

HOUSING DISPLACEMENT MITIGATION SUPPORT PLAN



ACKNOWLEDGEMENTS

The Housing Displacement Mitigation Support Plan is a testament to numerous community organizations' collaborative spirit and dedication. Thank you for the invaluable contributions to addressing housing displacement mitigation challenges on Hilton Head Island.

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EXECUTIVE SUMMARY

The Town of Hilton Head Island faces increasing housing displacement pressures as rising rents and limited housing availability leave vulnerable populations at risk. In some cases, rental costs have surged by as much as 50% from the previous lease term, making it difficult for working families to secure stable housing in a market with low vacancies. Housing displacement risks are further compounded when rental properties are sold for redevelopment.

A recent example is Chimney Cove Village, where in 2022, approximately 300 tenants were at risk of losing their homes due to a proposed redevelopment. Although the redevelopment project did not materialize, Chimney Cove remains a potential redevelopment site, highlighting the need for a plan to support residents facing displacement with access to a web of available community resources.

In response, this Housing Displacement Mitigation Support Plan was developed to connect displaced residents with essential community resources. This Plan was shaped through collaboration with community partners, ensuring its goals and strategies are locally informed and responsive. It outlines a coordinated response, leveraging existing public and private resources to support residents in times of displacement.

At the heart of the Housing Displacement Mitigation Support Plan is a commitment to a community-driven approach, ensuring that stakeholders work together to create a meaningful solution. This unified strategy will help Hilton Head Island proactively address displacement challenges and build a more sustainable future for the entire community.

SHAPING THE PLAN



In response to the challenges posed by displacement events, this Housing Displacement Mitigation Support Plan is designed to provide essential services and support to displaced residents by leveraging the collaborative efforts of community partners within these organizations' existing eligibility and support functions. Community partners will support residents while utilizing private funding for displacement mitigation efforts in a coordinated, planned approach.

Community Involvement

Community stakeholders, including the Beaufort County Economic Opportunity Commission, Lowcountry Council of Governments, and other social service agencies, convened to develop and shape the Housing Displacement Mitigation Support Plan. Through virtual and in-person meetings, stakeholders provided valuable input, helping define key strategies, programmatic support, eligibility requirements, and recommendations to develop the organization roster that makes up the Community Response Team. Participants also leveraged best practices, community feedback, and their experiences to propose practical solutions for the Plan.

Tabletop exercises were conducted to ensure the Plan's effectiveness, testing it against real-world scenarios such as redevelopment, workforce displacement, and large-scale natural disasters. These exercises were essential in identifying potential gaps and refining the Plan for comprehensive, actionable implementation.

ROLES & RESPONSIBILITIES

The organizational structure for the Housing Displacement Mitigation Support Plan establishes a Community Response Team, which the Lead Partner, the Deep Well Project, leads. The Lead Partner activates and mobilizes necessary resources and support services to manage displacement events. This design aims to streamline communication, resource allocation, and the execution of the Plan. The organizational chart highlights the importance of collaboration and resource sharing among organizations to address displacement issues effectively. When the Town of Hilton Head Island becomes aware of a displacement event, it will notify the Lead Partner.

Role of the Community Response Team



The Community Response Team works directly with displaced residents, providing essential services and tailored support during displacement events. Collaborating closely with resource partners, the Lead Partner ensures a coordinated response that addresses the unique needs of each household. The Fiscal Agent, the Community Foundation of the Lowcountry, manages the Hilton Head Island Re-Home Support Fund (a privately held fund) and facilitates a platform for monetary donations to support necessary displacement services. At the same time, the Fiduciary Lead Partner, the United Way of the Lowcountry, oversees the allocation of financial resources. The Community Response Team consists of community organizations, government agencies, non-profits, and other relevant entities that provide services and resources such as housing, employment, legal, and financial counseling. The combined expertise of the Community Response Team is harnessed to address each unique displacement event to effectively implement the Housing Displacement Mitigation Support Plan.

Together, the Community Response Team ensures seamless coordination, leveraging diverse sources to assist residents through every stage of displacement recovery. The roles of the Community Response Team are as follows:

- **Lead Partner: The Deep Well Project**

The Deep Well Project will serve as the Lead Partner, responsible for activating, coordinating, and overseeing the collaborative efforts of various stakeholders in addressing displacement challenges. This agency facilitates communication, collaboration, and resource allocation among team members, ensuring alignment with the team's objectives and priorities. The Lead Partner was selected for their extensive experience managing displacement events and existing staff and volunteer capacity.

- **Fiscal Agent: Community Foundation of the Lowcountry**

The Community Foundation of the Lowcountry will serve as the Fiscal Agent, holding and managing the displacement funds within the Hilton Head Island Re-Home Support Fund, a privately held and managed fund. It will oversee financial stewardship, ensuring proper fund management and compliance with donor restrictions and regulatory guidelines.

- **Fiduciary Lead Partner: United Way of the Lowcountry**

United Way of the Lowcountry will serve as the Fiduciary Lead Partner, providing oversight on expenditures of the Hilton Head Island Re-Home Support Fund to support rental assistance, moving aid, diversion programs, and other essential services for displaced residents. Disbursements from the fund will be directed to The Deep Well Project or other IRS-recognized charitable organizations within the Community Response Team. Funding requests from the Community Response Team will be submitted to the United Way of the Lowcountry. Upon approval, disbursements will be coordinated with the Fiscal Agent, the Community Foundation of the Lowcountry. The United Way of the Lowcountry has demonstrated an ability to provide oversight and distribute funding assets to community organizations, reinforcing its capacity to support urgent community needs effectively.

Support Services Offered by the Community Response Team

The Community Response Team activities may include assessments to understand individual needs, access to temporary lodging, financial assistance, and social services, and facilitating diversion strategies to prevent further displacement. The team collaborates closely with resource partners to ensure a comprehensive and coordinated response tailored to the specific needs of each displaced resident. Some areas of expertise include, but are not limited to, the following:

- | | |
|---------------------|------------------------|
| ● Case Management | ● Diversion Services |
| ● Rental Assistance | ● Employment Service |
| ● Moving Expenses | ● Legal Services |
| | ● Financial Counseling |

RESPONSE AND COORDINATION STRUCTURE

The structure below provides a step-by-step process for implementing the Housing Displacement Mitigation Support Plan. It begins with the identification and notification of a potential or active displacement event, followed by the activation of the Community Response Team, coordination and delivery of support services, partner communication, and ongoing monitoring.

Identification and Notification

Notification of a potential or active displacement event may come from various sources. Upon receiving credible information, the Deep Well Project can activate the Community Response Team. Additionally, if the Town of Hilton Head Island becomes aware of a displacement event, it will notify The Deep Well Project to initiate an appropriate community response.

Activation of the Community Response Team

The Deep Well Project mobilizes the Community Response Team, initiating communication and preparing support services for affected residents.

Coordinated Support Services

The Community Response Team works together to assess resident needs and coordinate services. Core support includes rental assistance, moving aid, temporary lodging, case management, employment support, legal assistance, and financial counseling.

Funding Oversight and Disbursement

- **United Way of the Lowcountry** is the Fiduciary Lead Partner, reviewing funding requests and ensuring appropriate use.
- **Community Foundation of the Lowcountry** acts as the Fiscal Agent, managing the Re-Home Support Fund and disbursing resources in line with approvals. Payments go to The Deep Well Project or other IRS-recognized Community Response Team organizations.

Service Delivery and Ongoing Support

Community Response Team members deliver tailored support to displaced residents and remain engaged throughout recovery, ensuring alignment with the Plan's goals.

Communication and Coordination

Throughout implementation, the Lead Partner maintains open communication among partners and displaced residents, ensuring efforts are aligned and responsive to evolving needs.

Ongoing Coordination & Monitoring

- Lead Partner monitors implementation and coordinates regular updates among partners.
- Community Response Team adjusts services based on changing needs and feedback from residents and partners.

CONCLUSION

The Housing Displacement Mitigation Support Plan is a community-driven effort designed to tackle the issue of residential displacement. Rising housing costs and limited availability create significant challenges for local families. This Plan unites various community partners to provide vital support and solutions. While addressing immediate displacement needs is critical, it is also recognized that long-term housing solutions are necessary.

Central to the Plan's success is its emphasis on coordinating existing community stakeholders, resources, and support services. Through meetings and workshops, stakeholders shared valuable insights, ensuring the strategies developed within the Plan were relevant and practical. This comprehensive approach fosters a sense of connection and commitment to the Plan's objectives.

Key partners have been identified to play critical roles in ensuring the Plan's effective implementation. These partners bring essential expertise, resources, and strong community ties. Each partner will oversee different aspects of the Plan, from coordinating direct services to managing fundraising and mobilizing volunteers.

This structured approach enhances the Plan's operational effectiveness and ensures that assistance reaches those in need swiftly and efficiently. Notably, the Plan is designed to adapt to changing needs and circumstances. It's not just a static response but an ongoing effort to support residents facing housing challenges.

The Housing Displacement Mitigation Support Plan is a proactive and collaborative initiative to build a stronger, more resilient Hilton Head Island. Through shared efforts and a clear structure, the community aspires to ensure that all residents can live securely and prosper despite the challenges posed by the housing market.