisdiction's need for Public Services:

Public services needs in the Town of Hilton Head Island include but are not limited to access to health care, affordable childcare, academic intervention programs, free tax preparation, education for high-risk children, job training and public safety. In addition, public services needs related to the prevention, or preparation for, or response to COVID-19 include but are not limited to grants which allow for the purchase of equipment, or supplies, or materials necessary to carry-out response and recovery activities due to COVID-19.

How were these needs determined?

Public services needs were discussed and comments received at the Needs Assessment public meetings conducted on March 2, 2020 and March 5, 2020 by the Town of Hilton Head Island. Needs were prioritized based on participant input at the Needs Assessment public meetings. Subsequent to the CARES Act authorization, discussions with the Community Foundation of the Lowcountry were conducted with Town of Hilton Head Island staff to determine community public services needs in response to COVID-19.

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 from being 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, LMI 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 2011 – 2015 American Community Survey, of the 17,005 occupied housing units in the Town of Hilton Head Island 73.5% are owner occupied and the other 26.5% 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 since 1990. The number of mobile homes more than doubled between 1990 and 2010, increasing from 419 to 974, however this structure type decreased between 2010 and 2015 by 116 units. 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 2010 the gap continued, however it narrowed to 2,693 fewer multi-family units than single family units and in 2015 the gap increased to 3,041 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. Based on 2007 data gathered by Town staff, there were 3,537 interval occupancy units within the Town of

Hilton Head Island. It is important to note, during the building permit process interval occupancy developments are categorized as multi-family structures.

	1990	2000	2010*	2015**	% Change 1990 - 2000	% Change 2000 - 2010	% Change 2010 - 2015
Single Family	10,775	14,157	17,432	18,218	31%	23%	4.5%
Multi-Family	10,174	9,651	14,739	15,177	-5%	53%	3%
Mobile Homes	419	806	974	858	92%	21%	-12%
TOTAL	21,368	24,614	33,145	33,819	15%	35%	2%

Source: U.S. Census Bureau – 1990 & 2000 Census;
* 2008 – 2010 American Community Survey Estimates:
** 2011 – 2015 American Community Survey Estimates

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 2011 – 2015 American Community Survey data the Town of Hilton Head Island housing stock is comprised of 33,833 units, of which 15,555 or 46% are one unit detached structures, 17,407 or 51.4% are located in multi-unit structures and 868 units or 2.5% are categorized as mobile home, boat, RV, van, etc. The majority of residential multi-units, 6863 or 20.3% 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	15,555	46%
1-unit, attached structure	2,295	7%
2-4 units	2,740	8%
5-19 units	5,510	16%
20 or more units	6,865	20%
Mobile Home, boat, RV, van, etc	868	3%
Total	***33,833***	***100%***

Table 26 – Residential Properties by Unit Number

Data Source: 2011-2015 ACS

Unit Size by Tenure

	Owners		Renters	
	Number	%	Number	%
No bedroom	20	0%	55	1%
1 bedroom	295	2%	905	20%
2 bedrooms	2,660	21%	2,095	47%
3 or more bedrooms	9,525	76%	1,450	32%
Total	***12,500***	***99%***	***4,505***	***100%***

Table 27 – Unit Size by Tenure

Data Source: 2011-2015 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 2,514 residents in Beaufort County, South Carolina and there are 293 public housing 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, however at the time this plan was developed there is one unit out of service, bringing the units in use to 79.

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 ten 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 46.7% 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 2011 – 2015 American Community Survey, five year estimates indicate 46.7% 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 2011 – 2015 CHAS provided by HUD's eCon software program, American Community Survey data, Census data and the HUD Fiscal Year 2016 Fair Market Rent Summary, 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: 2009	Most Recent Year: 2015	% Change
Median Home Value	510,700	434,900	(15%)
Median Contract Rent	956	899	(6%)

Table 28 – Cost of Housing

Data Source: 2005-2009 ACS (Base Year), 2011-2015 ACS (Most Recent Year)

Rent Paid	Number	%
Less than $500	473	10.5%
$500-999	2,350	52.2%
$1,000-1,499	940	20.9%
$1,500-1,999	410	9.1%
$2,000 or more	335	7.4%
Total	***4,508***	***100.1%***

Table 29 - Rent Paid

Data Source: 2011-2015 ACS

Housing Affordability

% Units affordable to Households earning	Renter	Owner
30% HAMFI	225	No Data
50% HAMFI	885	434
80% HAMFI	3,010	1,004
100% HAMFI	No Data	1,649
Total	***4,120***	***3,087***

Table 30 – Housing Affordability

Data Source: 2011-2015 CHAS

Monthly Rent

Monthly Rent ($)	Efficiency (no bedroom)	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
Fair Market Rent	$781	$820	$949	$1,245	$1,657
High HOME Rent	$781	$820	$949	$1,162	$1,278
Low HOME Rent	$611	$655	$786	$907	$1,012

Table 31 – Monthly Rent

Data Source: HUD FMR and HOME Rents

Is there sufficient housing for households at all income levels?

According to the 2011-2015 American Community Survey, of the 17,005 occupied housing units in the Town of Hilton Head Island 73.5% are owner occupied and 26.5% are occupied by renters. The same data set indicates there are 16,822 vacant housing units of which the homeowner vacancy rate is 3.6% and the rental vacancy rate is 27.37%. The median home value is $434,900 and the median rent is $1,066.

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, 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 Hilton Head Island as a resort destination, there are a significant number of housing units used on a seasonal basis. Based on 2007 data gathered by Town staff, there were 3,537 interval occupancy units within the Town of Hilton Head Island. It is important to note, during the building permit process interval occupancy developments are categorized as multi-family structures.

According to the 2011-2015 American Community Survey data, the Town of Hilton Head Island housing stock is comprised of 33,833 units, of which 15,555 or 46% are one unit detached structures, 2295 or 6.8% are one unit attached structures, 15,115 or 44.6% are located in multi-unit structures and 868 units or 2.5% are categorized as mobile home, boat, RV, van, etc. It should be noted there are 6,865 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 67 properties in foreclosure stages, 683 homes listed for sale, and 1,112 homes recently sold as of February 2020. According to available data in January 2020, the number of properties receiving a foreclosure filing in the Town of Hilton Head Island was 44% lower than in December 2019 and 55% lower than the same time period in 2019. Home sales for December 2019 had no increase or decrease compared with the previous month and no increase or decrease compared with one year ago. According to the real estate website Zillow, in January 2020, the median price of a non-distressed home was $372,000. 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 $899 listed in the 2011 – 2015 CHAS and greater than the median rent for units with two or more bedrooms. This appears to indicate more affordable housing may be needed for two or more bedroom units.

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 36% of owner-occupied units and 45% 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	4,470	36%	2,035	45%
With two selected Conditions	15	0%	295	7%
With three selected Conditions	15	0%	4	0%
With four selected Conditions	0	0%	0	0%
No selected Conditions	8,005	64%	2,170	48%
Total	***12,505***	***100%***	***4,504***	***100%***

Table 32 - Condition of Units

Data Source: 2011-2015 ACS

Year Unit Built

Year Unit Built	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
2000 or later	2,760	22%	525	12%
1980-1999	7,165	57%	2,735	61%
1950-1979	2,525	20%	1,165	26%
Before 1950	49	0%	85	2%
Total	***12,499***	***99%***	***4,510***	***101%***

Table 33 – Year Unit Built

Data Source: 2011-2015 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	2,574	21%	1,250	28%
Housing Units build before 1980 with children present	1,300	10%	680	15%

Table 34 – Risk of Lead-Based Paint

Data Source: 2011-2015 ACS (Total Units) 2011-2015 CHAS (Units with Children present)

Vacant Units

	Suitable for Rehabilitation	Not Suitable for Rehabilitation	Total
Vacant Units			
Abandoned Vacant Units			
REO Properties			
Abandoned REO Properties			

Table 35 - Vacant Units

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 3,824 units were built before 1980, as housing ages maintenance costs rise, which can present a significant cost for LMI households. This poses a threat to LMI 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 2,574 (21%) owner-occupied housing units and 1,250 (28%) of renter-occupied households built

before 1980. There are 1,300 owner-occupied households with children present and 680 renter-occupied households with children present built before 1980. These households may be at risk of lead hazard problems.

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, however at the time this plan was developed there is one unit out of service, bringing the units in use to 79.

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			79	10		7	1	0	2
# of accessible units									
*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition									

Table 36 – Total Number of Units by Program Type

Data Source: Hilton Head Public Housing Data

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 2,514 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, however at the time this plan was developed there is one unit out of service, bringing the units in use to 79.

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 ten 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	77

Table 37 - 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:

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

Introduction

The Lowcountry Continuum of Care, 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. Anecdotal evidence indicates there is a homeless population within the jurisdiction, however, no definite statistics are available on the total homeless population in the Town of Hilton Head Island.

The most current point in time count data available is from the January 23, 2019 count. The number of homeless counted in Beaufort County was 28 persons. Of the 28 persons interviewed in January 2019, there were 16 living unsheltered and 12 living in shelters. Of the total 28 persons, five were veterans and seven were chronically homeless. It is important to note, since the Town of Hilton Head Island does not have any homeless shelters the figures reflected in the point in time count data pertain to homeless persons counted in Beaufort County, South Carolina, and are not specific to 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 38 - Facilities and Housing Targeted to Homeless Households

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

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.

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 2011 – 2015 American Community Survey data, the unemployment rate was 5.12%, however in the 2014 - 2018 American Community Survey data, the unemployment rate in the Town of Hilton Head Island decreased to 5.0%, which is below the national average of 5.9%.

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	34	40	0	0	0
Arts, Entertainment, Accommodations	3,889	7,218	28	32	4
Construction	598	872	4	4	-1
Education and Health Care Services	1,785	3,050	13	14	0
Finance, Insurance, and Real Estate	1,151	1,923	8	9	0
Information	140	222	1	1	0
Manufacturing	332	308	2	1	-1
Other Services	644	1,042	5	5	0
Professional, Scientific, Management Services	1,120	1,815	8	8	0
Public Administration	0	0	0	0	0
Retail Trade	2,030	2,906	15	13	-2
Transportation and Warehousing	268	166	2	1	-1
Wholesale Trade	337	255	2	1	-1
Total	12,328	19,817	--	--	--

Table 39 - Business Activity

Data Source: 2011-2015 ACS (Workers), 2015 Longitudinal Employer-Household Dynamics (Jobs)

Labor Force

Total Population in the Civilian Labor Force	18,220
Civilian Employed Population 16 years and over	17,290
Unemployment Rate	5.12
Unemployment Rate for Ages 16-24	11.23
Unemployment Rate for Ages 25-65	3.85

Table 40 - Labor Force

Data Source: 2011-2015 ACS

Occupations by Sector	Number of People
Management, business and financial	4,425
Farming, fisheries and forestry occupations	685
Service	1,715
Sales and office	4,260
Construction, extraction, maintenance and repair	1,805
Production, transportation and material moving	535

Table 41 – Occupations by Sector

Data Source: 2011-2015 ACS

Travel Time

Travel Time	Number	Percentage
< 30 Minutes	12,605	83%
30-59 Minutes	1,980	13%
60 or More Minutes	540	4%
Total	***15,125***	***100%***

Table 42 - Travel Time

Data Source: 2011-2015 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	1,295	130	230
High school graduate (includes equivalency)	2,750	285	1,025

Educational Attainment	In Labor Force		
	Civilian Employed	Unemployed	Not in Labor Force
Some college or Associate's degree	3,630	145	1,060
Bachelor's degree or higher	5,820	150	1,845

Table 43 - Educational Attainment by Employment Status

Data Source: 2011-2015 ACS

Educational Attainment by Age

	Age				
	18–24 yrs	25–34 yrs	35–44 yrs	45–65 yrs	65+ yrs
Less than 9th grade	40	220	190	330	215
9th to 12th grade, no diploma	250	300	215	395	315
High school graduate, GED, or alternative	515	940	965	2,160	1,755
Some college, no degree	615	500	710	2,045	2,415
Associate's degree	35	175	310	1,110	615
Bachelor's degree	215	1,085	905	3,495	4,020
Graduate or professional degree	0	255	340	1,720	3,525

Table 44 - Educational Attainment by Age

Data Source: 2011-2015 ACS

Educational Attainment – Median Earnings in the Past 12 Months

Educational Attainment	Median Earnings in the Past 12 Months
Less than high school graduate	20,642
High school graduate (includes equivalency)	21,616
Some college or Associate's degree	31,667
Bachelor's degree	40,242
Graduate or professional degree	50,625

Table 45 – Median Earnings in the Past 12 Months

Data Source: 2011-2015 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 28% 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 13% of the labor force.

Describe the workforce and infrastructure needs of the business community:

The Town of Hilton Head Island's workforce continues 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.

The Town of Hilton Head Island strives to foster continued economic development. This can be accomplished by efficient management and leveraging resources. In 2019 the Town engaged a consultant to create a workforce housing strategic plan. The plan indicated a lack of workforce housing within the Town is an impediment to recruiting and retaining both private and public sector employees. The plan outlined strategies the Town may wish to integrate into future goals and policies. Town staff continues to work with Town Council on addressing workforce housing strategies to support workforce development.

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

Thirty-two 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 48% 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.

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 the highest percent of households with one of the four severe housing problems at 35% compared with the other two LMI Census tracts. The severe housing problem category includes 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, LMI areas were identified by Census tracts and blocks comprised of a minimum of 49.56% of LMI households. According to Census data, there are ten Census blocks within five Census tracts in the Town Hilton Head Island with LMI percentages above 49.56%. The below table outlines these statistics:

Census Tract	Census Block Group	Low Mod Percentage
105	1	54.33%
105	2	49.79%
108	1	63.64%
108	2	75.58%
110	1	68.57%
110	2	85.86%
110	4	52.70%
110	5	88.46%
111	4	49.56%
113	1	56.00%
Town of Hilton Head LMI Threshold: 49.56%		

Two of the three Census tracts (105 and 108) of minority concentration have populations of racial or ethnic groups at least 10% greater than the Town as a whole. Census Tract 110 has one racial group greater than 10% of the Town as a whole and one ethnic group that is three percent greater than the Town as a whole. Census Tracts 111 and 113 have a minority concentration less than 10% of the Town as a whole. The

highest concentration and number of Hispanic households and Black or African American households is in Census Tract 108.

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, 110 and 113 have a variety of Town of Hilton Head Island-owned parks, public and private recreation and education 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 includes but is not limited to street improvements which may include sidewalks or pathways, curbs, gutters, signage, tree plantings, lighting, landscaping, and paving dirt roads, drainage improvements, sanitary sewer installations or improvements, community center, and expansion of education and/or recreation facilities.

MA-60 Broadband Needs of Housing occupied by Low- and Moderate-Income Households - 91.210(a)(4), 91.310(a)(2)

Describe the need for broadband wiring and connections for households, including low- and moderate-income households and neighborhoods.

In 2014 the Town of Hilton Head participated in the Connected Community Engagement Program with Connect South Carolina, which resulted in the Hilton Head Island Technology Action Plan. In an analysis of connected assessment, the Town achieved a score of 114 points out of 120 for overall broadband and technology readiness. In this 2014 plan, it noted the Town's overall broadband availability is generally consistent with the state average of 98.06%.

The plan's assessment criteria indicated 100% of households have access to broadband speeds of 3 megabits of data per second (Mbps) or greater and 97% of households have access to broadband speeds of 50 Mbps. The plan also indicated 100% of households have access to more than one broadband provide and 100% of residents have access to mobile broadband service. A total of seven broadband providers were identified within the Town, which are: Hargray Communications, Spectrum Cable, AT&T, Cricket Communications, Inc., Sprint, T-Mobile and Verizon Wireless.

According to Hargray Communications there are approximately 5,000 to 7,000 homes and businesses within the Town of Hilton Head Island connected to broadband via fiber service. There is no cost to connect a home of business to the fiber network, and therefore no connection discount program for LMI neighborhoods.

Describe the need for increased competition by having more than one broadband Internet service provider serve the jurisdiction.

According to the 2014 Hilton Head Island Technology Action Plan, there are seven broadband internet providers available to residents of the Town of Hilton Head Island. Statistics listed on the Broadband and Now website indicate approximately 92% of Hilton Head Island residents are serviced by multiple wired service providers. This level of competition allows Town of Hilton Head Island residents to select broadband internet service that best aligns with their needs.

MA-65 Hazard Mitigation - 91.210(a)(5), 91.310(a)(3)

Describe the jurisdiction's increased natural hazard risks associated with climate change.

The Town of Hilton Head Island is a participating jurisdiction in the Beaufort County, South Carolina Multi-jurisdictional Hazard Mitigation Plan 2015 Update, which was approved by the U.S. Department of Homeland Security – FEMA in September 2016. The Beaufort County Multi-jurisdictional Hazard Mitigation Plan identifies sea level rise as a contributing factor to the County's future vulnerability to storms, flooding, erosion, and saltwater intrusion. The plan recommends the County and participating jurisdictions plan for impacts of climate change and sea level rise in future land planning, site review, and location of infrastructure and public facilities.

Describe the vulnerability to these risks of housing occupied by low- and moderate-income households based on an analysis of data, findings, and methods.

The Beaufort County Multi-jurisdictional Hazard Mitigation Plan 2015 Update states "According to SCEMD, Beaufort County has a wide range of social vulnerability, with most tracts exhibiting moderate levels". Considering the unique characteristic of the entire jurisdiction of the Town of Hilton Head Island being a barrier island off the coast of South Carolina, flood-prone areas are not limited to the LMI Census tracts, but appear to be widespread throughout the Town. The vulnerability analysis concluded flooding and flood damages pose the greatest risk to all households on Hilton Head Island, not solely LMI Census tracts.

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 CDBG Program funding for the 2020 – 2024 planning period. The goals focus on priority needs and target available resources designed to meet those needs. The needs include public improvements and facilities, public services, housing activities, economic development and activities to prevent, or prepare for, or respond to COVID-19 for LMI persons. The primary emphasis of the goals is the continuance of maintaining and improving the quality of life of LMI 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	2020	COVID-19 Response and Recovery	Provide grant funding for the purchase of equipment, or supplies, or materials necessary to carry-out response and recovery due to COVID-19.	$378,562	COVID-19 Response & Recovery	Town-Wide	Non- Housing Community Development – Public Services; and Administration & Planning	Public service activities other than low/moderate-income housing benefit
2	2021	Facilities, Housing, Public Services, Economic Development Year 2	Provide funding for public facilities & improvements, or housing activities or economic development initiative, or public services in LMI neighborhoods or to LMI clientele.	$238,349	Facilities, Housing, Public Services, Economic Development Year 2	Census Tract 105, 108, 110, 111, or 113	Non- Housing Community Development – Public Improvements; Public Services; Housing Activities; Economic Development; Administration & Planning	Public facility or infrastructure activities other than low/moderate-income housing benefit
3	2022	Facilities, Housing, Public Services, Economic Development Year 3	Provide funding for public facilities & improvements, or housing activities or economic development initiative, or public services in LMI neighborhoods or to LMI clientele.	$238,349	Facilities, Housing, Public Services, Economic Development Year 3	Census Tract 105, 108, 110, 111, or 113	Non- Housing Community Development – Public Improvements; Public Services; Housing Activities; Economic Development; Administration & Planning	Public facility or infrastructure activities other than low/moderate-income housing benefit

4	2023	Facilities, Housing, Public Services, Economic Development Year 4	Provide funding for public facilities & improvements, or housing activities or economic development initiative, or public services in LMI neighborhoods or to LMI clientele.	$238,349	Facilities, Housing, Public Services, Economic Development Year 4	Census Tract 105, 108, 110, 111, or 113	Non- Housing Community Development – Public Improvements; Public Services; Housing Activities; Economic Development; Administration & Planning	Public facility or infrastructure activities other than low/moderate-income housing benefit
5	2024	Facilities, Housing, Public Services, Economic Development Year 5	Provide funding for public facilities & improvements, or housing activities or economic development initiative, or public services in LMI neighborhoods or to LMI clientele.	$238,349	Facilities, Housing, Public Services, Economic Development Year 5	Census Tract 105, 108, 110, 111, or 113	Non- Housing Community Development – Public Improvements; Public Services; Housing Activities; Economic Development; Administration & Planning	Public facility or infrastructure activities other than low/moderate-income housing benefit

Five Year Project Table

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

Geographic Area

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, or Housing Activity, or Economic Development, or Public Services
	Identify the neighborhood boundaries for this target area.	Squire Pope Gum Tree 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?	Based on LMI percentage
	Identify the needs in this target area.	Facilities, Housing, Public Services, Economic Development
	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, or Housing Activity, or Economic Development, or Public Services
	Identify the neighborhood boundaries for this target area.	Baygall Mitchelville 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?	Based on LMI percentage
	Identify the needs in this target area.	Facilities, Housing, Public Services, Economic Development
	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, or Housing Activity, or Economic Development, or Public Services
	Identify the neighborhood boundaries for this target area.	Chaplin Marshland 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?	Based on LMI percentage
	Identify the needs in this target area.	Facilities, Housing, Public Services, Economic Development
	What are the opportunities for improvement in this target area?	
	Are there barriers to improvement in this target area?	
4	**Area Name:**	Census Tract 111
	Area Type:	Local Target area
	Other Target Area Description:	
	HUD Approval Date:	
	% of Low/ Mod:	
	Revital Type:	Other
	Other Revital Description:	Public Improvement, or Housing Activity, or Economic Development, or Public Services
	Identify the neighborhood boundaries for this target area.	Mid-Island 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?	Based on LMI percentage
	Identify the needs in this target area.	Facilities, Housing, Public Services, Economic Development
	What are the opportunities for improvement in this target area?	
	Are there barriers to improvement in this target area?	
5	**Area Name:**	Census Tract 113
	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.	Cordillo 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?	Based on LMI percentage
	Identify the needs in this target area.	Facilities, Housing, Public Services, Economic Development
	What are the opportunities for improvement in this target area?	
	Are there barriers to improvement in this target area?	
6	**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?	

Table 46 - Geographic Priority Areas

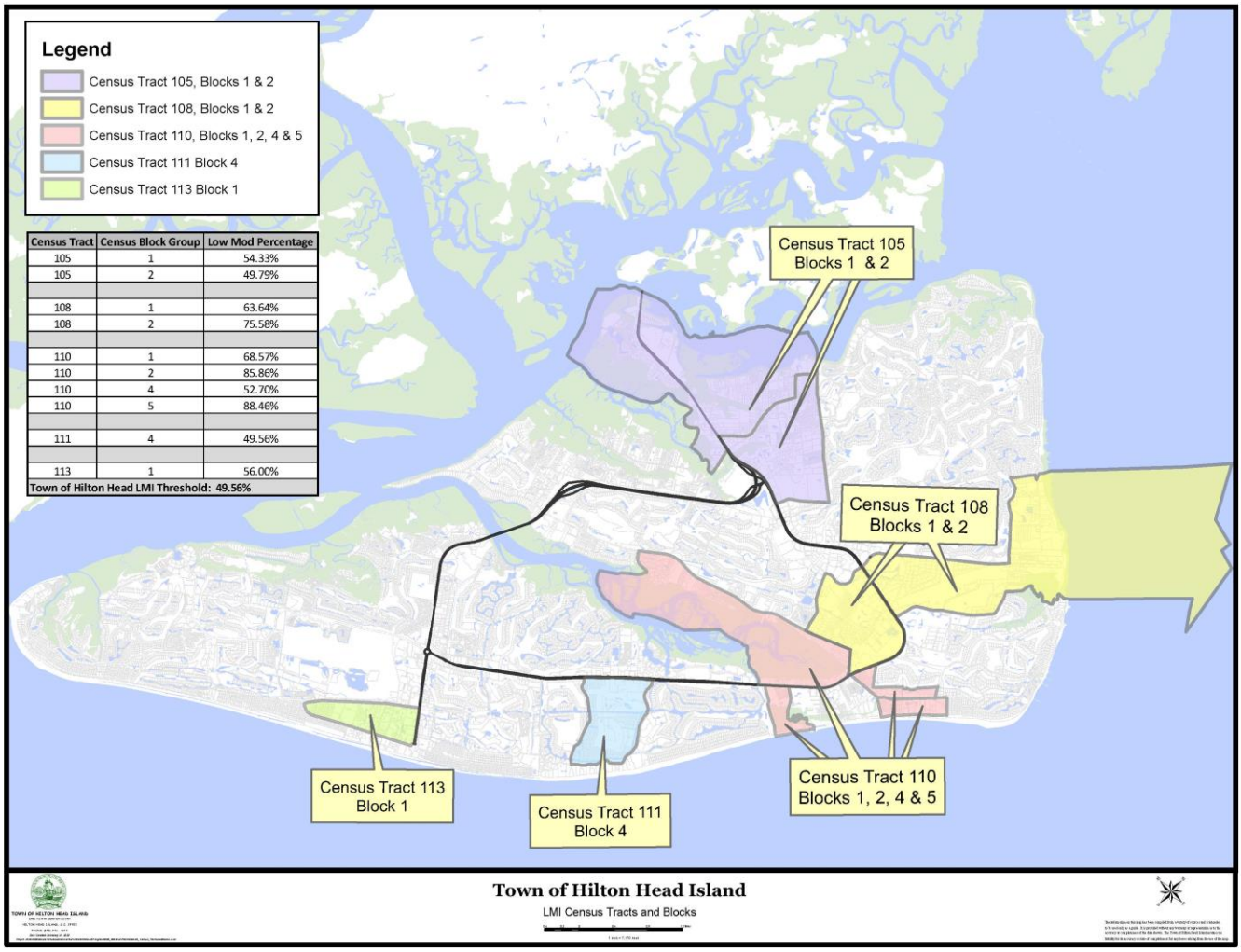
General Allocation Priorities

Town of Hilton Head Island activities funded by the CDBG program are designed to benefit LMI persons. Activities may qualify for CDBG assistance if the activity meets the LMI housing national objective, or will benefit all the residents of a LMI residential area, or will benefit a LMI clientele, or prevent, or prepare for, or respond to COVID-19.

According CDBG program guidelines, an activity using the LMI area benefit must meet the minimum threshold of 51% LMI residents. However, the Town of Hilton Head Island has been designated an exception grantee, which resulted in a LMI area percentage of

49.56%. This percentage is applied to Census tracts and blocks to determine activity eligibility on an area basis. An activity using the LMI clientele benefit must serve a clientele which is 51% or more LMI.

CDBG funds will be used to address the needs of LMI areas, or organizations which provide services to LMI persons or families which comprise 51% or more of their clientele or for activities which meet the LMI housing national objective. The LMI areas are determined using Census Tracts which have a LMI population of at least 49.56%. CDBG funds will be targeted for use on projects located in Census Tracts 105, 108, 110, 111 and 113 within the Town of Hilton Head Island as illustrated in the attached map. Organizations providing services to LMI persons will provide documentation to Town staff verifying 51% or more of their clientele meet LMI requirements as stipulated by HUD.



Census Tract	Census Block Group	Low Mod Percentage
105	1	54.33%
105	2	49.79%
108	1	63.64%
108	2	75.58%
110	1	68.57%
110	2	85.86%
110	4	52.70%
110	5	88.46%
111	4	49.56%
113	1	56.00%
Town of Hilton Head LMI Threshold: 49.56%		

Town of Hilton Head Island LMI Census Tract Map

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

Priority Needs

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 Census Tract 111 Census Tract 113
	Associated Goals	Public Facilities & Improvements
	Description	Provide funding for public facilities & improvements in LMI neighborhoods.
	Basis for Relative Priority	Needs Assessment Public Meeting attendee comments.
2	**Priority Need Name**	Public Services
	Priority Level	High
	Population	Extremely Low Low Moderate Non-housing Community Development Large Families Families with Children
	Geographic Areas Affected	Town-wide
	Associated Goals	Public Services
	Description	Provide funding for public services to LMI persons.
	Basis for Relative Priority	Needs Assessment Public Meeting attendee comments, and consultation with the Community Foundation of the Lowcounty regarding COVID-19 prevention, preparation, and response.
3	**Priority Need Name**	Housing Activities
	Priority Level	High
	Population	Extremely Low Low Moderate
	Geographic Areas Affected	Town-wide
	Associated Goals	Housing Activity

	Description	Provide funding for housing activities to LMI persons.
	Basis for Relative Priority	Needs Assessment Public Meeting attendee comments.
4	**Priority Need Name**	Economic Development
	Priority Level	High
	Population	Non-housing Community Development
	Geographic Areas Affected	Town-wide
	Associated Goals	Economic Development
	Description	Provide funding for economic development initiatives to LMI persons.
	Basis for Relative Priority	Needs Assessment Public Meeting attendee comments.
5	**Priority Need Name**	Administrative and Planning
	Priority Level	High
	Population	Non-housing Community Development
	Geographic Areas Affected	Town-Wide
	Associated Goals	Administration and Planning
	Description	Provide overall administration for the CDBG program to include development of the Consolidated Plan, annual reports, and administration of public services funding.
	Basis for Relative Priority	Town of Hilton Head Island staff input.

Table 47 – Priority Needs Summary

Narrative (Optional)

Priority needs were identified through the Needs Assessment public meetings held on March 2, 2020 and March 5, 2020. Fifteen citizens attended the meetings and gave comments related to community needs. 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, paving dirt roads, drainage improvements, sanitary sewer installations or improvements, community center, and expansion of education and/or recreation facilities. Community Development Block Grant funds may be used for such improvements when done in LMI areas of eligible populations, or when benefits are provided to a LMI clientele, or qualify as an activity under the LMI housing national objective.

Housing activity needs in the Town of Hilton Head Island may include but are not limited to affordable housing initiatives encompassing owner occupied housing rehabilitation

activities which meet the LMI housing national objective.

Public services needs in the Town of Hilton Head Island include but are not limited to access to health care, affordable childcare, academic intervention programs, free tax preparation, education for high-risk children, job training and public safety. In addition, public services needs related to the prevention of, or preparation for, or response to COVID-19 include but are not limited to grants which allow for the purchase of equipment, or supplies, or materials necessary to carry-out response and recovery activities due to COVID-19. Community Development Block Grant funds may be used for such services when benefits are provided to a LMI clientele meeting the 51% or greater minimum threshold.

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 48 – 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 2020 – 2024 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	$238,349	0	0	$238,349	$953,396	The expected amount available in year one total is the HUD provided 2020 allocation amount of $238,349. The expected amount available for remainder of Con Plan is the HUD provided 2020 annual allocation amount of $238, 349 multiplied by 4 which equals $953,396. This figure is the expected amount available for the remaining 2-4 years of the Consolidated Plan.

Other CDBG-CV	Public-Federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	$140,213	0	0	$140,213	0	This represents Community Development Block Grant funding allocated via the 2020 CARES Act due to COVID-19. At the time of writing the 2020 - 2024 Consolidated Plan, additional CDBG-CV funding allocation amounts are unknown.

Table 49 - 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 or services 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 owns property and/or facilities located within LMI Census Tracts throughout the jurisdiction. Based on community needs identified in this 2020 – 2024 Five Year Consolidated Plan, and in future annual action plans that will be associated with this Consolidated Plan, the Town of Hilton Head Island may use publically owned land or property to address needs identified through the community needs assessment process.

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
Community Foundation of the Lowcountry	Non-profit	Non-homeless special needs Public Services	Jurisdiction

Table 50 - 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 2015. During the first five years of program participation, the Town met required program deadlines. Notifications of acceptable levels of program accomplishment were received from the HUD Columbia, SC field office during the first five years of program participation. A "No Findings or Concerns" report was issued by the Regional Environmental Officer during a 2019 onsite Environmental Review Procedures monitoring visit. The Town 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.

The Town of Hilton Head Island is in the process of developing a memorandum of understanding to create a partnership with the Community Foundation of the Lowcountry to receive and distribute both CDBG-CV funds and Fiscal Year 2020 CDBG funds to organizations serving residents of the Town of Hilton Head Island as part of the COVID-19 response and recovery. The Community Foundation of the Lowcountry is a 501(c)(3) nonprofit organization which began serving the Hilton Head Island community in 1994. The organization's purpose is to build and strengthen the community by working closely with local donors to address critical issues facing the community. The Community Foundation of the Lowcountry is currently listed in the Federal Registry, and was recognized by HUD in 2017 with the HUD Secretary's Award for Public-Philanthropic Partnerships for their successful work on Project Safe (Sewer Access For Everyone) program.

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			
Other			

Table 51 - 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 Continuum of Care, 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.

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	COVID-19 Response and Recovery	2020	2021	Non-Housing Community Development	Town-Wide	Public Services; Administration & Planning	CDBG: $238,349 CDBG-CV: $140,213	Public Service Activities other than Low/Moderate Income Housing Benefit: 37,099
2	Facilities, Housing, Public Svcs, Econ Dev. Yr. 2	2021	2022	Non-Housing Community Development or Affordable Housing	Town-wide, Census Tracts 105, 108, 110, 111, or 113	Public Facilities & Improvements, or Housing Activity, or Economic Development, or Public Services, or Administration & Planning	CDBG: $238,349	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 13,692
3	Facilities, Housing, Public Svcs, Econ Dev. Yr. 3	2022	2023	Non-Housing Community Development or Affordable Housing	Town-wide, Census Tracts 105, 108, 110,111, or 113	Public Facilities & Improvements, or Housing Activity, or Economic Development or Public Services, or Administration & Planning	CDBG: $238,349	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 13,692
4	Facilities, Housing, Public Svcs, Econ Dev. Yr. 4	2023	2024	Non-Housing Community Development or Affordable Housing	Town-wide, Census Tracts 105, 108, 110, 111, or 113	Public Facilities & Improvements, or Housing Activity, or Economic Development or Public Services, or Administration & Planning	CDBG: $238,349	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 13,692
5	Facilities, Housing, Public Svcs., Econ Dev. Yr.5	2024	2025	Non-Housing Community Development or Affordable Housing	Town-wide, Census Tracts 105, 108, 110, 111, or 113	Public Facilities & Improvements, or Housing Activity, or Economic Development or Public Services, or Administration & Planning	CDBG: $238,349	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 13,692

Table 52 – Goals Summary

Goal Descriptions

1	**Goal Name**	COVID-19 Response and Recovery
	Goal Description	Provide grant funding for the purchase of equipment, or supplies, or materials necessary to carry-out response and recovery due to COVID-19.
2	**Goal Name**	Facilities, Housing, Public Svcs., Econ Dev. Yr. 2
	Goal Description	Provide funding for public facilities & improvements, or housing activities or economic development initiative, or public services in LMI neighborhoods or to LMI clientele.
3	**Goal Name**	Facilities, Housing, Public Svcs., Econ Dev. Yr. 3
	Goal Description	Provide funding for public facilities & improvements, or housing activities or economic development initiative, or public services in LMI neighborhoods or to LMI clientele.
4	**Goal Name**	Facilities, Housing, Public Svcs., Econ Dev. Yr. 4
	Goal Description	Provide funding for public facilities & improvements, or housing activities or economic development initiative, or public services in LMI neighborhoods or to LMI clientele.
5	**Goal Name**	Facilities, Housing, Public Svcs., Econ Dev. Yr. 5
	Goal Description	Provide funding for public facilities & improvements, or housing activities or economic development initiative, or public services in LMI neighborhoods or to LMI clientele.

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 49.56% or higher LMI households, or at facilities providing services to LMI persons or families which comprise 51% or more of their clientele, or housing activities that meet the LMI housing national objective, 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 2,514 residents in Beaufort County, South Carolina and there are 293 public housing units 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, however at the time this plan was developed there is one unit out of service, bringing the units in use to 79.

The Beaufort Housing Authority public housing waiting list is open and monitored by bedroom size. Currently there are 482 families on the public housing waiting list. The one bedroom category is currently the longest waiting list with an average waiting period of two years and 10 months.

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 ten 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.

For the first time since 2017 the Beaufort Housing Authority Section 8 waiting list was opened for one week in January 2020. At that time 1101 applications were received from people within all of Beaufort County. The Beaufort Housing Authority is currently not accepting new Section 8 applications.

The Beaufort Housing Authority has implemented a new Veterans Affairs Supportive Housing (VASH) program. This program combines the Housing Choice Voucher Program (Section 8) rental assistance for homeless Veterans with case management and clinical services provided by the Department of Veterans Affairs (VA). This program allows the Beaufort Housing Authority to assist low income housing challenged Veterans without placing them on a waiting list. Once a week a representative from the VA works from the housing authority office to house the Veteran as soon as possible.

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 provides resident councils at every public housing development they operate. There is also a Resident Advisory Board that is comprised of resident leaders from each development and Housing Choice Voucher (Section 8) representatives. The 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

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.

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 workforce 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. In 2020 the Town Council Public Planning Committee and Town staff have been working to develop amendments to the Town of Hilton Head Island Land Management Ordinance which will provide a framework for affordable workforce housing initiatives.

SP-60 Homelessness Strategy – 91.215(d)

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

The Lowcountry Continuum of Care, based in Charleston, South Carolina, is the continuum of care working to address the needs of homeless in a seven county region of the South Carolina lowcountry. Annual point in time counts are conducted in the Beaufort County area; however, due to no homeless shelters operating in the Town of Hilton Head Island, there is no homeless data for the Town. Anecdotal evidence indicates there is a homeless population within the jurisdiction, however, no definite statistics are available on the total homeless population in the Town of Hilton Head Island.

The most current point in time count data available is from the January 23, 2019 count. The number of homeless counted in Beaufort County was 28 persons. Of the 28 persons interviewed in January 2019, there were 16 living unsheltered and 12 living in shelters. Of the total 28 persons, five were veterans and seven were chronically homeless. It is important to note, since the Town of Hilton Head Island does not have any homeless shelters the figures reflected in the point in time count data pertain to homeless persons counted in Beaufort County, South Carolina, and are not specific to the Town of Hilton Head Island.

Results of the 2018 point in time count indicated 45 persons experiencing homelessness interviewed in Beaufort County. The 2019 point in time count results showed a decrease of 17 persons, for a total of 28 persons experiencing homelessness in Beaufort County. Although state-wide point in time count data shows an increase in number of persons counted in 2019 compared to 2018 the reverse was indicated for Beaufort County. The lower count number for Beaufort County may be due to the area of the Lowcountry Continuum of Care being geographically smaller than the other three South Carolina continuums of care that participate in the annual point in time count process.

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 Continuum of Care, the regional continuum of care servicing the Town. There is a non-profit organization, Family Promise of Beaufort, 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 2011 – 2015 American Community Survey and 2011-2015 CHAS data 3,824 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 2,574 owner-occupied households and 1,250 renter-occupied households in the Town of Hilton Head Island built before 1980. There are 1300 owner-occupied households with children present and 680 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 or services and ensure projects and services 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 2020 – 2024 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	$238,349	0	0	$238,349	$953,396	The expected amount available in year one total is the HUD provided 2020 allocation amount of $238,349. The expected amount available for remainder of Con Plan is the HUD provided 2020 annual allocation amount of $238, 349 multiplied by 4 which equals $953,396. This figure is the expected amount available for the remaining 2-4 years of the Consolidated Plan.

CDBG-CV	Public - Federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	$140,213	0	0	$140,213	0	This represents Community Development Block Grant funding allocated via the 2020 CARES Act due to COVID-19. At the time of writing the 2020 - 2024 Consolidated Plan, additional CDBG-CV funding allocation amounts are unknown.

Table 53 - 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 may be used in combination with these funds to complete projects or services 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 owns property and/or facilities located within LMI Census Tracts throughout the jurisdiction. Based on community needs identified in this 2020 – 2024 Five Year Consolidated Plan, and in future annual action plans that will be

associated with this Consolidated Plan, the Town of Hilton Head Island may use publically owned land or property to address needs identified through the community needs assessment process.

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	COVID-19 Response and Recovery	2020	2021	Non-Housing Community Development	Town-wide	Public Services; Administration & Planning	CDBG: $238,349 CDBG-CV: $140,213	Public Service Activities other than Low/Moderate Income Housing Benefit: 37,099

Table 54 – Goals Summary

Goal Descriptions

1	**Goal Name**	COVID-19 Response and Recovery
	Goal Description	Provide grant funding for the purchase of equipment, or supplies, or materials necessary to carry-out response and recovery due to COVID-19.

Projects

AP-35 Projects – 91.220(d)

Introduction

Town of Hilton Head Island activities funded by the CDBG program are designed to benefit LMI persons. Activities may qualify for CDBG assistance if the activity meets the LMI housing national objective, will benefit all the residents of a LMI residential area, will benefit a LMI clientele, or prevent, or prepare for, or respond to the COVID-19.

Projects

#	Project Name
1	COVID-19 Response and Recovery
2	Program Administration

Table 55 – Project Information

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

The primary objective of CDBG and CDBG-CV funds received by the Town of Hilton Head Island is to preserve and revitalize primarily LMI neighborhoods, support LMI activities which enhance quality of life for Hilton Head Island residents, address priority community public services, community development, redevelopment needs, and prevent, or prepare for, or respond to COVID-19 within applicable local, state, and federal statutes and regulations.

For fiscal year 2020, all CDBG funds and CDBG-CV funds were allocated for public services related to COVID-19. These funds will provide grants via the Community Foundation of the Lowcountry for the purchase of equipment, or supplies, or materials necessary to carry-out response and recovery activities due to COVID-19. Any activity using the LMI clientele benefit must serve a clientele which is 51% or more LMI.

AP-38 Project Summary

Project Summary Information

1	**Project Name**	COVID-19 Response and Recovery
	Target Area	Town-Wide
	Goals Supported	COVID-19 Response and Recovery
	Needs Addressed	Public Services
	Funding	CDBG: $221,349 Other – CDBG-CV: $133,213
	Description	Provide grant funding for the purchase of equipment, or supplies, or materials necessary to carry-out response and recovery due to COVID-19.
	Target Date	June 2021
	Estimate the number and type of families that will benefit from the proposed activities	It is anticipated the this activity will benefit public services for the entire population of the Town of Hilton Head Island, including low and moderate income persons.
	Location Description	The activity will benefit public services for the entire Town of Hilton Head Island.
	Planned Activities	Fund public services related to COVID-19 through grants administered via the Community Foundation of the Lowcountry for the purchase of equipment, supplies, or materials necessary to carry-out response and recovery activities due to COVID-19.
2	**Project Name**	Program Administration
	Target Area	Town-Wide
	Goals Supported	COVID-19 Response and Recovery
	Needs Addressed	Public Services Administrative and Planning
	Funding	CDBG: $17,000 Other – CDBG-CV: $7,000
	Description	Town of Hilton Head Island staff drafting five year (2020-2024) consolidated plan and program administration costs for COVID-19 response and recovery activities.
	Target Date	June 2021
	Estimate the number and type of families that will benefit from the proposed activities	It is anticipated the this activity will benefit public services for the entire population of the Town of Hilton Head Island, including low and moderate income person.
	Location Description	The activity will benefit public services for the entire Town of Hilton Head Island.
	Planned Activities	Town of Hilton Head Island staff drafting five year (2020-2024) consolidated plan and program administration costs for COVID-19 response and recovery activities.

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

Fiscal Year 2020 CDBG and CDBG-CV funds will be used to address the needs of organizations which provide public services to LMI persons or families which comprise 51% or more of their clientele. Fiscal Year 2020 CDBG and CDBG-CV funds will be targeted for public services throughout the entire Town of Hilton Head Island. Organizations providing services to LMI persons will provide documentation to Town staff verifying 51% or more of their clientele meet LMI requirements as stipulated by HUD.

Geographic Distribution

Target Area	Percentage of Funds
Census Tract 105	0
Census Tract 108	0
Census Tract 110	0
Census Tract 111	0
Census Tract 113	0
Town-Wide	100

Table 56 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

Community Development Block Grant funds will be used to address the needs of LMI persons in response to COVID-19. All Fiscal Year 2020 CDBG and CDBG-CV funds will be used for public services throughout the entire Town of Hilton Head Island, and not in one specific area.

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 ten 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	10
Special-Needs	0
Total	10

Table 57 - One Year Goals for Affordable Housing by Support Requirement

One Year Goals for the Number of Households Supported Through	
Rental Assistance	10
The Production of New Units	0
Rehab of Existing Units	0
Acquisition of Existing Units	0
Total	10

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

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. The Beaufort Housing Authority is the agency providing public housing to approximately 2,514 residents in Beaufort County, South Carolina and there are 293 public housing units 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, however at the time this plan was developed there is one unit out of service, bringing the units in use to 79.

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

The Beaufort Housing Authority provides resident councils at every public housing development they operate. There is also a Resident Advisory Board that is comprised of resident leaders from each development and Housing Choice Voucher (Section 8) representatives. The 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.

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

Introduction

The Lowcountry Continuum of Care, based in Charleston, South Carolina, is the continuum of care working to address the needs of homeless in a seven county region of the South Carolina lowcountry. Annual point in time counts are conducted in the Beaufort County area; however, due to no homeless shelters operating in the Town of Hilton Head Island, there is no homeless data for the Town. Anecdotal evidence indicates there is a homeless population within the jurisdiction, however, no definite statistics are available on the total homeless population in the Town of Hilton Head Island.

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 most current point in time count data available is from the January 23, 2019 count. The number of homeless counted in Beaufort County was 28 persons. Of the 28 persons interviewed in January 2019, there were 16 living unsheltered and 12 living in shelters. Of the total 28 persons, five were veterans and seven were chronically homeless. It is important to note, since the Town of Hilton Head Island does not have any homeless shelters the figures reflected in the point in time count data pertain to homeless persons counted in Beaufort County, South Carolina, and are not specific to the Town of Hilton Head Island.

Results of the 2018 point in time count indicated 45 persons experiencing homelessness interviewed in Beaufort County. The 2019 point in time count results showed a decrease of 17 persons, for a total of 28 persons experiencing homelessness in Beaufort County. Although state-wide point in time count data shows an increase in number of persons counted in 2019 compared to 2018 the reverse was indicated for Beaufort County. The lower count number for Beaufort County may be due to the area of the Lowcountry Continuum of Care being geographically smaller than the other three South Carolina continuums of care that participate in the annual point in time count process.

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 Continuum of Care, the regional continuum of care servicing the Town. There is a non-profit organization, Family Promise of Beaufort, 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, 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.

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

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 workforce 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.

AP-85 Other Actions – 91.220(k)

Introduction:

The Town of Hilton Head Island anticipates taking the following actions throughout the 2020 -2024 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 2020 – 2021, the Town of Hilton Head Island will determine where underserved populations are located through analysis Census data and community input. 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 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 workforce 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. In 2020 the Town Council Public Planning Committee and Town staff have been working to develop amendments to the Town of Hilton Head Island Land Management Ordinance

which will provide a framework for affordable workforce housing initiatives.

Actions planned to reduce lead-based paint 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. At this time action 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

The Town of Hilton Head Island has participated in the HUD CDBG Entitlement Program since 2015. During the first five years of program participation, the Town met required program deadlines. Notifications of acceptable levels of program accomplishment were received from the HUD Columbia, SC field office during the first five years of program participation. A “No Findings or Concerns” report was issued by the Regional Environmental Officer during a 2019 onsite Environmental Review Procedures monitoring visit. The Town 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.

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 to ensure complete implementation of the 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. 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.

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	

Other CDBG Requirements

1. The amount of urgent need activities	0

Appendix - Alternate/Local Data Sources

1	**Data Source Name** Hilton Head Public Housing Data
	List the name of the organization or individual who originated the data set. Town of Hilton Head Island
	Provide a brief summary of the data set. The Beaufort Housing Authority services all of Beaufort County, South Carolina including the Town of Hilton Head Island. Because default figures represented all of Beaufort County after consultation with the Beaufort Housing Authority executive director, the tables in section NA-35 Public Housing were revised to reflect figures representing only the Town of Hilton Head Island.
	What was the purpose for developing this data set? The Beaufort Housing Authority services all of Beaufort County, South Carolina including the Town of Hilton Head Island. Because default figures represented all of Beaufort County after consultation with the Beaufort Housing Authority executive director, the tables in section NA-35 Public Housing were revised to reflect figures representing only the Town of Hilton Head Island.
	How comprehensive is the coverage of this administrative data? Is data collection concentrated in one geographic area or among a certain population? The figures in attached tables reflect figures only pertaining to the Town of Hilton Head Island and not all of Beaufort County.
	What time period (provide the year, and optionally month, or month and day) is covered by this data set? The figures provided in the attached tables are from 2020.
	What is the status of the data set (complete, in progress, or planned)? The data set is complete
2	**Data Source Name** HUD FMR and HOME Rents
	List the name of the organization or individual who originated the data set. U.S. Department of Housing and Urban Development
	Provide a brief summary of the data set. HUD Fair Market Rents and HOME Rents data.
	What was the purpose for developing this data set? Illustration of monthly fair market rental costs.

	Provide the year (and optionally month, or month and day) for when the data was collected. April, 2016
	Briefly describe the methodology for the data collection. HUD calculation released for the 2016 HOME program.
	Describe the total population from which the sample was taken. Beaufort, County, South Carolina.
	Describe the demographics of the respondents or characteristics of the unit of measure, and the number of respondents or units surveyed. Calculation provided by HUD based on population of Beaufort, County, South Carolina.

Attachments

CITIZEN PARTICIPATION PLAN
2020

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 public improvements and facilities, housing activities, economic development and public services for LMI persons. 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 meeting which is an annual requirement for CDBG Entitlement Program eligibility. The review shall be conducted during a public meeting, held in accordance with the public meeting 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 meeting.

Public Meetings

At least two public meetings will be held during the CDBG Entitlement Program Consolidated Plan and Annual Action Plan development period and annually after that. One meeting will be held to identify the Town's community development and housing needs. During one or both public meetings the range of eligible project types funded through the CDBG Entitlement Program and the amount of funding available will be addressed. A public meeting 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 meeting. A minimum of thirty days will be made available to receive public comments regarding any substantial amendments to the Plans, and a comment summary will be included with amended Plans.

All public meetings 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 meeting shall be held before 5:00 p.m. on weekdays or 2 p.m. on Sundays, or be scheduled to begin 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 meeting 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 meetings 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 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 meetings. Such notices may be prominently advertised in an appropriate, legal, non-legal or non-classified, section of the newspaper.

2. Public notices identical in content may be posted at least seven days prior to all CDBG Entitlement Program public meetings at Town Hall, in several conspicuous locations open to the public.

3. Public notices identical in content may be posted at least seven days prior to all CDBG Entitlement Program public meetings on the Town of Hilton Head Island website.

4. Public notices identical in content may be electronically sent at least seven days prior to all CDBG Entitlement Program public meetings to Town of Hilton Head Island E-Subscription Service subscribers

5. Notice of any public meetings may also be mailed at least seven days prior to all CDBG Entitlement Program public meetings 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.

Emergency Declarations

In response to the 2020 CARES Act related to the federal emergency declaration for COVID-19, which affects the public meetings and public notice sections of this CP, the following provisions will allow flexibility related to the Town of Hilton Head Island's participation in the HUD Community Development Block Grant Entitlement Program for CDBG-CV funds and CDBG FY19 and FY20 grant funding.

The Town of Hilton Head Island may expedite procedures to draft, propose, or amend the CP, Consolidated and Annual Action Plans. Expedited procedures include publishing or posting public meeting or public comment period notices in the Island Packet newspaper, or on the Town of Hilton Head Island website, or at Town Hall conspicuous location, or sending electronically via the Town of Hilton Head Island E-Subscription Service subscribers list at least two (2) days prior to all CDBG Entitlement Program public meetings or comment periods related to CDBG-CV, CDBG FY19 or CDBG FY20 funding.

In-person public meetings are not required, during emergency declarations. Program public meeting requirements may be met with virtual public engagement if: (1) national/local health authorities recommend social distancing and limiting public gatherings for public health reasons; and (2) virtual engagement provides reasonable notification and access for citizens in accordance with the Town's certifications, timely response to citizen questions and issues, and public access to all questions and responses.

The public comment period for review and comment on the final draft of the CDBG Entitlement Program CP, and 2020 Consolidated and Annual Action Plans will be allowed for no less than five (5) days.

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 of Hilton Head Island Community Development 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 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 MEETING
- COMMUNITY NEEDS ASSESSMENT-

Notice is hereby given that on **Monday, March 2, 2020 and Thursday, March 5, 2020 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 public meetings 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). As required by HUD, the Town of Hilton Head Island is in the development stages of a five-year Consolidated Plan for the period of 2020-2024. The Plan outlines goals and priorities the Town of Hilton Head Island will follow over the next five years for the use of CDBG funds. This process includes a Housing and Community Development Needs Assessment. At these public meetings 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 meetings 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 meetings 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

John J. McCann
Mayor

William D. Harkins
Mayor ProTem

Council Members

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

Stephen G. Riley
Town Manager

February 21, 2020

«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 - 21 Oak Park Drive, Hilton Head Island, SC
Monday, March 2, 2020 – 6:00pm and Thursday, March 5, 2020 – 6pm

Dear «Title» «LastName»:

I am writing to notify you the Town of Hilton Head Island will be conducting the above referenced public meetings to gather community input. Your insight and suggestions would be of considerable value to the Town of Hilton Head Island in developing its five-year Consolidated Plan for the period of 2020 – 2024. 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 meetings will be held on **Monday, March 2, 2020 at 6:00 p.m. and Thursday, March 5, 2020 at 6:00pm** at the Hilton Head PSD Community Room, at 21 Oak Park Drive, Hilton Head Island, SC. These meetings are to solicit public input on community needs and priorities related to the CDBG program. Input gathered at these meetings will be used to develop the housing and community needs assessment component of the 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. A 30 day public comment period and another public meeting prior to the Consolidated Plan submittal deadline will be held to review the Plan and solicit public comments.

I hope 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, Deputy Community Development Director

Benson Marcy

From: Phillips Rene
Sent: Sunday, February 23, 2020 8:51 PM
To: Benson Marcy
Subject: FW: Courtesy Copy: Town of Hilton Head Island Legal Notices Update

Sent from my Verizon, Samsung Galaxy smartphone

-------- Original message --------
From: Town of Hilton Head Island <updates@secure.hiltonheadislandsc.gov>
Date: 2/23/20 8:00 AM (GMT-05:00)
To: Phillips Rene <renep@hiltonheadislandsc.gov>, Spinella Kelly <kellys@hiltonheadislandsc.gov>, Grant Carolyn <carolyng@hiltonheadislandsc.gov>
Subject: Courtesy Copy: Town of Hilton Head Island Legal Notices Update

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 (2575 recipients)

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

Notice is hereby given that on Monday, March 2, 2020 and Thursday, March 5, 2020 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 public meetings 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). As required by HUD, the Town of Hilton Head Island is in the development stages of a five-year Consolidated Plan for the period of 2020-2024. The Plan outlines goals and priorities the Town of Hilton Head Island will follow over the next five years for the use of CDBG funds. This process includes a Housing and Community Development Needs Assessment. At these public meetings 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 meetings 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 meetings 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.

View the public notice in its entirety at

https://hiltonheadislandsc.gov/government/news/newsdetails.cfm?NewsID=1574

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www.hiltonheadislandsc.gov

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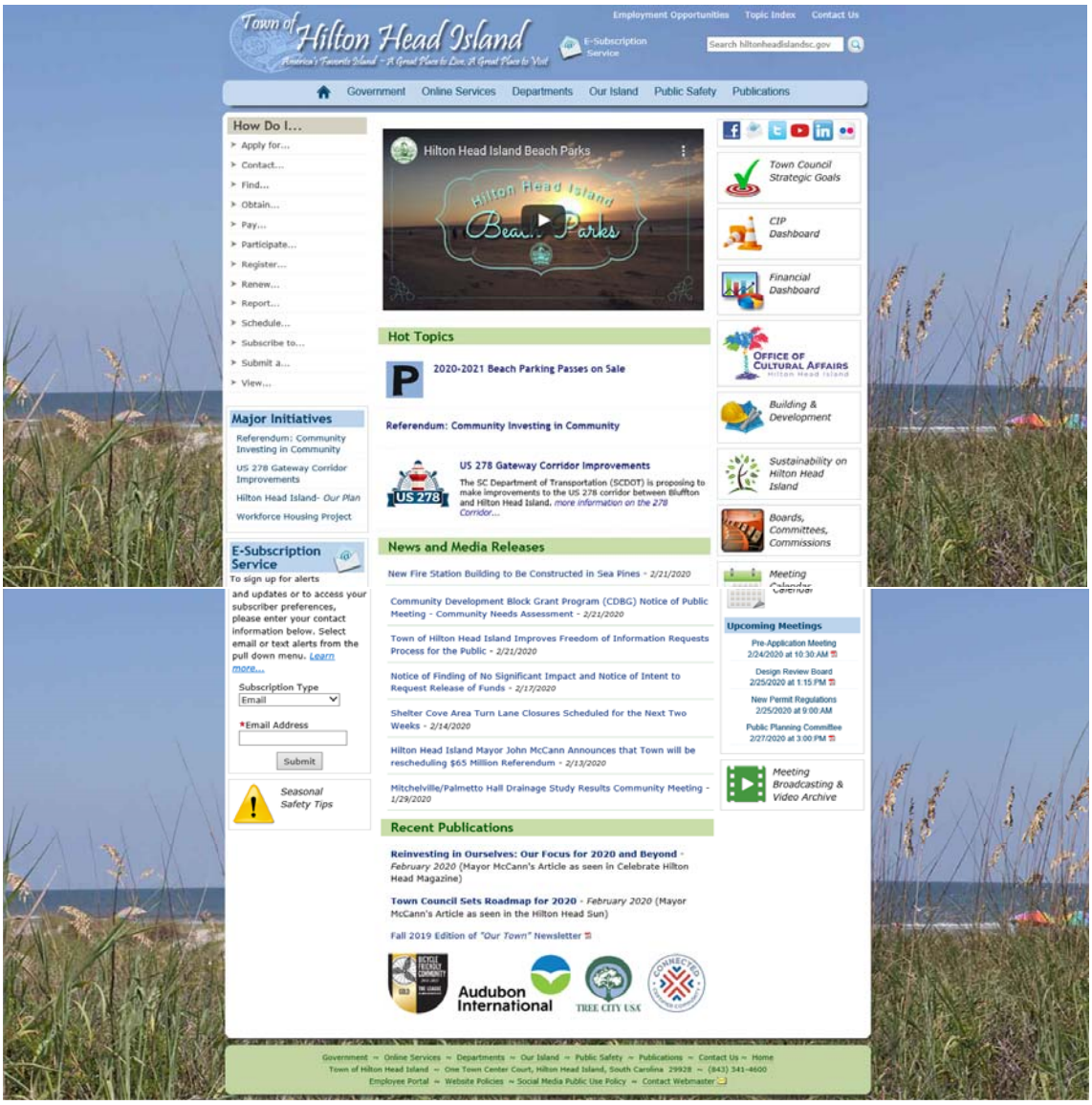
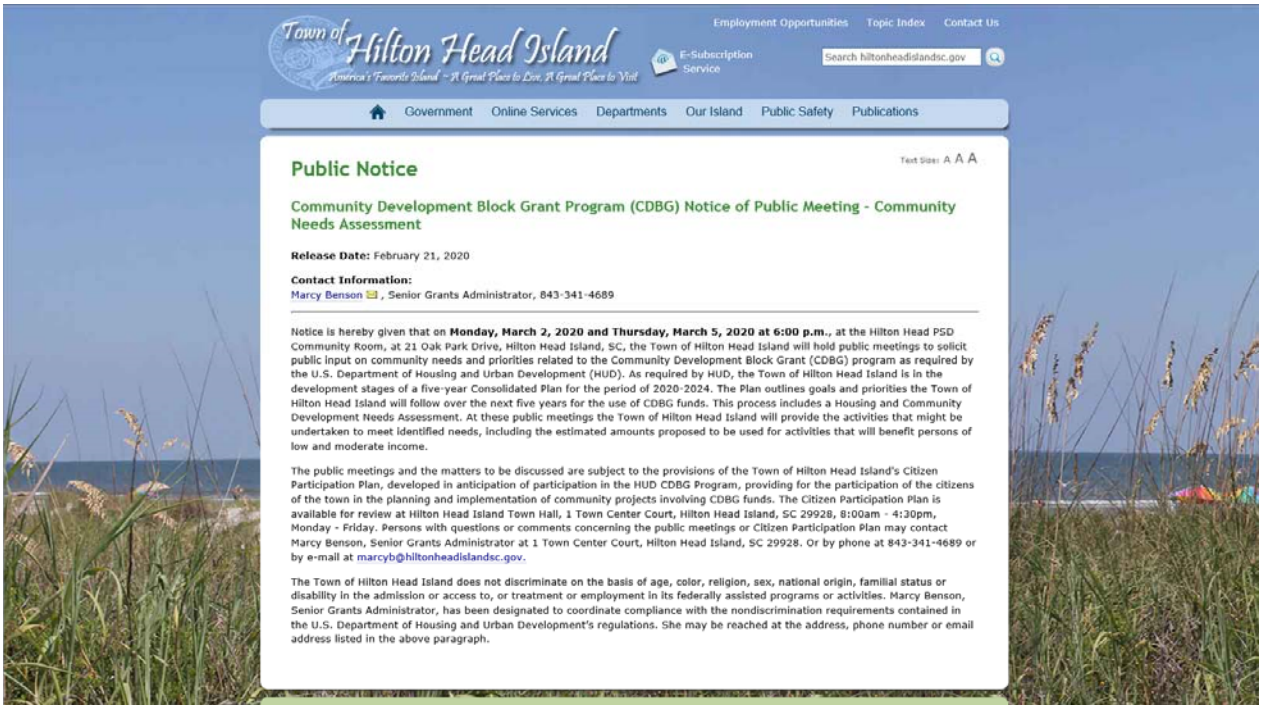
Town of Hilton Head Island Website - Main Page
February 23, 2020
2020 – 2024 CDBG Consolidated Plan
Needs Assessment Public Meeting Notice



Town of Hilton Head Island Website
February 23, 2020
2020 – 2024 CDBG Consolidated Plan
Needs Assessment Public Meeting Notice Page



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Public Notice

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

Release Date: February 21, 2020

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

Notice is hereby given that on **Monday, March 2, 2020 and Thursday, March 5, 2020 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 public meetings 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). As required by HUD, the Town of Hilton Head Island is in the development stages of a five-year Consolidated Plan for the period of 2020-2024. The Plan outlines goals and priorities the Town of Hilton Head Island will follow over the next five years for the use of CDBG funds. This process includes a Housing and Community Development Needs Assessment. At these public meetings 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.

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Afghan deal will be hard for US to assess

BY LOLITA C. BALDOR
Associated Press

WASHINGTON

Hopes for ending America's longest war hinge on maintaining a weeklong fragile truce in Afghanistan that U.S. officials and experts agree will be difficult to assess and fraught with pitfalls.

What if one militant with a suicide vest kills dozens in a Kabul market? Or, if a U.S. airstrike targeting Islamic State insurgents takes out Taliban members instead, does that destroy the deal?

The agreement, which took effect Friday, calls for an end to attacks around the country, including roadside bombings, suicide attacks and rocket strikes between the Taliban, Afghan and U.S. forces.

But in a country that has been wracked by violence for more than 18 years, determining if the agreement has been violated will be a tough task. And there are a number of other groups and elements in the country that would love to see the deal fall through.

"The reason this is a challenge is this is a very decentralized insurgency," said Seth Jones, a senior adviser at the Center for Strategic and International Studies and an Afghanistan expert. "There are going to be a lot of opportunities for any militia commander, element of the Taliban, the Haqqani network, and other local forces who don't want to see a deal, to conduct violence."

The Haqqani network is an insurgent group linked to the Taliban.

According to one defense official, any attack will be reviewed on a "case-by-case" basis. And much will depend on how well U.S. military and intelligence officials in Afghanistan can quickly determine two things: Who was responsible for the attack, and can any of the blame be traced back to the Taliban, particularly the group's leaders who have been participating in the negotiations.

The Taliban issued a statement late Friday saying their military council has instructed commanders and governors to stop all attacks against foreign and Afghan forces. The council has a web of commanders and shadow governors across the country.

U.S. officials have made it clear that "spoilers" – such as militants associated with the Taliban who are not in favor of the peace talks – could launch an attack in a deliberate attempt to prevent them from happening.

Jones said the U.S. military has tried to get a good layout of where all the insurgent groups are operating so it will be able to determine where any attack comes from and who likely was responsible. And U.S. military officials said they were prepared and ready to make quick assessments.

If successfully implemented, the weeklong "reduction in violence" agreement, which began at midnight Friday local time, will be followed by the signing of a peace accord on Feb. 29. That accord would finally wrap up the 18-year war and begin to fulfill one of President Donald Trump's main campaign promises: to bring U.S. troops in Afghanistan home.

The U.S. will continue to have surveillance aircraft and other assets overhead to monitor events and help to determine who is responsible for any attack.

One senior U.S. official also said that the U.S., Afghans and Taliban will have a channel through which they will be able to discuss any issues that arise.

Another U.S. official said that communications between the groups will allow the Taliban, for example, to quickly deny involvement with an attack. But in all cases, officials said the U.S. military – led by Gen. Scott Miller in Afghanistan – will be responsible for investigating incidents and figuring out who is at fault.

The officials all spoke on condition of anonymity to discuss details of the private negotiations.

Once Miller reaches a conclusion, officials said it will be up to the White House and State Department to make a final determination about whether an attack constitutes a violation of the truce and if it is enough to affect the peace deal.

The Pentagon has made it clear that U.S. troops may continue to conduct operations against Islamic State and al-Qaida militants as needed. But officials also noted that all sides want the peace agreement to be successful, so they will try to avoid anything that might scuttle it.

The Pentagon has said for months that it is poised to reduce the number of U.S. troops in Afghanistan from the current number of more than 12,000 to 8,600. That reduction is likely to be triggered once the peace agreement is finalized, but officials said Friday it could take several months for any troop cuts to begin.

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

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TOWN OF HILTON HEAD ISLAND

COMMUNITY NEEDS ASSESSMENT PUBLIC MEETING

COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) ENTITLEMENT PROGRAM

March 2, 2020 6:00PM

AGENDA

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

PLEASE SIGN IN:

NAME	MAILING ADDRESS	EMAIL ADDRESS
Pat Wirth	[redacted]	[redacted]
Judy L. Levitt	[redacted]	[redacted]
[illegible]	[redacted]	[redacted]
CHRIS [illegible]	[redacted]	[redacted]

PLEASE SIGN IN:

NAME	MAILING ADDRESS	EMAIL ADDRESS
Sandy Gillis / Deep Well Project	[redacted]	[redacted]
Russ Whiteford	[redacted]	[redacted]
Kim Lilkins	[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, March 2, 2020 6:00pm
Hilton Head Public Service District Community Room
21 Oak Park Drive, Hilton Head Island

Present: **Marcy Benson, Senior Grants Administrator;**
Jennifer Ray, Deputy Director of Community Development
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 the development of the Town of Hilton Head Island Five Year Consolidated Plan and Citizen Participation 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:

- Simple, decent and affordable place to live (7 votes)
- Facility improvements for LMI clients of non-profit groups (4 votes)
- Access to health care (3 votes)
- Facility expansions to increase programs for non-profit groups (2 votes)

The following needs identified all received one vote:

- Public transportation for residents
- Child care that is affordable and high quality
- Academic intervention programs
- Homeless services/hygiene facility
- Assistance connecting to water and sewer

Other needs identified but did not receive any votes included:

- Academic intervention support facility
- Free tax preparation

Attendees were thanked for their participation and the public meeting adjourned at 6:50pm.

TOWN OF HILTON HEAD ISLAND

COMMUNITY NEEDS ASSESSMENT PUBLIC MEETING

COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) ENTITLEMENT PROGRAM

March 5, 2020 6:00PM

AGENDA

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

PLEASE SIGN IN:

NAME	MAILING ADDRESS	EMAIL ADDRESS
Nancy Sulek		[redacted]
Eric C Turpin		
Natashia Aiken		
Narendra Sharma		
Debbie Cahoon		
Louise M. Cohen		
Kristin Dzborowski		
T. Curtis Barnwell		

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

Thursday, March 5, 2020 6:00pm
Hilton Head Public Service District Community Room
21 Oak Park Drive, Hilton Head Island

Present: **Marcy Benson, Senior Grants Administrator;**
Jennifer Ray, Deputy Director of Community Development
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 the development of the Town of Hilton Head Island Five Year Consolidated Plan and Citizen Participation 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:

- Draining improvements island wide, specifically Gum Tree Road, Chaplin area, and Eagin Court (6 votes)
- Affordable housing (5 votes)
- Education for high-risk children (3 votes)
- Small business development center/program (3 votes)
- Sailing & Rowing Center at Squire Pope Community Park shade cover on pier (2 votes)
- Shelter of homeless (2 votes)

The following needs identified all received one vote:

- Job training
- Transportation
- Lighting on bike paths (in Baygall area)

Other needs identified but did not receive any votes included:

- Community center
- Road repairs
- Public safety

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

- Sidewalks and lighting on Southwood Park Drive

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

Town of Hilton Head Island

Community Development Block Grant (CDBG)

2020 – 2024 Consolidated Plan

Needs Assessment Public Meetings

March 2, 2020

March 5, 2020

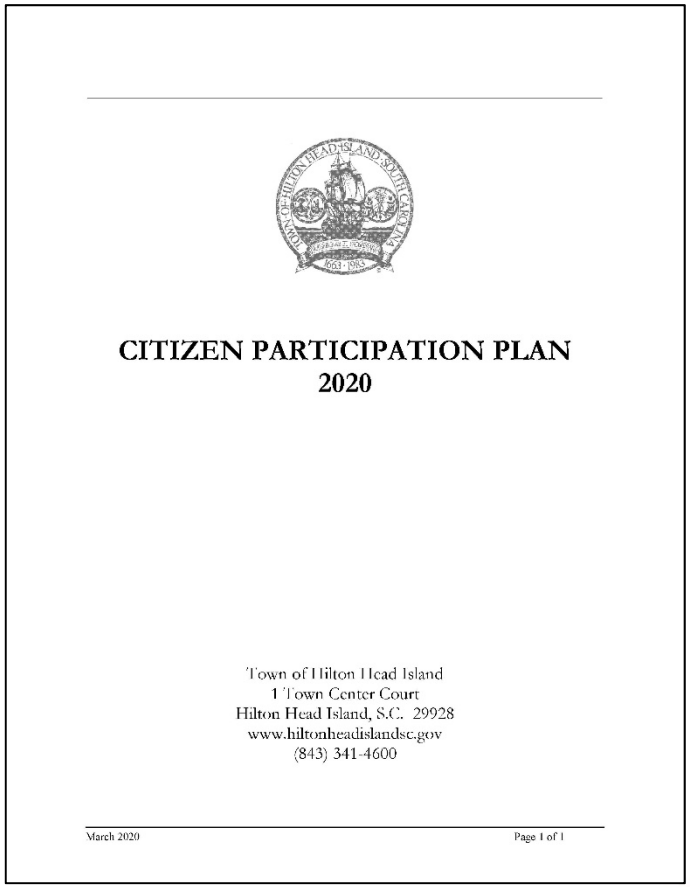
Marcy Benson
Senior Grants Administrator

Community Development Block Grant Entitlement Program (CDBG)

- Federal grant program administered by HUD
- Provides annual grants on a formula basis
- Program Year 2020 allocation is ***$238,349***
- Annual amount fluctuates each year
- Benefit low-and-moderate income persons
- Next Five Year Consolidated Plan is due in May
- Annual Action Plans submitted to HUD

The Citizen Participation Plan 2020

- Details the Town's efforts to involve the community in making important decisions concerning the needs of the community



CITIZEN PARTICIPATION PLAN
2020

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

March 2020 Page 1 of 1

Elements of the Citizen Participation Plan

- Public Meetings
- Public Notice
- Technical Assistance
- Minimizing Displacement
- Performance Reports
- Plan and Program Access

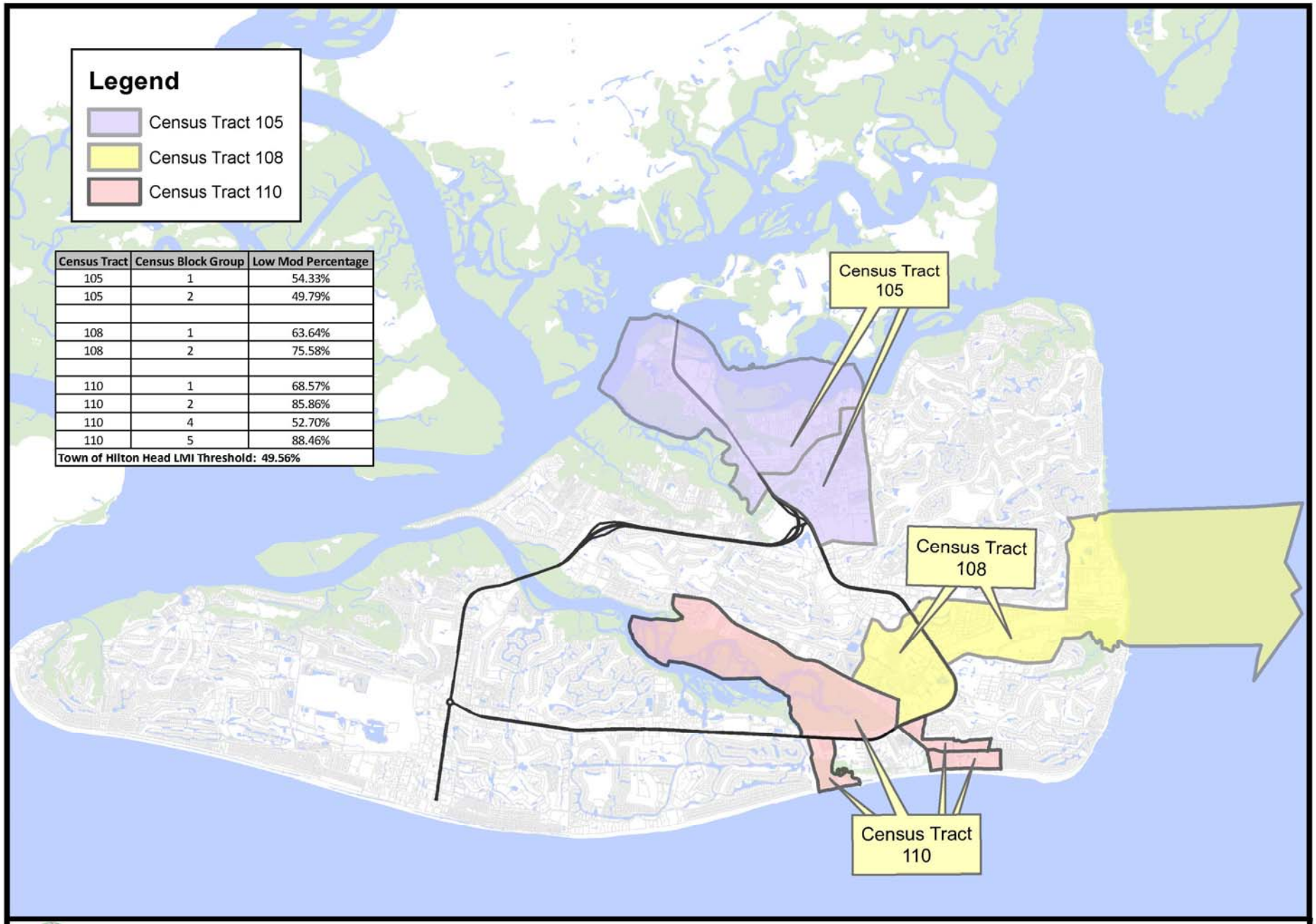
Low and Moderate Income (LMI) Definitions

- Low and moderate income households = less than 80% of the area median income
- *Low Income* = equal to or less than 50% of the area median income
- *Moderate Income* = equal to or less than 80% of area median income

LMI Example
FY2019 Income Limit Summary

FY 2019 Income Limit Area	Median Family Income	Income Limit Category	Persons in Family							
			1	2	3	**4**	5	6	7	8
Beaufort County, SC HUD Metro FMR Area	$83,000	50% Income Limit	$27,800	$31,800	$35,750	**$39,700**	$42,900	$46,100	$49,250	$52,450
		80% Income Limit	$44,450	$50,800	$57,150	**$63,500**	$68,600	$73,700	$78,750	$83,850

Source: HUD User Website, Office of Policy Development and Research (PD&R)
https://www.huduser.gov/portal/datasets/il.html#2019_data



Census Tract	Census Block Group	Low Mod Percentage
105	1	54.33%
105	2	49.79%
108	1	63.64%
108	2	75.58%
110	1	68.57%
110	2	85.86%
110	4	52.70%
110	5	88.46%
Town of Hilton Head LMI Threshold: 49.56%		

TOWN OF HILTON HEAD ISLAND

Town of Hilton Head Island

LMI Census Tracts and Blocks

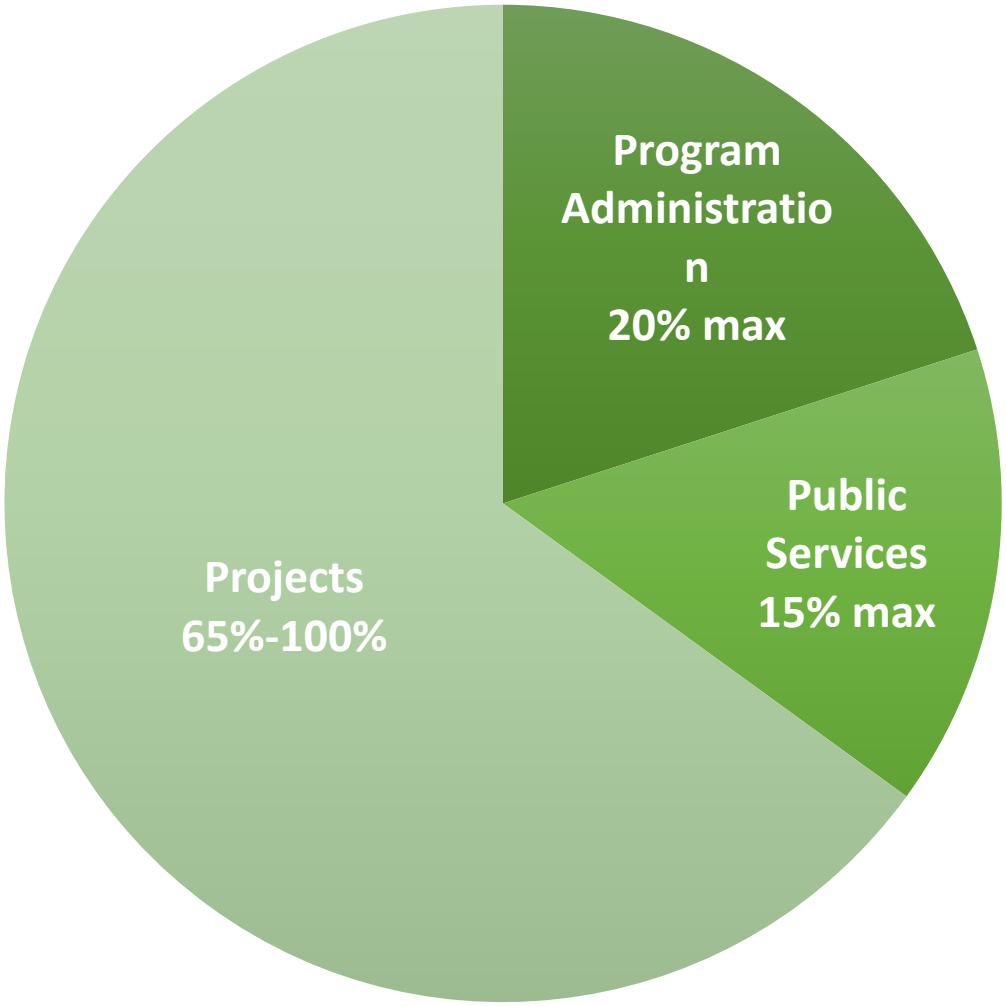
Needs Assessment Purpose

- Process to identify community needs
- Identify and prioritize
- Identify activities & strategies

Examples of Community Needs

- Public Improvements
- Public Facilities
- Housing Activities
- Other Real Property Improvements
- Public Services

2020 Allocation $238,349



What's Your Opinion?

- Most important need in the community?
- Next two most important needs?
- How can the needs be addressed?

Inventory of Needs

- List of needs
- 3 votes per person
- Prioritize/rank needs

What Will Be Done Next?

- Consolidated Plan will be drafted
- 30 day public comment period
- Public meeting during comment period
- Town Council approval to submit Plan
- Submittal to HUD

Thank you!

Marcy Benson
Senior Grants Administrator
Marcyb@hiltonheadislandsc.gov

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2020 – 2024 CONSOLIDATED PLAN
NOTICE OF 30 DAY PUBLIC COMMENT PERIOD

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DREW MARTIN dmartin@islandpacket.com

A FLASH OF COLOR

Bikers and beach goers stop to take pictures of floral arrangements wrapped around a live oak on Friday at Coligny Beach Park on Hilton Head Island just minutes before Hilton Head Mayor John McCann closed the beach and the park's facilities due to the COVID-19 virus. The arrangements, designed by Jardiniere Events Extraordinaire, were donated by brides who canceled their weddings because of the coronavirus. The event planner called it a "flower flash."

COMMENTARY

Infectious diseases expert, native: Give Hilton Head 15 days

BY DAVID LAUDERDALE
dlauderdale@islandpacket.com

They say it can't be done.

But why not close Hilton Head Island to visitors for two weeks to meet the president's coronavirus guidelines for America, "15 Days to Close the Spread"?

One of President Donald Trump's guidelines is to "avoid discretionary travel."

That would presumably include a vacation trip.

Dr. Jerri Barden Perkins of Sea Pines thinks a 15-day break would be a reasonable way to protect a community with limited medical resources, but plenty of the elderly.

"Are we more concerned about our financial interests in the next 15 days than our own people," she asked in an interview on Wednesday.

"For the next 15 days, our priority ought to be our health.

"Our finances will come back, but the sooner we get our health under control and the coronavirus under control, the sooner we will get our finances under control."

Perkins speaks as a physician trained in infectious diseases at the National Institutes of Health. She also was involved in the AIDS crisis while a medical officer at the Food and Drug Administration in the anti-infective drugs division.

She was among the early researchers on AIDS, and recommended the first AIDS-related therapy for FDA approval.

Her late husband, Dr. John Calvin "Cal" Perkins, also was an infectious disease specialist.

And so it was that Perkins, who stays busy with medical-based Iyengar yoga classes, set out to write a letter earlier this week to her family.

SEE QUARANTINE, 5A

Hilton Head hotels differ on coronavirus precautions taken

BY KATHERINE KOKAL
kkokal@islandpacket.com

DREW MARTIN dmartin@islandpacket.com

A vehicle leaves the Hilton Head Island Disney Vacation Club on Wednesday, the day of S.C. Gov. Henry McMaster's closure of bars and restaurants to help stop the spread of COVID-19 virus.

Some hotels and resorts on Hilton Head Island are stepping up cleaning and disinfection in response to the coronavirus pandemic. Others have paused room service or reduced the frequency of room cleaning. At least one resort has closed altogether.

The varying responses show how unprecedented an event like coronavirus is on an island that's accustomed to huge influxes of tourists, hurricane threats and mandatory evacuations.

Beaufort County has a handful of cases of coronavirus, and although schools and dine-in restaurants are closed on Hilton Head Island, town officials have stopped short of telling tourists not to visit.

Tourism, one of the top two economic drivers in Beaufort County (along with the military), brings an estimated $1.48 billion to the local economy each year.

Here's how several major resorts on the island are responding to coronavirus:

CLOSED: DISNEY'S HILTON HEAD ISLAND RESORT

Only one major resort on Hilton Head Island has announced it will close during the coronavirus spread. The Disney Resort is one of dozens of Disney properties and theme parks nationwide that closed Friday and will remain closed for the rest of the month.

The staff of the hotel will continue to be paid during the shutdown, according to a news release from Disney. The release offered no details about how its employees would be compensated.

Notably, the resort closed for several days in September 2018 and September 2017 while the island felt the effects of Hurricane Florence and Tropical Storm Irma, respectively.

OPEN: MARRIOTT HILTON HEAD RESORT AND SPA

At the Marriott Hilton Head Resort and Spa in Palmetto Dunes, a letter delivered to all guests informed them the hotel suspended room service and limited room cleaning to every other day.

A statewide ban on

SEE PRECAUTIONS, 4A

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COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM (CDBG)

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COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM (CDBG)
2020 – 2024 CONSOLIDATED PLAN
NOTICE OF 30 DAY PUBLIC COMMENT PERIOD

Notice is hereby given that the Town of Hilton Head Island has prepared a draft of its 2020 -2024 Consolidated Plan required by HUD to receive CDBG Entitlement Program funding. The Plan will be available for review and comment for 30 days from Wednesday, April 1, 2020 through Friday, May 1, 2020. A copy of the Plan will be available for review via the Town of Hilton Head Island website at: http://www.hiltonheadislandsc.gov/ beginning April 1, 2020. 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 May 1, 2020.

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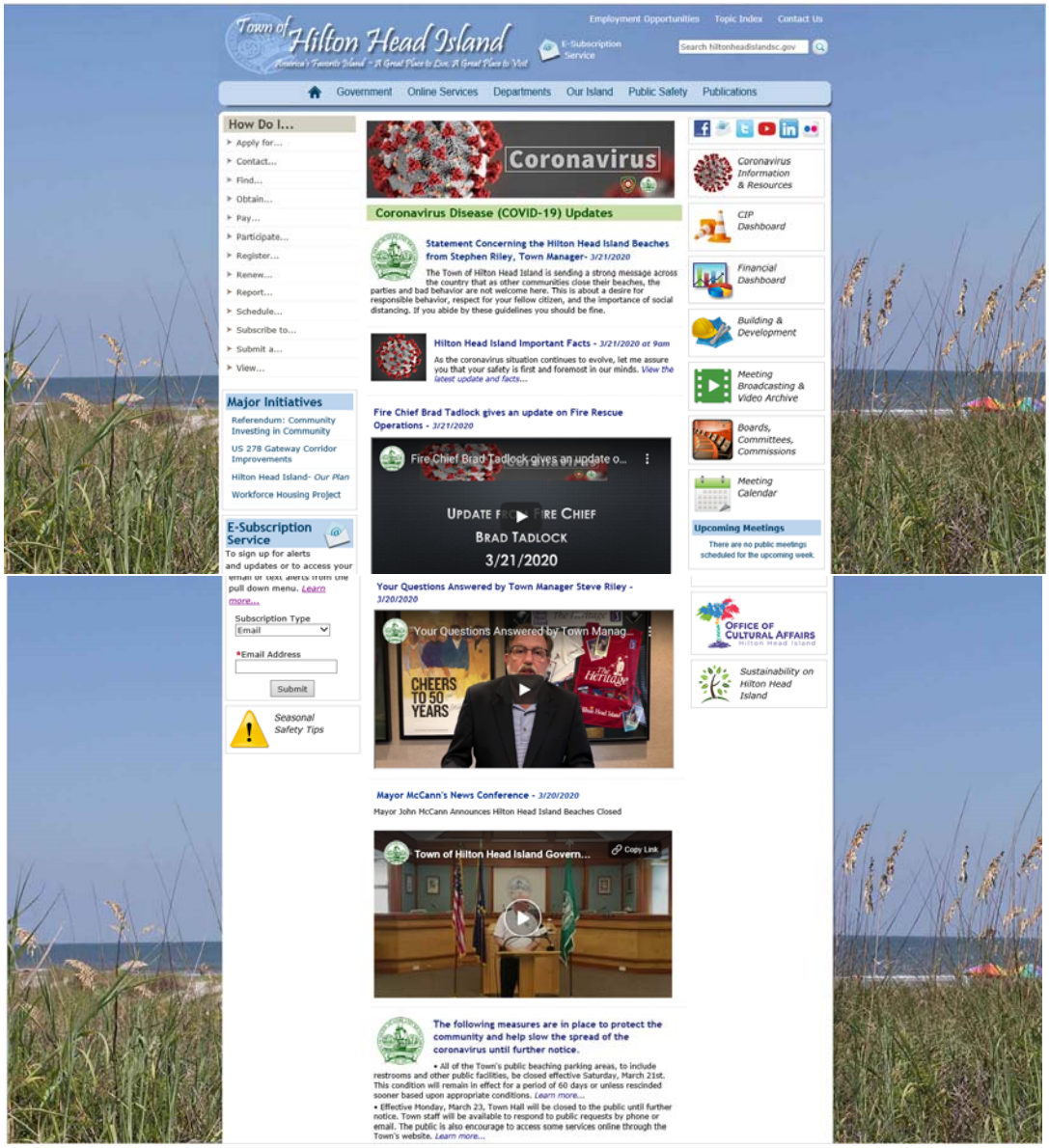
Town of Hilton Head Island Website - Main Page
March 23, 2020
2020 – 2024 CDBG Consolidated Plan
30 Day Public Comment Period Notice



- All organized recreational activities and activities for which special event permits have been acquired from the Town for use on Town properties are canceled. This cancellation applies to any special event permit that was issued for events set to take place between now and March 31, 2020. *Learn more...*
- Fire Rescue has postponed all CPR/AED & First aid courses. In addition, the public use of use of Fire Stations and Fire Rescue Headquarters for non-emergency purposes is postponed effective immediately.
- Organizers of events that are not managed or supported by the Town will make their own determination on whether to proceed or cancel. Please contact those organizations for event updates.

News and Media Releases

Community Development Block Grant Program (CDBG) 2020 - 2024 Consolidated Plan Notice of 30 Day Public Comment Period - *3/23/2020*

Hilton Head Island Town Hall Closes to Public; Town Staff Still Available to Assist Citizens - *3/20/2020*

Hilton Head Island Mayor John McCann Announces Hilton Head Island Beaches Closed - *3/20/2020*

Town of Hilton Head Island to Waive Penalties and Late Fees For Business License Renewals - *3/18/2020*

Temporary Lane Closures Set for Shelter Cove Area March 16-20 - *3/16/2020*

Hilton Head Island Mayor John McCann Issues Emergency Declaration In Support of Measures to Prevent the Coronavirus - *3/16/2020*

Town of Hilton Head Island COVID-19 Update - *3/15/2020*

Important Notice on Community Events During COVID-19 From Hilton Head Island Town Manager Steve Riley - *3/13/2020*

Announcements

PGA Tour Statement Regarding Additional Tournament Cancellations

Hot Topics

US 278 Gateway Corridor Improvements

The SC Department of Transportation (SCDOT) is proposing to make improvements to the US 278 corridor between Bluffton [illegible] and Hilton Head Island. *more information on the 278 Corridor...*

Referendum: Community Investing in Community

Recent Publications

Islander Turns Passion into Support for Parkinson's Disease - *March 2020* (Mayor McCann's Article as seen in Celebrate Hilton Head Magazine)

You Count: Participate in the 2020 Census - *March 2020* (Mayor McCann's Article as seen in the Hilton Head Sun)

Fall 2019 Edition of *"Our Town"* Newsletter

Audubon International

TREE CITY USA

Town of Hilton Head Island Website
March 23, 2020
2020 – 2024 CDBG Consolidated Plan
30 Day Public Comment Period Notice Page

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Public Notice

Community Development Block Grant Program (CDBG) 2020 - 2024 Consolidated Plan Notice of 30 Day Public Comment Period

Release Date: March 23, 2020

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

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Benson Marcy

From: Spinella Kelly
Sent: Monday, March 23, 2020 10:39 AM
To: Benson Marcy
Subject: FW: Courtesy Copy: Town of Hilton Head Island Legal Notices Update

From: Town of Hilton Head Island [mailto:updates@secure.hiltonheadislandsc.gov]
Sent: Monday, March 23, 2020 10:34 AM
To: Spinella Kelly <kellys@hiltonheadislandsc.gov>; Grant Carolyn <carolyng@hiltonheadislandsc.gov>; Phillips Rene <renep@hiltonheadislandsc.gov>
Subject: Courtesy Copy: Town of Hilton Head Island Legal Notices Update

This is a courtesy copy of an email bulletin sent by Kelly Spinella.

This bulletin was sent to the following groups of people:

Subscribers of Legal Notices (2618 recipients)

Community Development Block Grant Program (CDBG)
2020 – 2024 Consolidated Plan
Notice of 30 Day Public Comment Period

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Please visit the link below to view the notice.

https://www.hiltonheadislandsc.gov/government/news/newsdetails.cfm?NewsID=1586

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Benson Marcy

From: Spinella Kelly
Sent: Wednesday, April 01, 2020 9:11 AM
To: Benson Marcy
Subject: FW: [EXTERNAL] Courtesy Copy: Town of Hilton Head Island Legal Notices Update

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From: Town of Hilton Head Island [mailto:updates@secure.hiltonheadislandsc.gov]
Sent: Wednesday, April 01, 2020 9:00 AM
To: Grant Carolyn <carolyng@hiltonheadislandsc.gov>; Spinella Kelly <kellys@hiltonheadislandsc.gov>; Phillips Rene <renep@hiltonheadislandsc.gov>
Subject: [EXTERNAL] Courtesy Copy: Town of Hilton Head Island Legal Notices Update

This Message originated outside your organization.

This is a courtesy copy of an email bulletin sent by Kelly Spinella.

This bulletin was sent to the following groups of people:

Subscribers of Legal Notices (2667 recipients)

Community Development Block Grant Program (CDBG)
2020 – 2024 Consolidated Plan
Notice of 30 Day Public Comment Period

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Submit a Comment Online...

Please visit the link below to view the notice.

https://www.hiltonheadislandsc.gov/government/news/newsdetails.cfm?NewsID=1586

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COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM (CDBG)
2020 – 2024 CONSOLIDATED PLAN
NOTICE OF FIVE (5) DAY PUBLIC COMMENT PERIOD

Notice is hereby given that the Town of Hilton Head Island has prepared a revised draft of its 2020 -2024 Consolidated Plan required by HUD to receive CDBG Entitlement Program funding. Due to changes connected to the Coronavirus Aid, Relief, and Economic Security Act (CARES Act) and COVID-19, the original draft 2020 -2024 Consolidated Plan was adjusted to include COVID-19 response and recovery. The revised Consolidated Plan will be available for review and comment for five (5) days from Monday, April 27, 2020 through Friday, May 1, 2020. A copy of the Plan will be available for review via the Town of Hilton Head Island website at: http://www.hiltonheadislandsc.gov/ beginning April 27, 2020. 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 May 1, 2020. Comments received and responses will be posted on the Town of Hilton Head Island website on Monday, May 4, 2020.

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Benson Marcy

From: Phillips Rene
Sent: Friday, April 24, 2020 8:31 AM
To: Benson Marcy
Subject: FW: [EXTERNAL] Courtesy Copy: CDBG 2020-2024 Consolidated Plan Notice of Five (5) Day Public Comment Period

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From: Town of Hilton Head Island [mailto:updates@secure.hiltonheadislandsc.gov]
Sent: Friday, April 24, 2020 8:21 AM
To: Phillips Rene <renep@hiltonheadislandsc.gov>; Grant Carolyn <carolyng@hiltonheadislandsc.gov>; Spinella Kelly <kellys@hiltonheadislandsc.gov>
Subject: [EXTERNAL] Courtesy Copy: CDBG 2020-2024 Consolidated Plan Notice of Five (5) Day Public Comment Period

This Message originated outside your organization.

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 (6358 recipients)

Community Development Block Grant Program (CDBG) 2020 - 2024 Consolidated Plan Notice of Five (5) Day Public Comment Period

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View this notice in its entirety at
https://hiltonheadislandsc.gov/government/news/newsdetails.cfm?NewsID=1599

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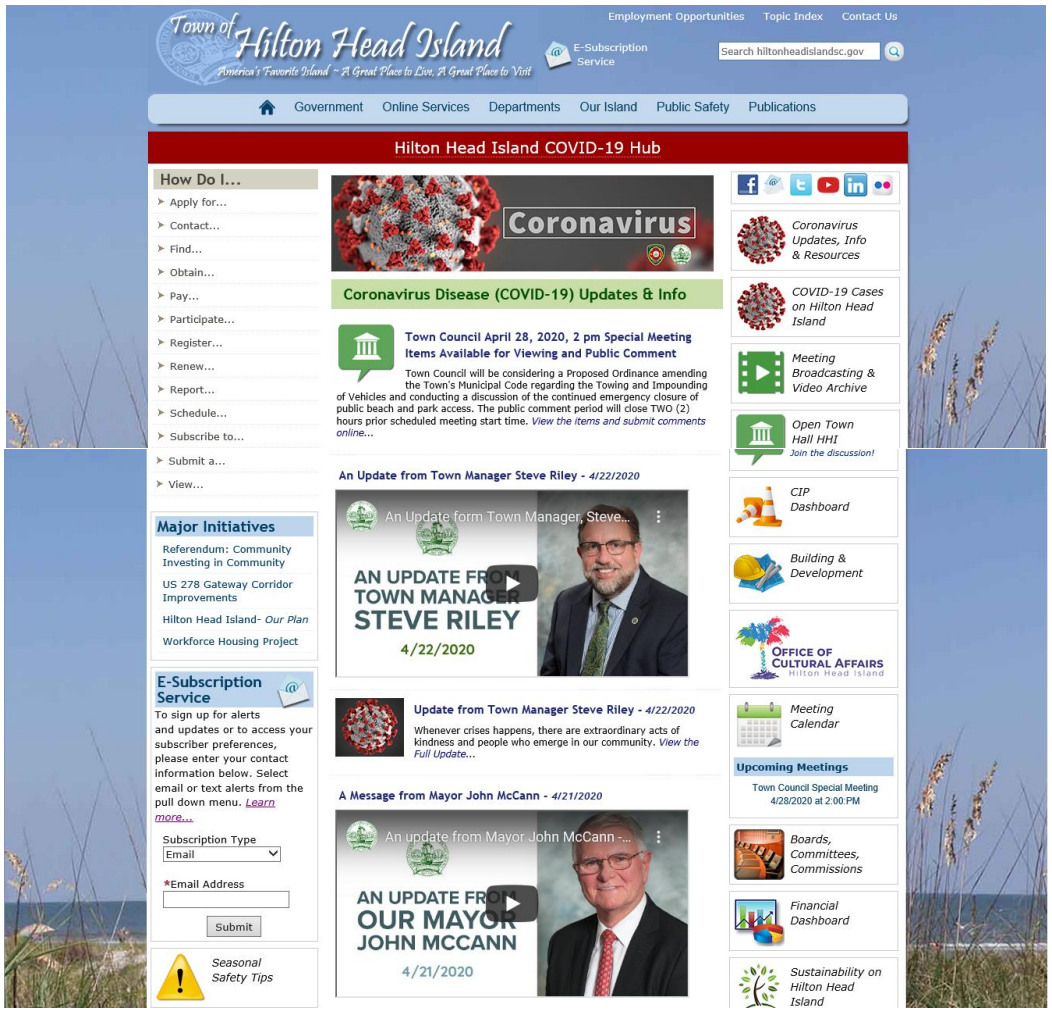
5 Day Public Comment Period Notice



The following measures are in place to protect the community and help slow the spread of the coronavirus until further notice.

- The Town's public beaches and parks are closed until further notice.
- Town Hall, Fire Rescue Headquarters and Fire Stations will be closed to the public until further notice. Town staff will be available to respond to public requests by phone or email. The public is also encouraged to access some services online through the Town's website. *Learn more...*
- All Burning will be prohibited on Hilton Head Island until further notice.

View Additional Announcements and Reminders...

View our Frequently Asked Questions Page for more information...

News and Media Releases

Community Development Block Grant Program (CDBG) 2020 - 2024 Consolidated Plan Notice of Five (5) Day Public Comment Period - *4/24/2020*

Town of Hilton Head Island Installs Its First HAWK Signal to Improve Pedestrian Safety - *4/17/2020*

Hilton Head Island Town Council Adopts Governor's Order Impacting Short-Term Rentals - *4/10/2020*

Determining Non-Essential Businesses Under Executive Order 2020-17 - *4/3/2020*

View More News and Media Releases

Recent Publications

COVID-19: What You Can Do - *April 2020* (Mayor McCann's Article as seen in Celebrate Hilton Head Magazine)

Collective sacrifice necessary for safety - *April 2020* (Mayor McCann's Article as seen in the Hilton Head Sun)

Audubon International

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100%
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04/24/2020

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April 24, 2020
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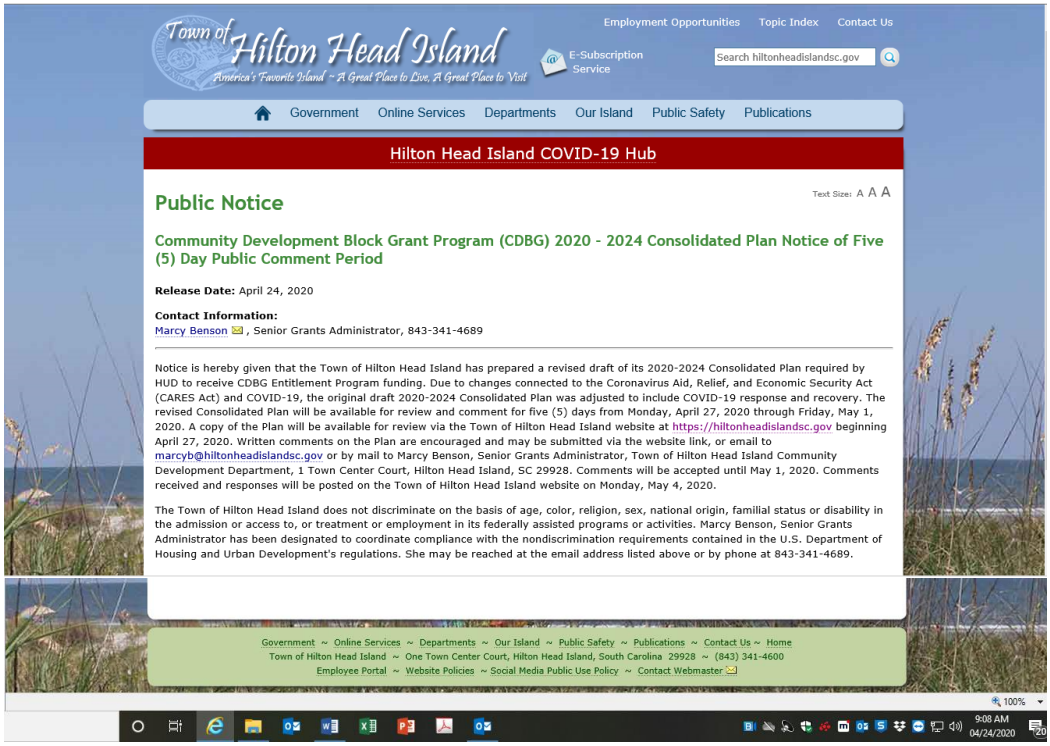

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Hilton Head Island COVID-19 Hub

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Public Notice

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Release Date: April 24, 2020

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

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