

Workforce Housing Framework Update

Finding Home

Our Goal:

The Workforce Housing Framework aims to provide the Town and municipal leaders with specific strategies and defined actionable tactics that address both the need for housing preservation and new production. The Workforce Housing Framework is the foundational document pulled from the 2019 Strategic Workforce Housing Plan and the Town's 2020 Our Plan to uplift specific strategies that can be prioritized and implemented over the next 24 months.



The Town is Committed to Workforce Housing Solutions.



Workforce Housing

Households should spend no more than 30% of their income on housing.

THE FRAMEWORK IS FOCUSED ON 4 CORE PILLARS:

1

COMMUNITY PILLAR

Engage, collaborate, and inform the community on housing challenges, and identify community-led housing programs and solutions.

2

PLANNING PILLAR

Create a social, political, and economic environment that stimulates workforce housing through planning, policy making, and programming.

3

MANAGEMENT PILLAR

Establish a management program and policies to advance workforce housing opportunities.

4

REVENUE PILLAR

Provide a consistent, sustainable, and multi-sourced revenue model for funding workforce housing initiatives and partnerships.

COMMUNITY PILLAR

ASSET MAPPING:

- The Town completed an asset map in partnership with the Beaufort Jasper Housing Trust. The map includes various housing-related community partners, nonprofits, local and state agencies, and a list of local churches. A link to the map is available on the Town's website:
<https://experience.arcgis.com/experience/9a3274ccf3b24203849351d1b066d45f>

HOUSING ACTION COMMITTEE (HAC):

- The Town Council approved the creation of a Housing Action Committee with members from various backgrounds, including workforce housing, real estate, homebuilding, banking, philanthropy, employers, community representatives, and residents that live in workforce housing.
- Town Council appointed the following nine members: Jack Alderman, Stuart Bell, Candace Birkenhauer, Ayaks Castellanos, Sandy Gillis, Sarah Jones-Anderson, Marc Okner, Luanna Graves Sellars, and Sandy West.
- The Committee will hold its first meeting in August 2023 with early action items to include an Anti-Displacement and Support Plan to define strategies and actions to help preserve housing and to develop a housing planning "tool kit" by the end of 2023.

LOWCOUNTRY AFFORDABLE HOUSING PARTNERS:

- Town staff participated in a meeting convened by the Community Foundation of the Lowcountry in early August to discuss workforce housing resources, collaboration, strategies, and opportunities with local affordable housing professionals.
- One of the meeting outcomes was to explore the possibility of coordinating a Lowcountry Housing Symposium.

MANAGEMENT PILLAR

WORKFORCE HOUSING PROGRAM MANAGER:

- The Town is actively recruiting for a Workforce Housing Program Manager to support the implementation of the Town's Workforce Housing Framework.
- Candidate review and interviews are underway.

PLANNING PILLAR

TOWN LAND ANALYSIS:

- The Town has reviewed all Town-owned land to determine what properties could be eligible for workforce housing.
- In July, the Town acquired 7.19 acres of land on Bryant Road.

New

- Town staff met with Habitat for Humanity of the Lowcountry about the expansion of additional sites for workforce housing. We anticipate Town Council consideration by November 2023.

NORTHPOINT:

- The Town released an RFQ and an RFP to select a development partner to support a workforce housing development project on Town-owned land.
- The Town Manager anticipates awarding the RFP to the Town's preferred development partner this fall.

New

STATE HOUSING PROGRAM

- The Town submitted comments to the South Carolina Housing Finance Agency's latest 2024 Draft Qualified Allocation Plan for the State's Low Income Housing Tax Credit and Bond Program Plans for 2023-2024.
- Comments focused on trying to ensure projects in Hilton Head/Beaufort County have a fair opportunity to be eligible for tax credit programs.
- The Town shared input with the local legislative delegation.

REVENUE PILLAR

REGIONAL HOUSING FUND:

- The Town is a partner in the Beaufort Jasper Housing Trust (BJHT).
- Sen. Tom Davis secured \$3 million in appropriations for BJHT in the current fiscal year state budget.
- The Housing Trust requested applications for interested developers for their first funding round in May. Over \$7.5 million was requested for projects across the region. The Housing Trust will make funding decisions by August, pending project readiness.

New

\$3.3M COMMITTED:

- In June, Town Council approved \$3.3 million to launch a new Housing Fund to support workforce housing initiatives within the Town.

LEGISLATION FOR DEVELOPMENT OF WORKFORCE HOUSING

New

- A bill introduced by Sen. Tom Davis was approved to allow local governments to use up to 15% of their Accommodations Tax (ATAX) to support Workforce Housing.
- The Town is preparing a Housing Impact Analysis, a requirement per the legislation, to bring to Town Council in the 4th Quarter of 2023.
- The Town can review and consider this as a funding source to assist with implementing the Town's Workforce Housing program delivery.