

Town of Hilton Head Island
2015 – 2019
Consolidated Plan
Substantial Amendment #2 (2019)

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



~DRAFT~

Contents

Executive Summary.....	5
ES-05 Executive Summary - 24 CFR 91.200(c), 91.220(b)	5
The Process	7
PR-05 Lead & Responsible Agencies 24 CFR 91.200(b).....	7
PR-10 Consultation - 91.100, 91.200(b), 91.215(l)	8
PR-15 Citizen Participation.....	15
Needs Assessment	30
NA-05 Overview	30
NA-10 Housing Needs Assessment - 24 CFR 91.205 (a,b,c)	31
NA-15 Disproportionately Greater Need: Housing Problems – 91.205 (b)(2)	37
NA-20 Disproportionately Greater Need: Severe Housing Problems – 91.205 (b)(2)	40
NA-25 Disproportionately Greater Need: Housing Cost Burdens – 91.205 (b)(2)	43
NA-30 Disproportionately Greater Need: Discussion – 91.205(b)(2)	45
NA-35 Public Housing – 91.205(b)	46
NA-40 Homeless Needs Assessment – 91.205(c).....	50
NA-45 Non-Homeless Special Needs Assessment - 91.205 (b,d).....	53
NA-50 Non-Housing Community Development Needs – 91.215 (f)	55
Housing Market Analysis.....	56
MA-05 Overview	56
MA-10 Number of Housing Units – 91.210(a)&(b)(2).....	58
MA-15 Housing Market Analysis: Cost of Housing - 91.210(a)	60
MA-20 Housing Market Analysis: Condition of Housing – 91.210(a).....	63
MA-25 Public and Assisted Housing – 91.210(b)	65
MA-30 Homeless Facilities and Services – 91.210(c).....	67

MA-35 Special Needs Facilities and Services – 91.210(d).....	69
MA-40 Barriers to Affordable Housing – 91.210(e).....	70
MA-45 Non-Housing Community Development Assets – 91.215 (f).....	71
MA-50 Needs and Market Analysis Discussion.....	75
Strategic Plan	76
SP-05 Overview	76
SP-10 Geographic Priorities – 91.215 (a)(1).....	79
SP-25 Priority Needs - 91.215(a)(2).....	82
SP-30 Influence of Market Conditions – 91.215 (b).....	84
SP-50 Public Housing Accessibility and Involvement – 91.215(c).....	95
SP-55 Barriers to affordable housing – 91.215(h).....	96
SP-60 Homelessness Strategy – 91.215(d).....	98
SP-65 Lead based paint Hazards – 91.215(i).....	100
SP-70 Anti-Poverty Strategy – 91.215(j)	101
SP-80 Monitoring – 91.230	102
Expected Resources	103
AP-15 Expected Resources – 91.220(c)(1,2)	103
Annual Goals and Objectives	108
Projects	109
AP-35 Projects – 91.220(d)	109
AP-38 Project Summary	110
AP-50 Geographic Distribution – 91.220(f).....	111
Affordable Housing	112
AP-55 Affordable Housing – 91.220(g)	112
AP-60 Public Housing – 91.220(h).....	113

AP-65 Homeless and Other Special Needs Activities – 91.220(i)..... 114

AP-75 Barriers to affordable housing – 91.220(j) 116

AP-85 Other Actions – 91.220(k) 117

Program Specific Requirements..... 119

Attachments.....120

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

Executive Summary

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

1. Introduction

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

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

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

3. Evaluation of past performance

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

4. Summary of citizen participation process and consultation process

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

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

During various public meetings between December 2018 and August 2019 public input was received in support of amending the Five Year Consolidated Plan to allow for activities which provide benefits based on the national objective of low and moderate income clientele. The Town of Hilton Head Island conducted a public meeting on September 5, 2019 to solicit additional input regarding the proposed substantial amendment to the 2015 – 2019 Five Year Consolidated Plan. A public notice was published in the local newspaper, The Island Packet, seven days preceding the public meeting in addition to being posted on the Town of Hilton Head Island website and at the Town of Hilton Head Island main entrance bulletin board. Due to the mandatory evacuation order issued by Governor McMaster in advance of Hurricane Dorian, the public meeting scheduled for September 5th was cancelled. A public meeting will be rescheduled on a date during the required 30 day public comment period.

5. Summary of public comments

Due to the mandatory evacuation order issued by Governor McMaster in advance of Hurricane Dorian the public meeting scheduled for September 5th was cancelled. A public meeting will be rescheduled on a date during the required 30 day public comment period.

A summary of public comments received during the required 30 day public comment period from September 9 – October 9, 2019 will be included in the citizen participation comments attachment to this Consolidated Plan substantial amendment.

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

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

7. Summary

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

The Process

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

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

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

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

Table 1 – Responsible Agencies

Narrative

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

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

Consolidated Plan Public Contact Information

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

1. Introduction

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

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

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

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

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

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

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

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

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

Table 2 – Agencies, groups, organizations who participated

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

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

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

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

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

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

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

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

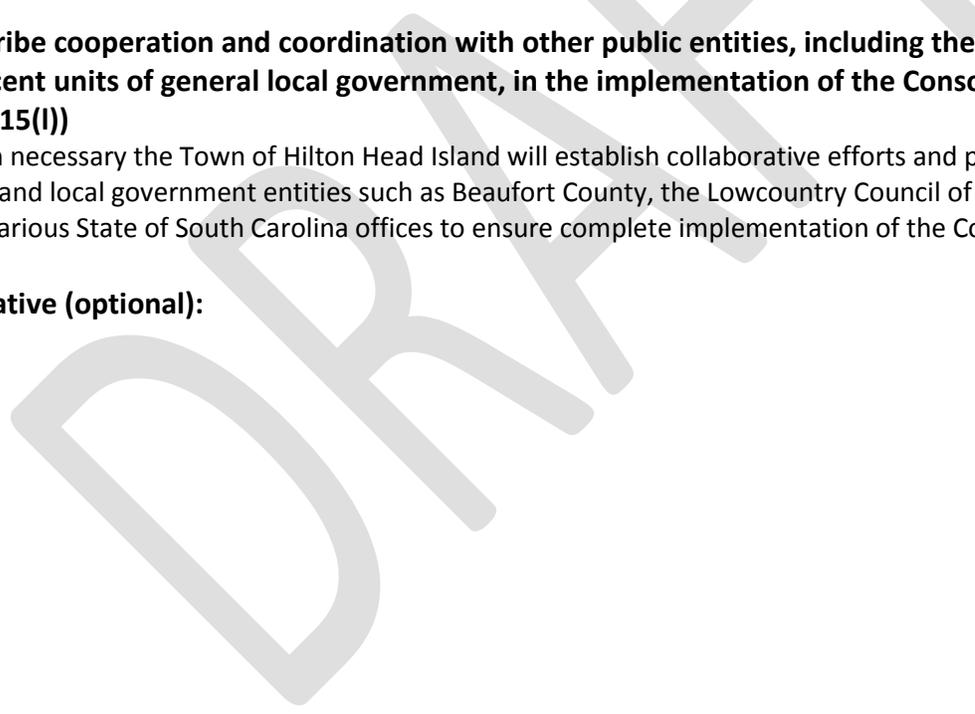
Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care	LowCountry Homeless Coalition	The Lowcountry Homeless Coalition, based in Charleston, South Carolina is the Continuum of Care working to address the needs of the homeless in a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

Table 3 – Other local / regional / federal planning efforts

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

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

Narrative (optional):



PR-15 Citizen Participation

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

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

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

During various public meetings between December 2018 and August 2019 public input was received in support of amending the Five Year Consolidated Plan to allow for activities which provide benefits based on the national objective of low and moderate income clientele. The Town of Hilton Head Island conducted a public meeting on September 5, 2019 to solicit additional input regarding the proposed substantial amendment to the 2015 – 2019 Five Year Consolidated Plan. A public notice was published in the local newspaper, The Island Packet, seven days preceding the public meeting in addition to being posted on the Town of Hilton Head Island website and at the Town of Hilton Head Island main entrance bulletin board. Due to the mandatory evacuation order issued by Governor McMaster in advance of Hurricane Dorian, the public meeting scheduled for September 5th was cancelled. A public meeting will be rescheduled on a date during the required 30 day public comment period.

Citizen Participation Outreach

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

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

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

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

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

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

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

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

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9	Public Meeting	Non-targeted/broad community	At the December 10, 2018 needs assessment meeting there were 19 attendees.	<p>Community needs identified & ranked in order of community importance:</p> <ol style="list-style-type: none"> 1. Dirt road paving 2. Historic restoration 3. Drainage improvements 4. Sanitary sewer 5. Open air market place 6. Workforce housing/home ownership fund/rental assistance fund 7. Shuttle bus service 8. Historic cemetery clean-up <p>Other needs identified but received no votes included:</p> <ul style="list-style-type: none"> *Community gathering center *Community park in Marshland Rd vicinity including water access *Road grading *Historic sites signage *Playground at Rowing and Sailing Center at Squire Pope Community Park *Pathway connection on "park side" of Squire Pope Road between 	All comments were accepted.
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Sort Order	Mode of Outreach	Target of Outreach	Summary of response/ attendance	Summary of Comments received	Summary of comments not accepted & reasons	URL (If applicable)
				<p>Greens Shell Park and Rowing and Sailing Center at Squire Pope Community Park</p> <p>*Playground on Old Wild Horse Road in vicinity of Gum Tree Road (Taylor Family site)</p> <p>Needs identified via email or letter in place of attending public meeting included:</p> <ul style="list-style-type: none"> *Multi-generational affordable housing *Housing repair program grant pool *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 & reasons	URL (If applicable)
10	Public Meeting	Non-targeted/broad community	At the January 7, 2019 public comment meeting there were 10 attendees.	There was one comment received during the January 7, 2019 public meeting. This comment stated, "The big projects I.E. paving of roads, drainage, and sewer access, is being addressed from other sources mandated by the Town. I believe we should direct the usage of the grant funds to different types of immediate community improvements I.E. community center, shuttle services and open air market." A copy of the comment is attached to this document.	All comments were accepted.	

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

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/ attendance	Summary of Comments received	Summary of comments not accepted & reasons	URL (If applicable)
13	Internet Outreach	Non-targeted/broad community	Draft amended Five Year Consolidated Plan posted on Town of Hilton Head Island website from September 9 through October 9, 2019. A dedicated public comment link was posted with the plan on the Town website where the public could directly submit comments. Notification of Action Plan 30 day public comment period was sent via email blast to all email addresses listed on the Towns general notification list.	Pending end of 30 day comment period	Pending end of 30 day comment period	

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

Table 4 – Citizen Participation Outreach

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Needs Assessment

NA-05 Overview

Needs Assessment Overview

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

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

Summary of Housing Needs

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

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

Table 5 - Housing Needs Assessment Demographics

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

Number of Households Table

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

Table 6 - Total Households Table

Data Source: 2008-2012 CHAS

Housing Needs Summary Tables

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

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

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

Table 7 – Housing Problems Table

Data 2008-2012 CHAS
Source:

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

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

Table 8 – Housing Problems 2

Data 2008-2012 CHAS
Source:

3. Cost Burden > 30%

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

Table 9 – Cost Burden > 30%

Data 2008-2012 CHAS
Source:

4. Cost Burden > 50%

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

Table 10 – Cost Burden > 50%

Data 2008-2012 CHAS
Source:

5. Crowding (More than one person per room)

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

Table 11 – Crowding Information – 1/2

Data 2008-2012 CHAS
Source:

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

Table 12 – Crowding Information – 2/2

Data Source
Comments:

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

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

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

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

What are the most common housing problems?

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

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

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

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

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

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

The Town of Hilton Head Island does not participate in rapid re-housing assistance programs and consequently data pertaining to this need is not available.

If a jurisdiction provides estimates of the at-risk population(s), it should also include a description of the operational definition of the at-risk group and the methodology used to generate the estimates:

The Town of Hilton Head Island does not have a methodology to create estimates of at-risk populations.

Specify particular housing characteristics that have been linked with instability and an increased risk of homelessness

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

Discussion

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

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

Introduction

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

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

0%-30% of Area Median Income

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

Table 13 - Disproportionally Greater Need 0 - 30% AMI

Data Source: 2008-2012 CHAS

*The four housing problems are:

1. Lacks complete kitchen facilities,
2. Lacks complete plumbing facilities,
3. More than one person per room,
4. Cost Burden greater than 30%

30%-50% of Area Median Income

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

Table 14 - Disproportionally Greater Need 30 - 50% AMI

Data 2008-2012 CHAS
Source:

*The four housing problems are:

1. Lacks complete kitchen facilities,
2. Lacks complete plumbing facilities,
3. More than one person per room,
4. Cost Burden greater than 30%

50%-80% of Area Median Income

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

Table 15 - Disproportionally Greater Need 50 - 80% AMI

Data 2008-2012 CHAS
Source:

*The four housing problems are:

1. Lacks complete kitchen facilities,
2. Lacks complete plumbing facilities,
3. More than one person per room,
4. Cost Burden greater than 30%

80%-100% of Area Median Income

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

Table 16 - Disproportionally Greater Need 80 - 100% AMI

Data 2008-2012 CHAS
Source:

*The four housing problems are:

1. Lacks complete kitchen facilities,
2. Lacks complete plumbing facilities,
3. More than one person per room,
4. Cost Burden greater than 30%

Discussion

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

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

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

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

Introduction

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

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

0%-30% of Area Median Income

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

Table 17 – Severe Housing Problems 0 - 30% AMI

Data 2008-2012 CHAS
Source:

*The four severe housing problems are:

1. Lacks complete kitchen facilities,
2. Lacks complete plumbing facilities,
3. More than 1.5 persons per room,
4. Cost Burden over 50%

30%-50% of Area Median Income

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

Table 18 – Severe Housing Problems 30 - 50% AMI

Data 2008-2012 CHAS
Source:

*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

50%-80% of Area Median Income

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

Table 19 – Severe Housing Problems 50 - 80% AMI

Data 2008-2012 CHAS
Source:

*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

80%-100% of Area Median Income

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

Table 20 – Severe Housing Problems 80 - 100% AMI

Data 2008-2012 CHAS
Source:

*The four severe housing problems are:

1. Lacks complete kitchen facilities,
2. Lacks complete plumbing facilities,
3. More than 1.5 persons per room,
4. Cost Burden over 50%

Discussion

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

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

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

Introduction:

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

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

Housing Cost Burden

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

Table 21 – Greater Need: Housing Cost Burdens AMI

Data 2008-2012 CHAS
Source:

Discussion:

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

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

DRAFT

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

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

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

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

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

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

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

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

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

NA-35 Public Housing – 91.205(b)

Introduction

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

Totals in Use

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

Table 22 - Public Housing by Program Type

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

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

Characteristics of Residents

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

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

Table 23 – Characteristics of Public Housing Residents by Program Type

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

Race of Residents

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

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

Table 24 – Race of Public Housing Residents by Program Type

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

Ethnicity of Residents

Ethnicity	Certificate	Mod-Rehab	Public Housing	Program Type					
				Vouchers			Special Purpose Voucher		
				Total	Project-based	Tenant-based	Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
Hispanic	0	0	10	10	0	0	0	0	0
Not Hispanic	0	0	70	70	0	0	0	0	0

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

Table 25 – Ethnicity of Public Housing Residents by Program Type

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

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

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

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

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

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

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

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

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

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

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

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

Discussion

NA-40 Homeless Needs Assessment – 91.205(c)

Introduction:

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

Homeless Needs Assessment

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

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

Table 26 - Homeless Needs Assessment

Data Source
Comments:

No Data Available

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

Indicate if the homeless population is: Has No Rural Homeless

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

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

Nature and Extent of Homelessness: (Optional)

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

Data Source
Comments:

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

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

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

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

Describe the Nature and Extent of Unsheltered and Sheltered Homelessness.

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

Discussion:

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

Introduction:

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

Describe the characteristics of special needs populations in your community:

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

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

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

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

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

According to 2013 SC-DHEC HIV/AIDS Data Surveillance Report from January 1 through December 31, 2013 there were 11 new cases of HIV/AIDS diagnosed in Beaufort County. That same report states through December 31, 2013 there are 195 persons living with HIV/AIDS in Beaufort County.

The Access Network was founded in 1987 in response to the growing HIV/AIDS epidemic to serve Beaufort, Colleton, Hampton, and Jasper counties. In the mid 1990's the focus of the client services

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

Discussion:

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

Describe the jurisdiction’s need for Public Facilities:

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

How were these needs determined?

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

Describe the jurisdiction’s need for Public Improvements:

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

How were these needs determined?

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

Describe the jurisdiction’s need for Public Services:

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

How were these needs determined?

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

Housing Market Analysis

MA-05 Overview

Housing Market Analysis Overview:

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

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

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

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

Housing Units by Structure Type

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

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

Housing Units By Structure Type

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

Introduction

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

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

All residential properties by number of units

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

Table 27 – Residential Properties by Unit Number

Data Source: 2008-2012 ACS

Unit Size by Tenure

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

Table 28 – Unit Size by Tenure

Data Source: 2008-2012 ACS

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

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

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

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

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

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

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

Describe the need for specific types of housing:

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

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

Introduction

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

Cost of Housing

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

Table 29 – Cost of Housing

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

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

Table 30 - Rent Paid

Data Source: 2008-2012 ACS

Housing Affordability

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

Table 31 – Housing Affordability

Data Source: 2008-2012 CHAS

Monthly Rent

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

Table 32 – Monthly Rent

Data Source: HUD FMR and HOME Rents

Is there sufficient housing for households at all income levels?

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

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

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

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

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

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

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

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

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

Discussion

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

Introduction

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

Definitions

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

Condition of Units

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

Table 33 - Condition of Units

Data Source: 2008-2012 ACS

Year Unit Built

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

Table 34 – Year Unit Built

Data Source: 2008-2012 CHAS

Risk of Lead-Based Paint Hazard

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

Table 35 – Risk of Lead-Based Paint

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

Vacant Units

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

Table 36 - Vacant Units

Data Source Comments:

Need for Owner and Rental Rehabilitation

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

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

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

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

Discussion

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

Introduction

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

Totals Number of Units

	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project-based	Tenant-based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of units vouchers available			295	562			0	0	211
# of accessible units									

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

Table 37 – Total Number of Units by Program Type

Data PIC (PIH Information Center)

Source:

Describe the supply of public housing developments:

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

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

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

Public Housing Condition

Public Housing Development	Average Inspection Score
Beaufort Housing Authority	80

Table 38 - Public Housing Condition

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

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

Discussion:

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

Introduction

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

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

Facilities and Housing Targeted to Homeless Households

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

Table 39 - Facilities and Housing Targeted to Homeless Households

Data Source
Comments:

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

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

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

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

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

Introduction

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

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

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

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

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

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

Negative Effects of Public Policies on Affordable Housing and Residential Investment

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

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

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

Introduction

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

Economic Development Market Analysis

Business Activity

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

Table 40 - Business Activity

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

Labor Force

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

Table 41 - Labor Force

Data Source: 2008-2012 ACS

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

Table 42 – Occupations by Sector

Data Source: 2008-2012 ACS

Travel Time

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

Table 43 - Travel Time

Data Source: 2008-2012 ACS

Education:

Educational Attainment by Employment Status (Population 16 and Older)

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

Table 44 - Educational Attainment by Employment Status

Data Source: 2008-2012 ACS

Educational Attainment by Age

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

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

Table 45 - Educational Attainment by Age

Data Source: 2008-2012 ACS

Educational Attainment – Median Earnings in the Past 12 Months

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

Table 46 – Median Earnings in the Past 12 Months

Data Source: 2008-2012 ACS

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

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

Describe the workforce and infrastructure needs of the business community:

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

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

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

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

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

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

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

No

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

Discussion

MA-50 Needs and Market Analysis Discussion

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

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

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

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

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

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

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

Are there any community assets in these areas/neighborhoods?

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

Are there other strategic opportunities in any of these areas?

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

Strategic Plan

SP-05 Overview

Strategic Plan Overview

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

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

6	2019	Public Facilities & Improvements <i>(Rowing & Sailing Center at Squire Pope Community Park)</i>	Recreational Facilities & Improvements	\$236,013	Public facilities & improvements	Census Tract 105	Non- Housing Community Development – Public Improvements	Public facility or infrastructure activities other than low/moderate-income housing benefit
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2015 - 2019 Project List

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

Geographic Area

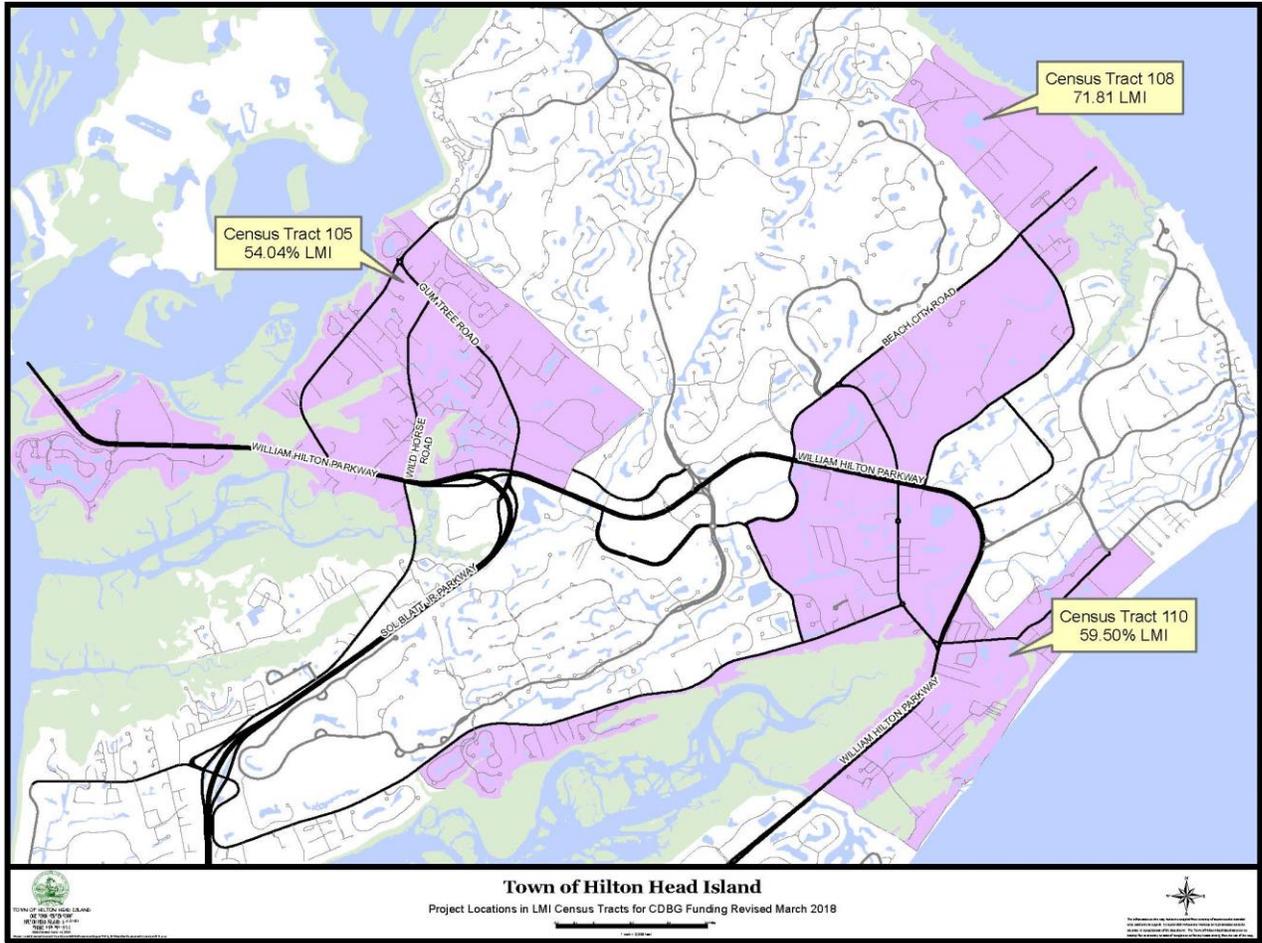
Table 47 - Geographic Priority Areas

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

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

General Allocation Priorities

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



LMI Census Tracts

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

Priority Needs

Table 48 – Priority Needs Summary

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

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

Narrative (Optional)

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

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

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

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

Influence of Market Conditions

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

Table 49 – Influence of Market Conditions

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

Introduction

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

Anticipated Resources

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

CDBG	public - federal	Acquisition Admin and Planning Housing Public Improvements Public Services Other Real Property Improvements	202,347	0	0	202,347	867,044	2015 was the first year of program participation and funding was in the amount of \$202,347. In program year 2016 the HUD allocation amount was \$196,123, in program year 2017 the HUD allocation amount was \$200,781, in 2018 the HUD allocation amount was \$234,127, and in 2019 the HUD allocation was \$236,013 Due to these revised allocations the expected amount available for the remaining 3 years of the Con Plan was adjusted to derive the expected amount
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Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
								available for the remaining years of the Consolidated Plan.

Table 50 - Anticipated Resources

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

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

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

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

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

Discussion

SP-40 Institutional Delivery Structure – 91.215(k)

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

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

Table 51 - Institutional Delivery Structure

Assess of Strengths and Gaps in the Institutional Delivery System

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

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

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

Transportation	X		
Other			

Table 52 - Homeless Prevention Services Summary

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

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

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

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

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

SP-45 Goals Summary – 91.215(a)(4)

Goals Summary Information

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

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

Table 53 – Goals Summary

Goal Descriptions

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

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

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

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

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

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

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

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

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

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

Activities to Increase Resident Involvements

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

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

No

Plan to remove the ‘troubled’ designation

The Beaufort Housing Authority is not designated as troubled.

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

Barriers to Affordable Housing

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

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

Strategy to Remove or Ameliorate the Barriers to Affordable Housing

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

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

SP-60 Homelessness Strategy – 91.215(d)

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

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

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

Addressing the emergency and transitional housing needs of homeless persons

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

SP-80 Monitoring – 91.230

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

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

Expected Resources

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

Introduction

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

2019 period covered by this Consolidated Plan.
Anticipated Resources

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

CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	202,347	0	0	202,347	867,044	2015 was the first year of program participation and funding was in the amount of \$202,347. In program year 2016 the HUD allocation amount was \$196,123, in program year 2017 the HUD allocation amount was \$200,781, in 2018 the HUD allocation amount was \$234,127, and in 2019 the HUD allocation was \$236,013. Due to these revised allocations the expected amount available for the remaining 3 years of the Con Plan was adjusted to derive the expected amount available for
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Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
								the remaining years of the Consolidated Plan.

Table 54 - Expected Resources – Priority Table

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

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

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

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

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

Discussion

Annual Goals and Objectives

AP-20 Annual Goals and Objectives

Goals Summary Information

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

Table 55 – Goals Summary

Goal Descriptions

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

Projects

AP-35 Projects – 91.220(d)

Introduction

Projects

#	Project Name
1	Blazing Star Lane Paving
2	Program Administration

Table 56 – Project Information

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

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

AP-38 Project Summary
Project Summary Information

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

AP-50 Geographic Distribution – 91.220(f)

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

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

Geographic Distribution

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

Table 57 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

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

Discussion

Affordable Housing

AP-55 Affordable Housing – 91.220(g)

Introduction

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

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

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

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

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

Discussion

AP-60 Public Housing – 91.220(h)

Introduction

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

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

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

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

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

Not Applicable

Discussion

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

Introduction

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

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

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

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

Addressing the emergency shelter and transitional housing needs of homeless persons

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

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

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

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

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

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

Discussion

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

Introduction:

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

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

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

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

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

Discussion:

AP-85 Other Actions – 91.220(k)

Introduction:

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

Actions planned to address obstacles to meeting underserved needs

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

Actions planned to foster and maintain affordable housing

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

Actions planned to reduce lead-based paint hazards

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

Actions planned to reduce the number of poverty-level families

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

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

Actions planned to develop institutional structure

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

submitted in compliance with program deadlines.

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

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

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

Discussion:

Program Specific Requirements

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

Introduction:

Community Development Block Grant Program (CDBG)

Reference 24 CFR 91.220(I)(1)

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

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

Other CDBG Requirements

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

Attachments

**NOTICE OF PUBLIC HEARING
- COMMUNITY NEEDS ASSESSMENT-**

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

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

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

PLEASE SIGN IN:

NAME	MAILING ADDRESS	EMAIL ADDRESS
John Geisler		
Dot Lax		
Thomas C. Bawnwell Jr		
James Fisher		
Ronald Stewart SR.		
Pat Wirtz		
Herbert Furb		
Petsy Doughtie		
Jossie Ramirez		
ALYN SCHNEIDER		
George Paletta		
LARRY M. SANDERS		

PLEASE SIGN IN:

NAME	MAILING ADDRESS	EMAIL ADDRESS
C. Grant Cully		
Geraldine Keating		
Francine Baer		
Susan Murphy		
Pete Nardi		
Don Kirkman		
Lynne Nordenberg		
Ruby Machi		
Veronica Miller		
Louis Rivier		
LESTER DOTSON		
Chester Williams		

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

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

Present: See attached sign-in sheet.

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

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

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

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

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

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

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

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Public Comments Received During 30 Day Consolidated Plan Public Comment Period

Comment Summary

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

1. Support for road improvements and the need to make drainage improvements and sewer service available.
2. Support for revitalization efforts surrounding planned unit developments, and low income housing construction to replace ageing homes.
3. Support for the Consolidated Plan, with a concern for the Union Cemetery Road area not included as a CDBG area.
4. Support for prioritizing paving dirt roads, and suggesting roads be prioritized based on potential to create additional investment, tax base and economic development for the Town.

Public Comments Submitted Online for

HUD/CDBG Consolidated Plan

Total Comments: 3 Support: 3 Oppose: 0

Support:

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

Lorraine Chillemi

Submitted: 2/18/2015

Support

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

Submitted: 2/23/2015

Support

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

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

Submitted: 3/11/2015

Support

Oppose:

Martin 2/16/2015

Town of Hilton Head Island 2015 – 2019 Consolidated Plan

Public Comment Form

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



Thanks to the staff, for the work, in putting the application together. The roads desperately need the improvements, for human safety for life. The roads is part of the need the drainage is also a much needed component for each of the community that will be getting road improvement over the next several years. Sewer service must also be made available to all these areas. There must be a comprehensive service effort to the deprived sections of Hilton Head Island, SC.

Optional:

Name: Thomas C. Barnwell Jr
Address: [Redacted]
Phone: _____
Email: _____

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



CITIZEN PARTICIPATION PLAN 2014

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

STATEMENT OF PURPOSE:

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

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

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

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

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

ELEMENTS OF PLAN

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

Public Hearings

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

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

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

All public meetings or hearings concerning the Town's CDBG Entitlement Program shall be held at times and locations convenient to the Town's citizens, particularly those who are potential or actual beneficiaries. No public hearing shall be held before 6:00 p.m. on weekdays or 2 p.m. on Sundays, or be scheduled to 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 hearing participants are expected to be non-English speaking residents, the Town will take reasonable measures to accommodate their needs. Official U.S. Census Bureau data for the proposed project area and for the Town as a whole will be analyzed to determine if this provision applies in a particular instance. In the event that such a determination is made, provisions shall be made to translate public documents and comments at all relevant public hearings into the native language of the majority of non-English speaking residents affected. Appropriate action will also be taken to accommodate the needs of persons with mobility, visual, or hearing impairments who wish to participate in the public comment process.

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

Public Notice

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

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

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

2. Public notices identical in content may be posted at Town Hall, in several conspicuous locations open to the public.
3. Public notices identical in content may be posted on the Town of Hilton Head Island website.
4. Notice of any public hearings or meetings may also be mailed to local community leaders and organizations, such as churches, and Property Owner's Associations.

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

Technical Assistance

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

Minimizing Displacement

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

Performance Reports

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

Plan and Program Access

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

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

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

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

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

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

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

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

[Employment Opportunities](#)
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Online Services
Departments
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Public Safety
Publications
Disaster Recovery

Hurricane Matthew Disaster Recovery Portal

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- > Apply for...
- > Contact...
- > Find...
- > Obtain...
- > Pay...
- > Participate...
- > Register...
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- > Schedule...
- > Subscribe to...
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- > View...

Major Initiatives

- 2016 Beach Renourishment Project
- Colligny Redevelopment
- Powerline Burial Project
- USCB Hospitality Management Facility
- Venue Committee

E-Subscription Service

To sign up for alerts

Hurricane Matthew Disaster Recovery Portal

View all information, announcements and updates related to Hurricane Matthew disaster recovery through the Disaster Recovery Web Portal.

Hot Topics

Hurricane Matthew - Week Thirteen: January 6, 2017
Highlights from the Town of Hilton Head Island by Town Manager, Steve Riley. [Read More...](#)

Grinding of the Greens - Christmas Tree Recycling
The Town of Hilton Head Island will be conducting a Grinding of the Greens program this holiday season with grinding service provided by Jones Brothers Tree Service. [Learn more...](#)

Emergency Permitting

Town Council Key Priorities

CIP Dashboard

Financial Dashboard

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Boards, Committees, Commissions

Meeting Calendar

and/or updates, please enter your contact information below. Select email or text alerts from the pull down menu. [Learn more...](#)

Subscription Type

*Email Address

2016 Beach Renourishment Project

The Town announces the completion of the 2016 Island wide Beach Renourishment Project. The Town's contractor Weeks Marine, Inc. completed sand placement activities in the overnight hours on December 29th. View information regarding this project including maps, photos, FAQ's, updates and more. [Learn more...](#)

30 Day Public Comment Period CDBG Program Fiscal Year 2017-18 Annual Action Plan

The Town has prepared a draft of its fiscal year 2017 -2018 (program year 2017) Annual Action Plan required by the U.S. Department of Housing and Urban Development (HUD) to receive Community Development Block Grant Entitlement Program funding. The Plan will be available for review and comment for 30 days beginning Monday, January 16, 2017. [more information ...](#)

Town's Multi-use Pathways Closed

Due to the presence of large amounts of storm debris and ongoing hurricane debris removal operations, the Town's multi-use pathways are closed by the Town until notice of their re-opening is issued. Anyone using the pathways while they are closed are doing so at their own risk. Motorists on adjacent roadways are urged to use extra caution and awareness for cyclists along roadways and to be aware of limited sight lines at intersections.

Re-opening of Selected Town Parks

Due to Hurricane Matthew the following parks remain closed to the public: Crossings Park, and Chaplin Parks. The Rowing & Sailing Center at Squire Pope Community Park has reopened, the dock remains closed for repairs.

The Discovery House, pathways and boardwalks are open and accessible via a new entrance off of William Hilton Parkway (US 278). Please be advised that the main entrance to the Honey Horn property is closed for Hurricane Matthew Debris processing.

Zika Virus Information

Beaufort County Mosquito Control is helping to educate the public on how to avoid contact with mosquitoes and how to eliminate mosquito breeding throughout the County. [Learn more...](#)

News and Announcements

- 2016 Beach Nourishment Project - Progress Update - 1/13/2017**
- CDBG Notice of Public Hearing and 30 Day Public Comment Period Substantial Amendment to 2015-2019 Consolidated Plan - 1/13/2017**
- Town of Hilton Head Island Resident Beach Pass Sales - 1/9/2017**
- Notice of 30 Day Public Comment Period Community Development Block Grant Program Fiscal Year 2017-18 Annual Action Plan - 1/6/2017**

Audubon International

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

 Employment Opportunities Topic Index Contact Us

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Hurricane Matthew Disaster Recovery Portal

Media Release

Text Size: A A A

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

Release Date: January 13, 2017

Contact Information:

[Marcy Benson](mailto:marcyb@hiltonheadislandsc.gov) ☒, Senior Grants Administrator, 843-341-4689

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

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

FYI-

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

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

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

This bulletin was sent to the following groups of people:

Subscribers of Legal Notices (1793 recipients)

Town of Hilton Head Island



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

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



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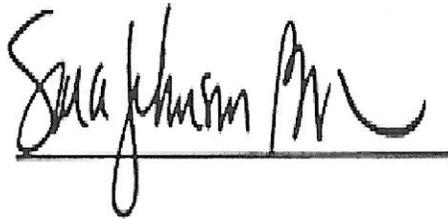
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THE ISLAND PACKET
The Beaufort Gazette

STATE OF)
SOUTH CAROLINA) AFFIDAVIT
COUNTY OF BEAUFORT)

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



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

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



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

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

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

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

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

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

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

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

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TOWN OF HILTON HEAD ISLAND

One Town Center Court, Hilton Head Island, S.C. 29928

(843) 341-4600 Fax (843) 842-7728

www.hiltonheadislandsc.gov

David Bennett
Mayor

November 30, 2018

Kim W. Likins
Mayor ProTem

«Title» «FirstName» «LastName»«JobTitle»

«Company»

«Address1»

«Address2»

«City», «State» «PostalCode»

Council Members

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

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

Dear «Title» «LastName»:

Stephen G. Riley
Town Manager

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

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

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

Sincerely,

Marcy Benson
Senior Grants Administrator

cc: Jennifer Ray, Planning & Special Projects Manager

Town of Hilton Head Island Website - Main Page

November 30, 2018

CDBG Consolidated Plan Substantial Amendment Needs Assessment Public Meeting Notice

The screenshot shows the main page of the Town of Hilton Head Island website. At the top, there is a navigation bar with links for 'Government', 'Online Services', 'Departments', 'Our Island', 'Public Safety', and 'Publications'. A search bar is located on the right side of the top bar. Below the navigation bar, the page is divided into several sections:

- How Do I...:** A sidebar menu with options like 'Apply for...', 'Contact...', 'Find...', 'Obtain...', 'Pay...', 'Participate...', 'Register...', 'Renew...', 'Report...', 'Schedule...', 'Subscribe to...', 'Submit a...', and 'View...'.
- Major Initiatives:** A section listing projects such as 'US 278 Gateway Corridor Improvements', 'Workforce Housing Project', 'Hilton Head Island - Our Future', 'Island Recreation Center Expansion', and 'Powerline Burial Project'.
- E-Subscription Service:** A form for users to sign up for alerts and updates, including fields for 'Subscription Type' (Email), '*Email Address', and a 'Submit' button.
- Seasonal Safety Tips:** A section with a warning icon.
- Hot Topics:** A central section with several articles:
 - Meeting Workforce Housing Needs - Join the Discussion:** A call to action for a survey.
 - 2019 Town Council Priorities Survey - Join the Discussion:** A call to action for a survey.
 - US 278 Gateway Corridor Committee - Apply Today!** A call to action for a committee.
 - Special Election Town Council Ward 6 Vacancy:** Information about a special election.
 - Keep the Wreath Green!** A notice about a wreath lighting event.
 - Workforce Housing Project:** Information about a housing project.
 - Preliminary Digital Flood Insurance Rate Maps:** Information about flood insurance maps.
- News and Media Releases:** A section with several news items, including 'Community Development Block Grant Program (CDBG) Notice of Public Meeting - Community Needs Assessment - 11/30/2018'.
- Recent Publications:** A section with a link to the 'Fall 2018 Edition of "Our Town" Newsletter'.
- Right Sidebar:** A vertical column of links and information, including 'Town Council Key Priorities', 'Open Town Hall HHI', 'CIP Dashboard', 'Financial Dashboard', 'OFFICE OF CULTURAL AFFAIRS', 'Building & Development', 'Sustainability on Hilton Head Island', 'Boards, Committees, Commissions', 'Meeting Calendar', and 'Upcoming Meetings'.

At the bottom of the page, there is a footer with navigation links and logos for 'Audubon International', 'TREE CITY USA', and 'CONNECTED TO THE FUTURE'.

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

The screenshot shows the website header with the logo for the Town of Hilton Head Island, Beaufort County, South Carolina. Navigation links include Employment Opportunities, Topic Index, Contact Us, Government, Online Services, Departments, Our Island, Public Safety, and Publications. A search bar is present with the text "Search hiltonheadislandsc.gov".

Public Notice Text Size: A A A

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

Release Date: November 30, 2018

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

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Government ~ Online Services ~ Departments ~ Our Island ~ Public Safety ~ Publications ~ Contact Us ~ Home
Town of Hilton Head Island ~ One Town Center Court, Hilton Head Island, South Carolina 29928 ~ (843) 341-4600
Employee Portal ~ Website Policies ~ Social Media Public Use Policy ~ Contact Webmaster 📧



PUBLIC NOTICE



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

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Benson Marcy

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

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

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

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

This bulletin was sent to the following groups of people:

Subscribers of General Announcements or Legal Notices (5221 recipients)



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

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



www.hiltonheadislandsc.gov

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TOWN OF HILTON HEAD ISLAND

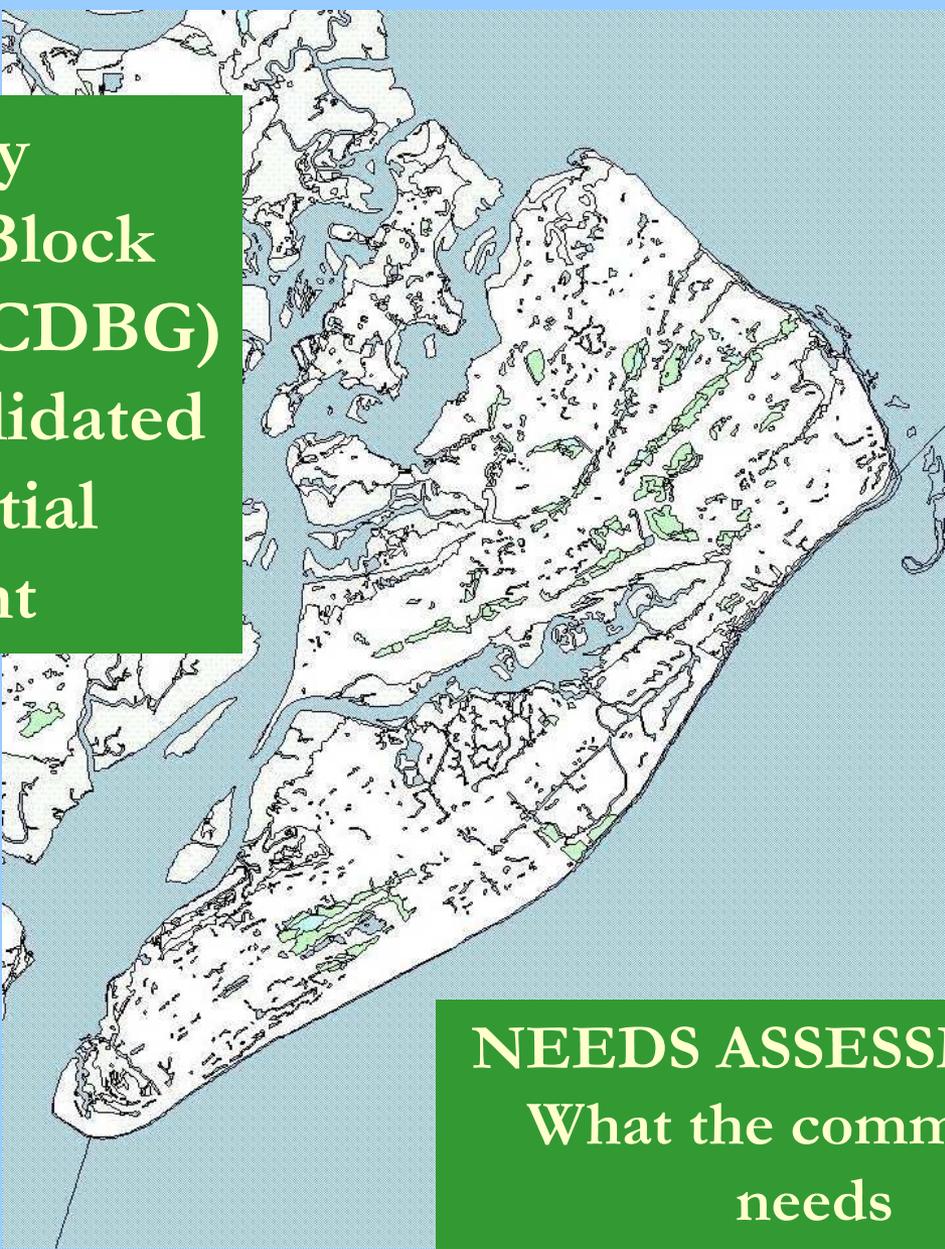
COMMUNITY NEEDS ASSESSMENT PUBLIC MEETING

COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG)
ENTITLEMENT PROGRAM

December 10, 2018 6:00PM

AGENDA

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

A map of Hilton Head Island, South Carolina, showing the island's coastline, major roads, and various land parcels. The map is oriented vertically, with the island's tip at the bottom. The background of the map is a light blue-green color.

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

**TOWN OF
HILTON HEAD
ISLAND, SC**

**December 10,
2018**

**PUBLIC
HEARING**

**NEEDS ASSESSMENT-
What the community
needs**

Community Development Block Grant Entitlement Program (CDBG)

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

What Is The 5 Year Consolidated Plan?

- Serves as the framework to identify community development priorities.
- Guides the distribution of federal dollars in the HUD Community Development Block Grant (CDBG) Entitlement Program.

What Does The Consolidated Plan Contain?

The content of the Consolidated Plan is a combination of:

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

Town of Hilton Head Island

2015 – 2019

Consolidated Plan

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



~DRAFT~

Purpose of the Consolidated Plan

- To preserve and revitalize low and moderate income neighborhoods to enhance quality of life for Hilton Head Island residents and address priority community public services and community development.
- The Plan outlines the priorities the Town's CDBG program funds will be invested in over five years.

Why Does the Plan Need an Amendment?

- The original goals of the 2015-2019 plan period focused on five location specific road paving projects.
- Replacing the location specific projects with broad HUD activity categories will allow greater flexibility in selecting annual projects to be funded with CDBG dollars.

What is a Substantial Amendment?

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

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

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

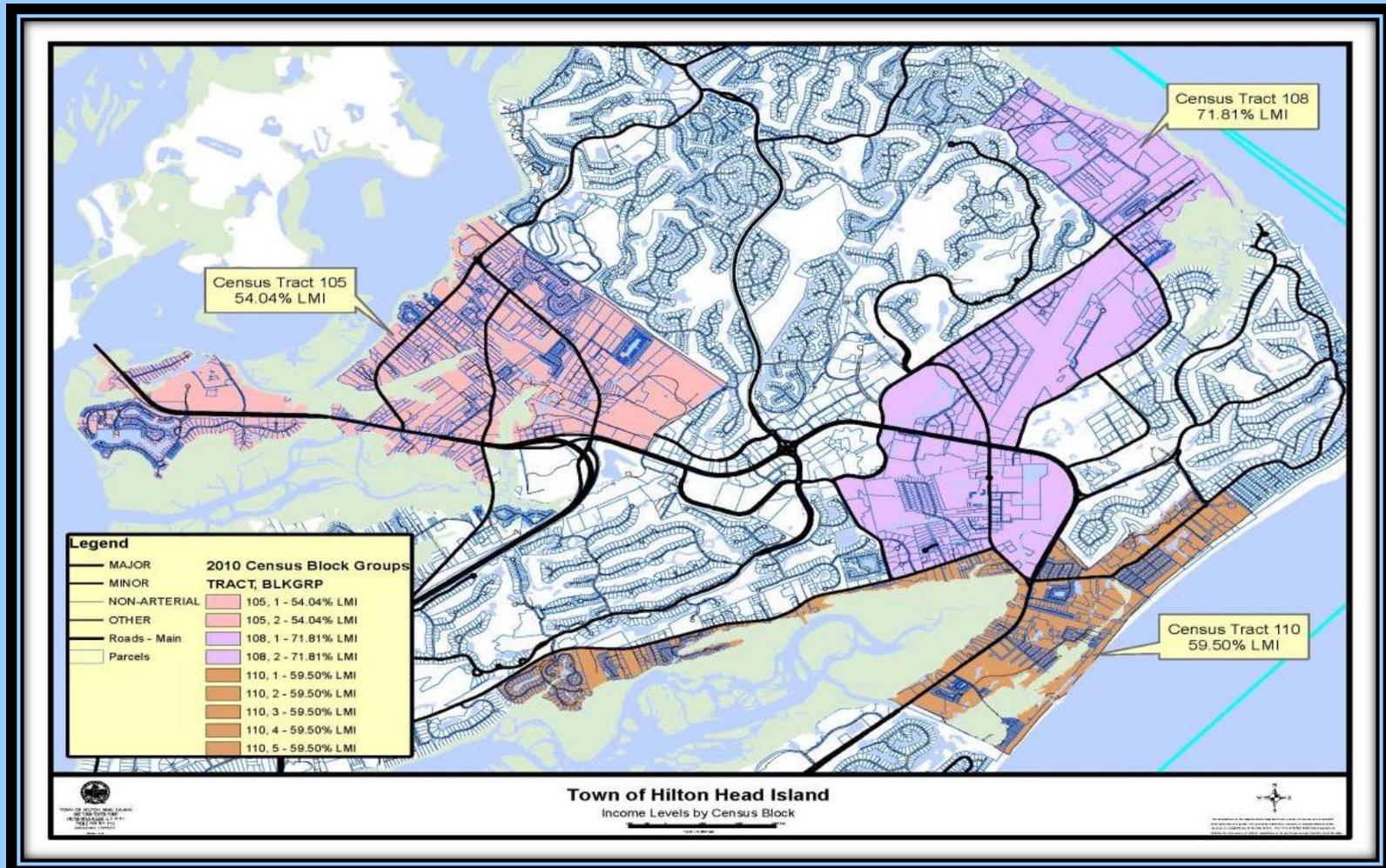
The Needs Assessment Purpose

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

Low-and-Moderate Income (LMI)

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

Census Tracts Meeting LMI Requirement



Examples of Community Needs

- **Public Facilities and Improvement Activities**

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

- **Housing Activities**

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

- **Other Real Property Improvements**

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

What's Your Opinion . . . ?

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

Inventory of Needs

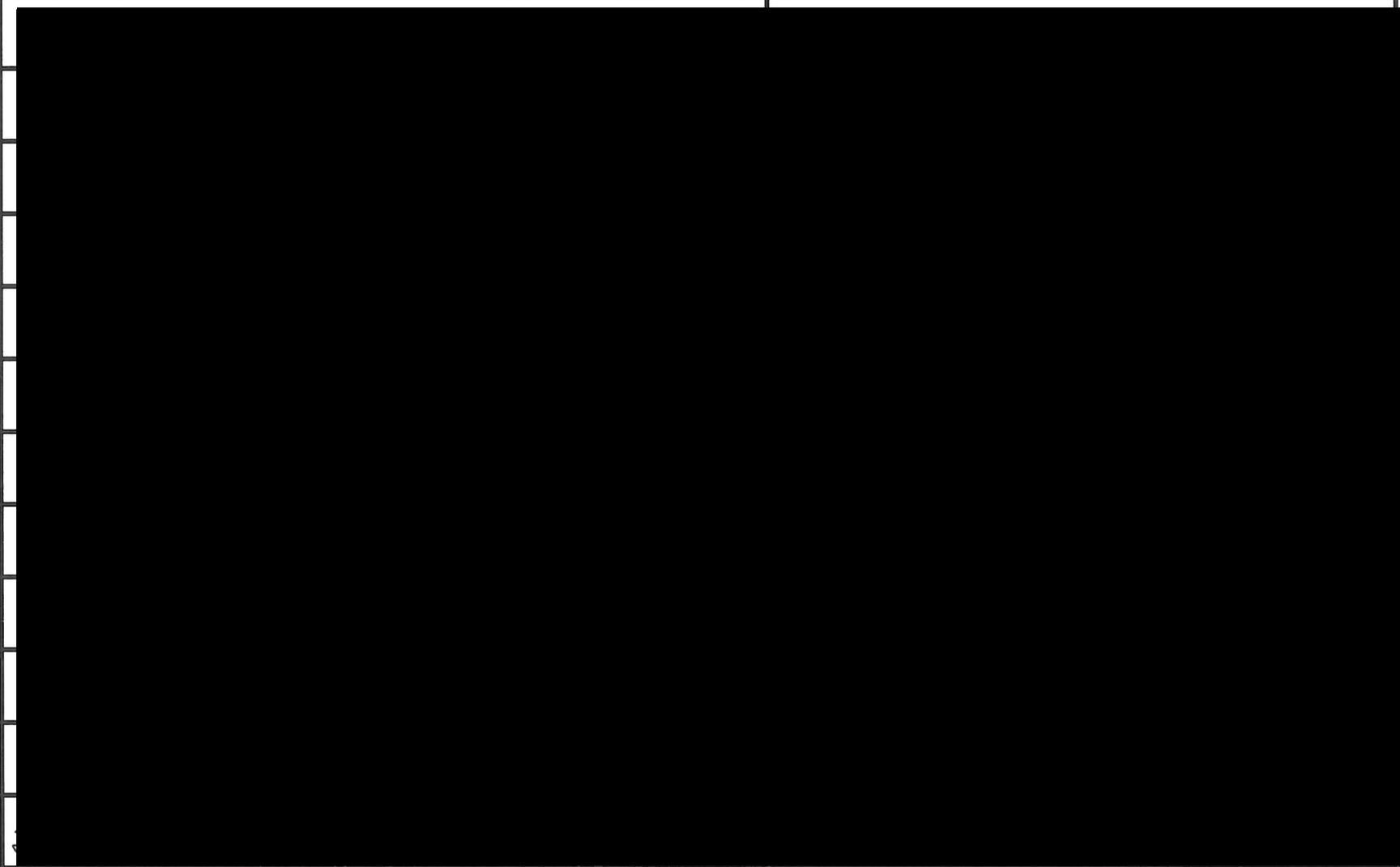
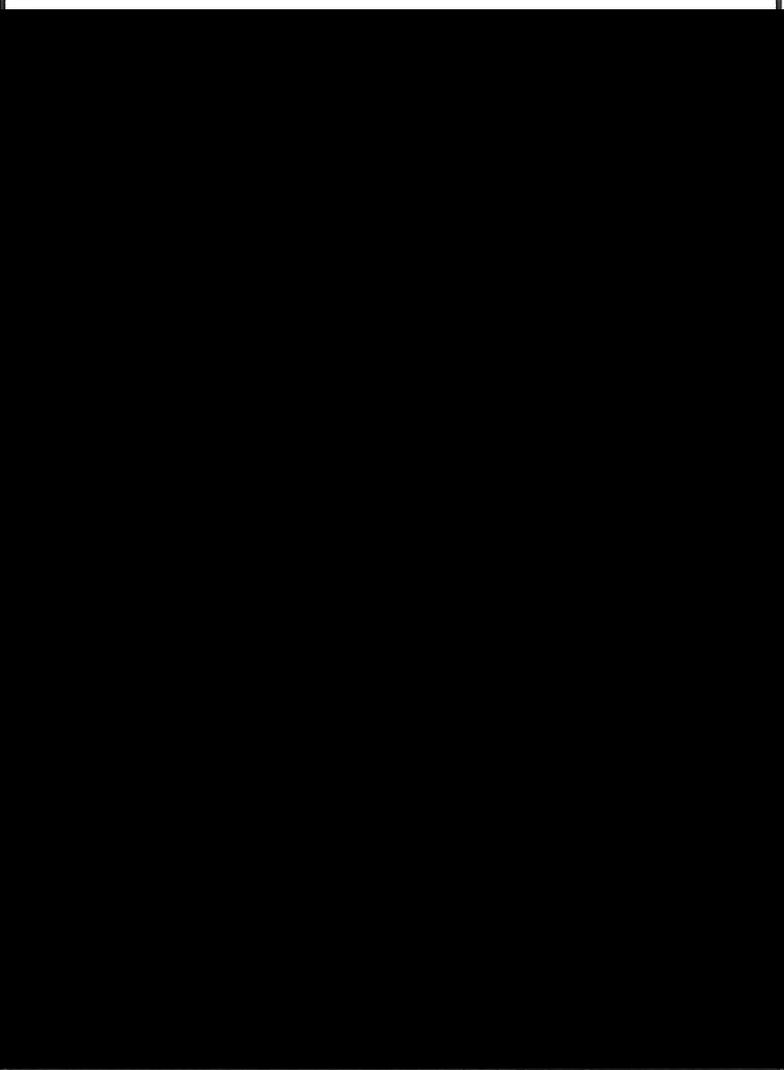
- List needs
- 3 votes, can be used all for one need or spread out over 3 top needs
- Prioritize/rank needs based on community input

What Will Be Done Next?

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

~Thank you for participating~

PLEASE SIGN IN:

NAME	MAILING ADDRESS	EMAIL ADDRESS
Jim Collett		
Justin Pierce		
JIM ALLHUSEN		
Pat Wirth		
Sandy Frye		
Herbert Ford		
Ronell Ford		
IBRAHIM ABDUL-MALIK		
Rev. Dr. Nannette Pierson		
Al George		
Reverie M. Cohen		

PLEASE SIGN IN:

NAME	MAILING ADDRESS	EMAIL ADDRESS
Muntahanah Abdul-Malik	[REDACTED]	[REDACTED]
Raymond L. Coy		
Eric C Timpini		
Heather Park		
Barbara Chaplin		
Madine Chaplin		
Kurt Andzejczyk		

PLEASE SIGN IN:

NAME	MAILING ADDRESS	EMAIL ADDRESS
TAI Scott HHI WAW	[REDACTED]	[REDACTED]

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

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

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

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

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

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

Other needs identified but did not receive any votes included:

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

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

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

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

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

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

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TOWN OF HILTON HEAD ISLAND

One Town Center Court, Hilton Head Island, S.C. 29928

(843) 341-4600 Fax (843) 842-7728

www.hiltonheadislandsc.gov

John J. McCann
Mayor

December 21, 2018

William D. Harkins
Mayor ProTem

«Title» «FirstName» «LastName»«JobTitle»

«Company»

«Address1»

«Address2»

«City», «State» «PostalCode»

Council Members

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

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

Stephen G. Riley
Town Manager

Dear «Title» «LastName»:

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

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Sincerely,

Marcy Benson
Senior Grants Administrator

cc: Jennifer Ray, Planning & Special Projects Manager



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

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

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Benson Marcy

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

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

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

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

This bulletin was sent to the following groups of people:

Subscribers of General Announcements or Legal Notices (5223 recipients)



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

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

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

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



www.hiltonheadislandsc.gov

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



Beaufort County, South Carolina

[Employment Opportunities](#) [Topic Index](#) [Contact Us](#)
[E-Subscription Service](#)

Home
Government
Online Services
Departments
Our Island
Public Safety
Publications

How Do I...

- > Apply for...
- > Contact...
- > Find...
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- > Pay...
- > Participate...
- > Register...
- > Renew...
- > Report...
- > Schedule...
- > Subscribe to...
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- > View...

Major Initiatives

- US 278 Gateway Corridor Improvements
- Workforce Housing Project
- Hilton Head Island - Our Future
- Island Recreation Center Expansion
- Powerline Burial Project

E-Subscription Service

To sign up for alerts and updates or to access your subscriber preferences, please enter your contact information below. Select email or text alerts from the pull down menu. [Learn more...](#)

Subscription Type

*Email Address

Seasonal Safety Tips



Hilton Head Island Beach Parks

Hot Topics

Meeting Workforce Housing Needs - Join the Discussion

The Town would like to know your thoughts about workforce housing on Hilton Head Island. Please take a few moments to complete a short survey. [Take the online survey...](#)

US 278 Gateway Corridor Committee - Apply Today!

The Town is accepting applications for its seven member US 278 Gateway Corridor Committee. The committee will work cooperatively with the SCDOT to obtain and provide citizen input to the US 278 Environmental Assessment and Design Alternatives. The Town will stop accepting applications for the Committee after December 31st. [Apply online...](#)

Keep the Wreath Green!

Fire Rescue will place a wreath illuminated with green bulbs, at Fire Station 3. If a fire occurs during the holiday season, one of the green bulbs will change to white or red. The goal is to keep the wreath green. [Check the status of our wreath...](#)

Special Election Town Council Ward 6 Vacancy

There will be a special election February 19, 2019, to fill the unexpired term of Town Councilman John McCann, Ward 6 seat. [more information...](#)

FEMA Final Public Notice - 12/14/2018

FEMA has received a Subgrant application for the Town of Hilton Head Island regarding the restoration of displaced sand along (4) sections of beach within the coastal county of Beaufort that were damaged in Hurricane Irma. [more information...](#)

Workforce Housing Project

Hilton Head Island is a great place to live, work and raise a family. Having appropriate workforce housing is important for ensuring the prosperity of residents. [more information...](#)

News and Media Releases

Community Development Block Grant Program (CDBG) Notice of Public Meeting and 30 Day Public Comment Period Substantial Amendment to 2015 - 2019 Consolidated Plan - [12/22/2018](#)

Hilton Head Island Town Council Supports Safety Measures at Hilton Head High School - [12/14/2018](#)

2019-2020 Beach Passes on Sale for Town of Hilton Head Island Property Owners and Residents - [11/9/2018](#)

Recent Publications

Fall 2018 Edition of "Our Town" Newsletter

[What's Great About Hilton Head Island](#)

Town Council Key Priorities

Open Town Hall HHI
[Join the discussion!](#)

CIP Dashboard

Financial Dashboard

OFFICE OF CULTURAL AFFAIRS
Hilton Head Island

Building & Development

Sustainability on Hilton Head Island

Boards, Committees, Commissions

Meeting Calendar

Upcoming Meetings

Town Hall closed
12/31/2018

Town Council Regular Meeting
1/2/2019 at 4:00 PM

Town Council Executive Session
1/2/2019 at 5:00 PM

Pre-Application Meeting
1/2/2019 at 10:30 AM

Meeting Broadcasting & Video Archive



Audubon International



TREE CITY USA



CONNECTED COMMUNITIES

Government ~ Online Services ~ Departments ~ Our Island ~ Public Safety ~ Publications ~ Contact Us ~ Home
Town of Hilton Head Island ~ One Town Center Court, Hilton Head Island, South Carolina 29928 ~ (843) 341-4600
Employee Portal ~ Website Policies ~ Social Media Public Use Policy ~ Contact Webmaster

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

The screenshot shows the website for the Town of Hilton Head Island. At the top, there is a navigation bar with links for "Employment Opportunities", "Topic Index", and "Contact Us". The town's logo is on the left, and a search bar is on the right. Below the navigation bar, there is a secondary menu with links for "Government", "Online Services", "Departments", "Our Island", "Public Safety", and "Publications".

The main content area features a "Notice of Public Meeting" section. The title is "Community Development Block Grant Program (CDBG) Notice of Public Meeting and 30 Day Public Comment Period Substantial Amendment to 2015 - 2019 Consolidated Plan". The release date is December 22, 2018. Contact information for Marcy Benson, Senior Grants Administrator, is provided with a phone number (843-341-4689) and an email address (marcyb@hiltonheadislandsc.gov).

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

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

At the bottom of the page, there is a footer with a list of links: "Government ~ Online Services ~ Departments ~ Our Island ~ Public Safety ~ Publications ~ Contact Us ~ Home", "Town of Hilton Head Island ~ One Town Center Court, Hilton Head Island, South Carolina 29928 ~ (843) 341-4600", "Employee Portal ~ Website Policies ~ Social Media Public Use Policy ~ Contact Webmaster ☺".

Benson Marcy

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

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

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

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

Kind Regards,

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

Benson Marcy

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

Sent from my Verizon, Samsung Galaxy smartphone

----- Original message -----

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

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

This bulletin was sent to the following groups of people:

Subscribers of General Announcements or Legal Notices (5234 recipients)



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

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

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



www.hiltonheadislandsc.gov

STAY CONNECTED:

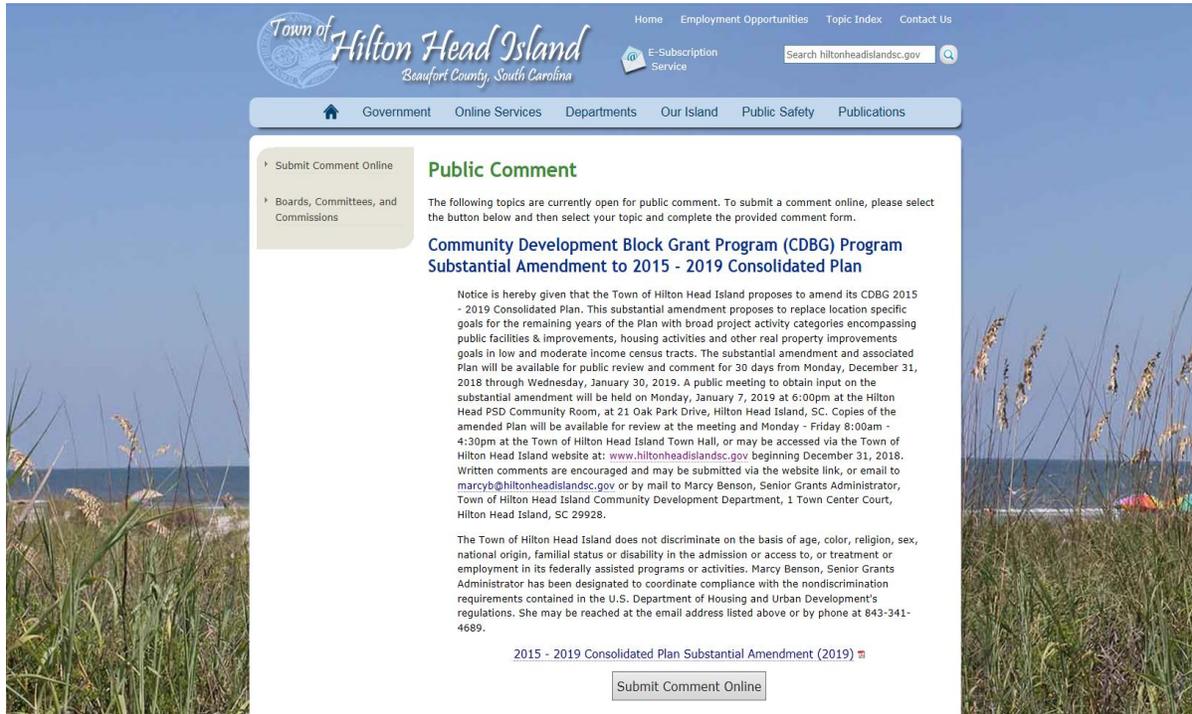


Questions for the Town of Hilton Head Island? [Contact Us](#)

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Town of Hilton Head Island Website
December 31, 2018
CDBG Consolidated Plan Substantial Amendment
Public Meeting and 30 Day Public Comment Period Notice Page
With Plan and Comment Submittal Button Attached



The screenshot shows the website for the Town of Hilton Head Island. At the top, there is a navigation bar with links for Home, Employment Opportunities, Topic Index, and Contact Us. Below this is a search bar and an E-Subscription Service button. A secondary navigation bar includes links for Government, Online Services, Departments, Our Island, Public Safety, and Publications. The main content area is titled "Public Comment" and features a sidebar with "Submit Comment Online" and "Boards, Committees, and Commissions". The central text provides a notice regarding the CDBG 2015-2019 Consolidated Plan Substantial Amendment, including details on public review and comment periods, a public meeting on January 7, 2019, and contact information for Marcy Benson, Senior Grants Administrator. A "Submit Comment Online" button is located at the bottom of the page.

Town of Hilton Head Island
Beaufort County, South Carolina

Home Employment Opportunities Topic Index Contact Us

E-Subscription Service Search hiltonheadislandsc.gov

Government Online Services Departments Our Island Public Safety Publications

Submit Comment Online

Boards, Committees, and Commissions

Public Comment

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

Community Development Block Grant Program (CDBG) Program Substantial Amendment to 2015 - 2019 Consolidated Plan

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

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[2015 - 2019 Consolidated Plan Substantial Amendment \(2019\)](#)

Submit Comment Online

TOWN OF HILTON HEAD ISLAND

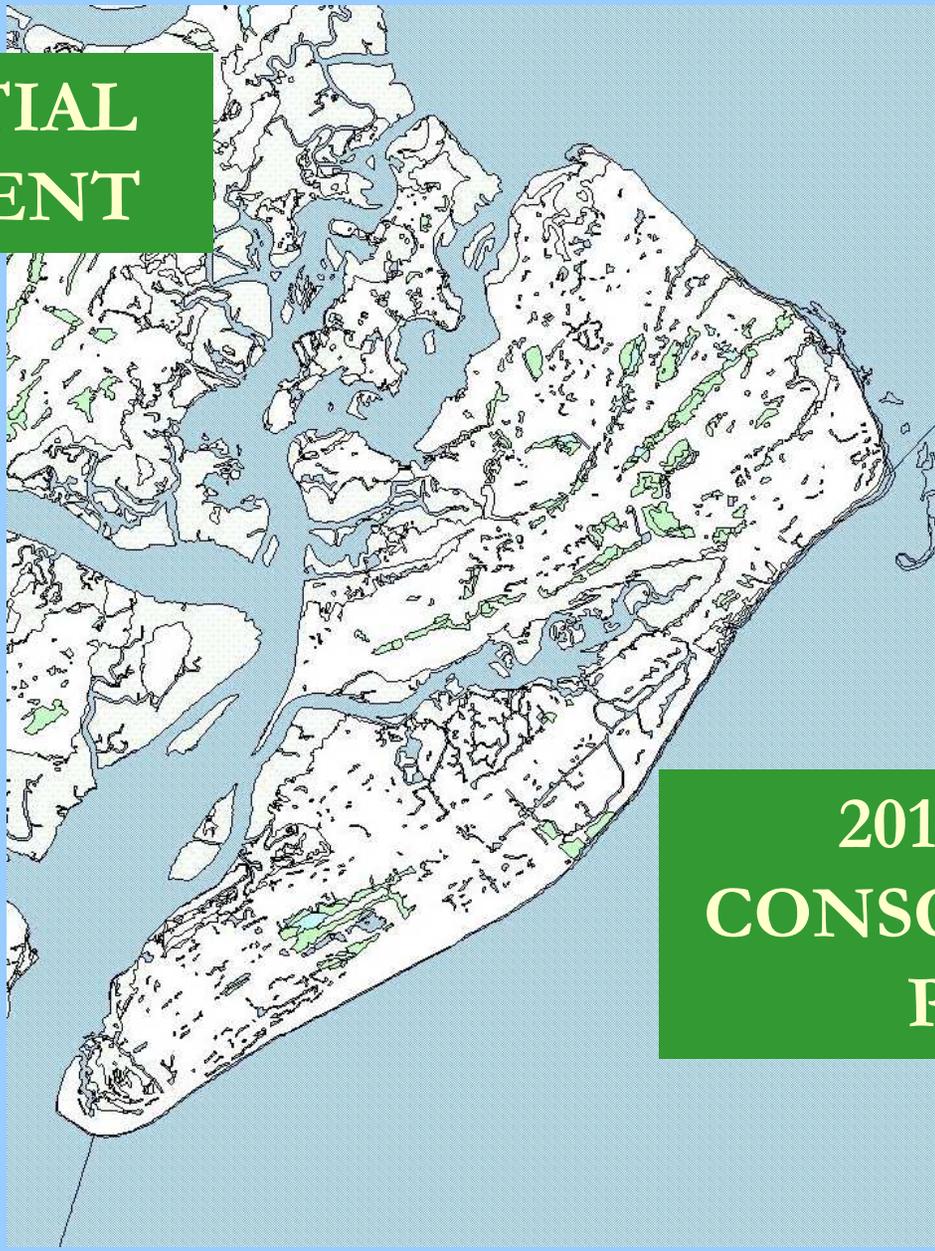
2015 – 2019 CONSOLIDATED PLAN SUBSTANTIAL AMENDMENT

**COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG)
ENTITLEMENT PROGRAM**

January 7, 2019 6:00PM

AGENDA

- Welcome and Sign-in
- Overview of CDBG Entitlement Program
- Definition of a Substantial Amendment
- Substantial Amendment Process
- Proposed Changes
- Sections of Consolidated Plan to be Changed
- Public Comments

A detailed map of Hilton Head Island, South Carolina, showing its intricate coastline, numerous inlets, and surrounding waters. The map is rendered in black outlines on a light background, with some areas shaded in light green and blue. It is positioned centrally on the slide, partially overlaid by text boxes.

SUBSTANTIAL AMENDMENT

TOWN OF
HILTON HEAD
ISLAND, SC

January 7, 2019
PUBLIC
MEETING

2015 – 2019
CONSOLIDATED
PLAN

Community Development Block Grant Entitlement Program (CDBG)

- Federal grant program administered by the U.S Department of Housing & Urban Development (HUD).
- Provides annual grants on a formula basis to entitled cities and counties based on population data from the U.S. Census Bureau.
- Funds are to be used to benefit low-and-moderate income persons, based on HUD guidelines and U.S. Census data.
- Town of Hilton Head Island began participating in CDBG Entitlement Program in 2015.
- HUD accepted Town's Five Year (2015 – 2019) Consolidated Plan in July 2015 and accepts annual action plans in each following year of the Five Year Consolidated Plan.

What is a Substantial Amendment?

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

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

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

Substantial Amendment Process

- Town staff drafted an amended 2015 – 2019 Consolidated Plan.
- 30-day public comment period from December 31, 2018 through January 30, 2019.
- Public comments will be reviewed and if necessary adjustments made to amended plan.
- Amended plan tentatively scheduled to be presented to Town Council in February 2019.
- After authorization from Town Council the amended plan will be submitted to HUD for review and approval.

What Are Proposed Changes?

This substantial amendment proposes to:

- Replace the location specific dirt road paving projects listed in the goals summary of the current Consolidated Plan with a list of broad project activity categories encompassing public facilities & improvements, housing activities and other real property improvements in the goals summary.
- Projects listed in the revised goals summary of this amendment will be located in the three low and moderate income Census Tracts within the Town of Hilton Head Island.

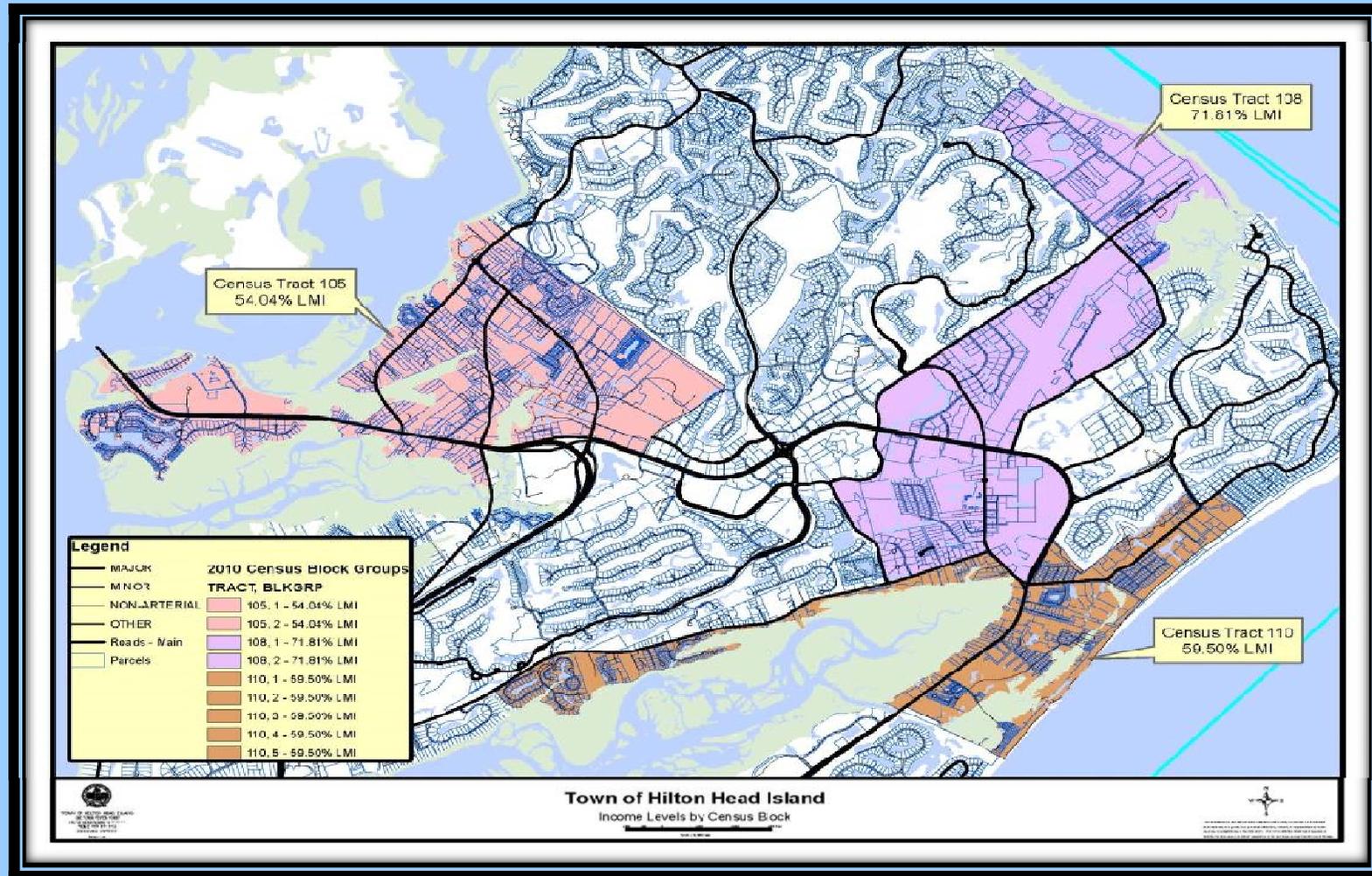
Projects in HUD Approved 2015-2019 Consolidated Plan

Program Year	Project Name	Project Description	Estimated Project Cost Amount	Target Area
2015	Blazing Star Lane Paving	Paving Dirt Road	\$202,347	Census Tract 105
2016	Rhiner Drive Paving	Paving Dirt Road	\$196,123	Census Tract 105
2017	Cobia Court Paving	Paving Dirt Road	\$196,123	Census Tract 105
2018	Murray Avenue Paving	Paving Dirt Road	\$196,123	Census Tract 105
2019	Alice Perry Drive Paving	Paving Dirt Road	\$196,123	Census Tract 108

Projects in Amended 2015-2019 Consolidated Plan

Program Year	Project Name	Project Description	Estimated Project Cost	Target Area
2015	Blazing Star Lane Paving	Paving Dirt Road	\$202,347	Census Tract 105
2016	Rhiner Drive Paving	Paving Dirt Road	\$196,123	Census Tract 105
2017	Public facilities & improvements or housing activity or other real property improvements	Street, Utility or Recreational Facilities & Improvements, or Housing Activity, or Historic Preservation	\$200,781	Census Tract 105, 108, or 110
2018	Public facilities & improvements or housing activity or other real property improvements	Street, Utility or Recreational Facilities & Improvements, or Housing Activity, or Historic Preservation	\$234,127	Census Tract 105, 108, or 110
2019	Public facilities & improvements or housing activity or other real property improvements	Street, Utility or Recreational Facilities & Improvements, or Housing Activity, or Historic Preservation	\$234,127	Census Tract 105, 108, or 110

Census Tracts Meeting LMI Requirement



Amended Sections of 2015 – 2019 Consolidated Plan

The following sections of the 2015 – 2019 Consolidated Plan have been revised to reflect the proposed amendment.

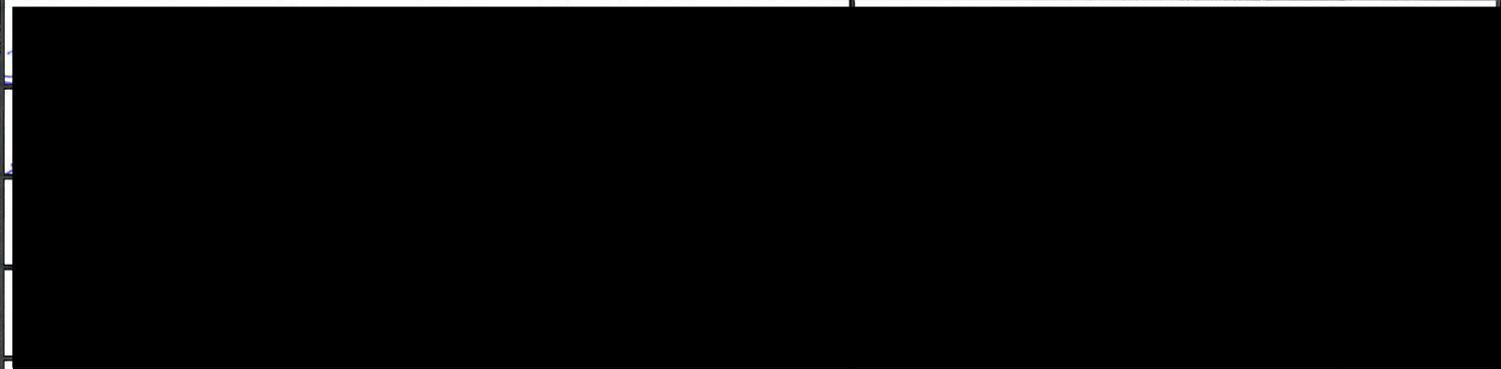
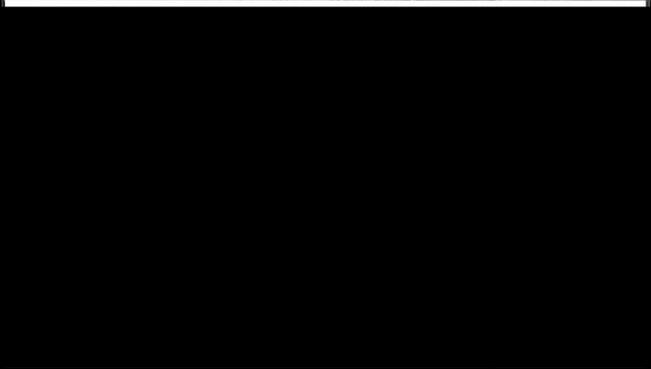
- ES-05 Executive Summary
- PR-05 The Process
- PR-10 Consultation
- PR-15 Citizen Participation
- NA-50 Non-Housing Community Development Needs
- MA-45 Non-Housing Community Development Assets
- MA-50 Needs and Market Analysis Discussion
- SP-05 Strategic Plan Overview
- SP-10 Geographic Priorities
- SP-25 Priority Needs Summary
- SP-35 Anticipated Resources
- SP-40 Institutional Delivery Structure
- SP-45 Goals Summary
- SP-55 Barriers to Affordable Housing
- SP-60 Homelessness Strategy
- AP-15 Expected Resources

Comments

Please submit comments by January 30, 2019 via:

- Public meeting on January 7, 2019
- In writing at the Town website:
www.hiltonheadislandsc.gov/
- In writing via email to:
marcyb@hiltonheadislandsc.gov
- In writing via mail to Marcy Benson, Senior Grants Administrator, Town of Hilton Head Island, 1 Town Center Court, Hilton Head Island, SC 29928

PLEASE SIGN IN:

NAME	MAILING ADDRESS	EMAIL ADDRESS
Randy Tardey		
Kerise Owen		
Lavon Stevens		
Dannette Pierson		

PLEASE SIGN IN:

NAME	MAILING ADDRESS	EMAIL ADDRESS	
Thomas Barnwell, Jr	[REDACTED]	[REDACTED]	
Al George			
Curtis Barnwell			

PLEASE SIGN IN:

NAME	MAILING ADDRESS	EMAIL ADDRESS
TIBRAHIM ABDEL-MALIK	[REDACTED]	[REDACTED]
[REDACTED] OKATE		

PLEASE SIGN IN:

NAME	MAILING ADDRESS	EMAIL ADDRESS
Mumtahanah Abdul-Malik		

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

Monday, January 7, 2019 6:00pm
Hilton Head Public Service District Community Room,
21 Oak Park Drive, Hilton Head Island

Present: **Town Council Members: David Ames**
 Town Staff: Marcy Benson, Senior Grants Administrator;
 Jennifer Ray, Planning & Special Projects Manager;
 Jeff Buckalew, Town Engineer
 Public Attendees: See attached sign-in sheets

Marcy Benson, Senior Town Grants Administrator began the public meeting at 6:10pm. A power point presentation was given describing the CDBG Entitlement Program, the amount of CDBG funding available from HUD, the need for a substantial amendment, and the proposed changes to be made to the Town of Hilton Head Island Five Year Consolidated Plan.

There was discussion on the amount of CDBG funds expended for the 2015 and 2016 CDBG program years; how the community priorities list from the December 10, 2018 Needs Assessment meeting was incorporated into the draft amended Consolidated Plan; and the location of the LMI eligible Census Tracts. Acquisition and construction of the dirt road paving projects completed with 2015 and 2016 funds; and community outreach efforts in the identified project areas were discussed.

Jeff Buckalew, Town Engineer addressed questions related to the Town's dirt road paving program. The topic of affordable housing was raised and potential project ideas to address this were considered.

At the conclusion of the meeting attendees were reminded copies of the 2015 – 2019 Consolidated Plan Substantial Amendment were available for distribution at the meeting and via the Town of Hilton Head Island website; and comments will be taken until January 30, 2019.

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

Public Comment Summary
For the Town of Hilton Head Island
2015 – 2019 Consolidated Plan
Substantial Amendment (2019)

Public Comments Received During 30 Day Comment Period (December 31, 2018 – January 30, 2019):

There was one comment received during the January 7, 2019 public meeting. This comment stated “The big projects I.E. paving of roads, drainage, and sewer access, is being addressed from other sources mandated by the Town. I believe we should direct the usage of the grant funds to different types of immediate community improvements I.E. community center, shuttle services and open air market.” A copy of the comment is attached to this document.

Town Of Hilton Head Island
2015 – 2019 Consolidated Plan Substantial Amendment
Community Development Block Grant (CDBG)
Entitlement Program

Public Comment Form

2015-2019 HUD/CDBG Consolidated Plan Substantial Amendment (2019)

Support

Oppose

Comment: THE BIG PROJECTS I.E. PAVING OF ROADS, DRAINAGE,
AND SEWER ACCESS, IS BEING ADDRESSED FROM OTHER SOURCES
MANDATED BY THE TOWN. I BELIEVE WE SHOULD DIRECT THE
USAGE OF THE GRANT FUNDS TO DO DIFFERENT TYPES OF IMMEDIATE
COMMUNITY IMPROVEMENTS I.E. COMMUNITY CENTER,
SHUTTLE SERVICES, OPEN AIR MARKET,

IMMEDIATE

Optional:

Name: _____
Address: _____
Phone: _____
Email: _____

US diverts FEMA funds to asylum, border programs

BY COLLEEN LONG
Associated Press

WASHINGTON — The Department of Homeland Security is moving \$271 million from other agencies such as FEMA and the U.S. Coast Guard to increase the number of beds for detained immigrants and support its policy forcing asylum seekers to wait in Mexico while their cases play out. The news came as Hurricane Dorian approached Puerto Rico. House Speaker Nancy Pelosi called the move on funding "stunningly reckless."

It is not uncommon for unassigned funds to be transferred between agencies under the same department as the fiscal year ends. Last year around the same time, about \$200 million was transferred, including \$10 million from FEMA that prompted major criticism from Democrats. Homeland Security officials said in a statement Tuesday they would transfer \$155 million to create temporary facilities along the U.S.-Mexico border for holding hearings with the aim of moving asylum cases through the system faster. The government has sent more than 30,000 people back to Mexico to wait out their immigration cases in an effort to deter migrants from making a dangerous journey to the U.S. and ease the crush of families from Central America that has vastly strained the system.

Asylum seekers generally had been released into the U.S. and allowed to work, but many Trump administration officials believe migrants take advantage of the laws and stop showing up to court. Lawyers for migrants waiting in Mexico have reported major problems reaching clients and getting them to the U.S. for their hearings. And some of the locations in Mexico where migrants are sent are violent and unsafe. The money will come out of unobligated money from the base disaster relief fund at FEMA, lawmakers said. Democratic House members strongly disagreed and accused DHS of going around their specific appropriations. Pelosi said, "Stealing from appropriated funds is always unacceptable, but to pick the pockets of disaster relief funding in order to fund an appalling,

inhumane family incarceration plan is staggering — and to do so on the eve of hurricane season is stunningly reckless." The chairwoman of the House Appropriations homeland security subcommittee, Lucille Roybal-Allard of California, said the reprogramming would support "inhumane" programs and take away necessary funding for other agencies. "I am greatly concerned that during the course of this administration, there has been a growing disconnect between the will of Congress — and the implementation of the Department's immigration enforcement operations," she said in a statement. Homeland Security officials will also transfer \$116 million to fund detention bed space for U.S. Immigration and Customs Enforcement. Congress allocated 45,000 beds for detention, but as of Aug. 24, ICE was detaining 54,344 people.

PAL BENKO, 1928-2019

Chess grandmaster ceded championship spot to Fischer

BY DYLAN LOEB MCCLAIN
New York Times

Pal Benko, a chess grandmaster who was among the world's best players for two decades, but who gave up his place in the 1969-72 world championship cycle to Bobby Fischer, paving the way for Fischer to become world champion, died Monday in Budapest, Hungary. He was 91.



Pal Benko

Benko was among the final eight participants in the tournaments to determine a challenger for the world championship in 1959 and 1962. Both times he failed to advance, finishing well behind his competitors. In 1970, Benko again qualified for the world championship cycle. Already 42 and past his peak as a competitive chess player, he ceded his place to Fischer, who was 15 years his junior. "I didn't have a real chance," Benko said. Among Western players, Fischer was considered the best hope of unseating

Boris Spassky as champion. Benko was paid \$2,000 by the U.S. Chess Federation for giving up his spot, though he said the money was actually a fee to assist the players in that year's Interzonal Tournament, the first step on the road to the world championship. Decades later, after Fischer was off the world chess stage and had become a recluse, Benko was one of the few people with whom he stayed in contact. The two spoke every week. Relations between Benko and Fischer had once been far worse. They both competed in the 1962 Candidates tournament in Curaçao, which would determine the challenger for the world champion, Mikhail Botvinnik. Arthur Bisguier, an American grandmaster, had been sent by the U.S. Chess Federation to assist them, primarily by helping them analyze their adjourned positions. One night, Benko went looking for Bisguier and found him in Fischer's room. He asked Bisguier for help, but Fischer protested, saying that Bisguier was there only to help him, since he had a more legitimate chance of winning. The two men got into a heated argument that Bisguier said ended with punches.

Human smugglers left people on a tiny island in storm's path

BY DAVID J. NEAL
Miami Herald

MIAMI — Human smugglers left seven people on an island that's in the path of Hurricane Dorian, U.S. Customs

and Border Protection's Puerto Rico office says. Customs says Puerto Rico Department of Natural and Environmental Resources rangers found the six men and one woman claiming to be from the Dominican Republic on

Mona Island, which is about halfway between the Dominican Republic and Puerto Rico. The seven were flown to an airport by Coast Guard and Customs helicopters. "This is a clear example of human smuggling

organizations have complete disregard for the safety of the people they transport and assume that law enforcement is not vigilant," said a statement from Xavier Morales, Chief CBP Patrol Agent of the Ramey Sector. "They placed these individuals in the direct path of this tropical storm making them to believe they made it to the main island of the archipelago of Puerto Rico."

FROM PAGE 3A

GRAHAM

to exclude materials they rely on from U.S. tariffs. "They get product from China and we're trying to get an exemption. We'll keep fighting for that," Graham said of Archroma. "This (trade war) is going to drag on as long as it takes to get the right answer. And the right answer is to ... get China to play by the rules." The White House has accused Beijing of stealing trade secrets and intellectual property from U.S. companies, unfairly subsidizing its own businesses and manipulating its currency. "I can go through the entire state and show you plants shut down 'cause China basically manipulates everything in the trading world to their advantage," Graham said. "They sell us \$500 billion more of products made in China than we make in the U.S. and sell to China 'cause they deny us market access. "Yeah, it hurts. It hurts when a component of the

supply chain in China is affected by the tariffs, but the goal is to get China to open up their markets so we can have business done where people generate jobs here and sell products to China." This week saw a series of confusing and contradictory statements from Trump, leading to shifting positions and threats that could complicate trade talks with China. Asked about the president's inconsistent messages and negotiating tactics, Graham said the president is "doing what he needs to ... to open up an avenue of communication." "The pain of not confronting China is a lot greater than it is to do something about it now," he added. "You're going to pay now or you're going to pay later. Hopefully, we can get these jobs back in Allendale County."

TRUMP TRADE STRATEGY DRAWS MIXED REVIEWS
Asked about the layoffs by The State, Allendale County officials gave mixed reviews of Trump's strategy. Vice Chairman H. Carl Gooding stood behind Trump's tariffs. Gooding said the layoffs will be offset by those created by a new dog food manufacturer and hydrogen peroxide distribution center under construction. "I have confidence in Archroma and think they will make a comeback," Gooding said. "So far, the layoffs has not had much effect on Allendale County, other than the fact we need the jobs." Gibson said the lost jobs paid an average salary of \$50,000 to \$60,000 — with retirement and other benefits — in a county where the median annual income was \$23,331 in 2017. Gooding, though, said he has confidence the president's trade negotiations "will pay off in a better trade deal with China." "I think, eventually, everything will bounce

back," he said. Fellow Council Member William Robinson was less optimistic. "I don't think the tariffs were in order," Robinson said, adding the trade war is "going to hurt small communities and rural communities if we don't rethink where we are with the tariffs. I think China can survive the tariffs a lot more than we can." County Council Chairwoman Theresa Taylor decline comment on the layoffs and directed a reporter to call county administrative offices. Columbia Democrat Jaime Harrison, who is running for Graham's U.S. Senate seat, called out the Seneca Republican for his support of "reckless tariffs" in a statement. "This trade war will take jobs away from people statewide and harm South Carolina's economy," Harrison said. "But, Sen. Graham doesn't care. He's only concerned about his own political power — not the lives of South Carolinians." Tom Barton: 803-771-8304, @tjbarton83

DEATH NOTICE

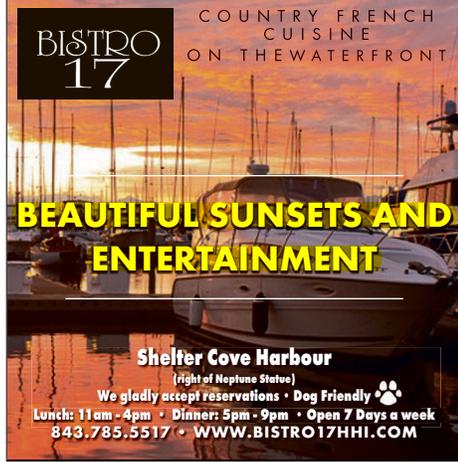
Maybelle Fripp
Maybelle E. Fripp, of Ridgeland, died August 25. A walk-through will be held August 29 at Stiney's Funeral Home from 6-8 p.m.

Services will be held August 30 at 11 a.m. at Greater Pentecostal Temple 5905 S. Okatie Highway, Hardeeville. Interment will take place at Joe Williams cemetery. Stiney's Funeral Home is assisting the family.

To submit

The Island Packet and The Beaufort Gazette extend condolences to those who experience the death of a loved one. **Death notices**, which are published free of charge, are about 40 words long. For next-day publication, death notices should be sent by 3 p.m. Funeral homes should email them to obits@islandpacket.com or obits@beaufortgazette.com. Individuals sending death notices should use the same address and include the name of the funeral home. **Obituaries** are paid items that are more detailed than death notices. Funeral homes should email obituaries to obits@islandpacket.com or obits@beaufortgazette.com by 3 p.m. Monday through Friday. Individuals wishing to place obituaries should use the same address and include the name of the funeral home. Photos in JPEG format of the deceased are accepted. For questions, call 843-706-8200.


NOTICE OF PUBLIC MEETING
COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM
SUBSTANTIAL AMENDMENT TO 2015 – 2019 FIVE YEAR
CONSOLIDATED PLAN
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Benson Marcy

From: Phillips Rene
Sent: Thursday, August 29, 2019 1:55 PM
To: Benson Marcy
Subject: FW: Courtesy Copy: Public Meeting - CDBG Substantial Amendment to 2015-2019 5-Year Consolidated Plan

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

From: Town of Hilton Head Island [mailto:updates@secure.hiltonheadislandsc.gov]
Sent: Thursday, August 29, 2019 1:50 PM
To: Grant Carolyn <carolyng@hiltonheadislandsc.gov>; Spinella Kelly <kellys@hiltonheadislandsc.gov>; Phillips Rene <renep@hiltonheadislandsc.gov>
Subject: Courtesy Copy: Public Meeting - CDBG Substantial Amendment to 2015-2019 5-Year Consolidated Plan

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

This bulletin was sent to the following groups of people:

Subscribers of Legal Notices (2448 recipients)



Notice of Public Meeting

Community Development Block Grant Program Substantial Amendment to 2015 – 2019 Five Year Consolidated Plan

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<http://hiltonheadislandsc.gov/government/news/newsdetails.cfm?NewsID=528>



www.hiltonheadislandsc.gov

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Town of Hilton Head Island Website - Main Page
August 29, 2019
CDBG Consolidated Plan Substantial Amendment
Public Meeting Notice

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Beaufort County, South Carolina

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Major Initiatives

US 278 Gateway Corridor Improvements

Hilton Head Island- Our Plan

Workforce Housing Project

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Hilton Head Island Beach Parks

Hot Topics

2020 Accommodations Tax Grant Application

Are You Prepared for Hurricane Season?
 The six month Atlantic Hurricane Season officially begins June 1st and runs through November 30th. We should all be prepared to take actions to lessen a storm's impact. [Learn more...](#)

Lights Out for Sea Turtles
 Sea turtle nesting season starts May 1st! You can help nesting sea turtles and their hatchlings by turning off oceanfront lights by 10 pm; It's the law! Remember, sea turtles dig the dark! [Learn more...](#)

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

Hilton Head Island - Our Plan
 Our Plan, the current initiative, links the efforts completed in the Our Future Vision to the new comprehensive plan for Hilton Head Island. [more information...](#)

Workforce Housing Project
 Hilton Head Island is a great place to live, work and raise a family. Having appropriate workforce housing is important for ensuring the prosperity of residents. [more information...](#)

News and Media Releases

Community Development Block Grant Program Substantial Amendment to 2018 - 2019 Annual Action Plan - 8/29/2019

Community Development Block Grant Program Substantial Amendment to 2015 - 2019 Five Year Consolidated Plan - 8/29/2019

Town of Hilton Head Island 2020 Accommodations Tax Applications and Applicant Workshop - 7/29/2019

Town Announces Guidelines for Parking at Coligny Beach Parking Lot - 7/3/2019

Recent Publications

Summer 2019 Edition of "Our Town" Newsletter

Mayor McCann's Monthly Article as seen in Celebrate Hilton Head Magazine - **Joining hands with Verona: A Valuable exchange - August 2019**

Mayor McCann's Monthly Article as seen in The Hilton Head Sun - **Continue making plans during hurricane season - August 2019**

Town Council Strategic Goals

CIP Dashboard

Financial Dashboard

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OFFICE OF CULTURAL AFFAIRS
 Hilton Head Island

Building & Development

Sustainability on Hilton Head Island

Boards, Committees, Commissions

Meeting Calendar

Upcoming Meetings

LMO Committee
8/29/2019 at 2:00 PM

Our Plan Infrastructure Work Group
8/30/2019 at 10:00 AM

Our Plan Regional Work Group
9/3/2019 at 10:00 AM

Our Plan Parks & Recreation Task Group
9/4/2019 at 2:00 PM

Planning Commission
9/4/2019 at 9:00 AM

Our Plan Excellence Work Group
9/5/2019 at 2:00 PM

U.S. 278 Gateway Corridor Committee
9/5/2019 at 4:00 PM

CDBG Substantial Amendment to 2015-2019 5-Year Consolidated Plan
9/5/2019 at 6:00 PM

CDBG Substantial Amendment to 2018-2019 Annual Action Plan
9/5/2019 at 6:30 PM

Atax Grant Application Deadline
9/6/2019 at 4:00 PM

Meeting Broadcasting & Video Archive

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[Employee Portal](#) ~ [Website Policies](#) ~ [Social Media Public Use Policy](#) ~ [Contact Webmaster](#)

Town of Hilton Head Island Website
August 29, 2019
CDBG Consolidated Plan Substantial Amendment
Public Meeting Notice Page

The screenshot shows the website for the Town of Hilton Head Island. At the top, there is a navigation bar with links for "Employment Opportunities", "Topic Index", and "Contact Us". The town's logo, "Town of Hilton Head Island, Beaufort County, South Carolina", is on the left, and an "E-Subscription Service" icon is on the right. A search bar contains the text "Search hiltonheadislandsc.gov". Below the navigation bar is a menu with "Government", "Online Services", "Departments", "Our Island", "Public Safety", and "Publications".

The main content area features a "Notice of Public Meeting" section. The title is "Community Development Block Grant Program Substantial Amendment to 2015 - 2019 Five Year Consolidated Plan". The release date is "August 29, 2019". The contact information is "Marcy Benson, Senior Grants Administrator, 843-341-4689".

The notice text states: "Notice is hereby given the Town of Hilton Head Island proposes to amend its Community Development Block Grant 2015 - 2019 Five Year Consolidated Plan. This substantial amendment proposes to add the national objective category to benefit low to moderate income limited clientele activities. A public meeting to obtain input on the substantial amendment will be held on **Thursday, September 5, 2019 at 6:00pm**, at the Town of Hilton Head Island Town Hall, Living Lab located at 3 Town Center Court, Building D, Hilton Head Island, SC.

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At the bottom of the page, there is a footer with a list of links: "Government ~ Online Services ~ Departments ~ Our Island ~ Public Safety ~ Publications ~ Contact Us ~ Home", "Town of Hilton Head Island ~ One Town Center Court, Hilton Head Island, South Carolina 29928 ~ (843) 341-4600", "Employee Portal ~ Website Policies ~ Social Media Public Use Policy ~ Contact Webmaster ~".



A tree fell on top of a home in the Heritage Lakes neighborhood in Bluffton on Thursday.

Tree gives family a scare, but Bluffton avoids big damage

BY LANA FERGUSON
lferguson@islandpacket.com

Stacey Sacha didn't evacuate Bluffton for Hurricane Dorian. She didn't leave for Matthew, either. Or Irma. Or Florence. "I think really the last hurricane I evacuated for was Hugo (in 1989), when I was a little girl," she said Thursday morning.

As Hurricane Dorian's strong wind gusts and rain reached Beaufort County on Wednesday, Sacha hunkered down in her Heritage Lakes home with her husband and two sons.

They fell asleep listening to the pitter-patter of rain trickling on the roof.

Then, around 3:30 a.m. Thursday, a boom shook the house.

Sacha's 15-year-old came running out of his room, panicked. The 12-year-old down the hall continued to sleep.

The elder boy had awakened to a tree branch



A tattered flag flies over Alljoy Boat Landing in Bluffton on Thursday morning during low tide. No flooding was spotted.

poking through his bedroom ceiling.

"We were all sleeping," Sacha said. "It was a rude awakening."

The family went outside to assess the damage, but it was too dark to see anything. The rain was pouring down, and the wind rushed by.

They retreated inside to wait for daylight.

Around 5:30 a.m. another crash scared the family awake.

"I thought the tree was coming through the house," Sacha said.

The shelves hanging on the wall that had been punctured by the tree crashed to the floor.

Sacha enjoyed a fleeting feeling of relief and continued to wait for daylight.

Once the sun finally peeked through the clouds, the family ventured outside.

The top half of a tree had fallen on the roof. Sacha looked around. Branches were everywhere, and water was leaking through the nature-made hole in the ceiling.

She doesn't regret braving the storm, though.

"I guess you can say we were kind of happy that we were home, because now we're taking on water," she said. She's begun making calls — insurance was at the top of the list — to see what can be done.

Besides some small branches and debris on the roof, the rest of the neighborhood appeared unscathed.

The same is true for the rest of Bluffton, with the Bluffton Fire Township District responding to less than a handful of storm-related calls from all of Wednesday into Thursday morning.

As of 2:30 p.m., no major damage or flooding was reported in Bluffton, and Capt. Lee Levesque said he believes the town is "in the clear."

"We're feeling optimistic that we have survived the ugliest of the storm and his impact and that we'll be back to normal in no time at all," he said Thursday morning after riding around different parts of Bluffton to assess damage and flooding.

Alljoy Boat Landing had major flooding after Hurricane Matthew, so Bluffton Fire was watching it closely throughout the storm. On Thursday morning, there were no signs of flooding.

A light drizzle fell over Bluffton Oyster Factory Park and Old Town Bluffton a little after 9 a.m. Thursday. The water level remained below the dock, and there were no real signs of flooding from overnight rains. Pine needles and leaves were scattered across the streets.

Hampton Lake neighborhood was clear except one small tree that blocked a single lane. It was quickly removed. Mostly just pine needles and small twigs lined the roads. Several homes were still boarded up Thursday morning.

Some folks had sandbags lining their garage doors. Parts of this neighborhood experienced bad flooding after Hurricane Matthew, but that did not appear to be the case Thursday morning.

While driving around Wednesday afternoon as winds were beginning to pick up, Levesque pointed to the American flag flying behind the Bluewater gas station on Buckwalter Place. Every time he passes, he checks to see if it's still flying.

SEE CLEAR, 4A



Hurricane Dorian did not deter these bicyclists on Hilton Head Island Thursday morning. They were out on Coligny Beach.

Hilton Head has many trees down

BY MANDY MATNEY, KATHERINE KOKAL AND JESSICA KOSCIELNIAK
mmatney@islandpacket.com
kkokal@islandpacket.com
jkoscielniak@mcclatchy.com

Hurricane Dorian lashed Beaufort County on Wednesday afternoon through Thursday morning with tropical storm-force winds, causing fairly significant tree damage from north end to south end.

Though the storm stayed further off the

coast than forecasters predicted, Hilton Head Island had many downed trees early Thursday morning as Dorian continued to deliver damaging wind and rain.

Hilton Head Island Fire Rescue ceased operations at 1:55 a.m. due to weather conditions but began surveying damage and clearing trees at daybreak.

The damage is "less than Matthew, more than Irma" as far as downed

SEE TREES, 4A

Beaufort area grapples with downed limbs and power outages

BY STEPHEN FASTENAU
sfastenau@islandpacket.com

Chain saws whirred throughout northern Beaufort County on Thursday as crews worked to remove trees that fell during tropical storm-force winds from Hurricane Dorian off the South Carolina coast.

Downed trees seem to be the most common result of the storm, which was still moving out at midday. Residents in Mossy Oaks, Lady's Is-

land, Sheldon, Seabrook and Shell Point reported losing power Thursday morning.

Traffic is not allowed on J.E. McTeer Bridge between Port Royal and Lady's Island and on Harbor River Bridge between St. Helena Island and Harbor Island due to high winds.

Here are updates from The Beaufort Gazette and The Island Packet reporters surveying storm damage in northern Beaufort

SEE BEAUFORT, 4A



Julian Levin pulls a limb away from a large branch that fell from an oak tree at the home of his brother, Sam Levin, in Beaufort's Spanish Point neighborhood Thursday morning. The falling branch damaged the white Dodge pickup truck at left.

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NOTICE OF 30 DAY PUBLIC COMMENT PERIOD COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM SUBSTANTIAL AMENDMENT TO 2015 - 2019 FIVE YEAR CONSOLIDATED PLAN

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Posted: September 6, 2019

