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AGENDA
COUNTY COUNCIL OF BEAUFORT COUNTY
REGULAR SESSION
Monday, December 12, 2016
6:00 p.m.
Council Chambers, Administration Building
Beaufort County Government Robert Smalls Complex
100 Ribaut Road, Beaufort

Citizens may participate telephonically in the public comments and public hearings segments from the Hilton Head Island Branch Library as well as Mary Field School, Daufuskie Island.

1. CALL TO ORDER - 6:00 P.M.
2. REGULAR SESSION
3. PLEDGE OF ALLEGIANCE
4. INVOCATION – Chairman D. Paul Sommerville
5. RECOGNITIONS
 - A. Mrs. Cynthia Bensch, District 7
 - B. Mr. William McBride, District 3
6. ADMINISTRATIVE CONSENT AGENDA
 - A. Committee Reports (next meeting)
 1. Community Services (January 23 at 3:00 p.m., ECR)
 2. Executive (January 9 at 3:00 p.m., ECR)
 3. Finance (January 10 at 2:00 p.m., ECR)
 4. Governmental (January 10 at 4:00 p.m., ECR)
 5. Natural Resources (December 19 at 2:00 p.m., ECR)
 6. Public Facilities (December 19 at 4:00 p.m., ECR)
 - B. Appointment of Boards and Commissions
7. PUBLIC COMMENT – Speaker sign-up encouraged no later than 5:45 p.m. day of meeting.



8. CONSENT AGENDA

A. A RESOLUTION TO COMMISSION ANIMAL SERVICE OFFICER TO ENFORCE BEAUFORT COUNTY ANIMAL ORDINANCES FOR BEAUFORT COUNTY PURSUANT TO THE AUTHORITY GRANTED IN SECTION 4-9-145 OF THE CODE OF LAWS OF SOUTH CAROLINA, 1976 AS AMENDED / WILLIAM E. CRISMAN ([backup](#))

1. Governmental Committee discussion and recommendation to adopt resolution occurred December 5, 2016 / Vote 7:0

B. AN ORDINANCE OF THE COUNTY OF BEAUFORT, SOUTH CAROLINA, TO AMEND THE BEAUFORT COUNTY COMPREHENSIVE PLAN OF 2010 TO ADOPT A FIVE-YEAR UPDATE TO THE NATURAL RESOURCES ELEMENT (CHAPTER 5) AND AFFORDABLE HOUSING ELEMENT (CHAPTER 8) (REPLACES IN KIND). ([backup](#))

1. Second reading approval to occur December 12, 2016

2. Public hearing announcement – Monday, January 9, 2017 beginning at 6:30 p.m. in Council Chambers, Administration Building, Beaufort County Government Robert Smalls Complex, 100 Ribaut Road, Beaufort

3. First reading approval occurred November 28, 2016 / 9:0

4. Natural Resources Committee discussion and recommendation to approve on first reading occurred November 21, 2016 / Vote 4:0

9. MATTERS ARISING OUT OF EXECUTIVE SESSION

10. PUBLIC COMMENT - Speaker sign-up encouraged.

11. ADJOURNMENT

RESOLUTION 2016 /

A RESOLUTION TO COMMISSION ANIMAL SERVICE OFFICER TO ENFORCE BEAUFORT COUNTY ANIMAL ORDINANCES FOR BEAUFORT COUNTY PURSUANT TO THE AUTHORITY GRANTED IN SECTION 4-9-145 OF THE CODE OF LAWS OF SOUTH CAROLINA, 1976 AS AMENDED.

WHEREAS, Beaufort County Council may appoint and commission as many animal service officers as may be necessary for proper security, general welfare and convenience of the County; and

WHEREAS, each candidate for appointment as a Beaufort County Animal Service Officer has completed training and whatever certification may be necessary.

NOW, THEREFORE, BE IT RESOLVED by the County Council of Beaufort County, South Carolina that:

1. County Council hereby appoints and commissions the following individual as Animal Service Officer for Beaufort County:

William E. Crisman, Employee # 8702, Beaufort County Animal Services Officer

2. Each Animal Service Officer shall present the appropriate certificate to the Beaufort County Magistrate's office prior to any official action as an Animal Service Officer.

Adopted this ___ day of _____, _____.

COUNTY COUNCIL OF BEAUFORT COUNTY

By: _____
D. Paul Sommerville, Chairman

APPROVED AS TO FORM:

Thomas J. Keaveny, Staff Attorney

ATTEST:

Ashley M. Bennett, Clerk to Council

ORDINANCE 2016 /__

AN ORDINANCE OF THE COUNTY OF BEAUFORT, SOUTH CAROLINA, TO AMEND THE BEAUFORT COUNTY COMPREHENSIVE PLAN OF 2010 TO ADOPT A FIVE-YEAR UPDATE TO THE NATURAL RESOURCES ELEMENT (CHAPTER 5) AND AFFORDABLE HOUSING ELEMENT (CHAPTER 8) (REPLACES IN KIND).

BE IT ORDAINED, that the County Council of Beaufort County, South Carolina, hereby adopts a five-year update to the Natural Resources Element (Chapter 5), and Affordable Housing Element (Chapter 8), replacing in kind, of the Beaufort County Comprehensive Plan of 2010 (enacted by ordinance 2011/1), as amended, under the authority of the South Carolina Local Government Comprehensive Planning Enabling Act of 1994, Chapter 29, Title 6, Section 6-29-510, *et. seq.*, of the *Code of Laws of South Carolina*, 1976, as amended.

Adopted this ___ day of ____, ____.

COUNTY COUNCIL OF BEAUFORT COUNTY

BY: _____
D. Paul Sommerville, Chairman

APPROVED AS TO FORM:

Thomas J. Keaveny, II, County Attorney

ATTEST:

Ashley M. Bennett, Clerk to Council

First Reading:
Second Reading:
Public Hearing:
Third and Final Reading:

8

Beaufort County Comprehensive Plan Affordable Housing

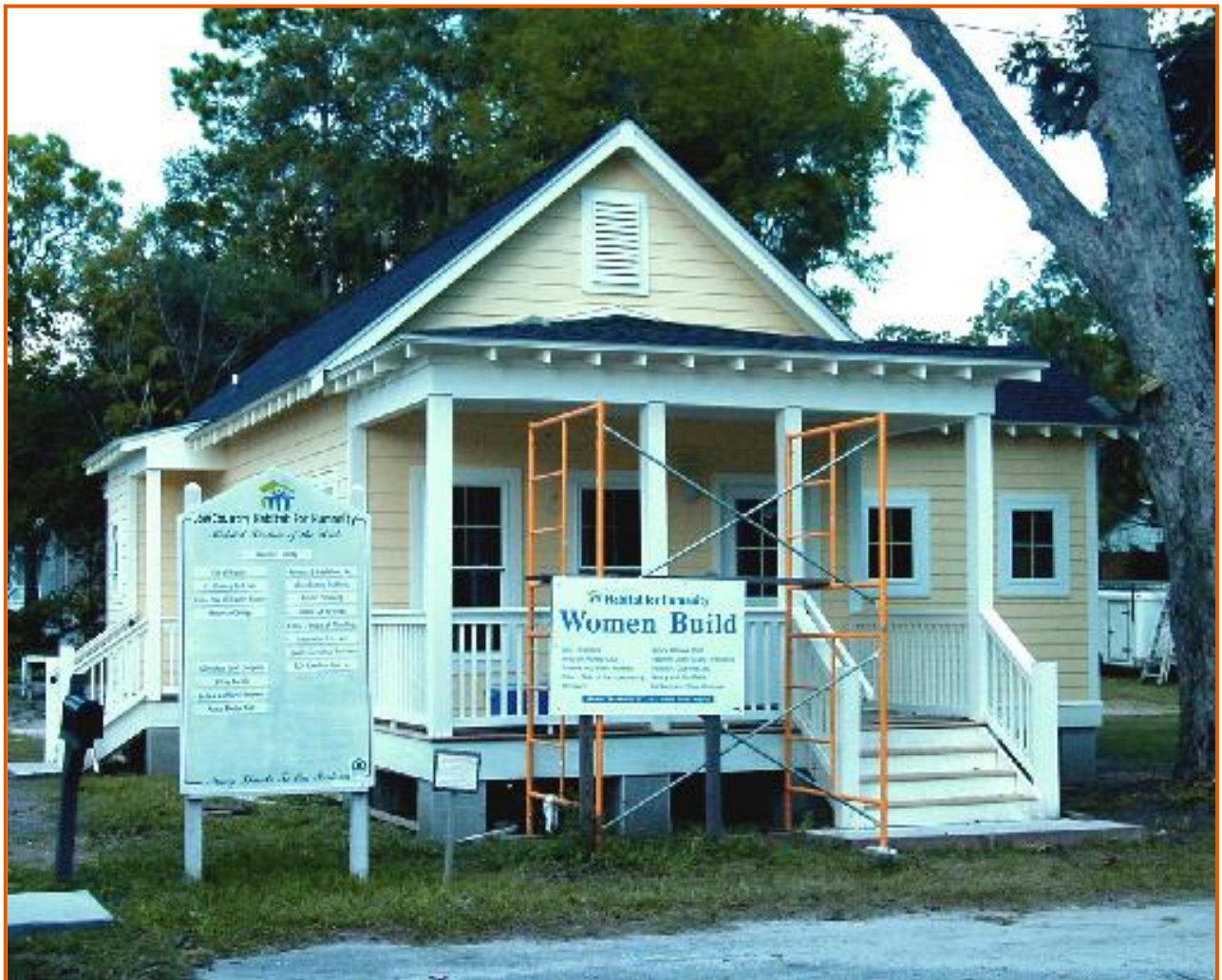


Table of Contents

Introduction	8-1
Vision	8-1
Definitions	8-2
Technical Analysis	8-4
Housing Affordability Gap	8-4
Age of Housing Stock	8-4
Substandard Housing	8-5
Mobile Homes	8-5
Housing Tenure	8-5
Vacancy Rates	8-6
Housing Foreclosures	8-6
Conclusions	8-6
Land Use Policies Affecting Housing	8-8
Southern Beaufort County	8-8
Northern Beaufort County	8-9
Conclusions	8-9
Housing Needs Assessment	8-10
Workforce Housing	8-11
Senior Housing	8-12
Disabilities and Special Needs Housing	8-13
Homeless	8-14
Rural Housing	8-14
Very Low and Extremely Low Income Housing	8-14
Military Housing	8-15
Barriers to the Creation of Affordable Housing	8-16
Land Cost	8-16
Land Supply	8-16
Construction Cost	8-16
Market Dynamics	8-17
Insufficient Development Incentives	8-17
The Section 42 Housing Tax Credit Allocation Process	8-17
Zoning Regulations	8-17
Anti-Growth Sentiment	8-17
Existing and Proposed Housing Strategies	8-18
Regulatory Strategies	8-18
Institutional Strategies	8-21
Educational Strategies	8-13
Recommendations	8-24



Introduction

The beauty, coastal amenities, and temperate climate of the Lowcountry have attracted large numbers of new residents to Beaufort County, which has consistently been one of the fastest growing counties in South Carolina. More recently, commercial development has followed population growth, thereby creating high demand for service and retail employees and competition for existing workforce housing.

While Beaufort County has the highest HUD defined median income in South Carolina, middle-to-low income wage earners attracted to the County by job growth are therefore confronted with a constrained often have difficulty entering the housing market. While many developers have concentrated on the profitable retirement and high-end resort housing markets, fewer are producing workforce housing. While home prices have leveled off with the recent economic slowdown, tightened credit resulting from the national mortgage-lending crisis has the potential to further exacerbate the challenge of homeownership in Beaufort County. As when the economic cycle resumes begins an upswing, home prices may be resuming a rate of escalation resembling that similar to before the downturn. Mortgage credit, however, may not come as easily, making the role of the public and non-profit sectors more important than ever.

The County's continued prosperity, diversity, and desirability has necessitated an active role by the public sector in encouraging affordable housing. By continuing to shoulder that responsibility, Beaufort County is building a sustainable future for tourism and other major industries, protecting its military bases, and continuing to be a desirable place to live for people of all income levels.

VISION

The vision of the Affordable Housing Element is to maintain and enhance the diversity of Beaufort County by providing the opportunity for people of all income levels to live and work in the County by doing the following:

- Build and maintain a consensus on policies and strategies to meet the needs for workforce and other forms of affordable housing in Beaufort County through the leadership of the Lowcountry Affordable Housing Coalition Beaufort County Affordable Housing Consortium.
- Ensure private sector development of workforce housing through effective incentives, and if necessary inclusionary zoning.
- Enhance the capacity of the non-profit sector to assist in the provision of affordable housing, especially where there are gaps in private sector production.
- Ensure a variety of housing types to accommodate the full range of income, age, cultural groups, disabilities, and special needs in the community.
- In concert with the Future Land Use Plan, ensure that most affordable housing is located within a short commuting distance of major concentrations of employment and commercial uses.
- Pursue regional cooperation of public and non-profit agencies in meeting area housing needs.

DEFINITIONS

The term “affordable housing” is used in many contexts and has various connotations. For that reason, it is important to define basic terms at the beginning of a discussion of the subject. For a more detailed lexicon on housing terms used by the housing industry, non-profit housing service providers, and housing policy makers, see Appendix 8-A

Federal (HUD) Definitions: Many housing definitions have been established by the U.S. Department of Housing and Urban Development (HUD), and are applied consistently at all levels of government. HUD’s categories apply to housing whose monthly costs (mortgage, taxes, insurance, and/or rent) do not exceed 30% of household income. For household income, HUD determines a jurisdiction’s median income for various family sizes.

Table 8-1: HUD-Based Definitions of Affordable Housing

Housing Category	Definition
<i>Moderate Income Housing</i>	Affordable for a household earning a gross income of no greater than 120% of the county median income (\$ <u>53,900</u> 49,200 to \$ <u>82,680</u> 73,800).
<i>Low Income Housing</i>	Affordable for a household earning a gross income of no greater than 80% of the county

	median income (\$33,700 30,750 to \$53,900 49,200).
<i>Very Low Income Housing</i>	Affordable for a household earning a gross income of no greater than 50% of the county median income (\$24,350 18,450 to \$33,700 30,750).
<i>Extremely Low Income Housing</i>	Affordable for a household earning a gross income of no greater than 30% of the county median income (under \$24,250 18,450).

Source: US Department of Housing and Urban Development. Income ranges are based on ~~2015~~ ~~2008~~ HUD defined median income (~~\$68,900~~ ~~61,500~~) for a Beaufort County family of four.



Beaufort County Definitions: While HUD definitions are precise in order to administer nationwide programs, Beaufort County’s definitions reflect the uniqueness or complexity of local conditions. As illustrated in the diagram, there are three major areas of housing needs with unique local definitions. Each of the three areas overlaps to some degree.

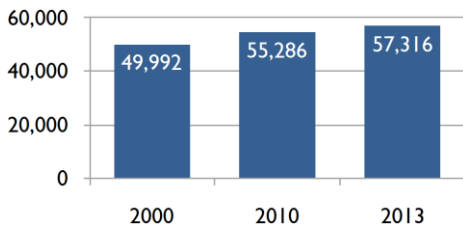
- **Affordable Housing:** Beaufort County defines affordable housing as housing that is affordable to a person or family earning 80% or less of the County’s current area median income and spends no more than 35% of their gross income for housing costs. Housing costs includes principal, interest, taxes, and insurance. This definition is consistent with HUD guidelines, except that Beaufort County has adopted a 35% housing-to-income ratio rather than 30%.
- **Workforce Housing:** Local housing practitioners refer to “workforce housing” as housing that is affordable up to 120% area median income. In 2008, the Beaufort County Affordable Housing Consortium agreed to refer to workforce housing as housing that is affordable to private and public sector workers with incomes at or below that of teachers and public safety workers. More specifically, the guideline encompassed an income range of 65% to 120% of the area median income.
- **Special Needs Housing:** Segments of the population that require attention from the County to meet their needs include persons with developmental disabilities, persons with handicaps and injuries, homeless people, the frail elderly, victims of abuse, and persons in various forms of rehabilitation.



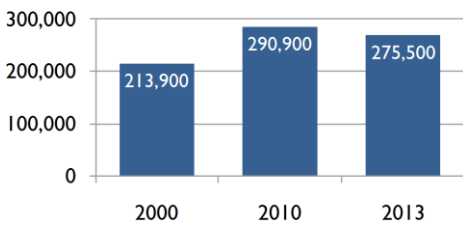
Technical Analysis

The following sub-section provides a summary and analysis of housing data and trends from the 1990 and 2000 and 2010 U.S. Census and from the 2006 American Household Community Survey conducted by the Bureau of the Census. More detailed information on population and housing growth rates can be found in the Appendix 8-A along with detailed housing data by political subdivision and census tract.

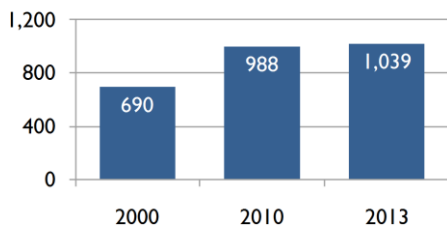
Median Income Trend, Beaufort County



Median Value Owner Occupied Housing Trend, Beaufort County



Median Gross Rent Trend, Beaufort County



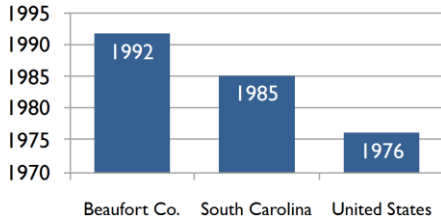
HOUSING AFFORDABILITY GAP

Housing costs in Beaufort County, which are relatively high for the region, are growing at a greater pace than income. The tables in the sidebar reveal that in 2000 and 2013, median housing costs were 100% and 125% higher in Beaufort County than the average for South Carolina, while median household income was only 28% and 39% higher. Between 2000 and 2013 (the most recent data from the American Community Survey), the County's median income remained relatively flat, growing by only 14.6%, while median rent increased by 50%. The median value of owner-occupied housing, however, increased during the same period by 64%. This disparity varies within Beaufort County. Median income in northern Beaufort County is only 78% of the County average. This disparity further deepens when comparing median income in the rural areas of St. Helena Island and Sheldon Township which is only 58% that of the county as a whole. The latter has the lowest median household income in the county (by census tract geography) at \$32,973.

AGE OF HOUSING STOCK

When compared to state and national averages, Beaufort County has a relatively small supply of older housing, which in many other markets, is a significant source of low cost housing. The median year in which housing was built in Beaufort County according to the 2013 American Community Survey was 1992. By contrast, the median year was 1985 statewide and 1976 nationwide. The relatively low supply of older housing potentially drives first time buyers to seek newer, more expensive housing.

Median Year Built, 2013



SUBSTANDARD HOUSING

The Workforce Housing Needs Assessment¹ estimated that 4,430 housing units in Beaufort County were substandard. This number includes 3,584 conventional “stick-built” homes and 846 mobile homes. The largest number of substandard units was on Port Royal Island. Other concentrations of substandard units were in Sheldon Township and St. Helena Island.

MOBILE HOMES

According to the 2013 American Community Survey 2000 U.S. Census, 10.3% (9,624 units) of Beaufort County’s housing stock consisted of mobile homes. While this countywide figure is lower than the state average (16.8%), 78% a majority of the County’s mobile homes are located in northern Beaufort County where they make up 21.3% of the occupied housing stock. Mobile homes in northern Beaufort County and are concentrated in Sheldon Township, Burton, Grays Hill, and St. Helena Island. While mobile homes fill an important niche in the affordable housing market, they are financed at higher interest rates than site-built housing and depreciate over time, preventing owners from building wealth from their housing investment.

HOUSING TENURE

Beaufort County has a slightly higher rate of homeownership (70.6%) than the state (69.3%) and national (65.1%) averages. Rates of homeownership vary within the County. In northern Beaufort County, owner occupancy falls within the state and national range at 62.9% compared to 75.9% in southern Beaufort County. The highest rate of owner occupancy was in the Town of Bluffton, which according to the 2005 Special Census, 83% of the housing units were owner-occupied. While the high owner-occupancy rate in Bluffton and southern Beaufort County is generally acknowledged as desirable, the recent housing crisis has demonstrated that an over-emphasis on homeownership can potentially lure families to purchase housing that is beyond their means and increase the risk of future foreclosures. Moreover, if rental units and high-density residential development are not available near areas of high employment, low-to-moderate income workers may be priced out of the market. Another consequence may take the form of extended-family or even multi-family occupancy of single-family units.

¹ Workforce Housing Needs Assessment, Beaufort County, SC, GVA Marquette Advisors, March 2004

VACANCY RATES

Vacancy rates in Beaufort County (30.6% 23.8%), which are higher than national (12.5% 9%) and state (16.9% 12.5%) averages, are largely a result of the County's tourism and second home market. On Hilton Head Island, 42% of the housing units serve the second home and occasional occupancy markets. The seasonal fluctuation of tourism, especially in Southern Beaufort County, creates a higher demand for workforce housing in the summer months.

HOUSING FORECLOSURES

Prior to the recent recession in recent years, in response to high housing costs, many Beaufort County homebuyers took advantage of subprime loans, adjustable rate mortgages, and lax mortgage application standards. The recent downturn of both the economy and the housing market has led to an increase in the rate of foreclosures. At the peak of the housing crisis in the first half of 2010, nearly 1,800 homes in Beaufort County faced some stage of foreclosure, according to RealtyTrac. This situation has greatly improved with only 595 Beaufort County properties in foreclosure during the first half of 2015. However, Beaufort County's housing affordability gap makes the region vulnerable to future housing downturns. In the fall of 2008, the SC State Housing Finance and Development Authority estimated that 1,226 Beaufort County properties (ranked 12th statewide) were in foreclosure. An additional 4,286 properties were identified as being vulnerable due to high cost loans being obtained between 2004 and 2007². In Beaufort County, the highest numbers of foreclosures are found in newer subdivisions in the rapidly growing Greater Bluffton area. At the same time, older, existing neighborhoods throughout the County have also been adversely affected by the housing crisis.

CONCLUSIONS

An analysis of housing data reveals some of the affordable housing challenges that Beaufort County faces. Growth in housing prices has far exceeded income growth, making it more difficult for working families to find affordable housing in proximity to employment. This is especially a concern in southern Beaufort County where housing costs are higher and there is a concentration of retail and service employment. Beaufort County has a relatively small supply of older housing and rental housing, which in many other markets provides a

² SC Neighborhood Stabilization Program (NSP) Substantial Amendment to the Consolidated Plan 2008 Annual Action Plan, 2008, SC State Housing Finance and Development Authority

significant source of affordable housing. In northern Beaufort County where housing is generally less expensive, rural areas are threatened with a deteriorating and depreciating housing stock. While current market conditions are bringing about a needed decline in housing costs, the potential blighting of the many neighborhoods hit hardest by foreclosures overshadows the benefit of that trend.



Land Use Policies Affecting Housing

The 1997 Beaufort County Comprehensive Plan, municipal comprehensive plans and the Northern and Southern Beaufort County Regional Plans have influenced the location and supply of affordable housing. They also serve as a framework for future affordable housing strategies. The following section provides a brief summary of prevailing land use policies in southern and northern Beaufort County.

SOUTHERN BEAUFORT COUNTY

Hilton Head Island and Bluffton are major employment destinations for the region. Yet prevailing residential development patterns in southern Beaufort County are largely low density. For example, the residential density of Sea Pines, on Hilton Head Island, nets at 1.21 dwelling units per acre. Old Bluffton, the only traditional town center that predates the automobile era has a residential density of 1.28 dwelling units per acre. While there are localized instances of moderate and high-density development, the overall trend of developing at a low density will likely continue into the future if existing approved developments build out accordingly.

Several factors have led to low-density development in southern Beaufort County. Beginning with Sea Pines on Hilton Head Island, master-planned, amenity-based resort and retirement developments have proven to be both popular and profitable. In addition, due to the unique natural qualities of the Lowcountry, Beaufort County, Bluffton and Hilton Head Island have emphasized environmentally sensitive development, to limit its adverse impacts on water quality and to work around natural features. More recently, increased traffic congestion and the inability to maintain existing levels of services for parks, schools and libraries have alerted local governments to control and limit overall buildout numbers in southern Beaufort County. On a positive note, there has been an increase in the Bluffton area of houses built since 2000 that are affordable to the moderate to middle income range. The number of residential units in Bluffton increased from 501 in 2000 to 5,552 in 2014. Developments such as Pine Ridge, Pinecrest, Bluffton Park and the Farm have added to the supply of workforce housing in southern Beaufort County.

NORTHERN BEAUFORT COUNTY

Land Use policies in northern Beaufort County delineate a future growth boundary that focuses new growth in well-defined areas, preserving over 60% of the land area of northern Beaufort County for rural density and uses. Within the growth boundaries, which include the City of Beaufort and the Town of Port Royal, higher density development has been more successful in providing a diversity of housing types at a range of costs in proximity to places of employment.

Beyond the growth boundaries, north of the Whale Branch River and on St. Helena Island, residential density is largely restricted to one dwelling unit per three acres. Family compounds, which are a traditional settlement pattern in rural Beaufort County, are a primary source of affordable housing in these areas. Most of the family compounds are located on heirs' property, property with no clear title, which has been inhabited by a family for decades. This settlement pattern not only provides affordable housing, it provides an extended family support, which stabilizes and preserves the county's rural communities. Community Preservation Areas in rural Northern Beaufort County allow for higher density residential and mixed-use development and, therefore, have potential to provide additional affordable housing opportunities. These areas include Dale, north of the Whale Branch River, and the Corner's Community on St. Helena Island (other CP areas in the north may also have affordable housing potential).

CONCLUSIONS

Southern Beaufort County is a major employment center for the region with a concentration of service and retail jobs. However, prevailing low-density development patterns have contributed to higher housing costs, hindered the effectiveness of public transportation, and therefore, pushed affordable housing further from places of employment. Affordable housing strategies in southern Beaufort County will need to be sensitive to other issues of concern in the region, such as traffic congestion and water quality. Therefore, housing policies for the region will need to emphasize higher-density, mixed-use, transit-friendly development that promotes internal trip capture and reduced vehicle miles traveled in order to make affordable housing accessible to employment.

While land use policies in northern Beaufort County are more conducive to siting affordable housing near employment, there are unique housing issues in rural areas that warrant special attention, such as clearing titles for heirs' property, housing rehabilitation, and appropriate affordable housing options in light of low-density land use regulations.



Housing Needs Assessment

Affordable housing is a complex issue that affects a large cross-section of Beaufort County's population. At one end of the affordable housing equation, there is a concern that the region will be unable to recruit an adequate workforce of teachers, fire fighters, nurses and other professionals due to limited housing choices. At the other end of the equation, many Beaufort County residents live in unsafe or overcrowded housing and are in need of housing rehabilitation or other housing options within their means.

The question of quantifying Beaufort County's affordable housing needs was first posed in the 2002 Assessment of the 1997 Comprehensive Plan, which recommended the County conduct a detailed housing needs assessment from which affordable housing goals can be derived. The Workforce Housing Needs Assessment, drafted in 2004, provided recommendations for the number of workforce housing units that would be necessary to construct in order to address the projected population growth between 2004 and 2009. The study also broke down housing needs according to planning areas within the County.

In addition to the Needs Assessment, during the summer of 2008, the Beaufort County staff commissioned an informed respondent survey to obtain essential information for this chapter from experienced local housing professionals and policy makers. The survey was designed to assess the needs of the range of population segments in the County, to determine the appropriate strategies, policies and programs that deliver affordable housing. The results of this survey, summarized in Appendix 8-B, have helped to inform the needs documented in this section.



WORKFORCE HOUSING

Those who hold workforce jobs - construction workers, hotel front desk clerks, police officers, teachers, government employees, nurses, and other service employees are vital to Beaufort County’s economy. Those earning workforce wages fill the majority of jobs in nearly every sector of the economy, especially tourism, services, retail trade, and construction jobs, the primary employment sectors in Beaufort County. An inadequate supply of affordable workforce housing not only affects the quality of life for those working in Beaufort County, it can cause labor shortages and eventually decrease the competitiveness of the region’s economy.

In 2008, the Beaufort County Affordable Housing Consortium agreed to refer to workforce housing as housing that is affordable to private and public sector workers with an income ranging from 65% to 120% of the County’s median income. For a family of four, this income range translates to approximately \$44,785 \$39,975—to \$82,680 \$73,800

annually³. According to the 2013 American Community Survey 2000 U.S. Census, roughly 28% of Beaufort County households had incomes in this range. Beaufort County is projected to gain 15,129 48,517 households between 2015 and 2030 2006 and 2025. Based on these projections, 4,236 13,585 (282 715 units per year) will need to be affordable to this income range.

Needs vary widely within this large segment of the population. While, rental housing is particularly important to recent arrivals and singles who may not be prepared to commit to home ownership, starter housing is vital to young singles and families who require a small down payment and low monthly payments to enter the housing market. The informed respondent survey revealed a particularly strong need for housing for single mothers and older single workers. The survey also revealed that older working individuals and couples, an expanding demographic are in need of downsized housing including small lot single family houses, townhouses, and condominiums.

In a positive trend for workforce housing, much of the residential development in the Bluffton area built since 2000 has been affordable to the moderate to middle income range. The number of residential units in Bluffton increased from 501 in 2000 to 5,552 2,222 in 20014. Developments such as Pine Ridge, Pinecrest, Bluffton Park and the Farm have added to the supply of workforce housing in southern Beaufort County. In northern Beaufort County, new developments in Port Royal and Burton such as Azalea Square, Shadow Moss and Mint Farms have also added to the supply of workforce housing.

SENIOR HOUSING

This category includes working, disabled, and retired people generally 65 years of age and older. The first Baby Boomers will reached age 65 in 2011, which is anticipated to spark a wave of demand for small lot single-family housing and multi-family housing. Empty-nester couples and other Baby Boomers approaching their senior years are also increasingly interested in housing options for low-maintenance living. A greater range of housing types will be essential to meet this anticipated demographic phenomenon.

While many affluent retirees move into planned communities with a range of support services, most seniors are dependent on conventional forms of housing at convenient locations, preferably with ready access

³ Based on 2015 2008 HUD defined median income for Beaufort County - \$68,900 \$61,500.

to retail and services. More infill development for elderly residents, whether working or retired, is needed in urban locations near the facilities they frequent, **especially assisted living and continuing care facilities**. Special high-density provisions may be required to accommodate this need.

DISABILITIES AND SPECIAL NEEDS HOUSING

A number of populations within Beaufort County have special housing needs. These groups include developmentally and physically disabled persons, the mentally ill, the frail elderly, homeless persons, victims of domestic violence, persons recovering from substance abuse, and persons transitioning from incarceration. Their needs often fall into three categories: temporary, transitional, and permanent. Increasing the range of housing types available in the county, including residential units within mixed-use districts, is necessary to provide special needs housing.

Developmentally disabled persons are among those specifically protected from discrimination by federal law. They are permitted to reside in residential group homes of six or fewer residents in any residential district. Challenges facing this population are primarily funding, coordination, and social services. The Beaufort County Department of Disabilities and Special Needs (DSN) provides most of these support services, which include community residential care facilities for up to 15 people with high medical or behavioral needs, community training home II facilities for four higher functioning individuals, community training home I facilities (foster home settings for adults), and supported living facilities for four individuals who have their own home or apartment with 24-hour staff available. Housing for mentally ill is provided through Coastal Empire Mental Health.

~~Beaufort County's homeless population has largely been assisted by DSN and other local agencies through *ad hoc* measures. Only 33 homeless persons (four chronically so) were served by DSN and other agencies in 2007 (Appendix 8-A, Table H 14). However, as the county grows it will reach thresholds of population size that will require dedicated facilities such as homeless transitional shelters. The County Housing Coordinator will need to act as a liaison between DSN and the Planning Department to ensure that the Zoning and Development Standards Ordinance (ZDSO) is responsive to the needs of such populations.~~

HOMELESS

According to the Human Services Alliance the most recent comprehensive count indicated that there are 435 documented homeless in Beaufort County. This number includes both homeless living on the street and “couch hoppers”, those without a home staying with family or friends. Beaufort County lacks an emergency homeless shelter for men. The closest shelters are in Savannah, Charleston and Walterboro. There are local agencies that assist specific homeless populations. Family Promise works with area churches to provide temporary housing to families; the Child Abuse Prevention Association (CAPA) provides housing for homeless children; and Citizens Opposed to Domestic Abuse (CODA) provides services to victims of domestic violence.

RURAL HOUSING

While many of the housing needs in rural Beaufort County parallel those of the more urbanized areas, there are several unique challenges that warrant addressing rural housing needs as a separate topic. The rural areas of Beaufort County tend to have a larger proportion of low and moderate income households and substandard housing. Much of the existing affordable rural housing is supplied in the form of family compounds on heirs’ property. Under state law, land that is handed down without a will is legally owned by all the descendants in common. Heirs’ property rights are vulnerable due to the potential for conflict among multiple heirs and the likelihood that such a conflict would result in a loss of the land. Also, without clear title to the land, residents of heirs’ property have difficulty obtaining mortgages. The influx of people into the County has increased development pressures in the rural areas threatening traditional settlement patterns and raising the prospect of higher taxes due to increasing property values. At the same time, existing zoning and land use policies favor the preservation of rural areas placing constraints on traditional affordable housing options for rural residents. Therefore, the principal housing needs in the rural areas are to protect and preserve the settlement patterns that provide rural residents with affordable housing options (i.e. family compounds and small subdivisions), and to rehabilitate substandard housing to allow low and moderate income residents to remain in their own homes.

VERY LOW AND EXTREMELY LOW INCOME HOUSING

County households with very low and extremely low incomes, defined by HUD as earning less than 50% and 30% of County median income, respectively, are severely constrained in their housing options. Many are rural residents living in older mobile homes or substandard housing.

Others live throughout the county in dilapidated structures and in overcrowded conditions.

Beaufort Housing Authority (BHA) is a major institutional provider of housing for very low and extremely low income households. BHA owns and operates ~~293~~ 295 public housing units and administers 574 Section 8 vouchers. While BHA is able to meet a substantial part of the need of very low and extremely low income households, it does not have the resources to accommodate all needy households. In ~~November 2015~~ August 2008, there were ~~168~~ 120 households on the waiting list for public housing and ~~714~~ 500 on the waiting list for Section 8 vouchers. Non-profit sector initiatives may be required to complement BHA housing and increase the level of effort in housing rehabilitation critical for very low and extremely low income households.

MILITARY HOUSING

The military installations in northern Beaufort County employ over 12% of the County's labor force. The military provides 1,718 single family units at Laurel Bay, Parris Island, and on the Naval Hospital site for active military. Over 200 units have been built since 2003, and the renovation of the Bachelor Officer Quarters at the Air Station began in 2008. New single-family units offer contemporary conveniences and square footage comparable to private housing (some officers' units are 2,300 square feet and larger).

The housing needs of the military workforce tend to mirror those of the workforce in general. Civilian employees and military households who live off base primarily reside in the City of Beaufort, the Town of Port Royal, Lady's Island, and unincorporated Port Royal Island, and have benefited from several new moderately priced developments in the Shell Point and Burton areas. While currently the housing needs of the military are largely served by base housing and the existing civilian housing stock, an increase in forces in the area could, at least temporarily, increase demand for civilian housing.



Barriers to the Creation of Affordable Housing

In order to discuss affordable housing strategies, it is necessary to analyze some additional factors that have led to a limited supply of affordable housing in Beaufort County. The 2004 Workforce Housing Needs Assessment provided a summary of primary barriers to the development of affordable housing in Beaufort County, which are provided below.

LAND COST

Because of strong market demand for high-end housing in Beaufort County, the county has seen a dramatic increase in the construction of housing for affluent buyers during the past decade. This has driven up the cost of land throughout the county, particularly along the water and along key transportation corridors.

LAND SUPPLY

The Workforce Housing Needs Assessment concluded that there is an adequate supply of land in the county to accommodate residential development. However, while large tracts of undeveloped land remain within the county, most of these areas are far removed from key workforce job centers in Hilton Head, Bluffton, Beaufort and Port Royal. Further, the cost of extending water and sewer infrastructure to these areas adversely impacts the affordability of housing.

CONSTRUCTION COST

Construction cost increases have outpaced income growth in the region. The cost of materials is rising dramatically. Construction labor cost is also more expensive in Beaufort County compared to other parts of the state. Hurricane standards in the Beaufort County area also contribute to higher construction costs, as do tap fees and impact fees.

MARKET DYNAMICS

There has been a strong demand for high-end housing throughout the county, which provides a higher return to a developer versus lower priced housing.

INSUFFICIENT DEVELOPMENT INCENTIVES

Current density bonuses are apparently insufficient to generate increased affordable housing development activity. With land costs on the rise and demand still strong for upscale housing, the available density bonuses simply do not create the economics of scale needed to generate comparable economic returns from affordable housing construction.

THE SECTION 42 HOUSING TAX CREDIT ALLOCATION PROCESS

The South Carolina Housing Finance Agency currently administers the allocation of tax credits, the primary source for gap financing in support of workforce housing development throughout the state. The tax credit application process is very competitive, and the state's allocation system is based upon a competitive application process that favors projects in counties with lower median incomes.

ZONING REGULATIONS

There is a short supply of land zoned for high-density housing development within the unincorporated county. Based on market need, there appears to be a shortage of areas that would allow for cluster development on small lots and higher density apartment development, particularly along key transportation corridors. The county's goal of maintaining rural character and preserving open space and the natural environment in the county's outlying areas through zoning restrictions needs to be balanced with the need to construct affordable housing.

ANTI-GROWTH SENTIMENT

An anti-growth sentiment still prevails with a portion of the citizenry and there has been a general desire for lower, not greater, density. In addition, there is a strong public sentiment to preserve open space. NIMBYism (Not In My Back Yard) has been a deterrent and has created controversy surrounding most affordable housing communities, including Section 42 housing projects and even market rate apartments.



Existing and Proposed Housing Strategies

New strategies must take into account that affordable housing is not a single form of housing for a single targeted income range. There are many population segments in the county with a wide range of housing needs. A variety of strategies is therefore required to address the needs of various market segments. Each area is discussed subsequently. In order to address the complexity of the problem, housing strategies must take several forms. Among these are *regulatory*, *institutional*, and *educational* strategies.

REGULATORY STRATEGIES

Regulatory strategies available to the County fall primarily in the area of planning policies, zoning regulations, and incentives. With the adoption of the Community Development Code (CDC), Beaufort County moved away from direct incentives targeting affordable housing to a broader approach to encourage a diversity of housing types to address the broad spectrum of housing needs.

- Transect Zones: In urbanizing areas of the county, the CDC has a palette of form-based districts that place greater emphasis on building walkable communities and promoting a diversity of housing choices. These districts create greater flexibility for developing affordable housing on infill and redevelopment areas by removing minimum site area and density requirements while offering a variety of housing options and small minimum lot sizes.

Figure 8-1: Permitted Housing Types within Transect Zones

Housing Type	T3 Edge	T3 Hamlet Neighborhood	T3 Neighborhood	T4 Hamlet Center	T4 Neighborhood Center
Single-Family	X	X	X	X	X
Accessory Dwelling Unit	X	X	X	X	X
Duplex		X	X	X	X
Cottage Court			X	X	X
Townhouse				X	X
Mansion Apartment			X	X	X
Apartment House				X	X

- Traditional Community Plan (TCP): The TCP is development provision designed to promote walkable communities and a diversity of housing types in areas of the county that are zoned with conventional districts.
- Accessory Dwelling Units (ADU): ADUs provide the option for more affordable housing while at the same time giving homeowners additional income opportunities. With the adoption of the CDC, the right to build ADUs was expanded to all zoning districts with the exception of T1 Natural Preserve and S1 Industrial. In T2 and conventional districts ADUs are limited to no more than 1,000 square feet. In all districts except T2, ADUs are required to be in a carriage house building type.
- Family Compounds: The principal mechanism to preserve and create affordable housing in the rural areas is the Family Compound. This option allows property owners a density bonus for established family dwelling units arranged in a historic cluster pattern. Applicants must provide the county with information showing that the property has been in one's family for no less than 50 years. The additional dwelling units must also be built for persons related to the owner by blood, marriage or adoption.
- Rural Community Preservation Districts: The Community Preservation (CP) districts located in rural communities allow for higher density than the surrounding rural areas. At the same time they still have many undeveloped tracts and, therefore, represent an opportunity for workforce and affordable housing.

Existing Regulatory Strategies: The 1997 Comprehensive Plan called for the County to explore regulatory incentives to leverage private investment in affordable housing. Since then, the following provisions have been adopted as part of the County's Zoning and Development Standards Ordinance (ZDSO):

- Density Bonuses: The ZDSO establishes two types of density bonuses for affordable housing.
 - Below market density bonuses of 50% to 100% (depending on the zoning district) are available for housing developments where at least 50% of the units are built with a local, state or federal subsidy or a private non-profit sponsor for persons or families earning less than 80% of countywide median income. The density bonus provisions for below market affordable housing require dispersal of individual developments and limit the size of developments. To date, only one Low Income Tax

Credit project has utilized the density bonus for multifamily developments.

- Market density bonuses of 10% for single-family cluster developments and 20% for planned community and multifamily developments are available where up to half of the units are affordable. There have been very few units developed utilizing the market bonus provision. This confirms earlier findings that these bonuses are insufficient to generate increased affordable housing and need to be re-evaluated.
- Accessory Dwelling Units: The ZDSO allows for one accessory dwelling unit (ADU) to be permitted by right in the Urban district and as part of new clustered, planned or community subdivisions in all other zoning districts, and in Rural and Rural Residential districts. ADU's are limited to no more than 800 square feet and, in the rural district, have to be located no more than 50 feet from the principal dwelling unit. This size limitation is a potential obstacle to the creation of ADU's and has raised equity issues with respect to guest cottages, which have less stringent size limitations.
- Flexible Development: The ZDSO has some flexible provisions for the clustering of small single-family housing for infill development. While, to date, these options have not been utilized in the County, there have been several small, high-density clusters of infill housing in Port Royal and the City of Beaufort. This may suggest that either the County places too many restrictions for these options, or that the development type is better suited for more urban environments.
- Lady's Island Redevelopment District: In 2004, County Council created the Lady's Island Redevelopment District as part of the Lady's Island Community Preservation area. The district is located mainly south of Sea Island Parkway and east of Meridian Road. The purpose of the district is to encourage the development and redevelopment of vacant and underutilized land in this area. The Redevelopment District provides a wide range of permitted housing types including single-family, townhouses, duplexes, small apartment buildings, and accessory dwellings; no density requirement as long as minimum lot sizes are met; and open space reductions in exchange for amenities such as sidewalks, trails, community facilities and affordable housing. To date, only a few projects have been approved within the Redevelopment District, most notably, Tradewinds Subdivision, comprised of 82 lots located south of Sea Island Parkway.

Proposed Regulatory Strategies: Inclusionary Zoning has been advocated by the Affordable Housing Consortium as vital regulatory tool to create affordable housing. An inclusionary zoning ordinance would require all new residential development to address the provision of affordable housing by requiring a certain percentage of the housing units to be affordable. Making this policy mandatory and applying it consistently throughout the region would help to increase the supply of workforce housing, whose need was documented in the 2004 Workforce Housing Needs Assessment. The inclusionary zoning policy should include provisions for, on a case by case basis, a housing fee in lieu of, off-site inclusionary units, land donation, and incentives such as density bonuses that are greater than the Inclusionary Zoning set aside so that the builder can reap the benefit of some bonus market-rate units.

INSTITUTIONAL STRATEGIES

Institutional strategies generally involve public and non-profit entities expending funds to provide affordable housing construction, rehabilitation, down-payment assistance, and other housing services. Institutional strategies also include interagency cooperation and public/non-profit cooperation to optimize the provision of housing and services. The Lowcountry Affordable Housing Coalition (LAHC) is a group of governmental, non-profit, and private organizations that serves this role by providing education, advocacy and coordination to help increase affordable housing opportunities in Beaufort County. Overseeing institutional strategies, the Affordable Housing Consortium provides broad-based community input into planning, policy development, and program management. As such, it provides the County's Housing Coordinator and various departments with advice and advocacy in addressing the spectrum of housing needs. It also serves to keep staff and policy-makers continuously in touch with the development interests of the private sector, non-profit housing service providers, and other governmental agencies.

Existing Institutional Strategies: The following is a summary of some of the institutional strategies in use in Beaufort County.

- Affordable Housing Program: In 2001, Beaufort County demonstrated a commitment to assist in resolving the affordable housing shortage by designating \$500,000 for an Affordable Housing Program (AHP). Down payment assistance, project subsidies, housing development incentives, and technical development services are were offered through this program. The AHP has also secured HOME Investment Partnership Program (HOME) funds for Beaufort County as part of a regional request. To date, this funding source has helped produce four new units, six

rehab units, and 36 elderly apartment units. The funding level for fiscal year 2007-08 was \$248,722.

- **Low Income Tax Credits:** In terms of sheer number of affordable housing units, the Low Income Tax Credit program has been highly successful in Beaufort County. Most tax credits are provided through the federal Low Income housing Tax Credit (LIHTC) program, which provides funding for the development costs of low-income housing by allowing a taxpayer to take a federal tax credit equal to a large percentage of the cost of development of the low-income rental units. Development capital is raised by "syndicating" the credit to an investor. The developer proposes the project to the state in a competitive process and lines up an investor to contribute capital to the development company that owns the project in exchange for tax credits. Tax credit projects developed in Beaufort County include Laurel Hills in Port Royal (72 units for age 62 and over), Shell Point Apartments in Port Royal (72 units), Mossy Oaks Village (96 units), and Port Royal Apartments in Port Royal; Hallmark Homes in Bluffton (72 units) and May River Village (108 units) in Bluffton; and Ashley Pointe (56 units), Sea Pointe (56 units) and Pond Place in the City of Beaufort (36 units for age 62 and over).
- **Habitat for Humanity:** Habitat for Humanity is an international, non-profit, Christian housing ministry with two local non-profit affiliates. The Lowcountry Habitat for Humanity serves northern Beaufort County and has constructed 42 26 homes since 1990. The Hilton Head Regional Habitat for Humanity has constructed 95 75 homes, 62 64 of which are in the Brendan Woods subdivision in Bluffton. In 2014, work began on the first phase of the Glen, a 16-unit single-family subdivision on Hilton Head Island developed by Habitat for Humanity. The second phase may include between 20 and 25 additional homes. Both agencies have indicated that access to affordable land is their greatest obstacle to constructing new housing.

Proposed Institutional Strategies: The Lowcountry Affordable Housing Consortium Coalition has discussed the feasibility of exploring several new institutional strategies.

- **Affordable Housing Trust Fund:** Housing Trust Funds are distinct funds established by local governments that dedicate revenue to support affordable housing. The key to establishing a Housing Trust Fund is to identify a dedicated revenue source to allow the County or region to better plan for housing programs.
- **Community Land Trust:** A land trust for affordable housing would be an agreement whereby the County or non-profit established to administer the land trust agrees to hold ownership of a piece of real

property to be developed as affordable housing by another party. An example would be if the County purchased land for Habitat for Humanity or another non-profit entity to develop affordable housing.

- Home-to-Work Program: The Consortium is exploring the feasibility of a home-to-work program in which employers participated in workforce housing development.
- HUD Good Neighbor Next Door Program: The Consortium is investigating the potential to designate a HUD-approved revitalization area for participation in the Good Neighbor Next Door Program, which allows law enforcement personnel, firefighters, EMS personnel, and teachers to purchase homes acquired by HUD through an FHA foreclosure at half price. Newer HUD programs authorized in 2008 in response to the collapse of the housing market are also being investigated by the AHP.

EDUCATIONAL STRATEGIES

Educational strategies, primarily in the form of homebuyer counseling, have been an essential part of the County's affordable housing effort. This effort is crucial and needs to be improved in two areas. First, a consistent source of funding must be identified. Agencies currently providing this service have long waiting lists and very little funding. Second, more effort needs to go into financial literacy education to prepare inexperienced, low-to-moderate income households with the financial discipline required for homeownership. Financial literacy education should take the form of intensive classes for first-time homebuyers that lead to a certificate of completion. While general homebuyer counseling covers financial literacy, it is not sufficient to prepare many households for the demands of homeownership.



Recommendations

The following recommendations are provided to maintain forward momentum to the County's workforce and affordable housing programs. Recommendations 8-1 through 8-5 address the overarching policy framework that should govern affordable housing initiatives. Recommendations 8-6 and 8-7 through 8-8 address regulatory revisions and new provisions to facilitate the creation of affordable housing. The remaining recommendations address affordable housing programs both initiated by the County and through cooperation with non-profits and other organizations.

Recommendation 8-1: Relationship to Other Policies

Beaufort County recognizes the relationship between its affordable housing goals and other chapters of this plan. Therefore, the following policies are recommended:

- Affordable housing should be located in areas that are accessible to employment, services and public transportation.
- Different affordable housing approaches should be established in urban and rural areas.
 - In urban areas affordable housing strategies should be focused on constructing new workforce housing and low/moderate income housing and on the rehabilitation of existing housing structures. Affordable housing in urban areas should be targeted in infill sites near employment opportunities and services.
 - In rural areas affordable housing strategies should be focused on the rehabilitation of existing houses for low/moderate income homeowners, eliminating barriers to expanding existing family compounds, and assisting families in clearing titles to heirs' property.
- LEED, EarthCraft and other green building programs should be encouraged for affordable housing developments to reduce the utility costs for low and moderate-income households.

Recommendation 8-2: Full Spectrum of Affordable Housing

Beaufort County should ensure that affordable housing production meets the needs of the full range of demographic segments in Beaufort County, with respect to income levels, age, cultural traditions, disabilities, and special needs.

- Develop targets for housing needs for each segment of the population, and monitor affordable housing production annually by segment to ensure that all needs are being addressed.
- Maintain an inventory of all affordable and workforce housing units in the County. The inventory should include the location, structure type, and target income range for each housing unit.
- Increase assistance to area non-profits in order to boost production of affordable housing for segments of the population with incomes or needs not addressed by the private sector .
- Require homes for people with disabilities and special needs to be included in affordable housing developments. Such homes should be designed with special considerations in the interior and externally indistinguishable from other single-family housing.
- Mix housing types within developments wherever possible to accommodate various incomes, ages, and special needs.

Recommendation 8-3: Regional Approach to Affordable Housing

Beaufort County should adopt a regional, inter-governmental approach to affordable housing

- Identify “common denominators” in approaches to affordable housing with Jasper, Hampton, Colleton, and Chatham Counties.
- Determine on a regional basis where emerging urban centers will be located, and what their role will be in providing affordable housing.
- Develop a tiered plan for regional transportation that serves the needs of the wider, multi-county region while also increasing service to emerging higher density areas.

Recommendation 8-4: Monitor Demographic Trends

Beaufort County should monitor demographic trends to determine future housing needs.

- Beaufort County should plan for the housing needs of older single persons and couples by encouraging gradual increases in production

of small lot subdivisions, townhouses, and multi-family development.

- Beaufort County should plan for the housing needs of a young labor force that will be increasingly needed to replace the Baby Boom population while meeting the retail and service needs of an aging population. Vibrant, mixed use developments may be increasingly important to attract and retain younger employees in a regionally competitive labor market.
- Beaufort County should update its Housing Needs Assessment.

Recommendation 8-5: Address Barriers to Affordable Housing

Beaufort County, in cooperation with local municipalities and the Lowcountry Affordable Housing Coalition Beaufort County Affordable Housing Consortium, will continue to work to eliminate barriers to developing affordable and workforce housing.

- Beaufort County shall work with local municipalities to identify land zoned to accommodate affordable and workforce housing at higher densities, particularly multifamily housing.
- Beaufort County will review the application of hook-up and impact fees to affordable housing development and seek a method of waiving all or part of those fees or paying the fees with funds reserved for that purpose in the proposed Affordable Housing Trust Fund (see Recommendation 8-810).
- ~~Beaufort County should revisit and refine existing affordable housing incentives (see Recommendation 8-6).~~

Recommendation 8-6: Revisit and Refine Existing Affordable Housing Regulatory Environment Incentives

Beaufort County shall continually evaluate ~~conduct a comprehensive assessment of its regulatory~~ environment incentives for affordable and workforce housing to determine its their effectiveness in fostering providing new the creation of workforce housing units.

- ~~Density Bonus:~~ Beaufort County shall continue to explore the use of density bonuses as a way to leverage private investment in affordable and workforce housing and recommend changes to the ZDSO to ensure they are sufficient to generate additional units. These changes include:
 - ~~Assessing whether the size and density limitations for affordable housing density bonuses conflict with optimum size and density requirements for Low Income Tax Credit projects.~~

- ~~Considering the elimination of market based incentives if inclusionary zoning is enacted.~~
- ~~Accessory Dwelling Units (ADU's):~~ Reevaluate existing ADU provisions to determine whether ADU's should be permitted in more zoning districts, whether the size limitations for ADU's should be changed, and whether more than 1 ADU per principle dwelling should be considered for larger lots (e.g. greater than 3 acres).
- ~~Flexible Development:~~ Amend the Flexible Development provisions (planned communities) located in Article XI of the ZDSO to allow greater flexibility in density, lot sizes and housing types when specified outcomes are achieved. Outcomes should include:
 - ~~At least 25% of units would be affordable to moderate income households;~~
 - ~~At least 25% of units would be affordable to low income households;~~
 - ~~Architectural and site design would be context sensitive;~~
 - ~~Sites would be centrally located near jobs;~~
 - ~~There would be a high internal (or local area) capture of trips thus minimizing traffic impacts; and~~
 - ~~Utility cost would be minimized through LEED recommended energy and water saving design features.~~

Recommendation 8-7: Mixed-Use Affordable Communities

Beaufort County should encourage mixed-use development at higher intensity nodes along the County's major travel corridors to allow for the creation of affordable housing that is accessible to employment, services and public transportation.

- The location of mixed-use communities should be near employment centers, located on potential transit lines, and contextually suitable for multi-story development at higher densities than typically found in Beaufort County.
- Mixed-use communities should be encouraged to be LEED certified to lower utility costs for low and moderate income residents.
- Transit should be planned into such development to minimize traffic impact.
- Employer-based rental housing could be part of such developments with employers participating by leasing units and subletting them to employees.
- Development of mixed-use affordable communities would likely require both public/private and intergovernmental coordination.

Recommendation 8-8: Inclusionary Zoning

Beaufort County should enact inclusionary zoning, which places a requirement to provide a specified percentage of affordable housing for new residential development. The inclusionary zoning policy should include provisions for, on a case by case basis, a housing fee in lieu of, off-site inclusionary units, land donation, and incentives such as density bonuses that are greater than the Inclusionary Zoning set aside so that the builder can reap the benefit of some bonus market rate units. The County should adopt a program that includes participation by the municipalities.

Recommendation 8-9: Affordable Housing Consortium

Beaufort County should provide continued support to the Beaufort County Affordable Housing Consortium as the principal forum for consensus on affordable housing issues. Support includes continuing to provide a Housing Coordinator position and by committing staff support from other related departments when needed.

Recommendation 8-9: Lowcountry Affordable Housing Coalition

Beaufort County should provide continued support to the Lowcountry Affordable Housing Coalition as the principal forum for consensus on affordable housing issues. Support includes continuing to provide a Housing Coordinator position and by committing staff support from other related departments when needed.

Recommendation 8-10: Dedicated Funding Source Housing Trust Fund

Beaufort County should establish an ongoing dedicated funding source to assist in local affordable housing initiatives. The Beaufort County should consider support the establishment establishing of a housing trust fund in order to pool limited resources, manage dedicated funding, and to prioritize and manage affordable housing initiatives. At least one dedicated source of revenue should be identified before creating the trust fund.

Recommendation 8-11: Land Acquisition

Elevate land acquisition for affordable housing to a high priority utilizing Housing Trust Fund.

- Identify a permanent funding stream for land acquisition
- Establish a Community Land Trust to acquire land for affordable housing.

- Ensure that the Community Land Trust operates within the framework of the Comprehensive Plan by targeting infill sites in areas where there is existing infrastructure and close proximity to employment, services, and public transportation.
- Partner with Habitat for Humanity and other organizations that build affordable housing.

Recommendation 8-12: Coordinate and Integrate Efforts of Non-profits

Beaufort County should work with non-profit organizations to ensure that a wide range of housing needs are being addressed countywide and that there is no duplication of services.

- Beaufort County should support applications from non-profits (and for profit) organizations that apply for state and federal funding for the purpose of constructing and/or rehabilitating affordable housing.
- Beaufort County should consider supporting the creation of a “vertically-integrated” non-profit community development corporation (CDC) that would address all aspects of the development and provision of affordable housing including:
 - Identifying eligible homeowners (or renters);
 - Offering homebuyer counseling and financial education;
 - Planning new developments; and
 - Constructing new houses.

Beaufort County should consider an existing entity such as the Beaufort Housing Authority to play this role since they have countywide jurisdiction.

Recommendation 8-13: Housing Rehabilitation

Beaufort County should make home repair and replacement of substandard housing a housing priority to further the recommendations outlined in the 2004 Workforce Needs Assessment.

- The County should ensure that the maximum amount of CDBG, HOME and other applicable grants are sought annually by the County, its municipalities and non-profits to fund housing rehabilitation.
- Beaufort County should partner with the Lowcountry Council of Governments and the municipalities to conduct a comprehensive

housing survey for the purpose of identifying substandard dwelling units.

- Beaufort County should partner with agencies and non-profits that are best equipped to administer housing rehabilitation programs.
- Beaufort County should target the preservation of historic rural vernacular architecture.

Recommendation 8-14: Housing Foreclosures and Neighborhood Stabilization

Beaufort County should monitor and pursue state and federal grants aimed at reducing housing foreclosures and stabilizing neighborhoods.

Recommendation 8-15: Rural Affordable Housing Approaches

The following actions are recommended to promote affordable housing in rural areas.

- Target the rehabilitation of rural housing in order to allow low and moderate income families to remain in housing.
- Increase the level of effort to clear titles for heirs' property through capacity-building grants to the non-profit sector. The effort may be directed through the United Way, Penn Center, and similar organizations. Lack of clear title prevents owners from obtaining mortgages, home equity loans, and grants for property rehab and weatherization. It also prevents equity formation and perpetuates poverty.
- Promote Rural Community Preservation areas as a location for small-scale affordable housing developments.

Recommendation 8-16: Military

Ensure that affordable housing leveraged by the County north of the Broad River addresses the needs of military personnel and civil employees.

- Ensure that the military is represented on the Affordable Housing Consortium Governing Council.
- Include rental housing in the mix of affordable developments, and include the military in the employer-based initiative where rental units are leased in blocks (see Recommendation 8-7).

ADD-ONS

The document(s) herein were provided to Council for information and/or discussion after release of the official agenda and backup items.

Topic: DMO / Chambers / Information
Date Submitted: December 12, 2016
Submitted By: Skip Hoagland
Venue: County Council Regular

Topic: DMO / Chambers / Information
Date Submitted: December 12, 2016
Submitted By: Skip Hoagland
Venue: County Council Regular



JUSTICE

BeaufortWatchdog.org

"Because no one is above the law"

contact@beaufortwatchdog.org

(213) WATCHDG (928-2434)

Custodian of Records
Re: Freedom of Information Act request

November 16, 2016

Dear Custodian of Records:

Under the **South Carolina Freedom of Information Act, §30-4-10, et seq.**, **Beaufortwatchdog.org** requests an opportunity to **inspect** and/or obtain copies of the public records of the following. Please provide via scan to e-mail contact@beaufortwatchdog.org and also paper copies for pickup of:

Any and all statements, writings and recordings of every kind (mechanical, electronic, typed or written), including, but not limited to, letters, correspondence, maps, diagrams, graphs, charts, photographs, memoranda, notes, reports, transcriptions or any other data computations from which information can be obtained in the possession of, subject to the control of, or within the knowledge of Beaufort County or its appointed Attorney, in reference to the following:

1. Any/all documentation and/or records that Beaufort County belongs to any Chamber of Commerce, including but not limited to, the Beaufort Chamber of Commerce and/or the Hilton Head/Bluffton Chamber of Commerce

The South Carolina Freedom of Information Act requires a response time within fifteen (15) business days. If access to the records requested will take longer than this amount of time, please contact us with information about when to expect copies or **the ability to inspect the requested records**.

If there are any fees for searching or copying these records, please inform us if the cost will exceed \$50.00. However, we would also like to request a waiver of all fees in that the disclosure of the requested information is in the public interest. This information is not being sought for commercial purposes.

If no such documents exist, please provide a certified statement as to the same. Further, if you deny any or all of this request, please cite each specific exemption you

feel justifies the refusal to release the information and notify us of the appeal procedures available under the laws of the State of South Carolina.

Beaufortwatchdog.org

contact@beaufortwatchdog.org

Beaufort County Black Chamber of Commerce

801 Bladen Street Phone: 843-986-1102
 Post Office Box 754 Fax: 843-379-8027
 Beaufort, South Carolina 29901 Email: president@bebcc.org

Invoice

Invoice Date: June 8, 2015

Bill To:
 Beaufort County Council
 Attn: Cheryl Harris
 P O Drawer 1228
 Beaufort, SC 29901

Description	Amount
Membership 2016	\$500.00

DESCRIPTION	AMOUNT	TOTAL
Membership	\$500.00	\$500.00

TOTAL	\$500.00
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Thank you for your support of the Beaufort County Black Chamber of Commerce, a 501 c (3) Organization.

FY 2016
Membership

Prepared by Cheryl Harris	Date 6/24/15	UO: Y N	
Purchase order #			
Description	Beaufort County Black Chamber of Commerce		
GL coding	51310	Amount(s)	
1	10001100-51310	1	\$500.00
2			
3			
4			
5			
6			
TOTAL			\$500.00
Authorized to pay	Cheryl Harris	Date	6/24/15



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HILTON HEAD ISLAND • BLUFFTON
CHAMBER OF COMMERCE



Serving the South Carolina Lowcountry

Invoice

Gary Kubic
Beaufort County Council
PO Drawer 1228
Beaufort, SC 29901

Invoice: 61260 07/17/2014
Due: \$ 815.00 08/31/2014
Account: 00002983

Customer Copy

<u>Order</u>	<u>Description</u>	<u>Units</u>	<u>Rate</u>	<u>Charges</u>
65348	Membership Dues 9/1/2014 - 8/31/2015	1.00EA	\$815.00 / EA	\$815.00
Total Services:				\$815.00
Total Charges:				\$815.00
Total Services:				\$815.00
Total Taxes:				\$0.00
Total Charges:				\$815.00
Total Payments:				\$0.00
Total Amount Due:				\$815.00

Invoice Summary

Since the Hilton Head Island-Bluffton Chamber of Commerce is an advocate organization for area business, 99% of your membership dues may be tax deductible as an ordinary and necessary expense.

CMS201

Page 1 of 1

Remittance

Invoice: 61260 07/17/2014
Due: \$ 815.00 08/31/2014
Account: 00002983

Please make check payable to: Hilton Head Island - Bluffton Chamber of Commerce

Mail To:

Hilton Head Island - Bluffton Chamber of Commerce
PO Box 5647

Hilton Head Island, SC 29938
Attention: Membership Department

PO BOX 5647 HILTON HEAD ISLAND, SC 29938 TF 1 800 523 3373 P 843 785 3673 F 843 785 7110
E INFO@HILTONHEADISLAND.ORG WWW.HILTONHEADISLAND.ORG

2000 & 2006 National Chamber of the Year





Beaufort Regional Chamber of Commerce
Physical: 701 Craven Street
PO Box 910
Beaufort, SC 29901
(843) 525-8500
fax: (843) 986-5405

Invoice
Invoice Date: 4/1/15
Invoice Number: 79355

Prepared by C. Harris Date 5/11/15
Purchase order # _____ UO: Y N
Description Regional Leader Membership
GL Investment + Beaufort County - 2015 Amount(s) _____
1 10001100-51310 1 1,500.00
2 _____ 2 _____
3 _____ 3 _____
4 _____ 4 _____
5 _____ 5 _____
6 _____ 6 _____
TOTAL 1,500
Authorized to pay Cheryl Harris Date 5/11/15

Beaufort County
Gary Kubic
PO Drawer 1228
Beaufort, SC 29901-1228

Thank you for your continued support!
We look forward to another great year.

Terms	Due Date
Due on receipt	5/31/15

Description	Quantity	Rate	Amount
Regional Leader Membership Investment	1	\$1,500.00	\$1,500.00
		Subtotal:	\$1,500.00
		Tax:	\$0.00
		Total:	\$1,500.00
		Payment/Credit Applied:	\$0.00
		Balance:	\$1,500.00

Thank you for your support of the Beaufort Regional Chamber of Commerce

Please return this portion with your payment.

Member Name: Beaufort County
Payment Amount: \$ _____

Invoice #: 79355

Payment Method: Check # _____ Credit Card
Make all checks payable to Beaufort Regional Chamber of Commerce or enter credit card information below.

Enter Credit Card Billing Address (inc. zip code)
Address _____
City/State/Zip _____
Credit Card #: _____ Exp. Date: _____
CVV Code (3 digits on back of card) _____
Name on Card: _____
Signature: _____

Chamber Member Benefits

SCHEDULE OF MEMBER BENEFITS

	REGIONAL LEADER \$1,500	INVOLVE & INNOVATE \$975	DEVELOP & CONNECT \$550	START & GROW \$125
Annual visit on key business issues by the Chamber president and board member	X			
Sponsored listing in on-line business directory	X			
Recognized at Civitas Awards and Annual Meeting	X			
Eligible to participate in Chamber Partner Program	X			
Company logo on rotation on the home page of BeaufortChamber.org	X			
Business 4 Breakfast annual pass(es)	2	1		
Highlighted listing in Chamber's online and printed Business Directories	X	X		
Picture/logo associated with your listing in the Chamber's online Business Directory	X	X		
Eligible to host our prestigious Business After Hours monthly networking event	X	X		
Free banner ad on BeaufortChamber.org	X	X	X	
Multiple category listings in Chamber's printed and online business directories	8	5	3	
Multiple location listings for your same business name in the printed and online directories	Unlimited	5	3	
Opportunity to display larger business magazines and publications in the Visitor Center	X	X	X	
One free digital file of Chamber Membership mailing addresses	X	X	X	
Job postings – find & seek your professional team on BeaufortChamber.org	X	X	X	
Series of weekly E-Flash advertising campaigns	10	8	6	4
Convenient online ordering, fast & free delivery and savings for your business with Staples Advantage	X	X	X	X
Small businesses are eligible for great savings through our relationship with FedEx and Sam's Club	X	X	X	X
Up to 25% in discounts from Constant Contact for their email marketing, social media and online surveys	X	X	X	X
Access to Blue Cross Blue Shield's Business True Blue Health Insurance Plan for individuals or groups of 2-99	X	X	X	X
Access to Colonial Life's voluntary benefits to supplement your core benefits offering	X	X	X	X
Chamber member decal & "Proud Member" logo file	X	X	X	X
Expert advice for your business through our Consultants on Demand program. (3 free hours of consultation)	X	X	X	X
Access to the Beaufort Regional Chamber Academy	X	X	X	X
Free admission to Business After Hours, the premier networking event	X	X	X	X
Community calendar access to display your upcoming events	X	X	X	X
Conference room, conference calling and Wi-Fi privileges, based on availability	Unlimited	Up to 36hrs/yr	Up to 24hrs/yr	Up to 12hrs/yr
Rock cards (4"x9") and business cards displayed in Visitor Center and Chamber office	X	X	X	X
Email notification of government bid opportunities	X	X	X	X
Complimentary Notary Public services	X	X	X	X
Shredding Services – drop your paper off at our offices and we'll take care of the rest!	X	X	X	X
Listing in Chamber's printed and online business directories	X	X	X	X
Access to all Chamber events at member rate	X	X	X	X
Weekly email updates from Chamber president	X	X	X	X
Destination marketing by our tourism team	X	X	X	X
Business advocacy by our staff, board and committees	X	X	X	X
Military advocacy by our staff, board, MEC and MAC	X	X	X	X



The Beaufort Regional Chamber of Commerce knows that you know what's best for your business. That's why we offer four different membership investment levels that allows you to take advantage of different benefits that the Chamber has to offer. You choose the benefits package that works best for your business.

REGIONAL LEADER - \$1,500

Designed for businesses recognized within the region for their commitment to the community and their engagement in activities that build a positive business climate. Viewed as the region's visionary leaders, these businesses continue to strengthen their position in the larger community by their foresight, business acumen and leadership. Highlights of this investment level include an Annual Meeting supporting sponsorship, an annual visit on key business issues by the Chamber CEO and a member of the Board of Directors, and eligibility to participate in the Chamber's Partners Program. Perfect for national brand companies, hospitals and health care providers, banks and financial services firms, manufacturers, utilities and other industry leaders.

INVOLVE & INNOVATE - \$975

Growing businesses often face the challenge of how to expand their visibility and achieve even greater success and community recognition. With access to key Chamber networking events and increased visibility for your business on the Chamber's website, you will be given the necessary tools to take your business to the next level. Highlights of this investment level include an annual pass to Business After Hours and Business 4 Breakfast meetings, highlighted listings in the online and printed business directories and your business logo and/or pictures with your listing on the Chamber's website. Perfect for real estate firms, mortgage companies, builders, developers, media and lodging members.

DEVELOP & CONNECT - \$550

Membership at this level is recommended for businesses that have established an identity and are becoming recognized in the local marketplace, yet seek more opportunities to grow. New businesses seeking immediate visibility may wish to choose this investment. Highlights of this investment level include multiple listings for your business in the Chamber's business directories, the opportunity to display your magazines or publications in your own rack at the Chamber's Visitor Center and a free set of Chamber membership labels. Perfect for restaurants, small businesses with fewer than 15 employees, publishers and business service companies.

START & GROW - \$325

This membership investment level is designed for the small business start-up seeking to build initial business contacts and credibility within the community. Ideal for the first 1-3 years of operation. Highlights of this investment level include access to the TrueBlue health insurance plan, access to the Chamber Academy, conference room, conference calling and Wi-Fi privileges and the opportunity to display rack cards and business cards in the Visitor Center.

Chamber Of Commerce Scandal: Taxpayer-Funded Media Kickbacks?

By FITS -
November 29, 2016
2089



**EXPLORING ANOTHER LAYER OF "ECONOMIC DEVELOPMENT"
CORRUPTION ...**

This website has written repeatedly in opposition to corrupt taxpayer-subsidized “economic development” efforts. We believe the shady interplay between government agencies, quasi-government “chambers of commerce” and connected special interests breeds corruption – often quite brazenly.

More fundamentally, government-subsidized “economic development” – a.k.a. picking winners and losers in the marketplace – violates basic principles of fairness by forcing one set of businesses and taxpayers to subsidize the operations of others.

It’s state-sponsored robbery, basically.

Even when such ventures pay off there is a tremendous cost associated with their “success.” And when such ventures bomb ... well, it’s a double whammy.

Even more fundamentally than that ... the practice simply doesn’t work (especially not here in South Carolina).

Returning to the corruption angle, though, we’re told the S.C. Department of Revenue (SCDOR) was recently forwarded information regarding several alleged “media kickback” scandals involving these secretive “economic development” organizations.

Specifically, a letter submitted to the agency expressed concern that several agencies operating on behalf of municipalities and counties in South Carolina were “receiving rebates from ad purchases in the 20 percent range” and that these monies were “flowing back into the agencies as undesignated/ unrestricted funds.”

Shady, huh?

Indeed. In fact such scams have been the focus of extensive national coverage in recent months (see here and here).

The letter to SCDOR expressed further concern that these undesignated monies could find their way into political action committees (PACS) “supporting those who support the agency” and that independent auditors have no incentive to expose the practice because they would “lose (sic) business.”

“In my mind the only way to put these concerns to rest is to conduct a forensic audit on some of the most suspect agencies,” the author added, specifically requesting that such an audit be conducted on the Myrtle Beach Area Chamber of Commerce (MBACC).

If any of this sounds familiar, it should. A Lowcountry businessman by the name of **Skip Hoagland** has been pressuring various chambers of commerce all over the state to yield to precisely such audits. Unfortunately Hoagland has proven less than adept at advancing his cause in a credible and consistent manner – prompting many to dismiss his allegations.

Hoagland’s antics aside, we support forensic audits for *all* of these chambers of commerce – whether they receive tax dollars directly or indirectly.

Furthermore we hope SCDOR – which has proven willing of late to investigate municipal corruption – will take these allegations seriously and conduct the audits and investigations they request.

TOWN OF HILTON HEAD ISLAND

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

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

www.hiltonheadislandsc.gov

David Bennett
Mayor

December 5, 2016

William D. Harkins
Mayor ProTem

To be picked up

Skip Hoagland

Council Members

David Ames
Marc A. Grant
Thomas W. Lennox
Kim W. Likins
John J. McCann

Re: Freedom of Information Act Request Dated November 16, 2016

Dear Mr. Hoagland:

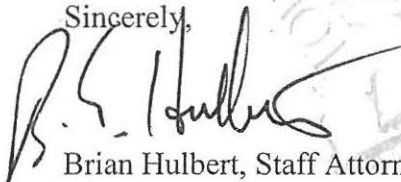
Stephen G. Riley
Town Manager

Pursuant to your November 16, 2016 Freedom of Information Act request, please find enclosed a list containing invoice numbers, check numbers, check date, and amount paid by the Town for Hilton Head Island-Chamber of Commerce membership dues from FY 2002 through FY 2017.

In addition, please find enclosed an **invoice (#17-1017)** for the cost attributed to research time associated with this request. Please remit payment in the form of a check in the amount of \$39.50 and a copy of the invoice to the Town of Hilton Head Island, One Town Center Court, Hilton Head Island, SC, 29928, Attention: Faidra Smith, Administration Department.

If you have any further questions, please feel free to contact Faidra Smith at (843) 341-4640.

Sincerely,



Brian Hulbert, Staff Attorney

1663-1983

HHI-BLUFFTON CHAMBER OF COMMERCE

Amounts Paid for membership dues - FY 02 through FY17 to date

<u>Invoice #</u>	<u>Check #</u>	<u>Check Date</u>	<u>Amount</u>
2413N	1333	09/07/2001	\$ 322.00
081602	5428	09/06/2002	\$ 387.00
2413-03-DUES	9110	08/29/2003	\$ 395.00
2413	31588	08/20/2004	\$ 472.00
2413-2005	36711	08/25/2005	\$ 486.00
2413-2007	43693	08/25/2006	\$ 503.00
39228	47990	08/23/2007	\$ 521.00
42884	51847	08/26/2008	\$ 530.00
46104	55040	08/31/2009	\$ 530.00
49419	57857	08/24/2010	\$ 530.00
52448	60611	09/02/2011	\$ 646.00
55538	62888	08/29/2012	\$ 665.00
58356	66339	09/27/2013	\$ 685.00
61449	68200	08/29/2014	\$ 706.00
64229	70329	08/21/2015	\$ 726.00
66917	72626	09/07/2016	\$ 726.00
Total			\$ 8,830.00

APP

The chamber will host every town business and organization for free on the app, Susan Thomas said.

The chamber said about 40 percent of its 1.7 million website visitors last year were using a mobile device. Traffic from such devices has increased 296 percent in two years, the statistics show.

More eyeballs on more Hilton Head businesses helped convince most council members to approve the accommodations-tax money last week.

"I like it because it's selling Hilton Head," Councilwoman Kim Likins said at Tuesday's meeting. "There's a huge potential for advertising."

Not all council members were convinced.

A COSTLY INVESTMENT?

Councilman Marc Grant voted against approving the money because he felt it was a large sum that could be better spent on multiple groups.

"Maybe the app is a great idea," he said. "But we could spend the money on other groups."

ACCOMMODATIONS TAX BOARD
Beaufort County Industrial Village
104 Industrial Village Road, Building #3
Tuesday, October 4, 2016

Organization	Event/Project	Amt. Requested	Rec. Last Yr.	Amt. Recom	% of Ask	Name	Notes
Arts Center of Coastal Carolina	Tourism Marketing of the Unincorporated Area of Southern Beaufort County	\$ 15,000	\$ 11,250	\$ 10,000	66.7%	Linda S. Bloom	
Beaufort Arts Council	Promotional Marketing Piece - 'A Lowcountry Journey Through the Arts'	\$ 2,073	\$ -	\$ 2,000	96.5%	Delene D. Miller	Rack cards
Beaufort Arts Council	ArtPop	\$ 8,250	\$ -	\$ -	0.0%	Delene D. Miller	Billboards-12
Beaufort County Black Chamber of Commerce	Cultural Tourism Marketing	\$ 125,000	\$ 75,000	\$ 81,000	64.8%	Liz Mitchell	Pathfinders; So. Living; Group
Beaufort County Historical Society	Historical Markers	\$ 4,000	\$ 5,000	\$ 1,500	37.5%	Mary Lou Brewton	
Beaufort Film Society	Beaufort International Film Festival	\$ 27,000	\$ 17,500	\$ 17,500	64.8%	Ron Tucker	
Beaufort History Museum	Renovation of the Main Gallery Exhibit	\$ 100,000	\$ 10,000	\$ 30,000	30.0%	Carol Lauvray	Panels
Beaufort Regional Chamber of Commerce	Tourism Marketing FY 2016-2017	\$ 120,000	\$ 75,000	\$ 100,000	83.3%	Robb Wells	All but print
Bluffton Historical Preservation Society	Heyward House Historic Center	\$ 20,000	\$ 20,000	\$ 18,500	92.5%	Katie Epps	
Burton Fire District	Emergency Response Resource/Vehicle for Spanish Moss Trail	\$ 28,000	\$ -	\$ -	0.0%	James Still	Not tourists
Coastal Discovery Museum	Cultural and Eco-Tourism Programs	\$ 28,500	\$ 20,000	\$ 20,000	70.2%	Natalie Hefter	Eco ads
Community Foundation of the Lowcountry	2017 Public Air Exhibition on HHI	\$ 20,000	\$ -	\$ 4,000	20.0%	Jean M. Heyduck	Ads
Daufuskie Island Community Preservation Zone Association (CPZA)	Accessories for Phase 2 Development of the Daufuskie Island County Park	\$ 30,079	\$ -	\$ -	0.0%	Don Newton	
Daufuskie Island Foundation	Daufuskie Day	\$ 15,000	\$ 6,000	\$ 5,500	36.7%	Deborah Edmondson	Print ads
Daufuskie Island Historical Foundation	Brochure Printing	\$ 5,000	\$ 1,500	\$ 2,500	50.0%	Nancy Lutdke	Brochures
Exchange Club and Child Abuse Prevention Association (CAPA)	CAPA and Exchange Club Ghost Tours	\$ 1,076	\$ 500	\$ 680	63.2%	Jessica Chapman	Banner & Columbia mag
Friends of Fort Fremont	Fort Fremont Historical Preserve - Visitor Educational Video	\$ 7,000	\$ 5,000	\$ 5,000	71.4%	Wendy Wilson	Post-production & rack cards
Friends of Hunting Island State Park	Replacement of ADA Compliant Equipment at Hunting Island SP	\$ 20,000	\$ -	\$ 11,365	56.8%	Mary Ann Radke	2 chairs; mats
Friends of the Spanish Moss Trail	Spanish Moss Trail	\$ 35,160	\$ -	\$ 3,150	9.0%	Sissy Perryman	App upgrade
Greater Bluffton Chamber of Commerce	Tourism Events	\$ 20,000	\$ -	\$ 10,800	54.0%	Shellie West	
Gullah Museum of Hilton Head Island	Programming Offerings	\$ 50,000	\$ 15,000	\$ 20,000	40.0%	Louise Cohen	
Heritage Library Foundation, Inc	Heritage Library Beaufort Branch	\$ 20,000	\$ 1,000	\$ 400	2.0%	Linda Plekut	Sign
HHI Bluffton Chamber of Commerce and Visitor & Convention Bureau	Southern Beaufort County Destination Marketing	\$ 25,000	\$ 20,000	\$ 21,000	84.0%	Brenda Ciapanna	Conde Nast
HHI Motoring Festival & Concours d'Elegance	HHI Concours d'Elegance	\$ 30,000	\$ 25,000	\$ 25,000	83.3%	Lindsay Harrell	Advertising
Hilton Head Choral Society	Choral Festival Event and Audience Development Project	\$ 8,000	\$ 3,000	\$ 3,000	37.5%	James C. Deas	Social media
Hilton Head Hospitality Association	Hilton Head Wine and Food Festival	\$ 10,000	\$ 2,000	\$ 5,000	50.0%	Jeff Gerber	Social media
Hilton Head Seafood Festival	Coastal Culinary and Heritage Dinner	\$ 12,000	\$ -	\$ 5,000	41.7%	Kelly Smith	
Hilton Head Symphony Orchestra	Television & Facebook Advertising	\$ 12,000	\$ 5,000	\$ 6,000	50.0%	Sarah Bergin	Cable ads
Historic Beaufort Foundation	Fall Festival of Houses & Gardens	\$ 15,942	\$ 3,500	\$ 5,255	33.0%	Isabella S. Reeves	Printing
Historic Bluffton Arts & Seafood Festival, Inc	Historic Arts & Seafood Festival	\$ 10,000	\$ 10,000	\$ 10,000	100.0%	MaryAnn O'Neill	Southern Living
Lean Ensemble Theater	LET Productions	\$ 6,000	\$ -	\$ 1,350	22.5%	Stephen Hasley	Social media; org dues
Lowcountry Golf Course Owners Association	Golf Tourism Broadcast Campaign	\$ 20,000	\$ 10,000	\$ 10,000	50.0%	Robbie Wooten	
Main Street Beaufort	Tourism Marketing FY 2016-2017	\$ 35,000	\$ 20,000	\$ 15,000	42.9%	LaNelle Fabian	Visitsr guide; Facebook;
Main Street Youth Theatre, Inc.	Main Street Youth Theatre 2017 Season	\$ 15,000	\$ -	\$ -	0.0%	Phyllis Neville	
Mitchelville Preservation Project	Mitchelville Preservation Project	\$ 75,000	\$ 25,000	\$ 23,500	31.3%	Courtney Young	
Native Island Business and Community Affairs Association (NIBCAA)	HHI Gullah Celebration	\$ 75,000	\$ 20,000	\$ 23,000	30.7%	Courtney Young	Print & social media
Port Royal Sound Foundation	Port Royal Sound Foundation Maritime Center	\$ 69,590	\$ 3,750	\$ 10,000	14.4%	Jody Hayward	Print and digital ads
SC Lowcountry & Resort Island Tourism Commission	Promotion of Beaufort County & the Lowcountry	\$ 40,000	\$ 32,000	\$ 32,000	80.0%	Peach Morrison	
The First Tee of the Lowcountry	Disc Golf Tournament	\$ 25,000	\$ -	\$ 9,500	38.0%	John Preston	Facility
The Sandbox Children's Museum	Big Summer Blowout	\$ 2,000	\$ 2,000	\$ 1,500	75.0%	Caroline Rinehart	Marketing
TOTAL:		\$ 1,186,670	\$ 444,000	\$ 550,000	46.8%		

Note: Event-\$5,000; Project-\$3,000

Total Allotment: \$550,000

Amount Remaining: \$ -

This info provided by DMAI (Destination Marketing Association International)

You will see nothing about a DMO chamber comingling, nor ad sales or using tax monies for private chamber purposes.

What is a Destination Marketing Organization?

Destination marketing organizations (DMOs) are organizations charged with representing a *specific destination and helping the long-term development* of communities through a travel and tourism strategy.

For visitors, DMOs are like a key to the city. As an unbiased resource, they can serve as a broker or an official point of contact for convention, business and leisure travelers. They assist planners with meeting preparation and encourage business travelers and visitors alike to visit local historic, cultural and recreational sites.

Why is a Destination Marketing Organization valuable to a visitor, business traveler or a meeting planner?

- DMOs offer unbiased information about a destination's services and facilities
- DMOs save visitors time and energy, as they are a one-stop shop for local tourism interests
- DMOs can provide the full range of information about a destination
- Most services provided by DMOs cost nothing

If DMOs don't charge for their services, how do they make money?

For most services convention and visitor bureaus do not charge their clients — the visitor, the *business traveler and the meeting planner*. Instead, most DMOs are funded through a combination of occupancy taxes, membership dues, improvement districts and government resources.

Proper function of a private chamber and a separately publically funded DMO (Designated Marketing Organization)

What is a private Chamber? Mission/ Intent / Purpose / Charter / Bylaws

A private chamber function is simply a local business-to-business league to promote local business interests of members such as, doctors, plumbers, lawyers and all local businesses A-Z who join. They should not receive any public funds whatsoever to use for private member purposes. They can sell limited amounts of ads in a local business directory; they could accept perhaps a special grant for putting on a special event like a seafood festival, etc. but so can others, apply to do the same thing and if they do as a chamber member, the chamber is supposed to support their effort, not compete or attempt to run this. A chamber job is fully support local businesses, not be in a business.

In fact, a 501-c6 non-profit business league IRS tax code states should not be in any business whatsoever normally carried on by for-profit businesses. A chamber intent / mission/ purpose/ charter is not do any type of business and should fully support members who are in business. Local Business Expo, Business After Hours are more inline with their function. If they do anything that makes a profit, non related to its Core Purpose and Mission, they must pay IRS UBIT (unrelated business income taxes) and they can't do any type business that competes with members or local for-profit companies. Chambers are not a business, they exist to support business members and those who pay taxes for local schools, military, roads and police. Imagine a chamber enters into any local business and makes a profit, pays no taxes and uses public

funds to do so and looks at someone in business as a competitor versus someone they are supposed to support and help proposer in the community!

Chamber governance is basically a chamber that must duly elect its board from its members with term limits, bylaws with members rights, comply to non-profit corporation act with total access to all records for chamber members are in essence owners / investors/stakeholders. Employee's performance reviewed annually. Hilton Head Chamber should be operating with 5 employees, not 25 with \$87,500 average salary and executive director salary of 60-75k, not 400k, 1.7M home and all we don't even know about until the forensic audit is complete.

What is a DMO? Purpose / Intent

A DMOs' simple function/purpose and totally non related to a chamber, is the city hires a local company put out for RFP fair bids under procurement laws (CVB/ad agency) to take these monies and simply invest these monies wisely and responsibly to promote the interest of the entire community, no one can be excluded since its public funds. No favoritism, no ad sales to favor those who spend the most. There can be more than just one DMO for creating competition.

The best DMO choices are a local/state ad agency, who easily can set up a non-profit entity to bid, and even better like 20% of all cities in America now do this as a town function in-house. Certainly a town DMO contract must be signed with proper terms and conditions such as comply with SC FOIA laws, comply to independent audits by the town when asked and cost of audit deducted from the DMO monies. DMO term should be 3 years with annual performance reviews with proven metrics. Private chamber should not even be allowed to bid.

This is not a Chamber job and should not be in any business whatsoever. A chamber is all local and ZERO to do with tourism. Even SC PRT bids out the state DMO to for-profit ad agencies to promote the state with 57M tax dollars..

DMO should be paid max 15% of the funds received for overhead and the rest invested to promote the city destination. If an app or website is produced, it must include all local businesses in the entire community, since funded with public monies. App and website would simply be free and no ad sales and just promote the destination, listing all businesses in an A-Z directory. If someone wants indepth local information, the app and website simply list all local tax paying media companies who offer this, all restaurants, hotels and all businesses (no one excluded) with direct links to all businesses websites, phone, address etc. "Again public funds". Can't exclude anyone for any reason. Cannot show favoritism for any reason! Cannot use public funds or issue public funds for private purposes. This is a misuse and misappropriation of tax dollars.

What can't continue is a private chamber receiving public funds and use these funds to build their own media products to profit from and compete with their media members and any local non-member taxpaying media businesses. A private chamber, acting as a DMO using and comingling public funds, can't just promote their private members and exclude the rest of the community! It also can't sell ads to favor others over others or favor board members business over others. This is all equal fair opportunity for all, no one gets favoritism in a private chamber 501-c6 non-profit business-to-business league. All members paying dues are equal. A separate city DMO publicly funded. Must also promote the entire community.

A chamber / DMO hybrid abuse using tax monies to promote private chamber members and excluding all local businesses must end.

Both the chamber local function and the DMO tourism function do not exist to be in business, they exist to promote those who are, and pay taxes! Does everyone understand this? If not, what part is confusing!

Note: 95% of all cities in the USA have a separate private chamber, not funded with tax dollars and if it is, it can't be private. Separate CVB's, which in many cities acts as the city DMO. 20% of all cities now run the DMO in-house as a town DMO function. This seems the best way and most efficient to control cost.

Skip Hoagland

843-384-7260

skiphoagland@yahoo.com

This info provided by DMAI (Destination Marketing Association International)

You will see nothing about a DMO chamber comingling, nor ad sales or using tax monies for private chamber purposes.

What is a Destination Marketing Organization?

Destination marketing organizations (DMOs) are organizations charged with representing a specific destination and helping the long-term development of communities through a travel and tourism strategy.

For visitors, DMOs are like a key to the city. As an unbiased resource, they can serve as a broker or an official point of contact for convention, business and leisure travelers. They assist planners with meeting preparation and encourage business travelers and visitors alike to visit local historic, cultural and recreational sites.

Why is a Destination Marketing Organization valuable to a visitor, business traveler or a meeting planner?

- DMOs offer unbiased information about a destination's services and facilities
- DMOs save visitors time and energy, as they are a one-stop shop for local tourism interests
- DMOs can provide the full range of information about a destination
- Most services provided by DMOs cost nothing

If DMOs don't charge for their services, how do they make money?

For most services convention and visitor bureaus do not charge their clients — the visitor, the business traveler and the meeting planner. Instead, most DMOs are funded through a combination of occupancy taxes, membership dues, improvement districts and government resources.

County is a paying member of the Beaufort Chamber with my tax monies who also terminated my membership asking for compliance to SC non-profit corporation act law, they continue to refuse an audit, now refuses non-profit corporation act for members to access the chamber DMO books, is this not also a huge conflict giving the same private chamber you are a member of tax money, with no fair bidding procurement! Tell me how you can hand a private chamber public money for private purposes with no oversight, no DMO contract, no RFP fair bidding under procurement laws and zero transparency on its accounting?

It's not about the trusted good people on the chamber board who are in the dark, never seen the books, all appointed not elected, it's about transparency and audits and all the rest to make sure 100% Blakely Williams is not hiding something or abusing our tax funds. Ronald Reagan said Trust verified.

This council was elected to do a job to protect our tax monies from misappropriation and misuse by these local chambers and spend and protect tax money like it's your-own. Fact is, you are allowing robbery and handing money with no contract, would you act this way with your money, if so bankruptcy would be the result. Now we find out 25k a quarter is handed to the Beaufort Chamber for Economic Development. For what? Where was this spent? It's a private member organization to promote member businesses locally and interest in the community. That's it. Economic Development has nothing to do with a private chamber function as a private member league. This is a total misappropriation and misuse of our tax funds. Again, a local chamber is owned cooperatively by the members to help members' business prosper in the community. Its not a business, it's a business league – that's it!

Interesting to now note Mr Kubic joined all chambers with tax monies and we are all now Town of Beaufort chamber members and all have rights to see the chamber books as members / owners / investors / stakeholders under the SC non-profit corporation act.

We have a broken political system with a weak one vote, no power, Mayor and strong town manager. We need a strong power Mayor, like Charleston and Columbia not all our towns run by corrupt employee Indians with no real chief. How many successful companies are run by the employees, not the owner or CEO? Paul, why don't you and others on this council leave something behind that will clean it all up with a change from a weak mayor to a strong mayor political system with full power to fire Mr. Gruber, Mr. Kubic and other Town employees if they get out of line and not do their job correctly. Thanks

Topic: Motor Vehicle Tax Bills
Date Submitted: December 12, 2016
Submitted By: Jim Beckert
Venue: County Council Regular

Topic: Motor Vehicle Tax Bills
Date Submitted: December 12, 2016
Submitted By: Jim Beckert
Venue: County Council Regular

Motor Vehicle Tax Bills for January 2017

The January notice should be in the mail the week of the 19th

**Additional time was needed because the DOR valuation guide
was delivered to us 3 weeks late**

**Owners will still have 30 + days to renew their decal by
January 31, 2017**

Topic: Hurricane Matthew Recovery Briefing
Date Submitted: December 12, 2016
Submitted By: Eric Larson
Venue: County Council Regular

Topic: Hurricane Matthew Recovery Briefing
Date Submitted: December 12, 2016
Submitted By: Eric Larson
Venue: County Council Regular

Beaufort County Hurricane Matthew Recovery Briefing December 12, 2016 (Day 66)

A Report to County Council



Outline

- Debris Removal
- Damage Assessment
- Public Assistance
- Individual Assistance
- County Operations



Public Road Debris

- As of December 11, 2016:
 - 1,016,356 CY collected from Public Roads
 - 483,644 CY estimated remaining *
 - As high as 122 trucks operating; currently 85
 - 58,892 hanging limbs removed
 - 2,989 leaning trees removed
 - Stumps being inventoried
- 4 Debris Management Sites
- 51st day of operation
- Work also includes 27 school campuses and the public roads in 3 municipal areas
- 1st Pass was completed on 12/2/16
- 2nd Pass anticipated to be complete 12/22/16

* Based on 1.5 mil. CY to be collected. Does not include SW and Marine Debris sites



BEAUFORT COUNTY, SC

FEMA-4288-DR | SC - HURRICANE MATTHEW

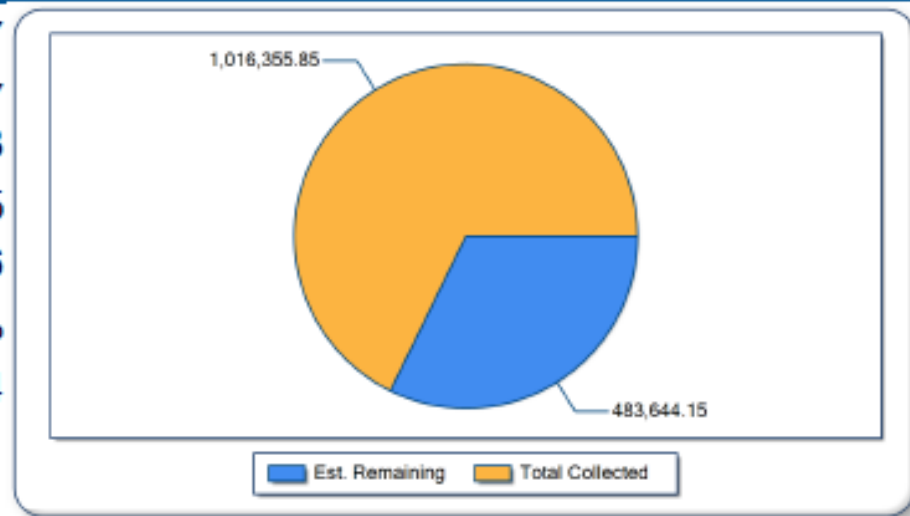
ROW COLLECTION

Daily Totals

Daily Statistics (12/11/2016)

CuYds Collected Vs. Remaining

Total Cubic Yards	21,157
VEGETATIVE/WOODY	21,157
Total Loads	433
Total Trucks Operating	85
Average CuYds Per Load	48.86
Average Load Call	77.79%
Disposal Sites in Operation	4

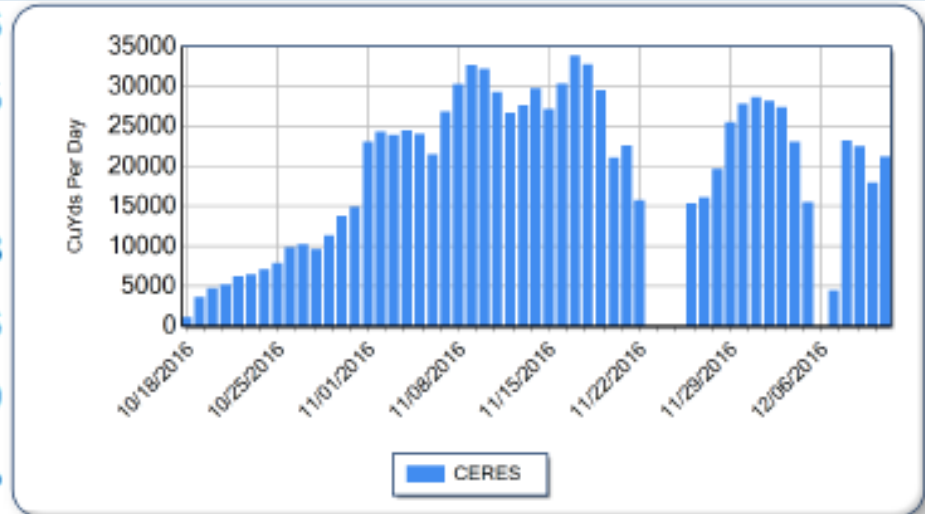


Project Totals

Job to Date Statistics

Total CuYds Per Day

Total Cubic Yards	1,016,356
Total Loads	21,115
Days Operational	51
Average Cubic Yards Per Load	48
Maximum Day Cubic Yards	33,776
Average Day Cubic Yards	19,929
Average Load Call	79.17%

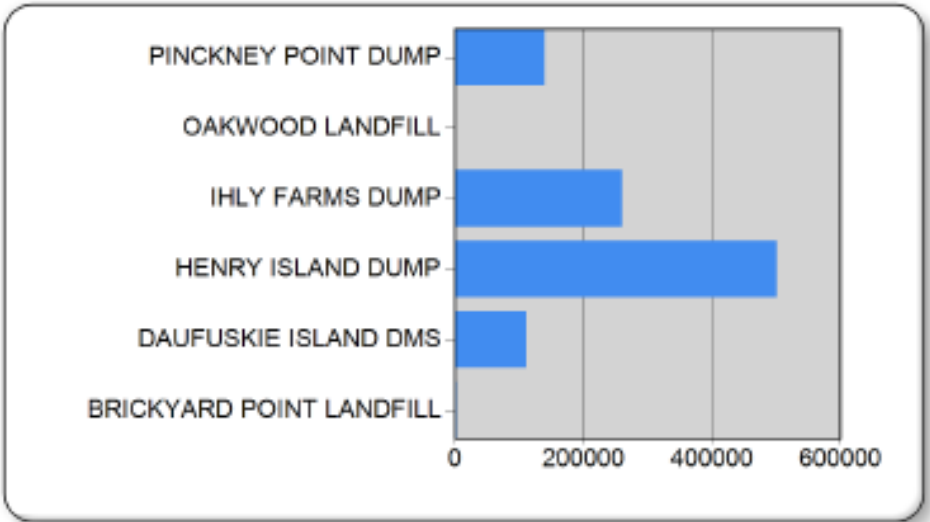


Debris Management Sites

Today and Job to Date DMS Statistics

DMS CuYds To Date

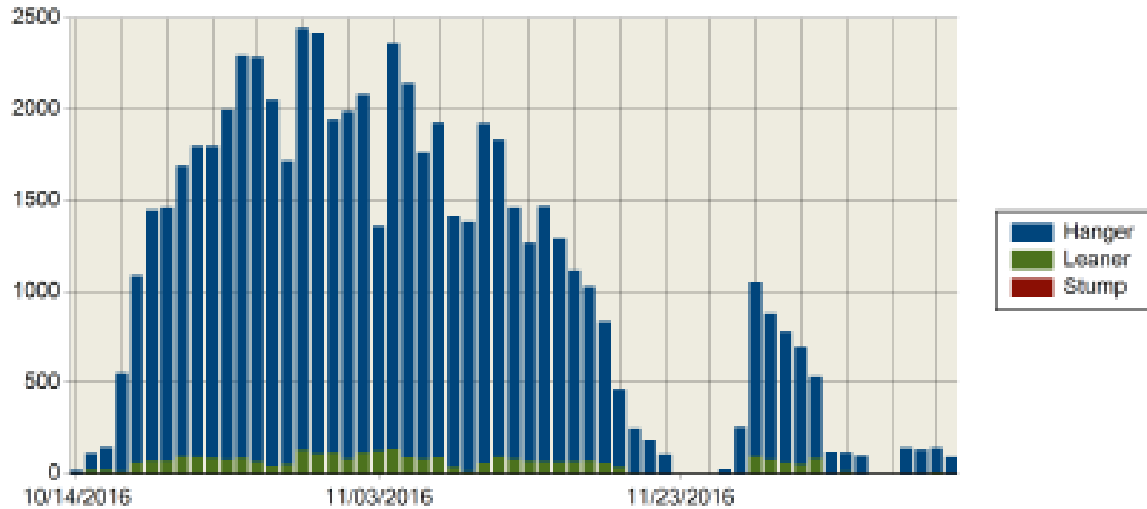
Site Name	Today	JTD
BRICKYARD POINT LANDFILL	0.0	2,770.9
CONSTRUCTION&DEMOLITION	0.0	2,770.9
DAUFUSKIE ISLAND DMS	4,970.7	111,779.7
VEGETATIVE/WOODY	4,970.7	111,779.7
HENRY ISLAND DUMP	9,606.8	501,207.6
VEGETATIVE/WOODY	9,606.8	501,207.6
IHLY FARMS DUMP	2,676.8	260,269.4
VEGETATIVE/WOODY	2,676.8	260,269.4
OAKWOOD LANDFILL	0.0	380.1
CONSTRUCTION&DEMOLITION	0.0	380.1
PINCKNEY POINT DUMP	3,902.5	139,948.4
VEGETATIVE/WOODY	3,902.5	139,948.4



BEAUFORT COUNTY, SC

FEMA-4286-DR | SC - HURRICANE MATTHEW
ROW COLLECTION

Hazard Removals By Day



Today's Hazard Removals

Total Crews in the Field	2
Hangers	Totals
1A-HANGER REMOVAL PER TREE	91
Leaners	Totals
Stumps	Totals

Cumulative Hazard Removal

	<u>Progress to Date</u>		
	<u>Estimated</u>	<u>Cumulated</u>	<u>Percent</u>
Hanger	0	58,592	0.0 %
Leaner	0	2,689	0.0 %
Stump	0	0	0.0 %
Total	0	61,281	

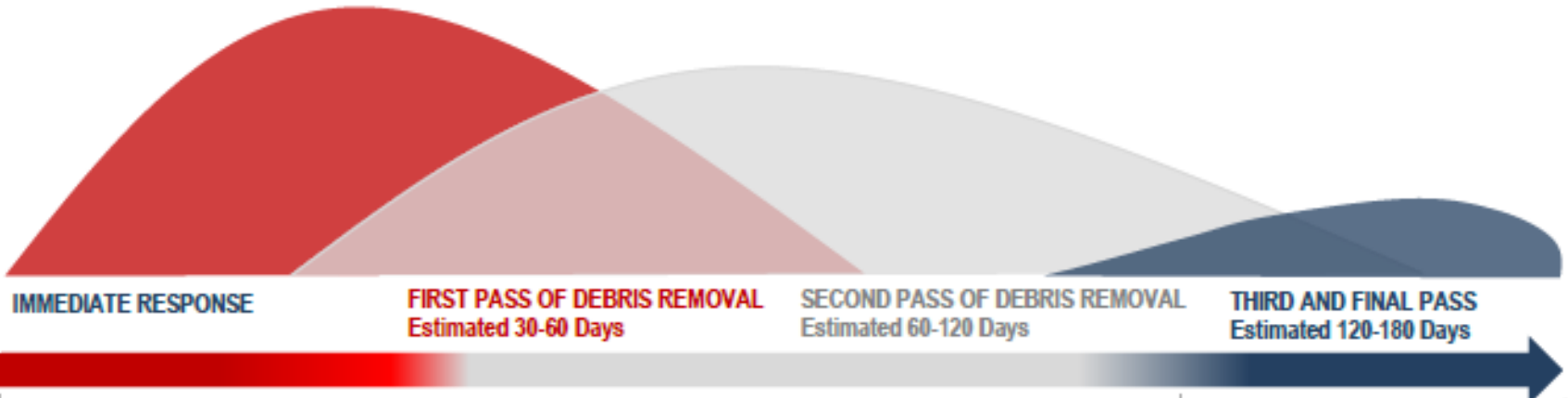
Productivity Statistics

Hanger Removal Maximum	2,313
Hanger Removal Average	1,091
Hanger Removal Minimum	13
Leaner Removal Maximum	198
Leaner Removal Average	57
Leaner Removal Minimum	1
Stump Removal Maximum	0
Stump Removal Average	0
Stump Removal Minimum	0



Schedule

Matthew
Impact
10.8.16



IMMEDIATE RESPONSE

Activities included:

- Emergency Road Clearing (Push)
- Conduct preliminary damage assessments.
- Identify and assess debris management site
- County activated contracts with pre-positioned debris hauling contractor (Ceres Environmental) and debris monitoring contractors (Tetra Tech)
- Request for Public Assistance made to FEMA through South Carolina Emergency Management Department

FIRST PASS OF DEBRIS REMOVAL Estimated 30-60 Days

Activities include:

- Debris Contractor Ceres has initiated debris removal activities
- All debris removal is being monitored and documented in accordance with FEMA regulations
- Dangerous hanging limbs affecting the public Rights-of-Way are being removed
- Hazardous leaning trees affecting the public rights-of-way are being removed
- Beaufort County has requested a waiver from FEMA to allow debris collection from Rights of Way on Private roads

SECOND PASS OF DEBRIS REMOVAL Estimated 60-120 Days

Activities include:

- Hanging limb and leaning tree removal will be completed
- Contractors will make a second pass of debris removal on all roads
- The County will identify the need for additional debris removal programs ;
 - Waterways
 - Derelict Vessels
 - Parks
- Damage complaints will be signed-off when rectified

THIRD AND FINAL PASS Estimated 120-180 Days

Activities include:

- Third and final pass of debris removal will be made
- Remaining damage complaints will be closed out
- Debris management sites will be remediated
- Contractors will be released

Goal: 90% done in 90 days. All Road debris by end of Feb. '17

Holiday Schedule

- In observance of winter holidays, disaster debris removal operations will temporarily discontinue from Friday, December 23 through Monday January 2, in the City of Beaufort, the Town of Port Royal, the Town of Bluffton and unincorporated Beaufort County, including Daufuskie Island. Disaster debris removal operations will resume on Tuesday, January 3



Private Road Debris (PPDR)

- On October 29, 2016, FEMA approved the County's request to remove debris from private roads
- As of December 9, 2016, FEMA has approved private roads in 63 communities for PPDR. 9 others are pending approval
- As of December 11, the "first pass" has been completed in 52 of the 63 communities; 21 have had a "second pass"



PPDR as of Dec. 9, 2016

- Battery Point
- Bay Pointe Vistas
- Bermuda Bluff
- Bloody Point
- Blue Gray Estate
- Bluffton Park
- Callawassie Island
- Cane Island Retreat
- Cat Island
- Cheechessee Creek
- City Walk
- Coffin Point Plantation
- Coosaw Point
- Dataw Island
- Distant Island
- Edgefield
- Fernlakes
- Fripp Island POA
- Haig Point Club
- Harbor Island
- Heritage Lakes
- Heyward Point
- Hidden Lakes
- Inlet @ Bermuda Bluff
- Liberty Point
- Live Oaks at Battery Creek
- Marshes at Lady's Island
- May River Plantation
- May River Preserve
- Melrose Resorts
- Moss Creek
- Overlook at Battery Creek
- Picket Fences
- Pinckney Retreat
- Pine Forest Village
- Pleasant Farm
- Pleasant Point
- Polawana Island
- Port Royal Landing
- Ribaut Island
- River House Plantation
- River Oaks
- Rose Dhu Creek
- Rose Hill Plantation
- Sandy Pointe
- Shady Glen
- Shammy Creek Landing
- Spring Island
- Stock Farm
- Tabby Road
- Tansi Village
- The Crescent
- The Farm at Buckwalter
- Traditions at Old Carolina
- Tuxedo Park
- Victoria Bluff
- Vivian's Island
- Walling Grove
- Wellstone at Bluffton
- Willow Point
- Windmill Harbour
- Wrights Point
- Yacht Club Estate



Pending PPDR 12/9/16

- Shadow Moss
- Cedar Cove at Haig Point
- Islands of Beaufort
- Mariner Horizontal Property
- The Preserve at Woodbridge
- Fig Beach Club
- Battery Townhomes
- Meridian Cottages
- Olde Tabby Park



Beaufort County ROE Tracker

No:	Name:	Approval:	Start:	1st Pass	2nd Pass	3rd Pass	Complete:
1	Inlet at Bermuda Bluff	11/04/16	11/04/16	11/05/16	12/10/2016		
2	Distant Island	11/04/16	11/04/16	12/01/16			
3	Cane Island Retreat	11/04/16	11/05/16	11/08/16	12/4/2016		
4	Callawassie Island	11/05/16	11/05/16	11/23/16			
5	Fripp Island	11/05/16	11/06/16				
6	Pinckney Retreat	11/05/16	11/07/16	11/10/16	12/4/2016		
7	Picket Fences	11/05/16	11/06/16	11/09/16	12/9/2016		
8	Port Royal Landing	11/05/16	11/05/16	11/07/16			
9	Willow Point	11/05/16	11/05/16	11/07/16	12/9/2016		
10	Overlook @Battery Creek	11/07/16	11/08/16	11/09/16	12/9/2016		
11	Marshes @ Lady's Island	11/07/16	11/08/16	11/08/16	12/10/2016		
12	City Walk	11/07/16	11/08/16	11/12/16	12/5/2016		
13	Rose Hill	11/07/16	11/09/16	11/30/16			
14	Yacht Club Estates	11/07/16	11/08/16	11/09/16	12/9/2016		
15	Hidden Lakes	11/07/16	11/08/16	11/19/16			
16	Fern Lakes	11/07/16	11/09/16	12/03/16			
17	Dataw Island	11/07/16	11/09/16	11/19/16			
18	River Oaks	11/07/16	11/08/16	11/27/16	12/9/2016		
19	Farm at Buckwalter	11/08/16	11/10/16	11/17/16			
20	Spring Island	11/08/16	11/10/16				
21	Walling Grove	11/08/16	11/09/16	11/18/16	12/9/2016		
22	Ribaut Island Regime	11/08/16	11/09/16	11/10/16	12/09//2016		
23	Windmill Harbor	11/09/16	11/10/16	11/18/16	12/5/2016		
24	Shammy Creek	11/09/16	11/09/16	11/12/16			
25	Bloody Point	11/09/16	11/10/16				
26	Edgefield	11/09/16	11/11/16	11/19/16	12/9/2016		
27	Wrights Point	11/09/16	11/10/16	11/13/16	12/5/2016		
28	Pine Forest	11/09/16	11/11/16	11/27/16			
29	Tansi Village	11/09/16	11/10/16	11/17/16	12/4/2016		
30	Tuxedo Park	11/09/16	11/10/16	11/17/16	12/11/2016		
31	Haig Point	11/09/16	11/10/16				
32	Live Oaks at Battery Creek	11/10/16	11/11/16	11/16/16	12/5/2016		
33	Vivians Island	11/10/16	11/10/16	11/13/16			
34	Battery Point	11/10/16	11/11/16	11/14/16			
35	Pleasant Point	11/10/16	11/10/16	11/13/16			
36	Stock Farm	11/14/16	11/15/16	11/17/16			
37	Rose Dhu Creek	11/14/16	11/15/16	11/27/16			
38	Melrose Property Owners	11/14/16	11/15/16				
39	Victoria Bluff	11/14/16	11/15/16	11/28/16			
40	Heyward Point	11/14/16	11/15/16	11/28/16	12/11/2016		

EXAMPLE

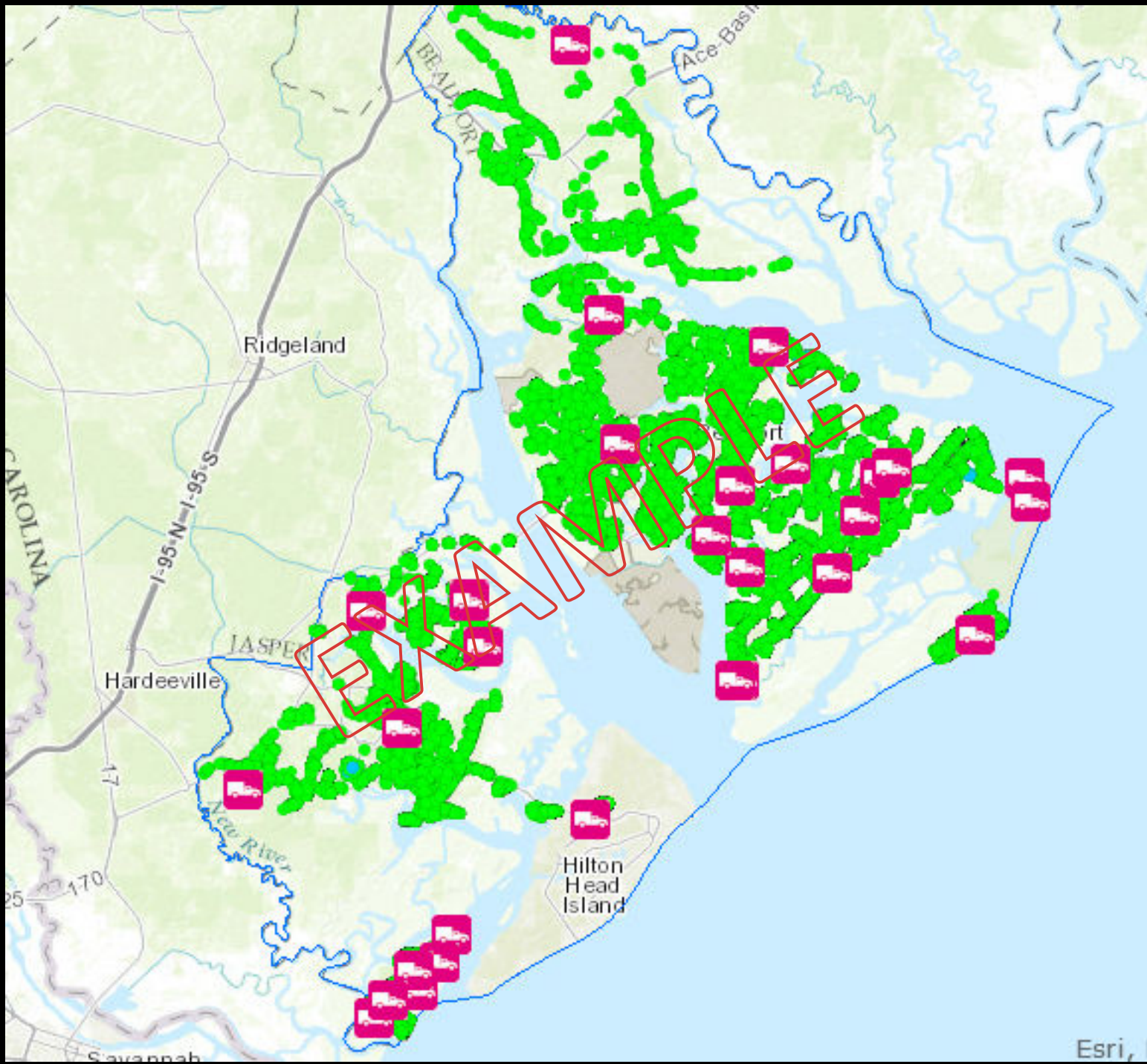


Beaufort County ROE Tracker

No:	Name:	Approval:	Start:	1st Pass	2nd Pass	3rd Pass	Complete:
41	Bermuda Bluff	11/14/16	11/15/16	11/28/16			
42	The Crescent	11/14/16	11/15/16	12/01/16			
43	Polowana Island Comm	11/21/16	11/21/16	12/03/16			
44	Heritage Lakes	11/21/16	11/21/16	12/09/16			
45	Tabby Roads Community	11/21/16	11/21/16	12/03/16			
46	Traditions at Old Carolina	11/21/16	11/21/16	11/29/16			
47	Bluffton Park	11/21/16	11/21/16	11/29/16			
48	Sandy Point	11/21/16	11/21/16	11/29/16			
49	May River Plantation	11/21/16	11/21/16	11/29/16			
50	River House Plantation	11/21/16	11/21/16	12/03/16			
51	Coffin Point Plantation	11/21/16	11/21/16				
52	Liberty Point	11/21/16	11/21/16	11/23/16	12/4/2016		
53	May River Preserve	11/28/16	11/29/16	12/04/16			
54	Harbor Island	11/21/16	11/29/16				
55	Cat Island	11/15/16	11/16/16	11/28/16	12/11/2016		
56	Pleasant Farm	12/04/16	12/04/16	12/10/16			
57	Bay pointe vistas	12/04/16	12/08/16				
58	Wellstone 2 bluffton	12/04/16	12/08/16	12/09/16			
59	Coosaw Point	12/07/16	12/08/16	12/10/16			
60	Chechessee Creek	12/07/16	12/08/16				
61	Blue Gray Estates	12/07/16	12/09/16				
62	Shady Glenn	12/08/16	12/09/16	12/10/16			
63	Moss Creek	12/09/16	12/10/16				

EXAMPLE

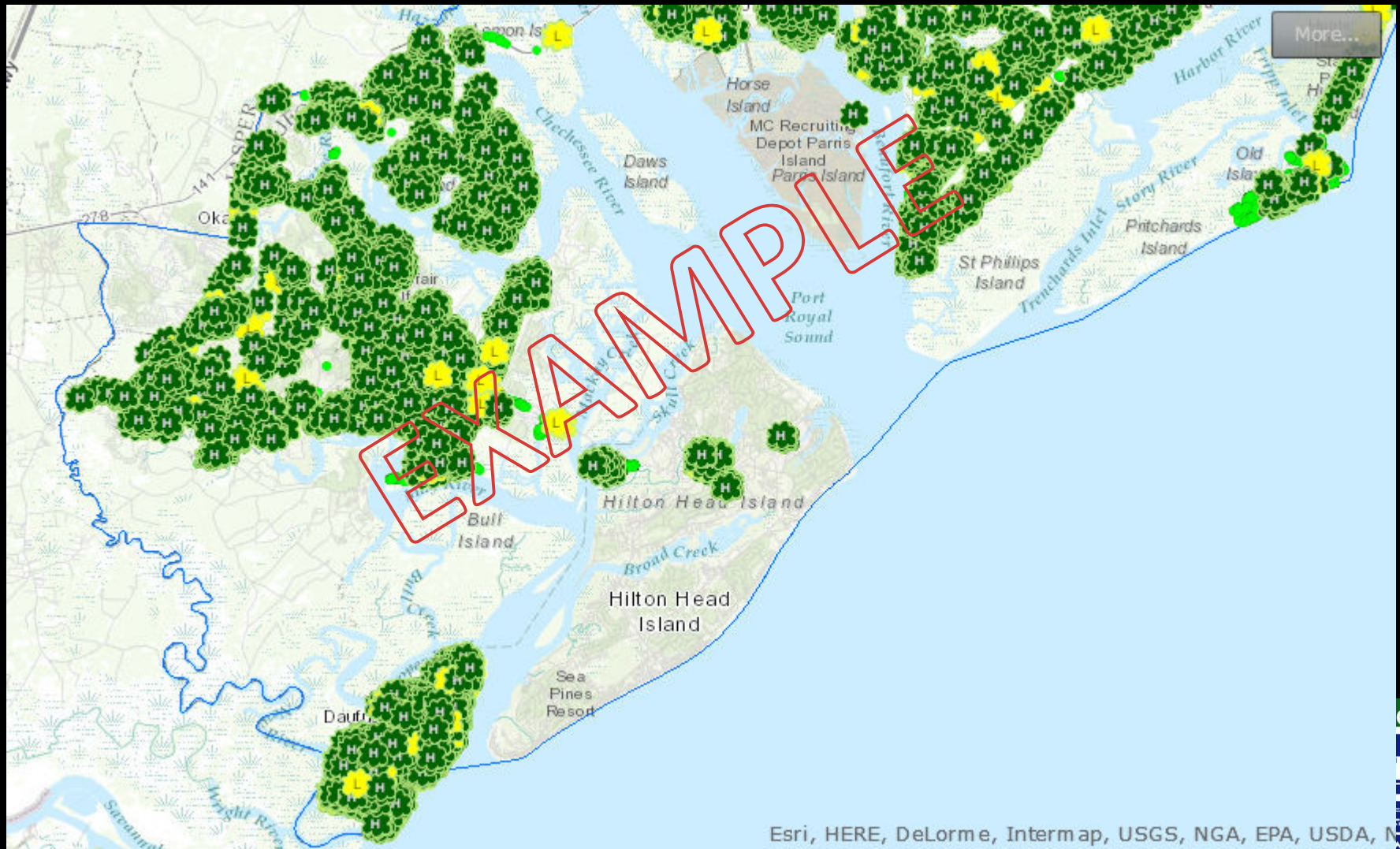




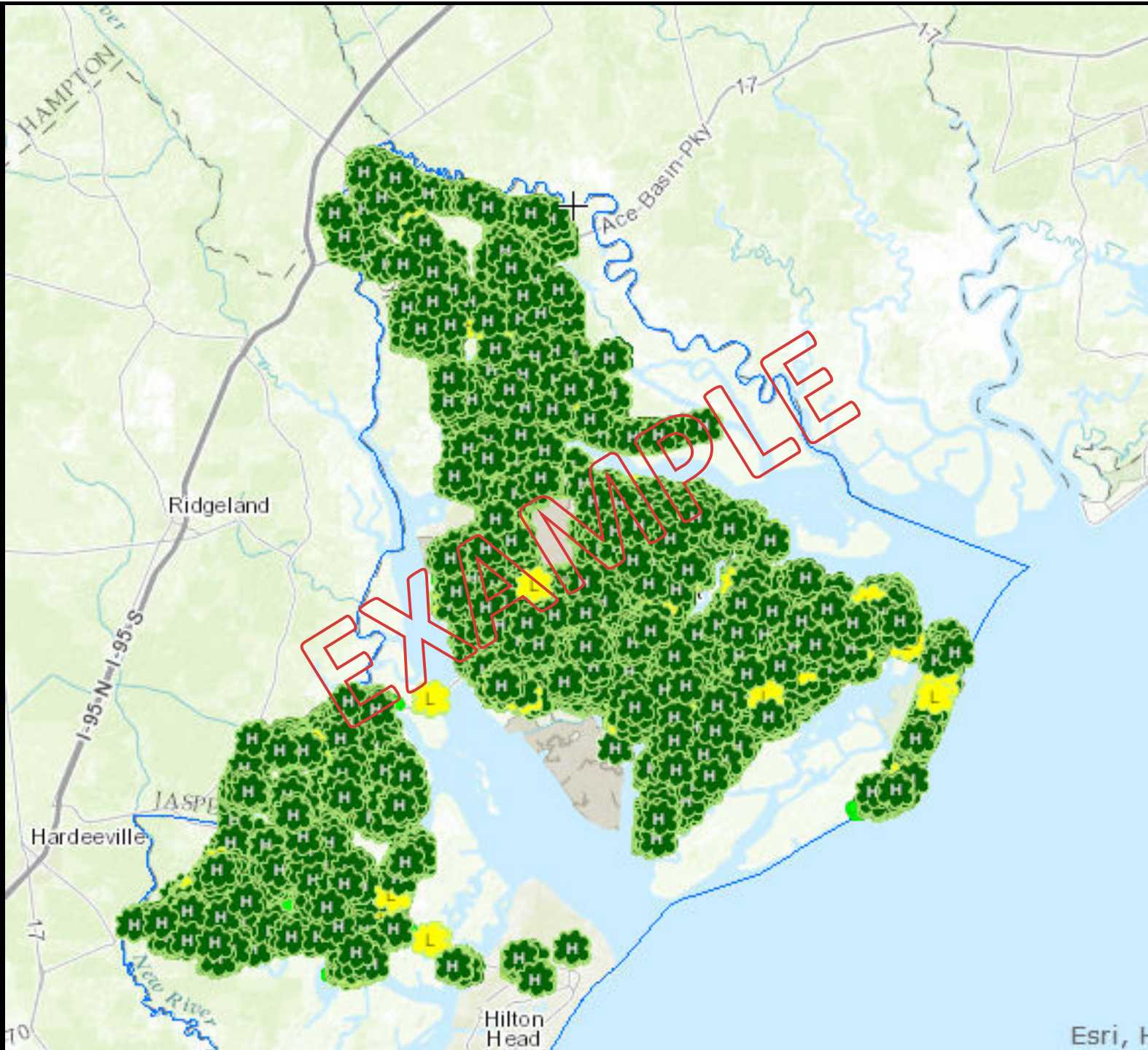
Esri,



“Hangers” & “Leaners”



Esri, HERE, DeLorme, Interm, USGS, NGA, EPA, USDA, N



Esri, I

Public and Private Road Debris

- Debris removal contractors are making the second pass through the County. Residents are asked to sort Class 1 and Class 2 debris into separate piles on the right-of-way at their residence for collection. The separation categories for debris placed at rights-of-way are:
 - Class 1 waste – includes small limbs, leaves and landscape trimmings.
 - Class 2 waste – includes building materials, drywall, lumber, carpet, furniture, mattresses and plumbing items.
- The County advises residents not to block fire hydrants, stormwater ditches or utility boxes when placing items at the right-of-way



Marine Debris

- Boats, Docks, other debris obstructing the navigable waters
- SC-DNR and US Coast Guard did hazard removal in the navigable channels in the first days after the storm
- The County is questioning if this is the responsibility of the County, SC-DNR, SC-DHEC/OCRM, SC-EMD, or USACE
 - Both SC-EMD and FEMA are working with the County for answers
- Efforts are ongoing by DNR to identify and inventory the vessels and debris
- County is requesting task order from CERES to remove debris. Bidding may be necessary – County is seeking guidance from SC-EMD and FEMA
 - Cost to remove is unknown at this time



MS4 Infrastructure Debris

- Fallen trees, woody debris washed into and blocking ditches and pipes within County maintained easements
- Identification and Inventory is 80% complete
- Pursuing USDA funding prior to submittal to FEMA as part of Public Assistance
- Cost to remove is unknown at this time
- Follows same time frame as other debris

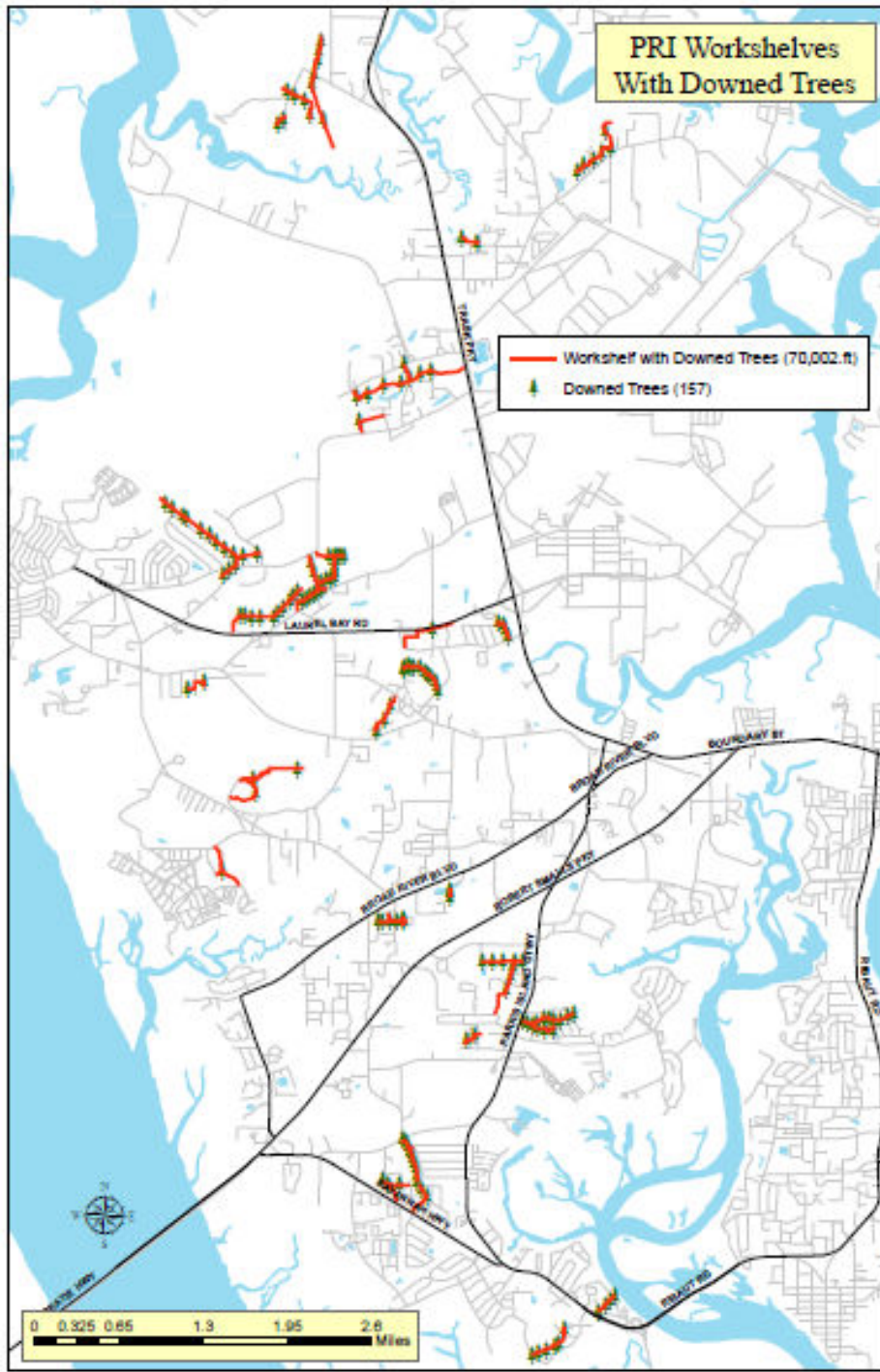


MS4 Infrastructure Debris

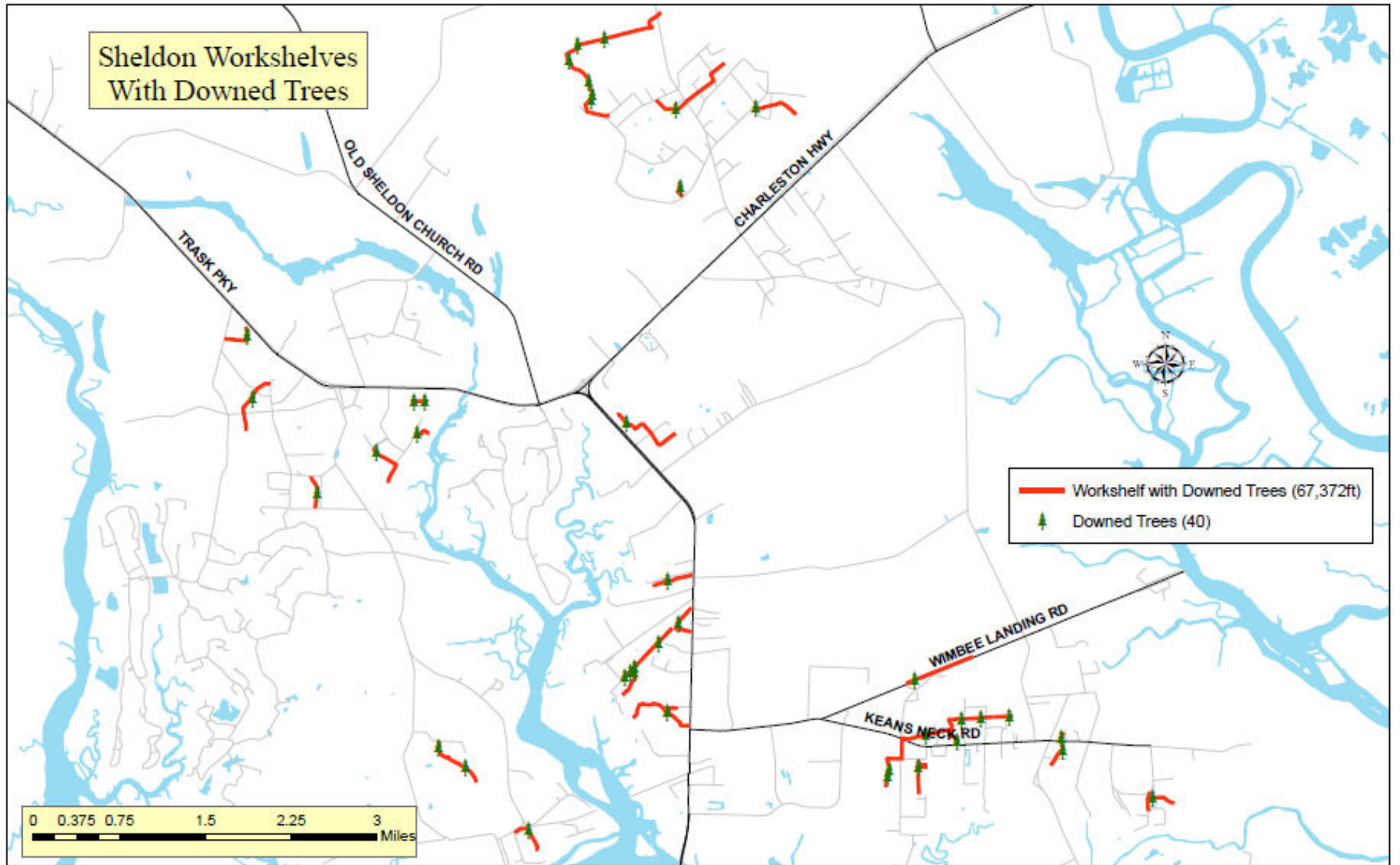
DISTRICT	Lady's Island	Port Royal Island	Sheldon	St. Helena	Bluffton Area	Total	
Number of Downed Trees	30	157	40	107		334	
Workshelf with Downed Trees	12,735ft	70,002ft	67,372ft	42,487ft		192,596 ft	36.4 miles

- In-house crews have begun limited work in clearing
- CERES to take over and complete. Task Order pending

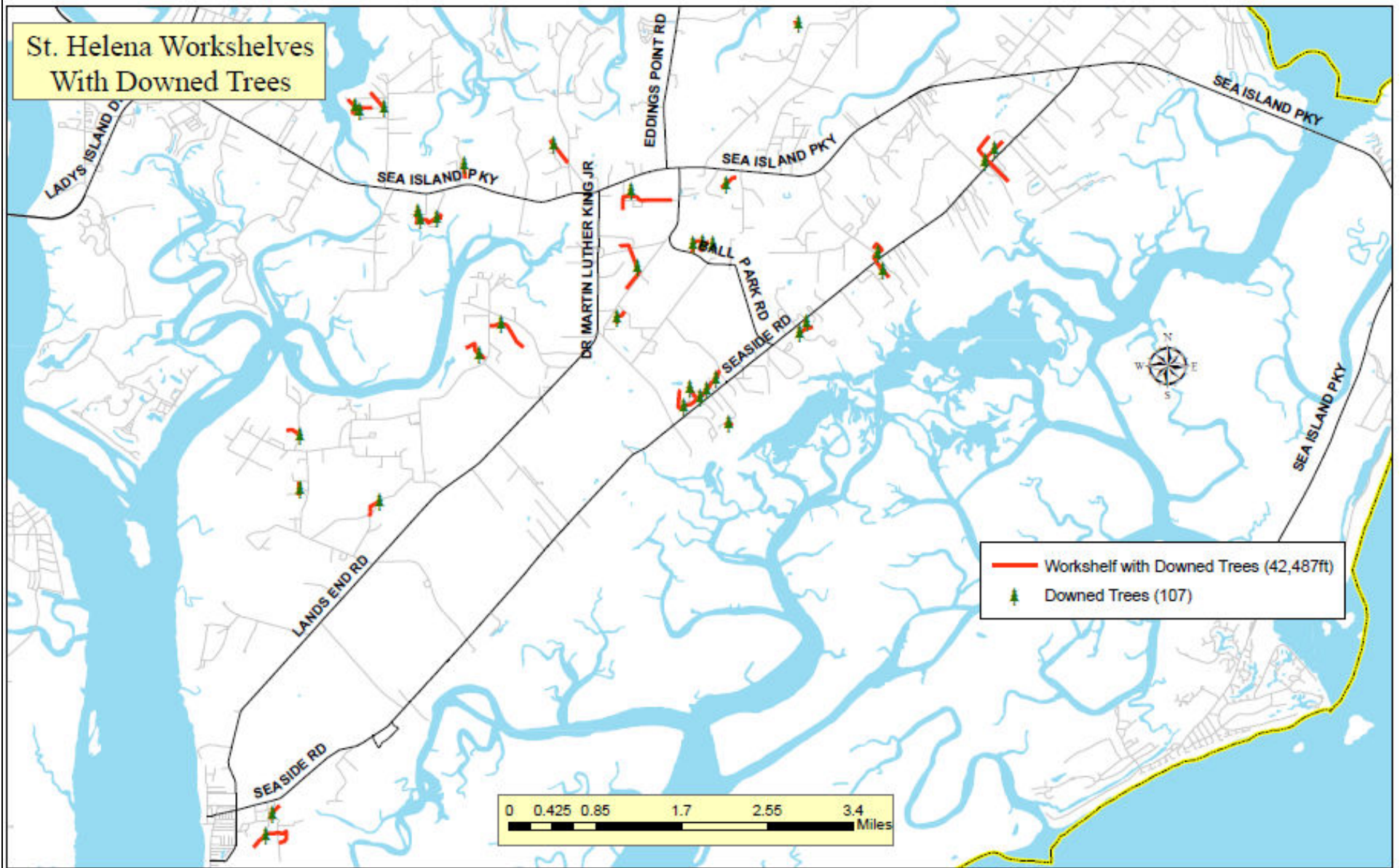




Sheldon Workshelves With Downed Trees



St. Helena Workshelves With Downed Trees



Bluffton Area

- Still being surveyed



Convenience Centers

- On Monday, December 12, all Beaufort County Convenience Centers will resume accepting limited amounts of non-storm generated yard waste (Class 1)
- Class 1 waste accepted at Convenience Centers includes small limbs and landscape trimmings. No leaves will be accepted at Convenience Centers. Capacity for this material is limited. No trailers or large loads will be accepted. Residents who wish to drop off waste in bags should use paper bags. Plastic bags are prohibited



FEMA reimbursement Program

- The County is participating in a newer debris program by FEMA
- Increases percentage of reimbursement during the first 90 days (85% first 30 days, 80% next 60 days, then 75% up to 180 days)
- Since DHEC and FEMA approved our debris plan in advance of the event, it increases reimbursement by 2%



Damage Assessment

- As of November 10, 2016 w/ Dec. 12, '16 update
- Countywide assessment is complete
- 3,913 parcels with damage
 - 101 with damaged structures >50%
- Estimated cost \$34,108,749
 - Does not include ToHHI's 19,688 parcels inspected. These numbers will not be available until next year when annual permitting reports are available to value cost of all permitted repairs
- County Building Inspection has issued 137 emergency related permits (105 building, 32 electrical)



Damage Assessment - Beaufort County

(through 11/10/2016)

Location	All Parcels Damaged	Structures w/ Major Damage (>50%)	Damage (\$\$)
Unincorporated Burton/Beaufort	132	11	\$3,399,522
Bluffton/Okatie (Town & Unincorporated)	219	9	\$6,867,950
Town Of Port Royal	68	4	\$1,976,771
St. Helena	193	15	\$4,382,225
Sheldon	20	0	\$711,330
Lady's Island	124	11	\$7,174,925
Fripp Island	49	8	\$1,728,400
Daufuskie	16	5	\$1,642,500
City Of Beaufort	234	8	\$6,225,126
Hilton Head (Residential)	2792	28	**
<u>Hilton Head (Initial Commercial/Businesses)</u>	66	2	**
TOTAL	3913	101	\$34,108,749

NOTE 1: Damage Assessment is complete in all parts of the County

NOTE 2: HHI Dollar value estimates are not available as of this update.

NOTE 3: HHI has completed 1st Phase; inspected approximately 19,688 structures.



County Facilities (12/6/16)

- Facilities Management reported damage to 65 separate facilities / structures
 - 3 vehicles received damage
- Staff working with Insurance Reserve Fund prior to submittal to FEMA for Public Assistance
- Debris on 41 sites being cleared by Public Works, Grounds, and/or the County's contractor. 57 sites cleared, 36 still yet to be cleaned, and 114 either free of debris or not evaluated at this time.



Description of Property	Damage	
Sheriff's Annex, 1925 Duke Street, Beaufort SC	Trees down, building damage	Completed
Health Center, 600 Wilmington Street, Beaufort	Contact for a/c damaged	Completed
Administration Building, 100 Ribaut Road, Beaufort, SC	100 Ribaut Road, Register of Deeds: wet carpet and wet ceiling tiles	Completed
Administration Building, 100 Ribaut Road, Beaufort, SC	100 Ribaut Road, Assessor's office: wet carpet and ceiling tiles	Completed
Administration Building, 100 Ribaut Road, Beaufort, SC	100 Ribaut Road, Building Codes: wet carpet and ceiling tiles	Completed
Administration Building, 100 Ribaut Road, Beaufort, SC	100 Ribaut Road, Employee Services: wet carpet and ceiling tiles	Completed
Law Enforcement Center/EOC, 2001 Duke Street, Beaufort	Trees in parking lot, light pole damage, back door closer damaged.	Completed
Public Works Open Storage Building, 120 Shanklin Road, Beaufort	Skylight on roof of building is missing, roof damage	Completed
Animal Shelter, 25 Shelter Church Road, Beaufort, SC	Leak near HVAC vent	Completed
Public Works Building and Garage, 120 Shanklin Road, Beaufort	Building flooded, ceiling tile damage, floor tile damage, 7 offices	Estimates
Public Works Building and Garage, 120 Shanklin Road, Beaufort	Building flooded, ceiling tile damage, floor tile damage	Estimates
Coroners Office, 1804 Old Shell Road, Port Royal	Tree limb has damaged a down spout on building	
	2 metal sun shutters torn off by wind; Sun shade on left side fallen, ceiling tiles wet, tree on fence, one leaner	
Bluffton Library, 120 Palmeto Way, Bluffton		
Hilton Head Island Library, 11 Beach City Road, Hilton Head	Trees down across entrance and in parking lot	Completed
Hilton Head Island Airport Terminal, 120 Beach City Road, Hilton Head	Roof soffitt section missing	
Lady's Island Airport, 41 Airport Circle, Beaufort, SC 29907	Airport Terminal/Light Vault water damage	
Lady's Island Airport Terminal, 39 Airport Circle, Beaufort, SC 29907	Ceiling/water damage, extensive damage to building	Repairs 80% complete
Lady's Island Airport Hangers, 39 Airport Circle, Beaufort, SC 29907	One foot damage from water intrusion	
Mosquito Control Hangar, 39 Airport Circle, Beaufort, SC 29907	Cantilever gate operator has salt water damage	Repair estimate
Mosquito Control Maintenance Shop, 25 Airport Circle, Beaufort, SC	Water in hangar	
Lady's Island Airport, 41 Airport Circle, Beaufort, SC 29907	Precision Approach Path Indicator	estimate in hand
Lady's Island Airport, 41 Airport Circle, Beaufort, SC 29907	Runway End ID Light	estimate in hand
Lady's Island Airport, 41 Airport Circle, Beaufort, SC 29907	Signs - Lady's Island Airport-runway	estimate in hand
Lady's Island Airport, 41 Airport Circle, Beaufort, SC 29907	Taxiway/Runway Edge Lights	estimate in hand
Lady's Island Airport, 41 Airport Circle, Beaufort, SC 29907	Windssock - Lady's Island Airport	estimate in hand
Lind Brown Community Center, 1001 Hamar Street, Beaufort	Gym has water on floor under a/c vent	estimate in hand
Beaufort Tennis Courts, 1105 Bladen Street	Nets are down	
Bluffton Gym, 61 Ulmer Road, Bluffton	Tree on edge of roof	Completed
M.C. Riley Park, 185 Goethe Road, Bluffton	Missing shingles	
M.C. Riley Park, 185 Goethe Road, Bluffton	Missing shingles, tree	
Burton Wells Park, 65 Burton Wells Road	Line down from transformer, tree needs removed	Completed
Burton Wells Park Restroom, press box, concession stand	1 Middleton Recreation Drive, Tree across road	
Grounds Maintenance Office, 136 Shanklin Road, Beaufort	Building flooded, water damage, tile damage	Estimate pending
Barker Field, 70 Baygall Rod, Hilton Head	Basball dugout ceiling collapsed. Major damage, restroom ceiling/water damage	
Broomfield Community Center, 200 Brickyard Point Road, Beaufort	Front door broken/window pane broken	
	Back board on tennis court leaning, fence damaged, light poles are leaning, 3/4 poles leaning and damaged	
Southside Tennis Courts, 1407 Battery Creek Road		
PALS Office, 1514 Richmond Avenue, Port Royal	Tree down on ballfield parking lot and fence is crushed. Tree on building.	Trees removed
Scott Community Center, 242 Scott Hill Road, St. Helena	Baseball field fence down, Tree on power box.	
Seaside Community Center, 122 Seside Road, St. Helena	Trees down at this location	
Lobeco Library, 1862 Trask Parkway	Trees down	
Beaufort High School Pool, 35 Youmans Drive, Beaufort	Circuit B Down (AC)	
Senior Citizen's Center, 1408 Paris Avenue, Port Royal	Debris on roof	
Office Building DNR-Marine Rescue Squadron/Conservation, 817 Paris Avenue, Port Royal SC	Missing shingles, ceiling leaks, soffitt damage	
Bluffton Public Works, 9 Benton Field Road, Bluffton	Tree on fence	
Oscar Frazier Park, 77 Shultz Road, Bluffton SC	Trees down on grounds	

Description of Property	Damage	
Myrtle Park, 4819 Bluffton Parkway, Bluffton	Ceiling tile damage and exterior damage. Metal roof damage, ceiling tile water intrusion and wet carpet	Carpet replaced
DSN Peyton, 9 Peyton's Way	Tree is on the roof, building is closed	
Basil Green Complex, 1500 Rodgers Street	Shingles/tar paper missing from dugouts	
BIV #5-Traffic Eng./Rec. Management, 113 Industrial Village Road	Tree is down in parking area directly under hydrant	
Mosquito Control Maintenance Shop, 25 Airport Circle	Helo office 1 foot of water in building	
Communications Equipment Storage Building	Antenna on radio tower damaged, 765 Lands End Road	
Facilities Maintenance Office, 142 Shanklin Road, Beaufort	Water damage/ceiling tiles and carpet	
St. Helena Library, 6355 Joathan Francis Sr. Raod, St. Helena	Door to dumpster inclosure is damaged	
Burton Wells Lake, 60 Burton Wells Road	Palm tree is leaning against restroom building	
DSN Residence, 1508 Old Shell Road	Shingle damage, roof damage	
Mosquito Control-Hangar, 39 Aiport Circle	Cantilever gate opertor has salt water damage. Hangar door wheels/roller under water	
Sheriff's Office Helo Hanger, 237 Sea Island Parkway, Lady's Island	Missing metal wall panels damage	
Mosquito Control, 84 Shanklin Road, Beaufort	Roof leaks	
DSN Fraser Drive, 304 Fraser Drive	Tree is leaning in back yard towards the fence, building is closed	
Beaufort County Government Center South, 539 William Hilton Parkway	Trees down	
2008 Toyota Prius 1220E	Water damage inside vehicle	
2011 Ford Crown Victoria	Surge storm damaged vehicle	
Rental Penske Truck	Heritage Road low branches damaged roof	
Crossings Park, 4 Haig Point Court, HHI	Field lights not turning on	
Fort Fremont, St. Helena Island	Trees down, area flooded, trees leaning on propety next to Fort Fremont, neighbor citizens complaining	
Spanish Moss Trail	Trees down, numerous washouts	
Haig Point Boat Ramp, 13 Haig Point	Damage	
Daufuskie Island Boat Ramp, 13 Haig Point	Damaged	
Sheriff's Camp, 113 Chowan Creek Bluff, Beaufort	Trees on building	
Buckwalter Parkway	Trees down	
800 Mhz Tower Building, 59 Cleveland Drive, Beaufort	Trees down	
Camp St. Mary's, 119 Camp St. Mary's Road, Beaufort	Trees down	
Altamaha	Trees down	
Jenkins Landing	Damaged	
Hilton Head Island Park, Hwy 278, Hilton Head Island	Trees down	

Beaufort County Facility Management
Facility Inventory

#	Facility	Location	Description	Notes
1	18 John Galt Road	18 John Galt Road	offices-Clemons Extension	
2	A. Home Building	104 Ribaut Road, Beaufort	Single story building	
3	A. Home Nature Park	2540 Azalea Drive, Beaufort	Passive Park	Debris needs to be removed
4	Administration Building	100 Ribaut Road, Beaufort	Multi-story bldg.	Stumps needs to be removed
5	Agnes Major Community Center	21 Agnes Major Road,	Single story bldg., ball fields	Area is clear of debris or trees down
6	Aljoy Boat Landing	265 Aljoy Road	Boat Landing/float system	
7	Altamaha	Baileys Road	Passive Park	Trees down at the back of the Park
8	Animal Shelter	25 Shelter Church Road, Beaufort	Single story building	Area is clear of debris or trees down
9	Animal Shelter Cat Building	25 Shelter Church Road, Beaufort	Single story building	Area is clear of debris or trees down
10	Animal Shelter Clinic	25 Shelter Church Road, Beaufort	Single story building	Area is clear of debris or trees down
11	Animal Shelter Dog Building	25 Shelter Church Road, Beaufort	Single story building	Area is clear of debris or trees down
12	Baler/Tire Storage Building	108 Shankin Road		Area is clear of debris or trees down
13	Barker Field	70 Baygall Road, HHI	Ball Fields, concession stands, restrooms	4 stumps needs to be ground
14	Barrel Landing	Near McCarvey's Corner	Rural and Critical Lands	Area is clear of debris or trees down
15	Bartinger	Northern St. Helena Island	Rural and Critical Lands	
16	Beal Green Complex	1500 Rodgers Street	Ball Fields, restrooms, concession stand	Area is clear of debris or trees down
17	Battery Creek High School Pool	One Blue Dolphin Drive, Beaufort	pool	Area is clear of debris or trees down
18	Battery/Wilson	Off of Brickyard Point Road	Rural and Critical Lands	
19	Beaufort County Gov't Center South	539 William Hilton Parkway		Area is clear of debris or trees down
20	Beaufort High School Pool	84 Sea Island Parkway, Beaufort	pool	Area is clear of debris or trees down
21	Beaufort Library	311 Scott Street, Beaufort	Multi-story bldg.	Area is clear of debris or trees down
22	Beaufort/Tennis Courts	1105 Bladen Street	Tennis Courts, restrooms	
23	BIV #5-Traffic Eng./Rec. Mgmt.	113 Industrial Village Road, Beaufort	2 story bldg./slab on grade	
24	BIV II-Engineering	104 Beaufort Industrial Road	single story bldg., slab on grade	

#	Facility	Location	Description	Notes
25	BIV II-Finance, Purchasing, Risk Mgmt.	106 Beaufort Industrial Road	single story bldg., slab on grade	
26	BIV I-Staff atty., Clemson Extension	102 Burton Hill Road, Beaufort	single story bldg., slab on grade	
27	BIV IV-Voters Registration	15 John Galt Road, Beaufort	Single story building	
28	Bluffton EMS	2 Bridge Street, Bluffton		
29	Bluffton Fuel Site	25 Benton Field Road, Bluffton	Attendant's Office, canopy	
30	Bluffton Gym	61 Ulmer Road, Bluffton		2 stumps needs to be removed
31	Bluffton Library	120 Palmetto Way, Bluffton		Area is clear of debris or trees down
32	Bluffton Media	61 Ulmer Road, Bluffton		
33	Bluffton Oyster Co	75 Wharf Street	Rural and Critical Lands/Transferred to the Town of Bluffton	
34	Bluffton Pool	55 Prichard Farm Road, Bluffton		Area is clear of debris or trees down
35	Bluffton Public Works	9 Benton Field Road, Bluffton		Area is clear of debris or trees down
36	Bluffton Pump House	Ulmer Road		
37	Bluffton Storage Building	Ulmer Road		
38	Bob Jones Field	2712 Jones Avenue	Ball Fields, concession stands, restrooms	Area is clear of debris or trees down
39	Booker T. Washington Center	132 Booker T. Washington Circle	Single story bldg., basketball court, playground	Area is clear of debris or trees down
40	Brickyard Creek Landing	275 Brickyard Pt. Road	Boat Landing	
41	Bristol Skate Park	4 Halmesway, HHI	Skate Park	
42	Broad River Boat Landing	1050 Robert Smalls Parkway	Boat Landing	Area is clear of debris or trees down
43	Broad River Pier	1000 Robert Smalls Parkway		
44	Broad River Restrooms	1050 Robert Smalls Parkway	Restrooms at pier	
45	BRDC-Beaufort Recovery Operation Center	Hampton, SC		
46	Broomfield Community Center	200 Brickyard Point Road, Beaufort	Single story bldg., ball fields, dugout	Area is clear of debris or trees down
47	Bruce Edey Field	719 16th Street, Port Royal	Ball Fields, restrooms	Stump and utility pole needs removing
48	Buckingham Boat Landing	55 Fording Island Road Ext.	Boat Landing	Area is clear of debris or trees down
49	Buckwater Park	905 Buckwater Parkway	Restroom, concessions	

#	Facility	Location	Description	Notes
50	Buckwalter Parkway	Buckwalter Parkway	15 miles of parkway	Trees down in the median
51	Buckwalter Rec Center	905 Buckwalter Parkway		Area is clear of debris or trees down
52	Buddy Lubkin/Zoo Von Harten Landing	40 Station Creek Road	Boat Landing/float system/House	
53	Burton Wells Complex	1 Middleton Recreation Drive	Ball Fields, concession, restrooms, building	Debris needs to be removed
54	Burton Wells Lake	80 Burton Wells Road	kayak pond,	Pine trees needs to be removed
55	Burton Wells Lake restroom and concessions	80 Burton Wells Road		
56	Burton Wells Park	85 Burton Wells Road	Ball Fields, concession stands, restrooms	
57	Burton Wells Park Restroom, press box, conce	1 Middleton Recreation Drive		
58	Butchers Island Landing	10 Butch's Road	Boat Landing	
59	Buzzard Island	Beaufort	Rural and Critical Lands	
60	C. C. Heigh, Jr. Boat Landing	1840 Fording Island Road Ext.	Boat Landing/pier/float system	Area is clear of debris or trees down
61	Calhoun Plantation	on the Colleton River	Rural and Critical Lands	
62	Camp St. Mary's	119 Camp St. Mary's Road	4 structures	Pine trees down
63	Camp St. Mary's Pier	Camp St. Mary's Road		
64	Chapin Park	11 Castnet, Hilton Head Island, SC	4 buildings and ball field	Area is being used as a dumping area
65	Coffin Point Drop Off Center	10 Cee Cee Road	Single story building	
66	Colony West Properties	US 278 and Pindkney Colony Road	Rural and Critical Lands	
67	Coosaw Community Center	140 Coosaw River Drive	Single story bldg., playground	Area is clear of debris or trees down
68	Coroners Office	1804 Old Shell Road, Port Royal	single story	Area is clear of debris or trees down
69	Courthouse	102 Ribaut Road, Beaufort	Multi-story bldg.	
70	Coursen-Tate Park	Lady's Island		Tree and Stump needs to be removed
71	Cross Island Boat Landing	88 Helmsman Way	Boat Landing/pier/ float system	Debris needs to be removed
72	Crossings Park	4 Hag Point Court, HHI	Ball Fields, concession restrooms	Pine trees and debris needs to be removed
73	Crystal Lake	124 Lady's Island Drive, LI 29907	Passive Park, building	Area is clear of debris or trees down
74	Cuffy Drop Off Center	152 Cuffy Road	Single story building	

#	Facility	Location	Description	Notes
75	Dale Community Center	15 Community Center Road	Single story bldg, ball fields, restrooms, ball court	
76	Daufuskie Island Boat Landing	13 Haig Point	Boat Landing/float system	
77	Daufuskie Island Restrooms	New River		
78	Daufuskie Island Store	New River		
79	Del Webb Fire Station	25 William Pope Drive, Hilton Head		
80	Detention Center	108 Ribaut Road, Beaufort	Multi-story bldg.	Area is clear of debris or trees down
81	DNA Lab Sheriff's Office	111 Industrial Village Road	Offices	
82	DSN Broad River Residence	429 Broad River Drive, Beaufort	single story residence	
83	DSN Chloe	3 Chloe's Way	single story residence	
84	DSN Clearwater Admin Building	100 Clear Water Way		
85	DSN Clearwater Main Building	100 Clear Water Way	DSN Office	
86	DSN Cottage Walk	18 Cottage Walk	DSN Residential house	
87	DSN Fraser Drive	304 Fraser Drive		
88	DSN Lakes Crossings	75 Lakes Crossing Blvd., Bluffton		
89	DSN Little Capers	290 Little Caper's Road	single story residence	
90	DSN Office	1804 Old Shell Road, Port Royal	Single Story Building	
91	DSN Palmetto Ridge (property only)	3012 Palmetto Ridge Street, Beaufort	Property only	
92	DSN Peyton	9 Peyton's Way	single story residence	
93	DSN Pinecrest	210 Pinecrest Circle, Bluffton, SC		
94	DSN pottery Building	100 Clear Water Way		
95	Eddings Point Boat Landing	188 Eddings Pt. Road	Boat Landing	
96	Edgar Glenn Boat Landing	305 Okatie Highway	Boat Landing/float system	Area is clear of debris or trees down
97	Facilities Maintenance Office	142 Shanklin Road, Beaufort	Single Story	Fac maintenance office.jpg
98	Federal Courthouse	1501 Bay Street, Beaufort	Multi-story bldg. Leased to St. Elens	
99	Fort Fremont	St. Helena Island		Debris needs to be removed

#	Facility	Location	Description	Notes
100	Pt. Fremont-Dowling	Lands End, St. Helena	Rural and Critical Lands	
101	Pt. Fremont-Steward	Lands End, St. Helena	Rural and Critical Lands	
102	Fuel Manager's Office	Shankin Road		Area is clear of debris or trees down
103	Fuel Site	Shankin Road	4 pumps/canopy	Area is clear of debris or trees down
104	Garvin House	109 Bridge Street, Bluffton		
105	Gates Drop Office Center	130 Castle Rock Road, Beaufort	Single story building	Area is clear of debris or trees down
106	Grays Hill Landing	395 Carlendon Road	Boat Landing/float system	Area is clear of debris or trees down
107	Grounds Maintenance Office	138 Shankin Road, Beaufort	Single Story	Area is clear of debris or trees down
108	H.E. Trask, Sr. Boat Landing	325 Sawmill Creek Road	Boat Landing/float system	Area is clear of debris or trees down
109	Health Center	800 Wilmington Street, Beaufort		
110	Health Center/DHEC	1407 King Street, Beaufort		
111	Hayward Point-Altamaha	Bluffton	Rural and Critical Lands	
112	HHI Island Library	11 Beach City Road, Hilton Head		Stumps needs to be removed
113	HHI Airport Hangars	Beach City Road		
114	HHI Airport Terminal	Beach City Road		
115	HHI Airport Tower	Beach City Road		
116	HHI Island Airport CFR	Airport Road, Hilton Head		
117	HHI Island Government Center	539 William Hilton Parkway		Debris from entrance needs to be removed
118	Hilton Head Park	150 William Hilton Parkway, HHI	2 tennis courts, basketball court	Debris from basketball court area needs to be removed
119	Human Services Building	1905 Duke Street, Beaufort	Multi-story bldg.	
120	Lady's Island Airport Hangars	41 Airport Circle		
121	Lady's Island Airport Terminal	41 Airport Circle		
122	Law Enforcement Center/EOC	2001 Duke Street, Beaufort	Multi-story bldg.	Debris needs to be removed
123	Law Enforcement Center/EOC	2001 Duke Street, Beaufort		
124	Lemon Island-Widgeon Point	Southern Beaufort County	Rural and Critical Lands	Area is clear of debris or trees down

#	Facility	Location	Description	Notes
125	Lind Brown Community Center	1001 Hamar Street, Beaufort	Gym, pool	Area is clear of debris or trees down
126	Lobeco Library	1862 Trask Parkway, Lobeco		Debris needs to be removed
127	Lobeco Drop Off Center	6 Keans Neck Road	Single story building	Area is clear of debris or trees down
128	M.C. Riley Park	185 Goethe Rd., Bluffton	Concession Stand, restroom, ball fields	Debris by entrance needs removing
129	Magistrate/Sheriff Lobeco	1860 Trask Parkway		Area is clear of debris or trees down
130	Marine Rescue Squadron/Conservation	817 Paris Ave., Port Royal, SC		
131	Marshland Landing	97 Marshland Road	Boat Landing/float system	Area is clear of debris or trees down
132	MCAS Lucky	North MCAS, Beaufort	Rural and Critical Lands	
133	MCAS Rathburn	North MCAS, Beaufort	Rural and Critical Lands	
134	McDowell Hummocks	Harbor River	Rural and Critical Lands	
135	McGarvey's Corner	2035 Okatie Highway	Property only	Couple of trees down
136	Mets Field	1812 National Street	Ball Fields	Area is clear of debris or trees down
137	Mosquito Control	84 Shanklin Road, Beaufort	Single Story	Area is clear of debris or trees down
138	Mosquito Control-Hanger	39 Airport Circle		
139	Mosquito Control Maint Shop	84 Shanklin Road, Beaufort		Area is clear of debris or trees down
140	Mosquito Control Maint Shop	25 Airport Circle		
141	Mosquito Control-Chemical Storage	84 Shanklin Road		Area is clear of debris or trees down
142	Motorola Maintenance Shop	144 Shanklin Road, Beaufort	Single Story	Area is clear of debris or trees down
143	Myrtle Park	4819 Bluffton Parkway, Bluffton	Multi-story bldg.	two stumps needs removing
144	N. Willman Island	Beaufort	Rural and Critical Lands	
145	New Riverside	Bluffton	Rural and Critical Lands	
146	North	Beaufort	Rural and Critical Lands	
147	Okatie South (Buckwalter)	Headwaters of the Okatie River	Rural and Critical Lands	
148	Okatie West (Buckwalter)	West Side of Okatie River	Rural and Critical Lands	
149	Old House Creek Pier	50 Sterling Point Drive	Pier	Old House Creek

#	Facility	Location	Description	Notes
150	Oscar Frazier Park	77 Shultz Road, Bluffton, SC	Ball Fields, concession stand, restrooms	Debris at entrance needs removing
151	Oyster Factory (building)	63 Wharf Street, Bluffton	Town of Bluffton	Area is clear of debris and trees down
152	Oyster Factory landing	75 Wharf Street, Bluffton	landing	
153	Oyster Factory shed and restroom	55 Wharf Street, Bluffton		
154	Paige Point Boat Landing	90 Paige Point Landing Road	Boat Landing	Area is clear of debris or trees down
155	PALS Office	1514 Richmond Avenue, Port Royal	Single story bldg./slab on grade	Area is clear of debris or trees down
156	Paris Island Boat Landing	50 Marina Blvd.	Boat Landing/float system	Debris needs to be removed
157	Pawley (Mitchelville)	bluffton	Rural and Critical Lands	
158	Penn Center	Lands End, St. Helena	Rural and Critical Lands	
159	Pinckney Colony	Bluffton	Passive park	
160	Pistol Range	130 Shanklin Road, Beaufort		Area is clear of debris or trees down
161	Port Royal	50 Sands Beach Road	Boat Landing/float system	
162	Pritchardville Drop Off Center	54 Giblet Road	Single story building	
163	Public Works Building and Garage	120 Shanklin Road, Beaufort	Single Story	Area is clear of debris or trees down
164	Public Works Open Storage Building	120 Shanklin Road, Beaufort		Area is clear of debris or trees down
165	Records Management	2727 Depot Road		
166	Robinson	Beaufort	Rural and Critical Lands	
167	Robinson #2	Beaufort	Rural and Critical Lands	
168	Russ Point Boat Landing	15 Russ Pt. Landing Road	Boat Landing/float system	
169	Sams Point Boat Landing	1000 Sams Pt. Landing Boat	Boat Landing/float system	
170	Sanders Farm	159 Seaside Road	Rural and Critical Lands	
171	Scott Community Center	242 Scott Hill Road, St. Helena	Single story bldg. court, playground, ballfields	Debris needs removing
172	Seaside Community Center	122 Seaside Road, St. Helena	Single story bldg, basketball court, playground	one tree and stump needs removing
173	Senior Citizen's Center	1408 Paris Avenue, Port Royal		
174	Senior Citizen's Center-Burton Wells	2 Middleton Recreation Drive	Single story building	

#	Facility	Location	Description	Notes
175	Shanklin Drop Off Center	80 Shanklin Road Beaufort		Area is clear of debris or trees down
176	Shanklin Drop Off Center (ok2)	132 Shanklin Road, Beaufort	Single story building (Closed)	Area is clear of debris or trees down
177	Sheldon Drop Off Center	208 Paige Point Road	Single story building	Area is clear of debris or trees down
178	Shell Point 800 Mgr Building/tower	59 Cleveland Drive, Beaufort	Re-hab 2011	
179	Shell Point Elementary Field	Savannah Hwy (802), Burton	Ball Fields, School lease	
180	Shell Point Park	381 Broad Rive Drive	2 tennis courts, ball fields, restrooms	
181	Shell Point Property	686 Parris Island Gateway	Parcel of property	
182	Shell Point Repeater/tower Building	19 Cedar Wood Street, Beaufort		
183	Sheriff's Annex	2727 Depot Road		
184	Sheriff's Camp	113 Chowan Creek Bluff, Beaufort	One single story building	Debris outside of fence needs removing
185	Sheriff's Gym	2727 Depot Road		
186	Sheriff's Impound lot	134 Shanklin Road		
187	Sheriff's Office Annex	1925 Duke Street, Beaufort	Single story building-leased building	
188	Sheriff's Office Spec Ops	1021 Okatie Highway	offices	Area is clear of debris or trees down
189	Sheriff's Storage	2727 Depot Road		
190	Simmonsville Drop Off Center	104 Simmonsville Road		Area is clear of debris or trees down
191	Southside Tennis Courts	1407 Battery Creek Road	Tennis Courts, restrooms	Debris needs removing
192	Spanish Moss Trail	Between Roselida/Hwy 280	1.5 miles	Area is clear of debris or trees down
193	St. Helena Drop Off Center	639 Sea Island Pkwy, Beaufort	Single story building	Debris at entrance needs removing
194	St. Helena Library	6355 Jonathan Francis Sr. Road, St. Helena		Debris needs removing
195	Station Creek House	36 Station Creek House		Station Creek.jpg
196	Steel Bridge Landing	993 Charleston Hwy	Boat Landing/float system	
197	Storm Water Building	120 Shanklin Road, Beaufort	Single Story Building	Area is clear of debris or trees down
198	Storm Water Building #2	108 Shanklin Road	Offices (old Coroner's Office)	Area is clear of debris or trees down
199	Sugar Hill Landing	40 Sugar Hill Landing Road	Boat Landing	Debris needs removing

#	Facility	Location	Description	Notes
200	Ulmer CE	on the May River near Calibogue Sound	Rural and Critical Lands	
201	Ulmer Family Lands #2	177 Ulmer Road, Bluffton	Rural and Critical Lands	
202	United Way Building			
203	Wallace Landing	245 Sam Doyle Drive	Boat Landing	
204	Warehouse	2727 Depot Road	Old Record's Management Building/Storage	
205	Waterline Storage	1676 Sea Island Pkwy., St. Helena	Property only	
206	Wesley Felix Park - St. Helena Park	185 Ball Park Road, St. Helena Is.	Ball Fields, restrooms, concession stand	Field 1 debris needs removing
207	White Hall Landing	33 Sea Island Parkway	Boat Landing/float system	
208	Wimbee Landing	550 Wimbee Landing Road	Boat Landing/pier	Debris need removing

updated 12/6/2016



Public Assistance (PA) Projects

- The following list of projects has been submitted to FEMA for consideration under PA during our “kick off” meeting 11/10/16:
- Debris Removal - \$25.9 million
- Emergency Response - \$6 million
- Facility damage
- Road damage
- Boat ramp damage
- Recreational Facilities



Significant PA projects

- Lady's Island Airport Terminal, Hangers, and Airfield - \$ 200,000 (does not include structural cleaning to hangers, Mosq. Control, Sheriff's Helo hanger damages)
- Central Drive causeway - \$1.3 million
- C.C. Haigh Boat Landing - \$135,000
- Flyover approach embankment erosion - \$388,000
- Spanish Moss Trial causeway erosion - \$89,000

Total to date: \$34,050,301

25% = \$8,512,575



Individual Assistance (IA)

- The Disaster Recovery Center (DRC) at Burton Wells Recreation Center closed last week. The DRC at Town of Hilton Head Island Town Hall remains open 6 days / week
- Disaster Survivor Assistance (DSA) teams have ended operations
- Citizens can also call 1-800-621-3362 or go to www.disasterassistance.gov
- Deadline to register for IA is December 13. The County requested an extension from FEMA but it was denied



Update on DRC hours

- Town of Hilton Head Island Town Hall
 - M – F 9am – 5pm
 - Sat 10am – 4pm
- The Burton Wells Site remains open as a SBA loan assistance center
- It is anticipated that both the DRC and SBA centers will close before Christmas



“Long Term Recovery Team”

- Beaufort County Human Services Alliance has teamed with United Way and numerous other NGOs to establish a long term recovery team
- Citizens can call 843-524-HELP or 211 to seek assistance
- Long term case management is a growing need. HSA is working to define a process to work with outside agencies to hand off cases when needed



HSA Stats (as of 11/29/16)

- Volunteers (Number of People): 912
- Time Dedicated to Hurricane Recovery Efforts (Hours Worked): 12,108
- Case Load: 1,320
- Beaufort County Disaster Relief Fund:
 - Funds to date: \$9,176.25
 - Local donations have been challenging because many of our usual donors are struggling themselves after the storm.



Roll Call of Volunteer groups and agencies

- United Way of the Lowcountry
- Beaufort County CERT
- Samaritan's Purse / Lowcountry Community Church
- Hilton Head Island Rotary Club
- Holy Family Catholic Church
- Praise Assembly
- Others



Summary of HSA needs

United Way of the Lowcountry
 Disaster Recovery – Community Needs
 11/04/2016



<u>Referrals</u>	736		<u>Number of Calls Received</u>		582	
Emergency Shelter	Tree removal from house	Utility	Emergency MRE's	Prescriptions	Diapers/baby needs	1 – appliances 1 – Painting 1 – load of fill dirt 2 – Thanksgiving 1 – Chemo 1 – House Fire 2 – Car payments 4 – Other County
47	56	63	11	7	3	
Long term housing	Tree leaning	Rental	Hot meals	Transportation	Employment	
29	57	51	29	6	9	
Short-term housing	Debris removal from yard	Clothing	Food Pantries	Gas		
18	64	24	132	6		
Storage Needs	Home repair needs					
11	76					
Movers	Water testing	Call Back	Disconnected	Needs Met		
4	4	10	11	19		
						13

Red numbers = overall needs since 10/12/2016

Human Services Alliance continued work

- HSA, PALS, and United Way working together on coordinating and sponsoring a donation drive for food, clothes, money, Christmas gifts
- Volunteer groups and those offering services for free or discounted fees should call United Way of the Lowcountry to register their resources to fulfill needs



County Operations

- The following departments and agencies with recovery functions have reported “normal operations”
- Animal Services
- Mortuary Services
- Schools
- EMS
- PALS (although they continue to assist HSA)
- Utilities
- Planning and Zoning



Public Information

- Website has the most current staff reports and data

www.beaufortcountydisasterrecovery.net

- Staff continue to update WebEOC, an internal program, on status, activity, needs, and damages. This will serve as documentation to FEMA for the storm event



Topic: Resolution - Project Eagle
Date Submitted: December 12, 2016
Submitted By: Tom Keaveny
Venue: County Council Regular

Topic: Resolution - Project Eagle
Date Submitted: December 12, 2016
Submitted By: Tom Keaveny
Venue: County Council Regular

RESOLUTION

INDUCING AND IDENTIFYING A PROPOSED INVESTMENT UNDER CODE NAME OF “PROJECT EAGLE” AND OTHER MATTERS RELATED THERETO

WHEREAS, Beaufort County, South Carolina, a political subdivision of the State of South Carolina (the "County"), acting by and through its governing board, the County Council (the "County Council"), is authorized and empowered under and pursuant to the provisions of Title 4, Chapter 29, Code of Laws of South Carolina 1976, as amended (the "Act") to enter into agreements with any industry to construct and thereafter operate, maintain and improve a project which (i) serve the purposes of Act; (ii) is anticipated to benefit the general public welfare of the County by providing services, employment, recreation or other public benefits not otherwise provided locally; and (iii) will give rise to no pecuniary liability of the County or a charge against its general credit or taxing power; and

WHEREAS, a private corporation (the “Company”), whose identity is being withheld at its request until it is in a position to make a public announcement, is considering making as a qualifying industry under the Act a total investment of not less than \$2,500,000.00 in order to manufacture goods at a site in Beaufort, South Carolina, hiring in connection therewith 61 full-time employees, of which a minimum of 45 full-time employees based at the site, under the code name of “Project Eagle” (“Project Eagle”); and

WHEREAS, the Company has requested the County to adopt this resolution as an inducement to the Company to commit to certain preliminary steps and financial arrangements required for the project, including but not limited to entering into a lease and purchase agreement to acquire the land and existing building on the site.

NOW, THEREFORE, BE IT RESOLVED by the County Council as follows:

Section 1. It is the intention of the County Council that this Resolution shall constitute an official action on the part of the County Council relating to the identification and inducement of Project Eagle.

Section 2. The County Council hereby authorizes the County Administrator and the County Attorney to pursue negotiation of a Performance Agreement with the Company, including the following parameters: a site development cash grant by the County to the Company in the amount of \$750,000.00 as a non-shareholder contribution to the Company’s capital for investment in the project, upon condition that the Company must make a minimum investment of \$2,500,000.00 in land, buildings, equipment and other qualifying capital investments constituting the project as defined in the Act over a 5-year investment period, create a minimum of forty-five (45) full-time positions with an average starting salary of \$24.00 per hour, and, once achieved, maintain these investment levels for at a least a ten (10) year period of time; provided that the Company will be relieved of any claw-back provisions on a prorated basis over a 10-year investment time period with \$75,000.00 of the grant being satisfied every year the minimum investment levels are sustained; provided further that any required refund to the County if the Company fails to perform would not include interest but the obligations of the Company under the Performance agreement would be collateralized by a letter of credit, bond or other form of collateralization to be furnished by the Company reasonably acceptable to both the County and the Company.

Section 3. This Resolution shall take effect and be in full force from and after its passage by the County Council.

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]

Done in meeting duly assembled this _____ day of December, 2016

COUNTY COUNCIL OF BEAUFORT COUNTY

By: _____
D. Paul Sommerville, Chairman

APPROVED AS TO FORM:

Thomas J. Keaveny, Staff Attorney

ATTEST:

Ashley Bennett, Clerk to Council