

# 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:

- New** • 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>
- The asset map will be updated continuously to include new partners and resources identified in the future.

## HOUSING ACTION COMMITTEE (HAC):

- New** • In May, the Town Council approved the creation of a Housing Action Committee to be made up of 7 to 11 members with expertise from various backgrounds, including but not limited to workforce housing, real estate, homebuilding, banking, philanthropy, employers, community representatives and residents that live in workforce housing.
- In June, the Town Council appointed 6 members.
- Interested candidates may apply here: [www.hiltonheadislandsc.gov/boards/hac](http://www.hiltonheadislandsc.gov/boards/hac)

## ANTI-DISPLACEMENT PLAN:

- The Town is drafting an Anti-Displacement and Support Plan to define strategies and actions to help preserve housing.
- The Town plans to work with the Housing Action Committee to further coordinate and prepare.

# 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:

- New** • 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.

## NORTHPOINT:

- New** • 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 summer.

## STATE HOUSING PROGRAM

- New** • 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.
- 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.

## \$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** • As part of the 2023 South Carolina legislative session, Sen. Tom Davis introduced a bill to allow local governments to use up to 15% of their Accommodations Tax (ATAX) to support Workforce Housing. The bill was passed and signed by the Governor.
- The Town is in the process of preparing a Housing Impact Analysis which is a requirement per the legislation.
- The Town can review and consider this as a funding source to assist with implementing the Town's Workforce Housing program delivery.