

# **Town of Hilton Head Island**

**2025 – 2029**

## **Consolidated Plan**

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



# **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 2025 – 2029 Consolidated Plan is to preserve and revitalize primarily low and moderate income (LMI) neighborhoods, support LMI activities which enhance quality of life for Hilton Head Island residents, and address priority community public services, community development, 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.

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

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

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

The Plan provides a guide for the Town of Hilton Head Island's allocation of CDBG Program funding for the 2025 – 2029 planning period. The goals focus on priority needs and targets available resources designed to meet those needs. The needs include public improvements and facilities, economic development, and public services for LMI persons. The primary emphasis of the goals is the continuance of maintaining and improving the quality of life of LMI residents. Projects selected for CDBG funding in this five-year period will be managed efficiently and in compliance with program requirements.

### **3. Evaluation of past performance**

The Town of Hilton Head Island has participated in the HUD CDBG Entitlement Program since 2015. During the nine years of program participation, the Town met required program deadlines. Notifications of acceptable levels of program accomplishment were received from the HUD Columbia, SC field office during the first seven years of program participation.

In April 2021, a remote monitoring session was conducted by the Columbia, South Carolina HUD field office. No findings were reported during this monitoring; however, two concerns were cited. The first concern identified the need for a local written policies and procedures manual for administration of the CDBG award. Town staff completed this manual and submitted it to HUD in June 2022. The second concern identified the need for an oversight process for subrecipients of 2020 CDBG and CDBG-CV funds. Town staff immediately conducted seven monitoring reviews of randomly selected subrecipients of 2020 CDBG and CDBG-CV funds. All subrecipient monitoring reviews resulted in no findings or concerns. In 2019 a ‘No Findings or Concerns’ report was issued by the Regional Environmental Officer during an onsite Environmental Review Procedures monitoring visit.

In May 2023, the Town received a second-year noncompliance with timely expenditure requirement notice. An untimely expenditure notice is given when a grantee has more than 1.5 times its most recent entitlement grant. In June 2023, the Town had 3.96 times its most recent entitlement grant and submitted the required timeliness workout plan to HUD. The Town was in timeliness compliance by the next compliance test, which was in May 2024.

The Town intends to continue to report its progress in meeting the five year and annual goals in the Consolidated Annual Performance Evaluation Report (CAPER). The CAPER will be submitted in compliance with program deadlines.

#### **4. Summary of citizen participation process and consultation process**

The Town held a 2025 Citizen Participation Plan and Needs Assessment public meeting on May 22, 2025 to solicit input from the community. A public notice was published in the local newspaper, The Island Packet, seven days prior to the public meeting. In addition to the published notice, public meeting notices were posted at the Town of Hilton Head Island Town Hall, on the Town website, and sent to Town of Hilton Head Island E-Subscription Service subscribers. Email invitations with a copy of the Public Meeting Notice were sent directly to several community leaders and organizations which assist LMI clientele seven days prior to the meeting. This meeting is summarized in the Citizen Participation section of this plan.

#### **5. Summary of public comments**

Public comment was taken during May 22, 2025 Public Meeting for both the 2025 Citizen Participation Plan and Needs Assessment. There was one attendee, and they provided feedback on the identification of community needs. Affordable and workforce housing were the primary topics of discussion along with how well the Town and the attendee’s organization worked together to help the community with relative needs. The needs that both the Town and the organization worked on simultaneously were the following:

- Home Safety Repair
- Lateral Sewer Connections

The attendee mentioned needs that were identified in the previous 2020 – 2025 Needs Assessment Public Meeting, some of which were seen as still currently relevant:

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

The attendee stated they would help assist the Town with sharing the Public Meeting Notice and call for feedback regarding CDBG plans and funding. Town staff thanked them for their support and help.

## **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. The Town reviewed all comments for common and recurring themes to help establish priorities and goals in addition to reviewing historical feedback from the 2020 - 2025 Needs Assessment Public Meetings.

## **7. Summary**

The Town of Hilton Head Island Five Year 2025 – 2029 Consolidated Plan identifies needs for a suitable living environment for primarily LMI persons and outlines a comprehensive and coordinated strategy for implementation of programs. The Town will use CDBG program funds to leverage other public investment to address the Town's priority goals.

## The Process

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

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

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

Agency Role	Name	Department/Agency
CDBG Administrator	HILTON HEAD ISLAND	Finance Department

**Table 1 – Responsible Agencies**

### Narrative

The Town of Hilton Head Island was incorporated as a municipality in 1983 and has a Council-Manager form of government. The Town of Hilton Head Island is comprised of the following main service areas:

- Town Manager
- Town Clerk
- Engineering and Projects
- Facilities Management
- Planning
- Technology and Innovation
- Communications
- Community Engagement
- Finance
- Fire Rescue/Emergency Management
- Human Resources
- Public Safety
- Gullah Geechee Community Development Corporation

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

## **Consolidated Plan Public Contact Information**

Town of Hilton Head Island Finance Department

Michele Bunce, Senior Grants Administrator

1 Town Center Court

Hilton Head Island, SC 29928

Telephone: (843) 341-4689

Email: [micheleb@hiltonheadislandsc.gov](mailto:micheleb@hiltonheadislandsc.gov)

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## **PR-10 Consultation – 91.100, 91.110, 91.200(b), 91.300(b), 91.215(I) and 91.315(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 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)).**

In November 2022, Town Council adopted the Workforce Housing Framework, a comprehensive approach aimed at equipping town and municipal leaders with effective strategies and actionable tactics to meet the growing demand for housing preservation and new construction. Guided by four fundamental pillars, the Town and its community partners embarked on a transformative journey to implement this robust framework for addressing this challenge. The framework focuses on four core pillars: Community Pillar, Management Pillar, Planning Pillar, and Revenue Pillar.

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 195 family members.

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

Community Works in partnership with government municipalities in Beaufort and Jasper counties have created an affordable housing fund, Beaufort Jasper Housing Trust, in response to the need for affordable homes throughout the Lowcountry. \$3.4 Million was pledged to start the initiative, which was launched in January 2023. With the goal of creating new units or rehabilitating exiting units for households at or below 100 percent of the Area Median Income (AMI), with a priority of households at 60 percent of the AMI, governing bodies for Beaufort County, Jasper County, Town of Hilton Head Island, Town of Bluffton, City of Beaufort, Town of Port Royal, City of Hardeeville, Town of Yemassee, and the SOLOCO Regional Board approved resolutions establishing the Beaufort Jasper Housing Trust.

Beaufort County Council selected CommunityWorks, a South Carolina statewide Community Development Financial Institution to provide administration and management of the trust fund, which will be a nonprofit entity. Additionally, each governing body has appointed a representative for the Beaufort Jasper Housing Trust. In collaboration with the Beaufort Jasper Housing Trust, the Town compiled a comprehensive Asset Map. It includes community partners, nonprofits, local and state agencies, and local churches involved in housing.

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

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

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

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

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



**Table 2 – Agencies, groups, organizations who participated**

1	<b>Agency/Group/Organization</b>	BEAUFORT HOUSING AUTHORITY
	<b>Agency/Group/Organization Type</b>	Housing PHA Service-Fair Housing Regional organization
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Public Housing Needs
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The Beaufort Housing Authority was consulted on housing needs via telephone.
2	<b>Agency/Group/Organization</b>	Lowcountry Continuum of Care
	<b>Agency/Group/Organization Type</b>	Services-homeless Regional organization
	<b>What section of the Plan was addressed by Consultation?</b>	Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The Lowcountry Continuum of Care was consulted on homeless needs via website research.

3	<b>Agency/Group/Organization</b>	Beaufort County Human Services Alliance
	<b>Agency/Group/Organization Type</b>	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
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Homeless Needs - Families with children
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The Beaufort Human Services Alliance was consulted on homeless needs through interaction during Lowcountry Affordable Housing Coalition meetings and via online data gathering.
4	<b>Agency/Group/Organization</b>	Lowcountry Council of Governments
	<b>Agency/Group/Organization Type</b>	Regional organization Planning organization
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Homeless Needs - Families with children Economic Development Non-housing Community Development
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The Lowcountry Council of Governments was consulted on housing, homeless, and non-housing community development needs via online data gathering.

5	<b>Agency/Group/Organization</b>	HILTON HEAD HABITAT FOR HUMANITY
	<b>Agency/Group/Organization Type</b>	Housing Services - Housing Regional organization
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Market Analysis
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The Hilton Head Habitat for Humanity was consulted on housing, homeless, and non-housing community development during the needs assessment via online data gathering.
6	<b>Agency/Group/Organization</b>	Deep Well
	<b>Agency/Group/Organization Type</b>	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
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Non-housing Community Development
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Deep Well was consulted on housing, homeless, and non-housing community development during the 2025 Citizen Participation Plan and Needs Assessment Public Meeting.
7	<b>Agency/Group/Organization</b>	The Community Foundation of the Lowcountry
	<b>Agency/Group/Organization Type</b>	Business Leaders Civic Leaders
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Non-housing community development

	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The Community Foundation of the Lowcountry was consulted on housing, homeless and non-housing community development during the needs assessment and via online data gathering.
8	<b>Agency/Group/Organization</b>	Boys & Girls Club of Hilton Head Island
	<b>Agency/Group/Organization Type</b>	Services-Children Services-Education
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Non-housing community development
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The Boys & Girls Club of Hilton Head Island was consulted on housing, childcare, education, and non-housing community development during the needs assessment information gathering.
9	<b>Agency/Group/Organization</b>	Native Island Business and Community Affairs Association
	<b>Agency/Group/Organization Type</b>	Housing Civic Leaders
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Non-housing Community Development
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The Native Island Business and Community Affairs Association (NIBCAA) was consulted on housing and non-housing community development during the needs assessment data gathering process.
10	<b>Agency/Group/Organization</b>	Gullah Museum
	<b>Agency/Group/Organization Type</b>	Civic Leaders
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Non-housing community development
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The Gullah Museum was consulted on housing and non-housing community development during the needs assessment data gathering process.

11	<b>Agency/Group/Organization</b>	Beaufort County School District
	<b>Agency/Group/Organization Type</b>	Services-Children Services-homeless Services-Education
	<b>What section of the Plan was addressed by Consultation?</b>	Homeless Needs - Families with children Homelessness Needs - Unaccompanied youth
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The Beaufort County School District was consulted on homeless children and youth during the assessment data gathering process.

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

Efforts were made to consult with a broad variety of community stakeholders. No particular agency or organization types were excluded from participation. Those that did not participate did so of their own choice.

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

<b>Name of Plan</b>	<b>Lead Organization</b>	<b>How do the goals of your Strategic Plan overlap with the goals of each plan?</b>
Continuum of Care		

Table 3 – Other local / regional / federal planning efforts

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

The Town of Hilton Head Island coordinates with public entities and other bodies of government to develop the Consolidated Plan. Town of Hilton Finance Department staff work closely with the Town's Public Projects and Facilities department to collaborate on improvement projects. These efforts include, but are not limited to, plans for infrastructure and other improvements in the community through CDBG funded activities.

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

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

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

The Town of Hilton Head Island conducted a needs assessment public meeting on May 22, 2025 to solicit input from the community on housing, homeless and community development needs. A public notice was published in the local newspaper, The Island Packet, seven days prior to the public meeting. In addition to the published notice, public meeting notices were posted at the Town of Hilton Head Island Town Hall, on the Town website, and sent to Town of Hilton Head Island E-Subscription Service subscribers. An invitation to the needs assessment public meeting was emailed directly to a variety of community leaders and organizations which assist LMI clientele seven days prior to the meeting. Documentation of public notices is included as an attachment to this plan.

At the 2025 Citizen Participation Plan and Needs Assessment public meeting, a presentation was made available explaining the purpose of the meeting and the Community Development Block Grant program. Public comments were taken, and the one attendee was asked to identify community needs. The one attendee offered to help share the public meeting notice again with other local organizations and encourage them to submit comments and feedback as well during the 30-day comment period in their absence. A summary of the needs identified, and meeting minutes are included as an attachment to this Consolidated Plan.

### **Citizen Participation Outreach**

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
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1	Public Meeting	Non-targeted/ broad community	One person attended the 2025 Citizen Participation Plan and needs assessment public meeting.	Affordable and workforce housing were the primary needs identified. In addition, the needs identified during the 2020 - 2025 Needs Assessment were discussed; most of them were considered to be current and relative. Those needs included facility improvements, access to health care, facility expansions to increase programs for LMI clientele, public transportation, affordable and high-quality childcare, academic intervention programs,	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 and reasons	URL (If applicable)
				homeless services, assistance with connecting to water and sewer, and home safety repairs for LMI clientele.		
2	Internet Outreach	Non-targeted/ broad community	The DRAFT 2025 Citizen Participation Plan was posted on the Town of Hilton Head Island Town website from May 13, 2025 through June 20, 2025. A notification of the Consolidated Plan 30-day public comment period was sent via email blast to all email addresses listed on the Town's E-Subscription Service List.	No comments have been received to date.	No comments have been received to date.	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
3	Newspaper Ad	Non-targeted /broad community	A notification of DRAFT 2025 Citizen Participation Plan and Needs Assessment Public Meeting and 30-day public comment period was placed in the local newspaper, the Island Packet on May 13, 2025.	No comments have been received to date outside of those received at the public meeting.	No comments have been received to date outside of those received at the public meeting.	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
4	Internet Outreach	Non-targeted/ broad community	The DRAFT Consolidated Plan and Action Plan was posted on the Town of Hilton Head Island Town website from June 10, 2025 through July 9, 2025. A dedicated public comment link was posted on the front page of the website where the public could directly submit comments. A notification of the Consolidated Plan 30-day public comment period was sent via email blast to all email addresses listed on the Town's E-Subscription Service List.	No comments have been received to date.	No comments have been received to date.	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
5	Newspaper Ad	Non-targeted/ broad community	A notification for the 2025 - 2029 Consolidated Plan Public Meeting and 30-day public comment period was placed in the local newspaper, the Island Packet, on May 28, 2025.			

**Table 4 – Citizen Participation Outreach**

## **Needs Assessment**

### **NA-05 Overview**

#### **Needs Assessment Overview**

The Town of Hilton Head Island used the U.S. Census Bureau 2017 - 2021 Comprehensive Housing Affordability Strategy (CHAS) default needs assessment data in developing the consolidated plan. This data encompasses customized tabulations HUD receives from the U.S. Census Bureau based on American Community Survey (ACS) data. In addition to the CHAS data, comments received during the needs assessment public meeting and the consultation process were used to determine the priority needs for the 2025 - 2029 Consolidated Plan. The assessment utilized HUD's eCon Planning Suite within the Integrated Disbursement and Information System (IDIS). The eCon Planning Suite pre-populated the most current housing and economic development data available to assist jurisdictions in identifying funding priorities in the consolidated plan and annual action plan.

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

### Summary of Housing Needs

The population estimates in the following table reflect the population, households, and median income for the residents of the Town of Hilton Head Island. According to the 2016 - 2020 American Community Survey, the Town of Hilton Head Island included 40,000 residents and 17,910 households. The data reflects an increase in population by 2%, an increase in households by 5%, and a 29% increase in median income.

Demographics	Base Year: 2009	Most Recent Year: 2020	% Change
Population	39,070	40,000	2%
Households	17,005	17,910	5%
Median Income	\$66,646.00	\$86,171.00	29%

**Table 5 - Housing Needs Assessment Demographics**

**Data Source:** 2000 Census (Base Year), 2016-2020 ACS (Most Recent Year)

### Number of Households Table

	0-30% HAMFI	>30-50% HAMFI	>50-80% HAMFI	>80-100% HAMFI	>100% HAMFI
Total Households	1,480	1,775	2,365	1,345	10,950
Small Family Households	255	410	450	360	2,925
Large Family Households	45	30	50	75	345
Household contains at least one person 62-74 years of age	565	520	815	455	4,155
Household contains at least one person age 75 or older	364	545	520	390	2,695
Households with one or more children 6 years old or younger	45	195	114	100	544

**Table 6 - Total Households Table**

**Data Source:** 2016-2020 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	15	65	0	15	95	0	10	0	0	10
Severely Overcrowded - With >1.51 people per room (and complete kitchen and plumbing)	15	0	55	25	95	0	0	0	0	0
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	10	4	40	10	64	0	10	4	0	14
Housing cost burden greater than 50% of income (and none of the above problems)	295	335	205	60	895	670	420	245	95	1,430

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
Housing cost burden greater than 30% of income (and none of the above problems)	40	165	360	65	630	135	235	430	280	1,080
Zero/negative Income (and none of the above problems)	100	0	0	0	100	75	0	0	0	75

**Table 7 – Housing Problems Table**

Data 2016-2020 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
<b>NUMBER OF HOUSEHOLDS</b>										
Having 1 or more of four housing problems	340	405	300	110	1,155	670	435	250	95	1,450
Having none of four housing problems	205	230	570	305	1,310	265	700	1,245	835	3,045
Household has negative income, but none of the other housing problems	0	0	0	0	0	0	0	0	0	0

**Table 8 – Housing Problems 2**

Data 2016-2020 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	55	200	135	390	110	140	75	325
Large Related	45	0	10	55	0	15	0	15
Elderly	210	175	295	680	625	470	405	1,500
Other	70	200	134	404	75	45	195	315
Total need by income	380	575	574	1,529	810	670	675	2,155

**Table 9 – Cost Burden > 30%**

Data 2016-2020 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	0	0	70	70	85	105	0	190
Large Related	0	0	0	0	0	0	0	0
Elderly	210	150	180	540	530	265	160	955
Other	0	60	180	240	55	0	0	55
Total need by income	210	210	430	850	670	370	160	1,200

**Table 10 – Cost Burden > 50%**

Data 2016-2020 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	25	4	25	25	79	0	10	4	0	14

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
Multiple, unrelated family households	0	0	30	10	40	0	0	0	0	0
Other, non-family households	0	0	40	0	40	0	10	0	0	10
Total need by income	25	4	95	35	159	0	20	4	0	24

**Table 11 – Crowding Information – 1/2**

Data Source: 2016-2020 CHAS

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

**Table 12 – Crowding Information – 2/2**

Data Source  
Comments:

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

The 2019 - 2023 American Community Survey (ACS) data for Hilton Head Island indicates there are a total of 5,706 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, 81.8% are indicated as householder living alone and 18.2% are 65 years and over. A source data estimating the need for assistance from single-person households is not available for the Town of Hilton Head Island.

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

According to the 2019 - 2023 American Community Survey (ACS) data for Hilton Head Island, there is an estimated 5,751 persons having disabled status. This figure represents 15.3% 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, dated 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. About 40 percent of all Hilton Head Island households, including 36.8 percent of homeowners and 49.4 percent of renters—are housing cost burdened, spending 30 percent or more of their income each month on housing costs.

Rates of housing cost burden are significantly higher for low- and moderate-income households, including low-wage working households. There is a significant need presently for rental housing affordable to working households on Hilton Head Island with incomes below \$35,000. The affordability level translates to homes (including apartments) that have rents of \$875 or less. In addition, there is a substantial gap in for-sale homes affordable to moderate-income households who can afford to pay up to \$200,000 for a home.

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

According to the 2016 - 2020 Comprehensive Housing Affordability Strategy (CHAS) data, the owner occupant households in the 0 - 30% area median income range are likely to have the greatest cost burden housing problem.

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

Persons with the imminent risk of residing in shelters or becoming unsheltered characteristically have a combination of financial factors which create risk, such as lack of a living wage, 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 - overcrowding, recent crisis, housing with code or safety violations, family members with disabilities, criminal histories, history of mental health or chemical dependency, difficulty navigating access to public benefits or community-based services and prior experience with homelessness.

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

children and educational programs for parents. It remains the only shelter program in Beaufort and Jasper Counties that serve homeless children, aged 18 and under, and their families.

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

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

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

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

The main characteristic linked with instability and risk of homelessness is a lack of affordable housing for lower income households. The typical measure of housing affordability is if households are paying more than 30% of their gross income on rent. According to the 2019 - 2023 American Community Survey data, 52% of renters paid more than 30% of their income on housing. The affordable housing matter is also illustrated with the 2019 - 2023 American Community Survey data, showing 7.5% of rental housing payments are less than \$500 per month.

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

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

### Introduction

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

According to the 2019 - 2023 American Community Survey, the total population of the Town of Hilton Head Island is 37,805. The population composition is as follows: 29,299 (77.5%) White, 2,382 (6.3%) Black or African American, 340 (0.9%) Asian, 3,327 (8.8%) some other race, and 2,495 two or more races. The total Hispanic population of the Town of Hilton Head Island is comprised of 5,708, which is 15.1% of the total Town population. It should be noted in the American Community Survey data; Hispanic is considered an ethnicity and not a race. For example, the race of a person may be White and their ethnicity Hispanic, or their race may be Black/African American and their ethnicity Hispanic.

### 0%-30% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	1,190	290	0
White	850	165	0
Black / African American	110	30	0
Asian	0	0	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	165	55	0

**Table 13 - Disproportionally Greater Need 0 - 30% AMI**

Data Source: 2016-2020 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	1,245	530	0
White	840	280	0
Black / African American	115	130	0
Asian	0	0	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	279	80	0

**Table 14 - Disproportionally Greater Need 30 - 50% AMI**

Data 2016-2020 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	1,345	1,025	0
White	1,075	710	0
Black / African American	80	170	0
Asian	0	20	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	144	110	0

**Table 15 - Disproportionally Greater Need 50 - 80% AMI**

Data 2016-2020 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	550	795	0
White	470	645	0
Black / African American	0	110	0
Asian	0	0	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	75	45	0

**Table 16 - Disproportionally Greater Need 80 - 100% AMI**

Data 2016-2020 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%

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

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

### Introduction

A "disproportionately greater number of severe housing problems" is defined as when a member of a racial or ethnic group at an income level experiences housing problems at a rate greater than 10% of the income level as a whole. According to the 2019 - 2023 American Community Survey, the total population of the Town of Hilton Head Island is 37,805. The population composition is as follows: 29,299 (77.5%) White, 2,382 (6.3%) Black or African American, 340 (0.9%) Asian, 3,327 (8.8%) some other race, and 2,495 two or more races. The total Hispanic population of the Town of Hilton Head Island is comprised of 5,708, which is 15.1% of the total Town population. It should be noted in the American Community Survey data; Hispanic is considered an ethnicity and not a race. For example, the race of a person may be White and their ethnicity Hispanic, or their race may be Black/African American and their ethnicity Hispanic.

Severe housing problems indicate physical condition or lack of necessary living standards per household. The Comprehensive Housing Affordability Strategy (CHAS) data summarizes each minority group experiencing any of four severe housing problems, which include lack of complete kitchen facilities, lack of complete plumbing facilities, more than one person per room, and cost burden greater than 30%.

### 0%-30% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	1,010	470	0
White	755	255	0
Black / African American	80	60	0
Asian	0	0	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	165	55	0

**Table 17 – Severe Housing Problems 0 - 30% AMI**

Data Source: 2016-2020 CHAS

\*The four severe housing problems are:

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



### 30%-50% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	840	930	0
White	635	490	0
Black / African American	30	215	0
Asian	0	0	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	170	190	0

**Table 18 – Severe Housing Problems 30 - 50% AMI**

Data 2016-2020 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	550	1,815	0
White	410	1,375	0
Black / African American	25	225	0
Asian	0	20	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	114	140	0

**Table 19 – Severe Housing Problems 50 - 80% AMI**

Data 2016-2020 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	205	1,140	0
White	170	950	0
Black / African American	0	110	0
Asian	0	0	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	35	85	0

**Table 20 – Severe Housing Problems 80 - 100% AMI**

Data 2016-2020 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

The housing assessment determined the severe housing problems for the 30 - 50% of area median income category for White populations was the highest at 76% for all income level categories. There are no other population groups that met the 10% threshold in that income category.

The 0 - 30% of area median income category for White populations was 75%, for Hispanic populations was 16%, and for Black/African American populations was 8%.

The 50 - 80% of area median income category for White populations was 75% and for Black/African American populations was 4%.

The 80 - 100% area median income category for White populations was 83% and for Hispanic populations was 17%.

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

100% of area median income category was the only data set that included two populations (White and Hispanic) with percentages greater than 10% of the income level as a whole.

DRAFT

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

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

### Introduction:

A "disproportionately greater number of severe housing problems" is defined as when a member of a racial or ethnic group at an income level experiences housing problems at a rate greater than 10% of the income level as a whole. According to the 2019 - 2023 American Community Survey, the total population of the Town of Hilton Head Island is 37,805. The population composition is as follows: 29,299 (77.5%) White, 2,382 (6.3%) Black or African American, 340 (0.9%) Asian, 3,327 (8.8%) some other race, and 2,495 two or more races. The total Hispanic population of the Town of Hilton Head Island is comprised of 5,708, which is 15.1% of the total Town population. It should be noted in the American Community Survey data; Hispanic is considered an ethnicity and not a race. For example, the race of a person may be White and their ethnicity Hispanic, or their race may be Black/African American and their ethnicity Hispanic.

The disproportionately greater need of racial or ethnic groups is based on the level of cost burden defined as monthly housing costs exceeding 30% of monthly income. The data below is separated into groups paying under 30% of income for housing, between 30 - 50%, and over 50%. The column labeled "no/negative income (not computed)" 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	11,925	2,950	2,860	175
White	10,430	2,465	2,295	115
Black / African American	595	185	155	30
Asian	60	0	0	0
American Indian, Alaska Native	10	0	0	0
Pacific Islander	0	0	0	0
Hispanic	685	190	400	30

**Table 21 – Greater Need: Housing Cost Burdens AMI**

Data Source: 2016-2020 CHAS

### Discussion:

Based on figures from the 2019 - 2023 American Community Survey, the Town of Hilton Head Island has a total of 17,504 households.

Based on analysis of the 2016 - 2020 CHAS data, 14% of households are paying between 30% and 50% of their income on housing costs, and 13% 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.

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

The housing assessment determined the housing problems for the 80 - 100% of area median income category for White populations was the highest at 85% and for Hispanic populations was 14%. The 50 - 80% of area median income category for White populations was 80%, for Black/African American populations was 6%, and for Hispanic populations was 11%. The 30 - 50% of area median income category for White populations was 67%, for Black/African American populations was 9%, and for Hispanic populations was 22%. The 0 - 30% of area median income category for White populations was 72%, for Black/African American populations was 9%, and for Hispanic populations was 14%.

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

The housing assessment determined the severe housing problems for the 30 - 50% of area median income category for White populations was the highest at 76% for all income level categories. There are no other population groups that met the 10% threshold in that income category.

The 0 - 30% of area median income category for White populations was 75%, for Hispanic populations was 16%, and for Black/African American populations was 8%. The 50 - 80% of area median income category for White populations was 75% and for Black/African American populations was 4%. The 80 - 100% area median income category for White populations was 83% and for Hispanic populations was 17%.

The 80 - 100% of area median income category had the smallest number of households with one or more of the four severe housing problems. The 0 - 30% of area median income category had the largest number of households. It is important to note the 80 - 100% of area median income category was the

only data set that included two populations (White and Hispanic) with percentages greater than 10% of the income level as a whole.

Based on figures from the 2019 - 2023 American Community Survey, the Town of Hilton Head Island has a total of 17,504 households. Based on analysis of the 2016 2020 CHAS data, 14% of households are paying between 30% and 50% of their income on housing costs, and 13% of households are paying more than 50% of their income on housing costs.

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

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

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

In order to determine the location of minority groups, LMI areas were identified by Census tracts and blocks comprised of a minimum of 49.56% of LMI households. According to Census data, there are ten Census blocks within five Census tracts in the Town of Hilton Head Island with LMI percentages above 49.56%.

## NA-35 Public Housing – 91.205(b)

### Introduction

#### Totals in Use

	Certificate	Mod-Rehab	Public Housing	Program Type					
				Vouchers			Special Purpose Voucher		
				Total	Project-based	Tenant-based	Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of units vouchers in use	0	0	285	490	0	479	0	0	11

Table 22 - Public Housing by Program Type

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

Data Source: PIC (PIH Information Center)

#### Characteristics of Residents

	Certificate	Mod-Rehab	Public Housing	Program Type				
				Vouchers			Special Purpose Voucher	
				Total	Project-based	Tenant-based	Veterans Affairs Supportive Housing	Family Unification Program
Average Annual Income	0	0	17,137	14,892	0	15,000	0	0
Average length of stay	0	0	4	4	0	4	0	0
Average Household size	0	0	2	2	0	2	0	0
# Homeless at admission	0	0	0	0	0	0	0	0



	Program Type							
	Certificate	Mod-Rehab	Public Housing	Vouchers				
				Total	Project-based	Tenant-based	Special Purpose Voucher	
							Veterans Affairs Supportive Housing	Family Unification Program
# of Elderly Program Participants (>62)	0	0	47	52	0	50	0	0
# of Disabled Families	0	0	34	81	0	74	0	0
# of Families requesting accessibility features	0	0	285	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**

**Data Source:** PIC (PIH Information Center)

## Race of Residents

Race	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project-based	Tenant-based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
White	0	0	54	59	0	56	0	0	3
Black/African American	0	0	231	429	0	421	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

Program Type									
Race	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project-based	Tenant-based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
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**

Data Source: PIC (PIH Information Center)

## Ethnicity of Residents

Program Type									
Ethnicity	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project-based	Tenant-based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
Hispanic	0	0	16	10	0	10	0	0	0
Not Hispanic	0	0	269	480	0	469	0	0	11
*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition									

**Table 25 – Ethnicity of Public Housing Residents by Program Type**

Data Source: PIC (PIH Information Center)

**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 development or units. The Beaufort Housing Authority is the agency providing public housing to approximately 892 low-and-moderate income households in Beaufort County, South Carolina. There are 291 public housing units, and 550 House Choice Voucher units located throughout the county. In the Town of Hilton Head Island, the Beaufort Housing Authority operates 80 public housing units at the Sandalwood Terrace Apartments.

Currently, 279 of the 291 units are occupied (96%). The average number of people per household is three. Of these units, 169 of them have at least one child in the home. Three of the units are two-parent households, 166 of the units are single-parent households. As an added note, 163 of the units have children living there with a female as the head of household.

The average annual household income is \$21,113. The average annual income per person is \$8,439.

The Beaufort Housing Authority public housing waiting list opened in March 2025 for three-bedroom units only. Prior to this this last opening, nine months was the average waiting period.

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 is tenant-based, therefore eligible families receive assistance based on income for housing units meeting general program requirements. Tenants identify and choose their own units, and the landlord agrees to participate in the housing choice voucher program.

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

The Beaufort Housing Authority provides resident councils at every public housing development they operate. There is also a Resident Advisory Board that is comprised of resident leaders from each development and Housing Choice Voucher (Section 8) representatives. The Housing Authority works with resident services at each of the public housing developments and through this collaboration, promote programs and activities for residents. Some of the programs offered include: the Family Self-Sufficiency Program, which is a five-year homeownership education program, Sandalwood Terrace Resident Council, free budgeting classes, and community garden clubs.

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

The ability to provide a suitable living environment to residents is linked to the ability to provide access to essential services. One of the most immediate needs of public housing and Section 8 residents that has been identified is access to community services, in particular services for the elderly and disabled. This includes 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. An obstacle for accessing these services includes the lack of knowledge of services available to residents.

Affordability is also a need for low-and-moderate income persons, including the elderly and disabled. 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 deposit fees. Receiving assistance through public housing or the housing choice voucher program makes the cost of living more affordable, yet many families continue to struggle to make ends meet.

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

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

## NA-40 Homeless Needs Assessment – 91.205(c)

### Introduction:

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

The most current point-in-time count data available is from 2024. As reported on the 2024 HUD Continuum of Care Homeless Assistance Programs Homeless Populations and Subpopulations Report, the number of homeless counted in Beaufort County was 476 persons. Of the 476 persons counted in 2024, 191 were living sheltered and 285 were living unsheltered. There were 80 Veterans and 139 chronically homeless. In addition, the demographics included 218 Black/African American, 28 Hispanic, 201 White, 4 Asian, and 6 American Indian/Alaska Native, or Indigenous.

It is important to note, since the Town of Hilton Head Island does not have any homeless shelters, the figures reflected in the point in time count data pertain to the homeless persons counted in Beaufort County, South Carolina, and are not specific to the Town of Hilton Head Island.

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

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

### Nature and Extent of Homelessness: (Optional)

<b>Race:</b>	<b>Sheltered:</b>	<b>Unsheltered (optional)</b>
White	0	0
Black or African American	0	0
Asian	0	0
American Indian or Alaska Native	0	0
Pacific Islander	0	0
<b>Ethnicity:</b>	<b>Sheltered:</b>	<b>Unsheltered (optional)</b>
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 Continuum of Care, based in Charleston, South Carolina, is the continuum of care working to address the needs of the homeless in a seven-county region of the South Carolina lowcountry. Annual point in time counts are conducted in the area, however, due to no homeless shelters operating in the Town of Hilton Head Island, there is no homeless data for the Town. Anecdotal evidence indicates there is a homeless population within the jurisdiction. However, no definite statistics are available on the total homeless population in the Town of Hilton Head Island.

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

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

### Describe the Nature and Extent of Unsheltered and Sheltered Homelessness.

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

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

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

### **Introduction:**

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

### **Describe the characteristics of special needs populations in your community:**

Based on the 2019 - 2023 American Community Survey estimates, the Town of Hilton Head Island elderly population, 65 years of age or more is 14,822, which is 39% of the total population. According to the American Community Survey estimates, 15.3% of the total population are individuals with a disability and 28.1% are 65 years and over with a disability. Data indicates 4.2% of persons 65 years and older have income that is below the poverty level.

According to the 2019 - 2023 American Community Survey data for economic characteristics, 10.1% of the total population of the Town of Hilton Head Island has no health insurance coverage and 6.2% 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 22 full-time equivalent employees and over 650 retired and professional volunteers. As a team, the clinic staff and volunteers see over 10,000 patients with over 28,000 patient visits annually. This clinic receives no government funding, and 93.4% of incoming funds from their supporters go directly to patient care.

### **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 a lack of earning a living wage. Some elderly populations may have disability issues and fixed incomes which contributed to the inability to maintain homes. This 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 the December 31, 2023 SC Department of Public Health Annual Surveillance Report, there were fewer than 10 cases (8) of HIV/AIDS diagnosed in Beaufort County. That same report states that through December 31, 2024 there are 142 people 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 living with the disease. The Access Network helps with long-term medical care, free confidential HIV testing and counseling, group and individual support programs, education and prevention, and nutrition programs.

**If the PJ will establish a preference for a HOME TBRA activity for persons with a specific category of disabilities (e.g., persons with HIV/AIDS or chronic mental illness), describe their unmet need for housing and services needed to narrow the gap in benefits and services received by such persons. (See 24 CFR 92.209(c)(2) (ii))**

If the proposed preference was established, it could narrow the disparity in housing stability and access to services. Housing stability would help the population obtain stable housing that serves as a foundation for recovery and community integration. Also, it could enhance the facilitation of connecting the population to necessary mental health and supportive services. This would help to ensure that these individuals could receive the support needed to thrive, thereby reducing disparities in housing and services.

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

### **How were these needs determined?**

Public facility needs were prioritized based on input obtained through a Needs Assessment public meeting held on May 22, 2025 by the Town of Hilton Head Island. A public notice was published in the local newspaper, The Island Packet, seven days prior to the public meeting. In addition to the published notice, public meeting notices were posted at the Town of Hilton Head Island Town Hall, on the Town website, and sent to Town of Hilton Head Island E-subscription service subscribers. Direct email invites including the Public Meeting Notice was sent to local organizations that assist LMI clientele seven days prior to the meeting.

### **Describe the jurisdiction's need for Public Improvements:**

Public improvement needs in the Town of Hilton Head Island include but are not limited to street improvements, which may include sidewalks and pathways, curbs, gutters, signage, tree plantings, lighting, and landscaping, paving dirt roads, drainage improvements, sanitary sewer installations or improvements, community center and expansion of education and/or recreation facilities. CDBG funds may be used for such improvements when they are located in LMI areas of eligible populations, provide benefits to a LMI clientele, or qualify as an activity under the national LMI housing objective.

### **How were these needs determined?**

Public improvement needs were determined through comments received during the Needs Assessment public meeting held on May 22, 2025 by the Town of Hilton Head Island and feedback received during the 30-day comment period.

### **Describe the jurisdiction's need for Public Services:**

Public service needs in the Town of Hilton Head Island include, but are not limited to, access to health care, affordable childcare, academic intervention programs, education for high-risk children, job training and public safety.

### **How were these needs determined?**

Public service needs were determined by the feedback received during the 30-day comment period of the Needs Assessment Public Meeting, which was held on May 22, 2025 by the Town of Hilton Head Island. Needs were based on participant input.

# Housing Market Analysis

## MA-05 Overview

### Housing Market Analysis Overview:

Housing opportunities can be limited by household income and purchasing ability, and the lack of affordable housing options may result in a significant hardship for low-income households, preventing other basic needs from being met. Low-income residents often have fewer financial resources available to them for making monthly rent or mortgage payments. Low-income residents who do purchase homes must keep a significant amount of funds available for taxes, insurance, property owners' association fees, and home maintenance and repairs. Since home ownership requires substantial investment for many residents, LMI households tend to rent homes as opposed to purchasing one. Most residential property leases call for less responsibility and less investment from the home occupant than if they were to purchase a home. According to the 2019 - 2023 American Community Survey, of the 17,504 occupied housing units in the Town of Hilton Head Island, 79.3% are owner occupied and the other 20.7% of housing units are occupied by renters.

The types and functions of housing units in the Town of Hilton Head Island is important in order 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 rentals, seasonal homes, and timeshares, also known as interval occupancy units.

The U.S. Census Bureau data shows that the number of mobile homes more than doubled between 1990 and 2010, increasing from 419 to 974. However, this structure type decreased between 2010 and 2015 by 116 units. In 1990, the information indicates there were 601 fewer multi-family units than there were single-family units. The trend continued as the gap increased in 2000, with 4,506 fewer multi-family units than single-family units. In 2010, the gap continued, however, it narrowed to 2,693 fewer multi-family units than single-family units, and in 2015, the gap increased to 3,041 fewer multi-family units than single-family units. Overall, this indicates a declining trend in the development of multi-family units on the island.

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

## 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 the 2016 - 2020 American Community Survey data, the Town of Hilton Head Island housing stock is comprised of 34,665 housing units. Of these units, 48% (16,590) are one unit detached structures, 42% (14,340) are multi-unit structures and 3% (1,195) are categorized as mobile home, boat, RV, van, etc. The majority of residential multi-units, 7,885 (23%) are in the 20 or more units 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	16,590	48%
1-unit, attached structure	2,540	7%
2-4 units	1,710	5%
5-19 units	4,745	14%
20 or more units	7,885	23%
Mobile Home, boat, RV, van, etc	1,195	3%
<b>Total</b>	<b>34,665</b>	<b>100%</b>

**Table 26 – Residential Properties by Unit Number**

Data Source: 2016-2020 ACS

### Unit Size by Tenure

	Owners		Renters	
	Number	%	Number	%
No bedroom	25	0%	295	8%
1 bedroom	205	1%	720	20%
2 bedrooms	2,605	18%	1,310	37%
3 or more bedrooms	11,525	80%	1,225	35%
<b>Total</b>	<b>14,360</b>	<b>99%</b>	<b>3,550</b>	<b>100%</b>

**Table 27 – Unit Size by Tenure**

Data Source: 2016-2020 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 agency providing public housing to approximately 892 low-and-moderate income households in Beaufort County, South Carolina. There are 291 public housing units, and 550 House Choice Voucher units located throughout the county. In the Town of Hilton Head Island, the Beaufort Housing Authority operates 80 public housing units at the Sandalwood Terrace Apartments.

Currently, 279 of the 291 units are occupied (96%). The average number of people per household is three. Of these units, 169 of them have at least one child in the home. Three of the units are two-parent households, 166 of the units are single-parent households. As an added note, 163 of the units have children living there with a female as the head of household.

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 is tenant-based, therefore eligible families receive assistance based on income for housing units meeting general program requirements. 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 that the existing housing stock does not fully meet the needs of the existing population, showing 51.6% of renters expend 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 fewer 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. These households 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 2019 - 2023 American Community Survey, five-year estimates indicate 51.6% 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 the 2000 Census (Base Year) and the 2016 - 2020 American Community Survey, the following tables reflect the cost of owner and renter-occupied housing in the Town of Hilton Head Island. There may have been significant changes in housing prices in recent years, which may not be fully captured in this data.

### Cost of Housing

	Base Year: 2009	Most Recent Year: 2020	% Change
Median Home Value	434,900	488,000	12%
Median Contract Rent	899	1,205	34%

Table 28 – Cost of Housing

Data Source: 2000 Census (Base Year), 2016-2020 ACS (Most Recent Year)

Rent Paid	Number	%
Less than \$500	430	12.1%
\$500-999	850	24.0%
\$1,000-1,499	1,285	36.2%
\$1,500-1,999	405	11.4%
\$2,000 or more	585	16.5%
<b>Total</b>	<b>3,555</b>	<b>100.2%</b>

Table 29 - Rent Paid

Data Source: 2016-2020 ACS

### Housing Affordability

Number of Units affordable to Households earning	Renter	Owner
30% HAMFI	170	No Data
50% HAMFI	580	555
80% HAMFI	2,005	1,375
100% HAMFI	No Data	2,065
<b>Total</b>	<b>2,755</b>	<b>3,995</b>

Table 30 – Housing Affordability

Data Source: 2016-2020 CHAS



## Monthly Rent

Monthly Rent (\$)	Efficiency (no bedroom)	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
Fair Market Rent	0	0	0	0	0
High HOME Rent	0	0	0	0	0
Low HOME Rent	0	0	0	0	0

**Table 31 – Monthly Rent**

Data Source Comments:

## Is there sufficient housing for households at all income levels?

According to the 2019 - 2023 American Community Survey data, of the 17,504 occupied housing units in the Town of Hilton Head Island, 79.3% are owner-occupied and 20.7% are occupied by renters. The same data set indicates there are 12,771 vacant housing units of which the homeowner vacancy rate is 1.5% and the rental vacancy rate is 45.5%. The median home value is \$652,100, and the median rent is \$1,518.

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

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

According to the 2019 - 2023 American Community Survey data, the Town of Hilton Head Island housing stock is comprised of 30,265 units, of which 47.3% (14,315) are one unit detached structures, 6% (1,815) are one unit attached structures, 41.7% (12,620) are located in multi-unit structures, and 5% (1,513) units are categorized as mobile home, boat, RV, van, etc. It should be noted that there are 6,234 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 25 residential homes in foreclosure. According to Realtor.com, there are 567 residential homes for sale and 981 residential homes recently sold with a median transaction price of \$797,000.

According to Redfin, in April 2025, Hilton Head Island home prices were up 12.3% compared to last year, selling for a median price of \$783K. On average, homes in Hilton Head Island sell after 42 days on the market compared to 37 days last year. There were 164 homes sold in April this year, down from 178 last year.

Based on the information from a variety of sources, it is anticipated that affordability will remain at the current 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?**

Beaufort County (\$1,822) has a 58.4% higher FMR for 2-Bedroom housing than the average of South Carolina (\$1,150) and therefore a higher gross rent. Also, Beaufort County is ranked 2nd out of 46 counties. This means the FMRs, or in other words, the gross rent is higher than 44 other counties. Beaufort County is the 2nd most expensive county in terms of FMRs.

In 2025, the Median Rent in Beaufort County is as follows: Studio (\$1,736), one-bedroom (\$1,804), two-bedroom (\$1,997), three-bedroom (\$2,406), and four-bedroom (\$3,073). The Fair Market Rent in Beaufort County in 2025 is as follows: Studio (\$1,584), one-bedroom (\$1,646), two-bedroom (\$1,822), three-bedroom (\$2,195), and four-bedroom (\$2,803).

This appears to indicate more affordable housing may be needed for all types of units at this time.

## 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. 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, 28% of owner-occupied units and 55% of renter-occupied units have at least one of the selected conditions.

### Describe the jurisdiction's definition of "standard condition" and "substandard condition but suitable for rehabilitation":

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	3,980	28%	1,940	55%
With two selected Conditions	40	0%	130	4%
With three selected Conditions	10	0%	0	0%
With four selected Conditions	0	0%	0	0%
No selected Conditions	10,330	72%	1,480	42%
<b>Total</b>	<b>14,360</b>	<b>100%</b>	<b>3,550</b>	<b>101%</b>

Table 32 - Condition of Units

Data Source: 2016-2020 ACS

### Year Unit Built

Year Unit Built	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
2000 or later	3,400	24%	460	13%
1980-1999	8,170	57%	1,830	52%
1950-1979	2,705	19%	1,200	34%
Before 1950	80	1%	65	2%
<b>Total</b>	<b>14,355</b>	<b>101%</b>	<b>3,555</b>	<b>101%</b>

Table 33 – Year Unit Built

Data Source: 2016-2020 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	2,785	19%	1,265	36%
Housing Units build before 1980 with children present	804	6%	489	14%

**Table 34 – Risk of Lead-Based Paint**

**Data Source:** 2016-2020 ACS (Total Units) 2016-2020 CHAS (Units with Children present)

### Vacant Units

	Suitable for Rehabilitation	Not Suitable for Rehabilitation	Total
Vacant Units	0	0	0
Abandoned Vacant Units	0	0	0
REO Properties	0	0	0
Abandoned REO Properties	0	0	0

**Table 35 - Vacant Units**

**Data Source:** 2005-2009 CHAS

### Need for Owner and Rental Rehabilitation

<TYPE=[text] REPORT\_GUID=[F8DC4D3147433947165558A235C46686]  
PLAN\_SECTION\_ID=[1313801000]>

### 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 children.

Low-income households earning 0-50% of Median Family Income are usually the least able to afford well-maintained housing. Therefore, they are often at greater risk of lead poisoning. According to the 2016 - 2020 American Community Survey data, there are 2,785 (19%) owner-occupied housing units and 1,265 (36%) renter-occupied housing units built before 1980. There are 804 (6%) owner-occupied households and 489 renter-occupied households with children present built before 1980. These households may be at risk of lead hazard problems.

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

### Introduction

The Town of Hilton Head Island does not own or operate any public housing development or units. The Beaufort Housing Authority is the agency providing public housing to approximately 892 low-and-moderate income households in Beaufort County, South Carolina. There are 291 public housing units, and 550 House Choice Voucher units located throughout the county. In the Town of Hilton Head Island, the Beaufort Housing Authority operates 80 public housing units at the Sandalwood Terrace Apartments.

Currently, 279 of the 291 units are occupied (96%).

### Totals Number of Units

	Certificate	Mod-Rehab	Public Housing	Program Type					
				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 36 – Total Number of Units by Program Type**

Data Source: PIC (PIH Information Center)

### 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 development or units. The Beaufort Housing Authority is the agency providing public housing to approximately 892 low-and-moderate income households in Beaufort County, South Carolina. There are 291 public housing units, and 550 House Choice Voucher units located throughout the county. In the Town of Hilton Head Island, the Beaufort Housing Authority operates 80 public housing units at the Sandalwood Terrace Apartments.

Currently, 279 of the 291 units are occupied (96%).

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 is tenant-based, therefore eligible families receive assistance based on income for housing units meeting general program requirements. Tenants identify and choose their own units, and the landlord agrees to participate in the housing choice voucher program.

Housing activity needs in the Town of Hilton Head Island may include, but are not limited to, affordable and workforce housing initiatives encompassing owner-occupied or renter-occupied housing activities which meet the LMI housing national objective(s).

Public services needs in the Town of Hilton Head Island include, but are not limited to, access to health care, affordable childcare, academic intervention programs, education for high-risk children, job training and public safety. Community Development Block Grant funds may be used for such services when benefits are provided to a LMI clientele meeting the 51% or greater maximum threshold.

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

### Introduction

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

The most current point-in-time count data available is from 2024. As reported on the 2024 HUD Continuum of Care Homeless Assistance Programs Homeless Populations and Subpopulations Report, the number of homeless counted in Beaufort County was 476 persons. Of the 476 persons counted in 2024, 191 were living sheltered and 285 were living unsheltered. There were 80 Veterans and 139 chronically homeless. In addition, the demographics included 218 Black/African American, 28 Hispanic, 201 White, 4 Asian, and 6 American Indian/Alaska Native, or Indigenous.

It is important to note, since the Town of Hilton Head Island does not have any homeless shelters, the figures reflected in the point in time count data pertain to the homeless persons counted in Beaufort County, South Carolina, and are not specific to the Town of Hilton Head Island.

### Facilities and Housing Targeted to Homeless Households

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

**Table 37 - 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 that 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. 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 parents attend 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.

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

### **Negative Effects of Public Policies on Affordable Housing and Residential Investment**

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

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

## 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 2019 - 2023 American Community Survey data, the unemployment rate was 2.5%. The 2016 - 2020 American Community Survey data shows the unemployment rate as 3.26%, which is below the national average of 3.9%.

### Economic Development Market Analysis

#### Business Activity

Business by Sector	Number of Workers	Number of Jobs	Share of Workers %	Share of Jobs %	Jobs less workers %
Agriculture, Mining, Oil & Gas Extraction	41	56	0	0	0
Arts, Entertainment, Accommodations	3,905	7,485	30	35	5
Construction	724	945	6	4	-2
Education and Health Care Services	1,769	3,082	14	14	0
Finance, Insurance, and Real Estate	1,172	2,181	9	10	1
Information	188	278	1	1	0
Manufacturing	298	265	2	1	-1
Other Services	695	1,213	5	6	1
Professional, Scientific, Management Services	1,342	2,353	10	11	1
Public Administration	0	0	0	0	0
Retail Trade	2,164	3,097	17	14	-3
Transportation and Warehousing	279	229	2	1	-1
Wholesale Trade	318	213	2	1	-1
Total	12,895	21,397	--	--	--

**Table 38 - Business Activity**

**Data** 2016-2020 ACS (Workers), 2020 Longitudinal Employer-Household Dynamics (Jobs)  
**Source:**

## Labor Force

Total Population in the Civilian Labor Force	18,100
Civilian Employed Population 16 years and over	17,505
Unemployment Rate	3.26
Unemployment Rate for Ages 16-24	12.50
Unemployment Rate for Ages 25-65	2.41

**Table 39 - Labor Force**

Data Source: 2016-2020 ACS

Occupations by Sector	Number of People
Management, business and financial	5,285
Farming, fisheries and forestry occupations	615
Service	1,535
Sales and office	4,065
Construction, extraction, maintenance and repair	1,185
Production, transportation and material moving	660

**Table 40 – Occupations by Sector**

Data Source: 2016-2020 ACS

## Travel Time

Travel Time	Number	Percentage
< 30 Minutes	12,343	80%
30-59 Minutes	2,476	16%
60 or More Minutes	572	4%
<b>Total</b>	<b>15,391</b>	<b>100%</b>

**Table 41 - Travel Time**

Data Source: 2016-2020 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	935	30	880
High school graduate (includes equivalency)	3,090	90	1,100
Some college or Associate's degree	3,275	60	810
Bachelor's degree or higher	6,170	275	1,905

**Table 42 - Educational Attainment by Employment Status**

Data Source: 2016-2020 ACS

### Educational Attainment by Age

	Age				
	18–24 yrs	25–34 yrs	35–44 yrs	45–65 yrs	65+ yrs
Less than 9th grade	0	50	165	440	80
9th to 12th grade, no diploma	250	380	300	510	275
High school graduate, GED, or alternative	570	1,480	800	2,000	1,460
Some college, no degree	480	645	480	1,795	2,305
Associate's degree	4	155	175	900	980
Bachelor's degree	180	1,020	740	3,850	4,750
Graduate or professional degree	0	170	405	2,185	4,890

**Table 43 - Educational Attainment by Age**

Data Source: 2016-2020 ACS

### Educational Attainment – Median Earnings in the Past 12 Months

Educational Attainment	Median Earnings in the Past 12 Months
Less than high school graduate	25,920
High school graduate (includes equivalency)	33,807
Some college or Associate's degree	37,282
Bachelor's degree	51,621
Graduate or professional degree	56,154

**Table 44 – Median Earnings in the Past 12 Months**

Data Source: 2016-2020 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 30% of the labor force. The next largest percentage of the labor force is employed in the Retail Trade sector, which consists of 17% followed by the Education and Health Care Services sector consisting of 14% of the labor force.

**Describe the workforce and infrastructure needs of the business community:**

The Town of Hilton Head Island's workforce continues to depend on a large pool of residents possessing higher levels of education. Around 40% 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, pathways, access to water and sewer services, recreational facilities, and internet services.

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

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

In 2022, Town Council adopted the Workforce Housing Framework that authorizes the Town to take the necessary steps to develop, implement and carry out strategies and tactics identified within the Framework document. The Framework is supported by four foundational pillars: Community, Planning, Management and Revenue. Each of the four pillars have specific goals, strategies and critical first steps to accomplish the mission of the Framework.

Town staff continues to work with Town Council on addressing workforce housing strategies to support workforce development.

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

Forty-six 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 40% of the labor force. It can be presumed these two sectors have a higher percentage of employees with secondary educations.

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

Yes

**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.**

The Town of Hilton Head Island participates in the Comprehensive Economic Development Strategy (CEDS) through its 2020 to 2040 Comprehensive Plan, which includes goals, strategies, and tactics for future planning and policy decisions. The Vision is to focus on the revitalization and modernization of the Town's economy and infrastructure while building an inclusive and diverse community. A cross section of the environment, society, and the economy defines sustainability for the Plan, where a community balanced in these three things has viable economic development, a resilient built environment, and equitable social conditions.

## **MA-50 Needs and Market Analysis Discussion**

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

After analysis of data in the HUD Office of Community Planning and Development (CPD) maps software program it was established Census Tract 108 contains the highest percentage of households with one of the four severe housing problems at 35% compared with the other two LMI Census tracts. The severe housing problem category includes housing cost burden greater than 30%, housing cost burden greater than 50%, overcrowding or substandard housing.

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

To determine the location of minority groups, LMI areas were identified by Census tracts and blocks comprised of a minimum of 49.56% of LMI households. According to Census data, there are ten Census blocks within five Census tracts in the Town Hilton Head Island with LMI percentages above 49.56%.

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

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

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

### **Are there any community assets in these areas/neighborhoods?**

Census Tracts 105, 108, 110 and 113 have a variety of Town of Hilton Head Island-owned parks, public and private recreation and education facilities and religious institutions available to residents of the Town of Hilton Head Island. Census Tract 105 contains the Hilton Head Island public school campus including elementary, middle and high schools, which are accessible to children residing in the Town of Hilton Head Island.



**Are there other strategic opportunities in any of these areas?**

The Town of Hilton Head Island has identified areas with the highest concentration of low-income households for CDBG funding. Anticipated use of CDBG funds includes but is not limited to street improvements which may include sidewalks or pathways, curbs, gutters, signage, tree plantings, lighting, landscaping, and paving dirt roads, drainage improvements, sanitary sewer installations or improvements, and expansion of education and/or recreation facilities.

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

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

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

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

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

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

According to the 2014 Hilton Head Island Technology Action Plan, there are seven broadband internet providers available to residents of the Town of Hilton Head Island. Currently, Broadband and Now website lists nine broadband internet providers available to residents of the Town of Hilton Head Island.

Statistics listed on the Broadband and Now website have indicated approximately 92% of Hilton Head Island residents are being serviced by multiple wired service providers. This level of competition allows Town of Hilton Head Island residents to select broadband internet service that best aligns with their needs.

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

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

The Town of Hilton Head Island is a participating jurisdiction in the 2020 Lowcountry Natural Hazard Mitigation Plan, which was approved by the U.S. Department of Homeland Security - Federal Emergency Management Agency (FEMA) - on June 28, 2021. The plan is approved for a period of five years effective until June 27, 2026.

The plan "is the representation of the jurisdiction's commitment to reduce the risks from natural hazards, serving as a guide for decision makers as they commit resources to reducing the effects of natural hazards." Moreover, it must meet the requirements of Title 44 Code of Federal Regulations (CFR) §201.6 for FEMA approval and eligibility to apply FEMA Hazard Mitigation Assistance grant programs.

The 2020 Lowcountry Natural Hazard Mitigation Plan is an update of the 2015 Beaufort County Hazard Mitigation Plan and the 2015 Lowcountry Natural Hazard Mitigation Plan which includes Colleton, Hampton, and Jasper Counties. The result is the first fully multi-jurisdictional plan for all the counties in the Lowcountry region, including Beaufort, Colleton, Hampton, and Jasper. The plan provides a profile of the most common natural hazards in the region, including historic locations and past occurrence data, probability of future occurrence, and loss information. The plan also includes social vulnerability indicators for identifying populations at greatest risk from the effects of natural hazards. Finally, the plan identifies the mitigation actions to save lives and to prevent major property damage and other losses caused by natural disasters in the Lowcountry region. The plan was prepared by the Lowcountry Council of Governments (LCOG).

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

Population growth and projections indicate development patterns that could influence the effects of hazards, increasing the demand for services in case of emergency. The trend indicates an increase of vulnerable populations including elderly, low income, and Hispanics (language proficiency). New technology leads to the need for innovative emergency services and critical facilities. These conditions have continued since the 2015 plans.

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



# Strategic Plan

## SP-05 Overview

### Strategic Plan Overview

The Strategic Plan outlined in the following section provides a guide for the Town of Hilton Head Island's allocation of CDBG Program funding for the 2025 - 2029 planning period. The goals focus on priority needs and target available resources designed to meet those needs. The needs include public improvements and facilities, public services, and economic development. The primary emphasis of the goals is the continuance of maintaining and improving the quality of life of LMI residents. Projects selected for CDBG funding in this five-year period will be managed efficiently and in compliance with all program requirements.

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

### Geographic Area

Table 45 - Geographic Priority Areas

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

	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, or Housing Activity, or Economic Development, or Public Services
	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:	Census Tract 111
	Area Type:	Local Target area
	Other Target Area Description:	

	<b>HUD Approval Date:</b>	
	<b>% of Low/ Mod:</b>	
	<b>Revital Type:</b>	Other
	<b>Other Revital Description:</b>	Public Improvement, or Housing Activity, or Economic Development, or Public Services
	<b>Identify the neighborhood boundaries for this target area.</b>	
	<b>Include specific housing and commercial characteristics of this target area.</b>	
	<b>How did your consultation and citizen participation process help you to identify this neighborhood as a target area?</b>	
	<b>Identify the needs in this target area.</b>	
	<b>What are the opportunities for improvement in this target area?</b>	
	<b>Are there barriers to improvement in this target area?</b>	
<b>5</b>	<b>Area Name:</b>	Census Tract 113
	<b>Area Type:</b>	Local Target area
	<b>Other Target Area Description:</b>	
	<b>HUD Approval Date:</b>	
	<b>% of Low/ Mod:</b>	
	<b>Revital Type:</b>	Other
	<b>Other Revital Description:</b>	Public Improvement, or Housing Activity, or Economic Development, or Public Services
	<b>Identify the neighborhood boundaries for this target area.</b>	
	<b>Include specific housing and commercial characteristics of this target area.</b>	
	<b>How did your consultation and citizen participation process help you to identify this neighborhood as a target area?</b>	
	<b>Identify the needs in this target area.</b>	



<b>What are the opportunities for improvement in this target area?</b>	
<b>Are there barriers to improvement in this target area?</b>	

## General Allocation Priorities

Describe the basis for allocating investments geographically within the jurisdiction (or within the EMSA for HOPWA)

Town of Hilton Head Island activities funded by the CDBG program are designed to benefit LMI persons. Activities qualify for CDBG assistance when the activity meets one of the two national objectives listed below:

- 1) Benefit to LMI persons - Benefit all the residents of a LMI residential area, or will benefit a LMI clientele
- 2) Meet a need having a particular urgency (referred to as urgent need)

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

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

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

### Priority Needs

Table 46 – Priority Needs Summary

1	<b>Priority Need Name</b>	Public Facilities and Improvements
	<b>Priority Level</b>	High
	<b>Population</b>	Extremely Low Low Moderate Large Families Families with Children Elderly Non-housing Community Development
	<b>Geographic Areas Affected</b>	Census Tract 105 Census Tract 108 Census Tract 110 Census Tract 111 Census Tract 113
	<b>Associated Goals</b>	Facilities, Public Services, Housing, Econ Dev. -Yr. 1 Facilities, Public Services, Housing, Econ Dev. -Yr. 2 Facilities, Public Services, Housing, Econ Dev. -Yr. 3 Facilities, Public Services, Housing, Econ Dev. -Yr. 4 Facilities, Public Services, Housing, Econ Dev. -Yr. 5
	<b>Description</b>	Provide funding for public facilities and improvements in LMI neighborhoods.
	<b>Basis for Relative Priority</b>	Needs Assessment, public meeting comments, and Town's Strategic Action Plan.
2	<b>Priority Need Name</b>	Economic Development
	<b>Priority Level</b>	High
	<b>Population</b>	Non-housing Community Development
	<b>Geographic Areas Affected</b>	Census Tract 105 Census Tract 108 Census Tract 110 Census Tract 111 Census Tract 113

	<b>Associated Goals</b>	Facilities, Public Services, Housing, Econ Dev. -Yr. 1 Facilities, Public Services, Housing, Econ Dev. -Yr. 2 Facilities, Public Services, Housing, Econ Dev. -Yr. 3 Facilities, Public Services, Housing, Econ Dev. -Yr. 4 Facilities, Public Services, Housing, Econ Dev. -Yr. 5
	<b>Description</b>	Provide funding for economic development initiatives to LMI persons.
	<b>Basis for Relative Priority</b>	Needs assessment, public meeting comments, and Town's Strategic Plan.
<b>3</b>	<b>Priority Need Name</b>	Housing activities
	<b>Priority Level</b>	High
	<b>Population</b>	Extremely Low Low Moderate
	<b>Geographic Areas Affected</b>	Census Tract 105 Census Tract 108 Census Tract 110 Census Tract 111 Census Tract 113
	<b>Associated Goals</b>	Facilities, Public Services, Housing, Econ Dev. -Yr. 1 Facilities, Public Services, Housing, Econ Dev. -Yr. 2 Facilities, Public Services, Housing, Econ Dev. -Yr. 3 Facilities, Public Service, Housing, Econ Dev. -Yr. 4 Facilities, Public Services, Housing, Econ Dev. -Yr. 5
	<b>Description</b>	Provide funding for housing activities to LMI persons.
	<b>Basis for Relative Priority</b>	Needs assessment, public meeting comments, and Town's Strategic Plan.
<b>4</b>	<b>Priority Need Name</b>	Administrative and Planning
	<b>Priority Level</b>	High
	<b>Population</b>	Non-housing Community Development
	<b>Geographic Areas Affected</b>	Census Tract 105 Census Tract 108 Census Tract 110 Census Tract 111 Census Tract 113

	<b>Associated Goals</b>	Facilities, Public Services, Housing, Econ Dev. -Yr. 1 Facilities, Public Services, Housing, Econ Dev. -Yr. 2 Facilities, Public Services, Housing, Econ Dev. -Yr. 3 Facilities, Public Services, Housing, Econ Dev. -Yr. 4 Facilities, Public Services, Housing, Econ Dev. -Yr. 5
	<b>Description</b>	Provide overall administration for the CDBG program to include development of the Consolidated Plan, annual reports, and administration of funding.
	<b>Basis for Relative Priority</b>	Town of Hilton Head Island staff input and historical records.

### Narrative (Optional)

Priority needs were identified through the needs assessment public meeting held on May 22, 2025 and the 30-day comment period. One citizen attended the meeting and gave comments related to community needs. Public improvement needs in the Town of Hilton Head Island include but are not limited to, street improvements (sidewalks and pathways included), curbs, gutters, signage, tree plantings, lighting, landscaping, paving dirt roads, drainage improvements, sanitary sewer installations or improvements, community center, and expansion of education and/or recreation facilities. Community Development Block Grant funds may be used for such improvements when done in LMI areas of eligible populations, or when benefits are provided to a LMI clientele, or qualify as an activity under the LMI housing national objective(s).

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

### Influence of Market Conditions

<b>Affordable Housing Type</b>	<b>Market Characteristics that will influence the use of funds available for housing type</b>
Tenant Based Rental Assistance (TBRA)	High levels of cost burden among many low-income households; public housing inventory ability to meet community needs
TBRA for Non-Homeless Special Needs	High levels of cost burden among many low-income households, including non-homeless special needs populations; public housing inventory ability to meet community needs
New Unit Production	Cost of land, infrastructure, and development impact fees; age of existing housing stock
Rehabilitation	Age of existing housing stock; limitations such as no allowance for heirs' property
Acquisition, including preservation	Age of structures, cost of land and infrastructure improvements

**Table 47 – 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 Grant (CDBG) Program the Town of Hilton Head Island anticipates having available during the 2025 - 2029 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	210,564	0	0	210,564	1,027,340	The expected amount available in year one is the HUD provided 2025 allocation in the amount of \$210,564. The expected amount available for the remainder of Con Plan is \$204,194 multiplied by four, which equals \$816,776. This figure is the expected amount available for the remaining 3 - 5 years of the Consolidated Plan.

**Table 48 - Anticipated Resources**

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

It is anticipated the federal funding listed above will be received annually to support activities outlined in the Consolidated Plan. While the Community Development Block Grant program does not require leveraging, other Town of Hilton Head Island resources may be used in combination with these funds to complete projects or services listed in the 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 the Community Development Block Grant funds are documented. Town staff may identify and explore additional leveraging opportunities, such as federal, state, local, and private resources.

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

The Town of Hilton Head Island owns property and/or facilities located within LMI Census tracts throughout the jurisdiction. Based on community needs identified in this 2025 - 2029 Five-year Consolidated Plan, and in future annual action plans that will be associated with this Consolidated Plan, the Town of Hilton Head Island may use publicly owned land or property to address needs identified through the community needs assessment process.



## SP-40 Institutional Delivery Structure – 91.215(k)

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

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

**Table 49 - Institutional Delivery Structure**

### Assess of Strengths and Gaps in the Institutional Delivery System

The Town of Hilton Head Island has participated in the HUD CDBG Entitlement Program since 2015. Since then, the Town has met required program deadlines. Notifications of acceptable levels of program accomplishment were received from the HUD Columbia, SC field office during the first seven years of program participation.

A "No Findings or Concerns" report was issued by the Regional Environmental Officer during a 2019 onsite Environmental Review Procedures monitoring visit.

In April 2021 a remote monitoring session was conducted by the Columbia, South Carolina HUD field office. No findings were reported during this monitoring; however, two concerns were cited. The first concern identified the need for a local written policies and procedures manual for administration of the CDBG award. Town staff completed this manual and submitted it to HUD in June 2022. The second concern identified the need for an oversight process for subrecipients of 2020 CDBG and CDBG-CV funds. Town staff immediately conducted seven monitoring reviews of randomly selected subrecipients of 2020 CDBG and CDBG-CV funds. All subrecipient monitoring reviews resulted in no findings or concerns. In 2019 a "No Findings or Concerns" report was issued by the Regional Environmental Officer during an onsite Environmental Review Procedures monitoring visit.

In May 2023 the Town received a second-year noncompliance with timely expenditure requirement notice. An untimely expenditure notice is given when a grantee has more than 1.5 times its most recent entitlement grant. In June 2023 the Town had 3.96 times its most recent entitlement grant and submitted the required timeliness workout plan to HUD. The Town submitted monthly workout plan progress reports to HUD and worked to be in timeliness compliance by the next 60-day compliance test in May 2024. The Town met the timeliness compliance in May 2024, ahead of schedule.

### 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
<b>Homelessness Prevention Services</b>			
Counseling/Advocacy	X		
Legal Assistance	X		
Mortgage Assistance			
Rental Assistance			
Utilities Assistance	X		
<b>Street Outreach Services</b>			
Law Enforcement			
Mobile Clinics			
Other Street Outreach Services			
<b>Supportive Services</b>			
Alcohol & Drug Abuse	X		
Child Care	X		
Education	X		
Employment and Employment Training	X		
Healthcare	X		
HIV/AIDS			
Life Skills			
Mental Health Counseling	X		
Transportation	X		
<b>Other</b>			

**Table 50 - Homeless Prevention Services Summary**

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

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

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

There are no homeless shelters located within the Town of Hilton Head Island. Family Promise of Beaufort County is a non-profit organization located in Bluffton, South Carolina, adjacent to the Town of

Hilton Head Island, which provides assistance to homeless families. 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 educational component of the program consists of a variety of classes, some which include resume writing and budgeting. Upon program completion, participants must have a place to live, a job and transportation. The case workers at Family Promise follow up with program graduates for 12-18 months after completing the program.

## SP-45 Goals Summary – 91.215(a)(4)

### Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
<b>1</b>	Facilities, Public Svcs, Housing, Econ Dev. -Yr. 1	2025	2026	Affordable Housing Non-Housing Community Development	Census Tract 105 Census Tract 108 Census Tract 110 Census Tract 111 Census Tract 113	Public Facilities and Improvements Economic Development Housing activities Administrative and Planning	CDBG: \$210,564	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 12419 Persons Assisted
<b>2</b>	Facilities, Public Svcs, Housing, Econ Dev. -Yr. 2	2026	2027	Affordable Housing Non-Housing Community Development	Census Tract 105 Census Tract 108 Census Tract 110 Census Tract 111 Census Tract 113	Public Facilities and Improvements Economic Development Housing activities Administrative and Planning	CDBG: \$204,194	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 12419 Persons Assisted
<b>3</b>	Facilities, Public Svcs, Housing, Econ Dev. -Yr. 3	2027	2028	Affordable Housing Non-Housing Community Development	Census Tract 105 Census Tract 108 Census Tract 110 Census Tract 111 Census Tract 113	Public Facilities and Improvements Economic Development Housing activities Administrative and Planning	CDBG: \$204,194	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 12419 Persons Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
4	Facilities, Public Svcs, Housing, Econ Dev. -Yr. 4	2028	2029	Affordable Housing Non-Housing Community Development	Census Tract 105 Census Tract 108 Census Tract 110 Census Tract 111 Census Tract 113	Public Facilities and Improvements Economic Development Housing activities Administrative and Planning	CDBG: \$204,194	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 12419 Persons Assisted
5	Facilities, Public Svcs, Housing, Econ Dev. -Yr. 5	2029	2030	Affordable Housing Non-Housing Community Development	Census Tract 105 Census Tract 108 Census Tract 110 Census Tract 111 Census Tract 113	Public Facilities and Improvements Economic Development Housing activities Administrative and Planning	CDBG: \$204,194	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 12419 Persons Assisted

**Table 51 – Goals Summary**

## Goal Descriptions

1	<b>Goal Name</b>	Facilities, Public Svcs, Housing, Econ Dev. -Yr. 1
	<b>Goal Description</b>	Provide funding for public facilities and improvements, public services, housing activities or economic development in LMI neighborhoods or to LMI clientele.
2	<b>Goal Name</b>	Facilities, Public Svcs, Housing, Econ Dev. -Yr. 2
	<b>Goal Description</b>	Provide funding for public facilities and improvements, public services, housing activities or economic development in LMI neighborhoods or to LMI clientele.
3	<b>Goal Name</b>	Facilities, Public Svcs, Housing, Econ Dev. -Yr. 3
	<b>Goal Description</b>	Provide funding for public facilities and improvements, public services, housing activities or economic development initiative in LMI neighborhoods or to LMI clientele.

4	<b>Goal Name</b>	Facilities, Public Svcs, Housing, Econ Dev. -Yr. 4
	<b>Goal Description</b>	Provide funding for public facilities and improvements, public services, housing activities or economic development in LMI neighborhoods or to LMI clientele.
5	<b>Goal Name</b>	Facilities, Public Svcs, Housing, Econ Dev. -Yr. 5
	<b>Goal Description</b>	Provide funding for public facilities and improvements, public services, housing activities or economic development initiative in LMI neighborhoods or to LMI clientele.

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

At this time, the Town of Hilton Head Island does not have the capacity to provide affordable housing units to extremely low income, low income and moderate-income households. However, the Town's Northpoint initiative is a public-private partnership strategy to develop sustainable housing on more than 11 acres of Town-owned property. The initiative will help address the Island's need for more housing for its workforce and at the same time, create a vibrant, well-constructed and livable neighborhood. This project is currently underway, but the Town will not be actually constructing the units.

However, public facilities and improvements in Census tracts with 49.56% or higher LMI households, or at facilities providing services to LMI persons or families which comprise 51% or more of their clientele, or housing activities that meet the LMI housing national objective, may be accomplished with Community Development Block Grant funds.

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

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

The Town of Hilton Head Island does not own or operate any public housing development or units. The Beaufort Housing Authority is the agency providing public housing to approximately 892 low-and-moderate income households in Beaufort County, South Carolina. There are 291 public housing units, and 550 House Choice Voucher units located throughout the county. In the Town of Hilton Head Island, the Beaufort Housing Authority operates 80 public housing units at the Sandalwood Terrace Apartments.

Currently, 279 of the 291 units are occupied (96%).

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 is tenant-based, therefore eligible families receive assistance based on income for housing units meeting general program requirements. Tenants identify and choose their own units and the landlord agrees to participate in the housing choice voucher program.

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

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

### **Activities to Increase Resident Involvements**

The Beaufort Housing Authority provides resident councils at every public housing development they operate. There is also a Resident Advisory Board that is comprised of resident leaders from each development and Housing Choice Voucher (Section 8) representatives. The Housing Authority works with resident services at each of the public housing developments and through this collaboration promote programs and activities for residents. Some of the programs offered include: the Family Self-sufficiency Program, which is a five-year homeownership education program, Sandalwood Terrace Resident Council, free budgeting classes, and community garden clubs.

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

No

**Plan to remove the 'troubled' designation**

The Beaufort Housing Authority is not designated as troubled.



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

### **Barriers to Affordable Housing**

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

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

### **Strategy to Remove or Ameliorate the Barriers to Affordable Housing**

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

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

staff prepared an approach to implement the recommendations included in the strategic plan and the Town Council Public Planning Committee made a recommendation to Town Council to adopt the strategic plan. In 2020 the Town Council Public Planning Committee and Town staff have been working to develop amendments to the Town of Hilton Head Island Land Management Ordinance which will provide a framework for affordable workforce housing initiatives. In 2022, Town Council adopted the Workforce Housing Framework that authorizes the Town to take the necessary steps to develop, implement and carry out strategies and tactics identified within the Framework document. The Framework is supported by four foundational pillars: Community, Planning, Management and Revenue. Each of the four pillars have specific goals, strategies and critical first steps to accomplish the mission of the Framework. In 2023, Town Council authorized the creation of the Northpoint Public-Private Partnership Housing Advisory Committee. The committee is charged with assessing and recommending a development partner to help the Town build a sustainable neighborhood on more than 12 acres of land on its Northpoint tract. The Northpoint site is within proximity to the Hilton Head Island Recreation Center and Hilton Head Island public school campus.

## **SP-60 Homelessness Strategy – 91.215(d)**

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

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

The most current point-in-time count data available is from 2024. As reported on the 2024 HUD Continuum of Care Homeless Assistance Programs Homeless Populations and Subpopulations Report, the number of homeless counted in Beaufort County was 476 persons. Of the 476 persons counted in 2024, 191 were living sheltered and 285 were living unsheltered. There were 80 Veterans and 139 chronically homeless. In addition, the demographics included 218 Black/African American, 28 Hispanic, 201 White, 4 Asian, and 6 American Indian/Alaska Native, or Indigenous.

It is important to note, since the Town of Hilton Head Island does not have any homeless shelters, the figures reflected in the point in time count data pertain to the homeless persons counted in Beaufort County, South Carolina, and are not specific to the Town of Hilton Head Island.

### **Addressing the emergency and transitional housing needs of homeless persons**

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

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

There are no homeless shelters located within the jurisdiction of the Town of Hilton Head Island and no homeless population count data available from the Lowcountry Continuum of Care, the regional continuum of care servicing the Town. There is a non-profit organization, Family Promise of Beaufort, located in neighboring Bluffton, South Carolina, which is a coalition of Beaufort County churches assisting homeless families. 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 the 2016 - 2020 American Community Survey data, there are 2,785 (19%) owner-occupied housing units and 1,265 (36%) renter-occupied housing units built before 1980. There are 804 (6%) owner-occupied households and 489 renter-occupied households with children present built before 1980. These households may be at risk of lead hazard problems.

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 2,785 owner-occupied households and 1,265 renter-occupied households in the Town of Hilton Head Island built before 1980. There are 804 owner-occupied households with children present and 489 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 Finance Department staff is responsible for monitoring all CDBG funded activities to ensure compliance with program regulations. Each program and/or project funded with CDBG monies is reviewed to ensure it meets national CDBG objectives and complies with CDBG eligibility. Each CDBG funded activity shall enter into a contractual obligation with the Town to ensure contracted services and scope of work activities are carried out as agreed-to, and to ensure compliance with federal regulations.

The Town of Hilton Head Island utilizes a number of methods for project implementation, including but not limited to contracting with non-profit organizations for program services. The Town implements and monitors its own projects such as infrastructure or improvements to public facilities. Each project is analyzed for eligibility, performance, community impact and measurable outcomes benefiting the Town of Hilton Head Island.

The Town of Hilton Head Island monitoring of subrecipients is an ongoing annual process with continuous communication and evaluation. The process includes telephone and written communication, analysis of reports, and when necessary, in-person or virtual meetings no less than once per program year. Objectives of program monitoring include management systems and overall capacity of subrecipient to implement an effective program, verification of subrecipient compliance with federal regulations and the elimination of inefficient, ineffective and/or improper use of federal funds.

The following criteria is followed when conducting subrecipient monitoring (if applicable):

- \* Notification letter and explanation of purpose of monitoring via in-person or virtual meeting
- \* Review materials providing detailed information, program/project descriptions, and status
- \* Review pertinent subrecipient files, including but not limited to applications, agreements, reports, payment requests, and copies of audits
- \* Interview members of subrecipient staff to discuss performance via in-person or virtual meeting
- \* Visit project sites
- \* Conduct close-out meeting in-person or virtually to present preliminary conclusions

The focus of program monitoring will be on key indicators such as completion of project designs or plans and specification, contracts and obligations of funds and expenditure of funds. Where activities have experienced delays, assessment of the reason for the delay will be made, the extent to which the reasons for the delay are beyond the control of the subrecipient or the extent to which the original schedule was unrealistic, if the cause is unique to the program/project, and what corrective action, if any the subrecipient is undertaking.

Accurate records of any monitoring site visit, or desk review, which may include but not be limited to a monitoring checklist, or summary report will be kept on file with the Town of Hilton Head Island.



## 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 2025 -

2029 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	210,564.00	0.00	0.00	210,564.00	1,027,340.00	The expected amount available in year one is the HUD provided 2025 allocation in the amount of \$210,564. The expected amount available for the remainder of Con Plan is \$204,194 multiplied by four, which equals \$816,776. This figure is the expected amount available for the remaining 3 - 5 years of the Consolidated Plan.

**Table 52 - Expected Resources – Priority Table**

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

It is anticipated the federal funding listed above will be received annually to support activities outlined in the Consolidated Plan. While the Community Development Block Grant program does not require leveraging, other Town of Hilton Head Island resources may be used in combination with these funds to complete projects or services listed in the 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 the Community Development Block Grant funds are documented. Town staff may identify and explore additional leveraging opportunities, such as federal, state, local, and private resources.

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

The Town of Hilton Head Island owns property and/or facilities located within LMI Census tracts throughout the jurisdiction. Based on community needs identified in this 2025 - 2029 Five-year Consolidated Plan, and in future annual action plans that will be associated with this Consolidated Plan, the Town of Hilton Head Island may use publicly owned land or property to address needs identified through the community needs assessment process.

## Annual Goals and Objectives

### AP-20 Annual Goals and Objectives

#### Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Facilities, Public Services, Housing, Econ Dev. -Yr. 1	2025	2026	Affordable Housing Non-Housing Community Development	Census Tract 105 Census Tract 108 Census Tract 110 Census Tract 111 Census Tract 113	Public Facilities and Improvements Economic Development Housing activities Administrative and Planning	CDBG: \$210,564.00	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 12419 Persons Assisted

**Table 53 – Goals Summary**

#### Goal Descriptions

1	Goal Name	Facilities, Public Services, Housing, Econ Dev. -Yr. 1
	Goal Description	Provide funding for improvements to LMI neighborhoods.

## Projects

### AP-35 Projects – 91.220(d)

#### Introduction

Town of Hilton Head Island activities funded by the 2025 CDBG program are designed to benefit LMI persons. Activities qualify for CDBG assistance when the activity meets one of the two national objectives listed below:

1. Benefit to LMI persons national objective which will benefit residents of a LMI residential or benefit a LMI clientele
2. Meet a need having a particular urgency (referred to as urgent need) national objective

#### Projects

#	Project Name
1	Taylor Family Neighborhood Park
2	Program Administration

**Table 54 – Project Information**

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

The primary objective of Community Development Block Grant (CDBG) funds received by the Town of Hilton Head Island is to preserve and revitalize neighborhoods, enhance quality of life for residents and address priority community public services, community development, economic development, and redevelopment needs within applicable local, state, and federal statutes and regulations. For the 2025 program year, CDBG funds were allocated based on project readiness in a Census tract with low- and moderate-income households comprising 49.56% or more of the population. This park is located in the Historic Gullah Geechee Squire Pope Neighborhood.

The property contains approximately 1 acre of wetland area, and the upland portion of the park will serve as a passive use space with amenities for immediate neighborhood residents such as the Historic Squire Pope community as well as others along Wild Horse Road, Gumtree Road, and Squire Pope Road. In addition, the park will provide a unique destination location for visitors.

The presence of several large live oaks, young maritime woodland vegetation and a freshwater wetland on the site provides an opportunity for integration of nature and design.

**AP-38 Project Summary**  
**Project Summary Information**

1	<b>Project Name</b>	Taylor Family Neighborhood Park
	<b>Target Area</b>	Census Tract 105
	<b>Goals Supported</b>	Facilities, Public Svcs, Housing, Econ Dev. -Yr. 1
	<b>Needs Addressed</b>	Public Facilities and Improvements Economic Development Administrative and Planning
	<b>Funding</b>	CDBG: \$210,564.00
	<b>Description</b>	Provide funding for public facilities & improvements, or housing activities or economic development initiative, or public services in LMI neighborhoods or to LMI clientele.
	<b>Target Date</b>	6/30/2026
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	<p>The primary objective of CDBG funds received by the Town of Hilton Head Island is to preserve and revitalize primarily low and moderate income (LMI) neighborhoods, support LMI activities which enhance the quality of life for Hilton Head Island residents, and address priority community development or redevelopment needs within applicable local, state, and federal statutes and regulations. According to CDBG program guidelines, an activity using the LMI area benefit must meet the minimum threshold of 51% LMI qualified residents. However, according to the HUD issued program year 2021 exception grantee list, the Town of Hilton Head Island has been designated an exception grantee. This designation resulted in a LMI area percentage of 49.56% and is applied to Census tracts and blocks to determine activity eligibility on an area basis.</p> <p>The Town's goals for the program year 2025 focus on neighborhood revitalization efforts by providing a new neighborhood park on the Town owned Taylor Family Park property located on Wild Horse Road in Census Tract 105. This census tract meets the 49.56% or higher LMI requirement and consists of 4,629 people and 1936 households. Over 50% of those households consist of married couples. The median age range is 43, and over 61% of the population in this Census tract are aged 18 to 64. In addition, the population is made up of 63% white, 7% Black/African American, 1% Asian, 2% two or more races, and 27% Hispanic (respondents are of any race).</p>



	<b>Location Description</b>	The Taylor Family Park property is on Town-owned property located at 252 Wild Horse Road, Hilton Head Island, SC. This park is located in the Historic Squire Pope neighborhood.
	<b>Planned Activities</b>	<p>Funding for public facilities and improvements and economic development initiative in an LMI neighborhood serving LMI clientele.</p> <p>The Master Plan for Taylor Family Park includes the following components:</p> <ul style="list-style-type: none"> <li>• Integration of storyboards paying homage to the Taylor and McKnight families</li> <li>• Safe pedestrian connectivity with a crosswalk to the existing pathway network</li> <li>• Vehicular access that accommodates park users and emergency vehicles</li> <li>• Internal pathways with lighting and interpretation</li> <li>• Passive open lawn space</li> <li>• Interactive playground with STEAM (Science, Technology, Engineering, Arts &amp; Math) features with a fishing theme paying homage to the McKnight Family's role in local fishing</li> <li>• Adult activity zone with outdoor fitness stations</li> <li>• Large, covered pavilion with restrooms, tables, grills, and seating areas</li> <li>• Smaller shade structures or pavilions within the landscape</li> <li>• Integration of existing natural features such as specimen trees and wetland areas</li> <li>• General history of the land and family</li> <li>• "Peace and Participate" features such as History Path, Cultural Garden, and inclusion of a 55-inch Pecan tree that served as a meeting place for Gullah Elders throughout the last century</li> <li>• Integration of new pecan tree plantings within the proposed landscape</li> </ul>
<b>2</b>	<b>Project Name</b>	Program Administration
	<b>Target Area</b>	Census Tract 105
	<b>Goals Supported</b>	Facilities, Public Services, Housing, Econ Dev. -Yr. 1

<b>Needs Addressed</b>	Public Facilities and Improvements Administrative and Planning
<b>Funding</b>	CDBG: \$5,000.00
<b>Description</b>	Program administration
<b>Target Date</b>	6/30/2026
<b>Estimate the number and type of families that will benefit from the proposed activities</b>	It is anticipated that this activity will benefit public facilities and improvements for the entire population of the Town of Hilton Head Island, including low- and moderate-income person.
<b>Location Description</b>	The activity will benefit public services for the entire Town of Hilton Head Island.
<b>Planned Activities</b>	Town of Hilton Head Island staff drafting five year (2025 - 2029) consolidated plan and program administration costs.

## **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 area within the Town of Hilton Head Island where assistance will be directed is Census Tract 105. Community development activities may include infrastructure improvements, new or improved public facilities, economic development or public services in LMI neighborhoods.

### **Geographic Distribution**

<b>Target Area</b>	<b>Percentage of Funds</b>
Census Tract 105	100
Census Tract 108	
Census Tract 110	
Census Tract 111	
Census Tract 113	

**Table 55 - Geographic Distribution**

### **Rationale for the priorities for allocating investments geographically**

Community Development Block Grant (CDBG) 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 49.56% or higher. CDBG funds will be designated for use on a project located in the low- and moderate-income Census Tract 105 within the boundaries of the Town of Hilton Head Island.

## 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 25 units within the Town of Hilton Head Island participating in the voucher program which are scattered throughout the Town. Tenants identify and choose their own units, and the landlord agrees to participate in the housing choice voucher program.

One Year Goals for the Number of Households to be Supported	
Homeless	0
Non-Homeless	25
Special-Needs	0
Total	25

**Table 56 - One Year Goals for Affordable Housing by Support Requirement**

One Year Goals for the Number of Households Supported Through	
Rental Assistance	25
The Production of New Units	0
Rehab of Existing Units	0
Acquisition of Existing Units	0
Total	25

**Table 57 - One Year Goals for Affordable Housing by Support Type**

## **AP-60 Public Housing – 91.220(h)**

### **Introduction**

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

The Town of Hilton Head Island does not own or operate any public housing development or units. The Beaufort Housing Authority is the agency providing public housing to approximately 892 low-and-moderate income households in Beaufort County, South Carolina. There are 291 public housing units, and 25 House Choice Voucher units located throughout the county. In the Town of Hilton Head Island, the Beaufort Housing Authority operates 80 public housing units at the Sandalwood Terrace Apartments.

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

The Beaufort Housing Authority provides resident councils at every public housing development they operate. There is also a Resident Advisory Board that is comprised of resident leaders from each development and Housing Choice Voucher (Section 8) representatives. The Housing Authority works with resident services at each of the public housing developments and through this collaboration promote programs and activities for residents. Some of the programs offered include: the Family Self-Sufficiency Program, which is a five-year homeownership education program, Sandalwood Terrace Resident Council, free budgeting classes, and community garden clubs.

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

Not applicable.

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

### **Introduction**

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

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

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

The most current point-in-time count data available is from 2024. As reported on the 2024 HUD Continuum of Care Homeless Assistance Programs Homeless Populations and Subpopulations Report, the number of homeless counted in Beaufort County was 476 persons. Of the 476 persons counted in 2024, 191 were living sheltered and 285 were living unsheltered. There were 80 Veterans and 139 chronically homeless. In addition, the demographics included 218 Black/African American, 28 Hispanic, 201 White, 4 Asian, and 6 American Indian/Alaska Native, or Indigenous.

It is important to note, since the Town of Hilton Head Island does not have any homeless shelters, the figures reflected in the point in time count data pertain to the homeless persons counted in Beaufort County, South Carolina, and are not specific to 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 Continuum of Care, the regional continuum of care servicing the Town. There is a non-profit organization, Family Promise of Beaufort, located in neighboring Bluffton, South Carolina, which is a coalition of Beaufort County churches assisting homeless families. 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 collaboration with the Beaufort County Human Services Alliance, which is an informal group whose purpose is to promote and sustain activities that improve the quality of life for all Beaufort County residents. This group provides organizational framework that contributes to our community's capacity to address societal needs. Through the Beaufort County Human Services Alliance resources are pooled and community needs are addressed in the areas of economy, education, poverty, and health and environmental issues.

## **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 continue to increase.
- Much of the housing and available land for housing located in the Town of Hilton Head Island is subject to floodplain insurance requirements in addition to other insurance requirements, such as wind and hail.
- Marketability and potential profit is a factor for developers because of the challenges faced with construction in a coastal area.
- The "NIMBY" syndrome, "Not in my Backyard", continues to be a sentiment.

### **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**

In 2017, the Town Council Public Planning Committee began studying various aspects of affordable housing on Hilton Head Island. The committee met with local developers, business owners, employers, and service organizations to discuss providing affordable housing to the local workforce. In 2019 the Town's housing consultant presented a workforce housing strategic plan. In 2020 Town staff developed workforce housing amendments for the Town of Hilton Head Island Land Management Ordinance (LMO). The amendments created a policy which uses incentives to promote conversion of commercial space into workforce housing units. The commercial conversion LMO amendment was adopted by Town Council in November 2020. In February 2021, a second set of LMO amendments related to work force housing were adopted by Town Council allowing bonus density for work force housing units under certain conditions. More LMO amendments were approved by Town Council in 2023 addressing code deficiencies. A complete overhaul of the LMO is the last of the five phases of the LMO Amendments Plan to be completed within the five years covered by the 2025 - 2029 Consolidated Plan.

In 2022 the Town of Hilton Head Island approved a resolution establishing the Beaufort-Jasper Regional Housing Trust Fund (RHTF). This regional organization was created to address the need for affordable housing in Beaufort and Jasper Counties. Goals of the RHTF are to: create new housing units, or rehabilitate or preserve existing housing units for households at or below 120 percent of Area Median Income with a strong focus on households at or below 60 percent of Area Median Income; provide



workforce housing for the growing Beaufort-Jasper economy; help households maintain financial stability and build wealth by reducing the amount of money spent on housing and transportation; strengthen relationships, build trust and engage partners and stakeholders, ensuring an organized and collaborative approach to regional housing challenges; increase awareness of existing and new financial products that serve the Beaufort-Jasper community; and leverage outside funding from banks, corporations, philanthropic institutions, and federal, state, and local governments.

In November 2022 the Town Council of the Town of Hilton Head Island adopted a Workforce Housing Framework, which commits the Town to work with the community to plan, manage, and fund home initiatives. The resolution approving the Framework authorizes the Town manager to take necessary steps to develop, implement and carry out strategies identified in the Workforce Housing Framework. This resolution also directs the Town manager to make an annual allocation of \$1 million for workforce housing beginning in the current fiscal year.

The Workforce Housing Framework consists of four pillars, each with specific goals, strategies, and critical first steps necessary to accomplish the mission of the Framework. The four pillars include:

- Community: engage, collaborate, and inform the community on housing challenges and identify community-led housing program solutions.
- Planning: create a social, political, and economic environment to stimulate workforce housing through planning, policymaking, and programming.
- Management: establish a management program and policies to advance workforce housing opportunities, including the addition of dedicated Town staff for planning, coordination and exploring the creation of a professionally managed housing organization.
- Revenue: provide a consistent, sustainable, and multi-sourced revenue model for funding workforce housing initiatives and partnerships, including a Town commitment to a funding plan that meets the needs of a multi-year workforce housing action plan.

## **AP-85 Other Actions – 91.220(k)**

### **Introduction:**

The Town of Hilton Head Island anticipates taking the following actions throughout the program year 2025 to address the challenges listed below.

### **Actions planned to address obstacles to meeting underserved needs**

As part of the 2025 program year, the Town of Hilton Head Island will determine where underserved populations are located through analysis of Census data and community input. To reduce the number of obstacles in meeting the needs of the underserved populations Town staff may assist with facilitating collaborations with area service organizations which spearhead community-wide solutions to local needs.

### **Actions planned to foster and maintain affordable housing**

In 2022 the Town of Hilton Head Island approved a resolution establishing the Beaufort-Jasper Regional Housing Trust Fund (RHTF). This regional organization was created to address the need for affordable housing in Beaufort and Jasper Counties. Goals of the RHTF are to: create new housing units, or rehabilitate or preserve existing housing units for households at or below 120 percent of Area Median Income with a strong focus on households at or below 60 percent of Area Median Income; provide workforce housing for the growing Beaufort-Jasper economy; help households maintain financial stability and build wealth by reducing the amount of money spent on housing and transportation; strengthen relationships, build trust and engage partners and stakeholders, ensuring an organized and collaborative approach to regional housing challenges; increase awareness of existing and new financial products that serve the Beaufort-Jasper community; and leverage outside funding from banks, corporations, philanthropic institutions, and federal, state, and local governments.

In November 2022 the Town Council of the Town of Hilton Head Island adopted a Workforce Housing Framework, which commits the Town to work with the community to plan, manage, and fund home initiatives. The resolution approving the Framework authorizes the Town manager to take necessary steps to develop, implement and carry out strategies identified in the Workforce Housing Framework. This resolution also directs the Town manager to make an annual allocation of \$1 million for workforce housing beginning in the current fiscal year.

The Workforce Housing Framework consists of four pillars, each with specific goals, strategies, and critical first steps necessary to accomplish the mission of the Framework. The four pillars include:

- Community: the goal is to engage, collaborate, and inform the community on housing challenges and to identify community-led housing program solutions. Strategies include developing partnerships and relationships with community organizations and establishing a

housing action committee.

- Planning: the goal is to create a social, political, and economic environment that stimulates workforce housing through planning, policymaking, and programming.
- Management: the goal is to establish a management program and policies to advance workforce housing opportunities. This includes adding dedicated Town staff for planning and coordination and exploring the creation of a professionally managed housing organization.
- Revenue: the goal is to provide a consistent, sustainable, and multi-sourced revenue model for funding workforce housing initiatives and partnerships. Through this goal the Town commits to a funding plan that meets the needs of a multi-year workforce housing action plan.

In 2023, Town of Hilton Head Island purchased 7.19 acres of property at 30 Bryant Road for \$3.4 million. This acquisition expands the Town's land portfolio and provides more opportunities for future public-private partnerships or similar ventures for workforce housing.

The Town of Hilton Head Island is moving forward with plans for a sustainable workforce housing neighborhood on Town-owned property, the Northpoint property. The project includes the Town contributing land through a long-term ground lease to a private partner and providing \$1 million in eligible project costs, supported by the American Rescue Plan Fund. The Town is responsible for zoning entitlements, long-term programming support, and recording affordability covenants on the property to ensure Northpoint will be preserved for workforce housing in perpetuity. The first units are anticipated to be available for rent in early 2027.

### **Actions planned to reduce lead-based paint hazards**

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

### **Actions planned to reduce the number of poverty-level families**

The Beaufort Housing Authority operates a Family Self Sufficiency Program which promotes independence for its residents. Participants in the program work toward setting and obtaining future life and career goals by accomplishing activities and objectives. The Beaufort Housing Authority also operates a homeownership program, which assists residents in their programs pay a mortgage rather than a rental payment.

The Town of Hilton Head Island anticipates continued collaboration with the Beaufort County Human Services Alliance, which is an informal group whose purpose is to promote and sustain activities that improve the quality of life for all Beaufort County residents. This group provides organizational framework that contributes to our community's capacity to address societal needs. Through the Beaufort County Human Services Alliance resources are pooled and community needs are addressed in

the areas of economy, education, poverty, and health and environmental issues.

### **Actions planned to develop institutional structure**

The Town of Hilton Head Island has participated in the HUD CDBG Entitlement Program since 2015 and continues to monitor and evaluate the performance of the program while ensuring regulatory compliance. The Town recognizes that the evaluation of past performance is critical to ensuring CDBG funded activities are implemented in an effective manner and align with established strategies and goals.

During the nine years of program participation, the Town met required program deadlines. Notifications of acceptable levels of program accomplishment were received from the HUD Columbia, South Carolina field office during such time.

In April 2021 a fiscal year 2021 remote monitoring session was conducted by the Columbia, South Carolina field office Community Planning and Development representative. No findings were reported during this monitoring; however, two concerns were cited. The first concern identified the need for a local written policies and procedures manual for administration of the CDBG award. Town staff completed this manual and submitted it to HUD in June 2022. The second concern identified the need for an oversight process for subrecipients of 2020 CDBG and CDBG-CV funds. Town staff immediately conducted seven monitoring reviews of randomly selected subrecipients of 2020 CDBG and CDBG-CV funds. All subrecipient monitoring reviews resulted in no findings or concerns. In 2019 a ‘No Findings or Concerns’ report was issued by the Regional Environmental Officer during an onsite Environmental Review Procedures monitoring visit.

In May 2022 the Town received a warning notice related to noncompliance with timely expenditure requirements from HUD. An untimely expenditure notice is given when a grantee has more than 1.5 times its most recent entitlement grant. In 2022 the Town had 1.84 times its most recent entitlement grant. Due to the COVID-19 pandemic in 2020, HUD allowed for flexibilities related to the timely expenditure of CDBG funds and a warning letter was issued to the Town. In 2023 the timeliness flexibilities will no longer be in place and the standard corrective action policies will be reinstated.

In May 2023, the Town received a second-year noncompliance with timely expenditure requirement notice. In June 2023, the Town had 3.96 times its most recent entitlement grant and submitted the required timeliness workout plan to HUD. The Town was in timeliness compliance by the next compliance test, which was in May 2025.

The Town intends to continue to report its progress in meeting the five-year goals in the Consolidated Annual Performance Evaluation Report (CAPER). The CAPER will be submitted in compliance with program deadlines.

Strategies for overcoming gaps in capacity issues in the service delivery system may require more

findings or changes in public policy. The Town of Hilton Head Island will continue to coordinate efforts and partnerships with state and local government entities such as Beaufort County, the Lowcountry Council of Governments, and various State of South Carolina offices when necessary to carry out the priority needs listed in this Annual Action Plan.

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

The Town of Hilton Head Island anticipates continued collaboration with the Beaufort County Human Services Alliance, which is an informal group whose purpose is to promote and sustain activities that improve the quality of life for all Beaufort County residents. This group provides organizational framework that contributes to our community's capacity to address societal needs. Through the Beaufort County Human Services Alliance, resources are pooled, and community needs are addressed in the areas of economy, education, poverty, and health and environmental issues.

## Program Specific Requirements

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

#### Introduction:

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.

#### Community Development Block Grant Program (CDBG)

##### Reference 24 CFR 91.220(l)(1)

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

1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed	0
2. The amount of proceeds from section 108 loan guarantees that it 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
<b>Total Program Income:</b>	<b>0</b>

#### Other CDBG Requirements

1. The amount of urgent need activities	0
2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income. Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan.	98.00%



## Appendix - Alternate/Local Data Sources

1	<b>Data Source Name</b>
	Hilton Head Public Housing Data
	<b>List the name of the organization or individual who originated the data set.</b>
	Town of Hilton Head Island
	<b>Provide a brief summary of the data set.</b>
	The Beaufort Housing Authority services all of Beaufort County, South Carolina including the Town of Hilton Head Island. Because default figures represented all of Beaufort County after consultation with the Beaufort Housing Authority executive director, the tables in section NA-35 Public Housing were revised to reflect figures representing only the Town of Hilton Head Island.
	<b>What was the purpose for developing this data set?</b>
	The Beaufort Housing Authority services all of Beaufort County, South Carolina including the Town of Hilton Head Island. Because default figures represented all of Beaufort County after consultation with the Beaufort Housing Authority executive director, the tables in section NA-35 Public Housing were revised to reflect figures representing only the Town of Hilton Head Island.
2	<b>Data Source Name</b>
	2009 - 2013 American Community Survey
	<b>List the name of the organization or individual who originated the data set.</b>
	US Census Bureau
	<b>Provide a brief summary of the data set.</b>
	2009 - 2013 American Community Survey
3	<b>What was the purpose for developing this data set?</b>
	Provide information related to vacant housing units to reflect condition of housing market.



	<p><b>How comprehensive is the coverage of this administrative data? Is data collection concentrated in one geographic area or among a certain population?</b></p> <p>Data is for total population of Hilton Head Island.</p>
	<p><b>What time period (provide the year, and optionally month, or month and day) is covered by this data set?</b></p> <p>2009 - 2013</p>
	<p><b>What is the status of the data set (complete, in progress, or planned)?</b></p> <p>Data set is complete.</p>
<b>3</b>	<p><b>Data Source Name</b></p> <p>HUD FMR and HOME Rents</p>
	<p><b>List the name of the organization or individual who originated the data set.</b></p> <p>U.S. Department of Housing and Urban Development</p>
	<p><b>Provide a brief summary of the data set.</b></p> <p>HUD Fair Market Rents and HOME Rents data.</p>
	<p><b>What was the purpose for developing this data set?</b></p> <p>Illustration of monthly fair market rental costs.</p>
	<p><b>Provide the year (and optionally month, or month and day) for when the data was collected.</b></p> <p>April, 2016</p>
	<p><b>Briefly describe the methodology for data collection.</b></p> <p>HUD calculation was released for the 2016 HOME program.</p>
	<p><b>Describe the total population from which the sample was taken.</b></p> <p>Beaufort, County, South Carolina.</p>
	<p><b>Describe the demographics of the respondents or characteristics of the unit of measure, and the number of respondents or units surveyed.</b></p> <p>Calculation provided by HUD based on population of Beaufort, County, South Carolina.</p>