

COUNTY COUNCIL OF BEAUFORT COUNTY
 ADMINISTRATION BUILDING
 BEAUFORT COUNTY GOVERNMENT ROBERT SMALLS COMPLEX
 100 RIBAUT ROAD
 POST OFFICE DRAWER 1228
 BEAUFORT, SOUTH CAROLINA 29901-1228
 TELEPHONE: (843) 255-2180
 www.bcgov.net

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GERALD W. STEWART
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 ROBERTS "TABOR" VAUX

THOMAS J. KEAVENY, II
 INTERIM COUNTY ADMINISTRATOR
 COUNTY ATTORNEY

CONNIE L. SCHROYER
 CLERK TO COUNCIL

AGENDA
NATURAL RESOURCES COMMITTEE

Monday, August 20, 2018

2:00 p.m.

Executive Conference Room, Administration Building
 Beaufort County Government Robert Smalls Complex
 100 Ribaut Road, Beaufort

Committee Members:

Brian Flewelling, Chairman
 Roberts "Tabor" Vaux, Vice Chairman
 Rick Caporale
 Gerald Dawson
 Steve Fobes
 York Glover
 Alice Howard

Staff Support:

Eric Greenway, Community Development Director
 Gary James, Assessor
 Eric Larson, Division Director
 Environmental Engineering
 Dan Morgan, Mapping & Applications Director

1. CALL TO ORDER – **2:00 P.M.**
2. UPDATES
 - A. Previous Planning Commission Meeting
 - B. Previous Southern Lowcountry Regional Planning Commission (SOLOCO) Meeting
3. DISCUSSION / OPPORTUNITIES FOR CONTINUED PARTNERSHIP AND FINANCIAL ASSISTANCE IN DEVELOPING WRIGHT FAMILY PARK AND CALHOUN STREET DOCK (backup)
4. DISCUSSION / TIMELINE FOR ADOPTION OF A RESOLUTION ON THE PROPOSED PASSIVE PARK COMPREHENSIVE PLAN
5. TEXT AMENDMENT TO CHAPTER 4 (FUTURE LAND USE), APPENDIX 4G, DAUFUSKIE ISLAND PLAN OF THE BEAUFORT COUNTY COMPREHENSIVE PLAN TO REPLACE THE EXISTING DAUFUSKIE ISLAND PLAN WITH A NEW DAUFUSKIE ISLAND PLAN
6. CONSIDERATION OF REAPPOINTMENTS AND APPOINTMENTS
 - A. Historic Preservation Review Board / One Vacancy (Historic Beaufort Foundation)
 - B. Rural and Critical Lands Preservation Board / Three Vacancies (Council Districts 2, 5, 8)
 - C. Southern Beaufort County Corridor Beautification Board / One Vacancy (Council District 5)
 - D. Stormwater Management Utility Board / One Vacancy (Stormwater District 6)
 - E. Zoning Board of Appeals / One Vacancy (Northern Beaufort County)

7. EXECUTIVE SESSION / DISCUSSION OF PROPOSED PURCHASE OF PROPERTIES AND ISSUES INCIDENT THERETO (PROPERTIES 2018C AND 2018D)
8. MATTERS ARISING OUT OF EXECUTIVE SESSION
9. UPDATE / BEAUFORT COUNTY HOUSING NEEDS ASSESSMENT RECOMMENDATIONS (ALSO ITEM #2 ON COMMUNITY SERVICES COMMITTEE AGENDA DATED AUGUST 20, 2018) ([backup](#))
10. ADJOURNMENT

Lisa Sulka
Mayor

Larry Toomer
Mayor Pro Tempore

Marc Orlando
Town Manager



Council Members
Fred Hamilton
Dan Wood
Harry Lutz

Kimberly Chapman
Town Clerk

July 16, 2018

Joshua A. Gruber (*via email only*)
Beaufort County Interim County Administrator
100 Ribaut Road
Beaufort, SC 29901

Dear Mr. ~~Gruber~~: *Josh*

The purpose of this communication is to provide an update to Beaufort County leadership about the Calhoun Street Regional Dock and Wright Family Park capital improvement projects. We would also like to establish an initial dialogue to seek additional partnership opportunities, to include financial investment toward the development of the Wright Family Park. A copy of the approved master plans for each project are enclosed.

The Calhoun Street Regional Dock project includes removal of the existing public dock and replacement with a larger and more accessible regional dock. The dock will include a bulkhead, 10'x130' boardwalk, 20'x20' covered pier head and larger floating dock (12'x125'). This project is in the design and permitting phase with construction expected to begin this summer with completion in early 2019. Town Council authorized a contract for construction on July 9, 2018.

Improvements incorporated in the Calhoun Street Regional Dock project support an alternative regional transportation connection among Beaufort-Port Royal-Bluffton-Hilton Head Island to Savannah, supports economic development for Ecotourism, and contributes to the quality of life for Beaufort County residents. The improvements will also allow Palmetto Bluff to provide ferry service between the Palmetto Bluff docks and the Historic District.

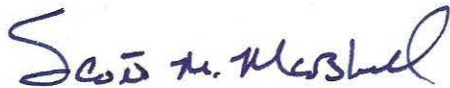
The Wright Family Park project is located on the banks of the May River, adjacent to the Calhoun Street public dock, at 111 Calhoun Street which is also commonly referred to as the Wright Family Property. The Town partnered with the County to jointly pursue this project which will benefit Bluffton, as well as Southern Beaufort County as a whole. The property, acquired with the assistance of the Beaufort County Rural and Critical Lands Program, is 1.27 acres and features 188 feet of water frontage. Features of the property also include the Antebellum Structure Squire Pope Carriage House, built circa 1850.

Improvements to the Wright Family property as part of this project consist of creating passive open space on the May River, natural gardens and river access for the public to enjoy. We also envision the rehabilitation of the Squire Pope Carriage House, preserving the structure in a manner to conform to Historic Preservation Commission guidelines and making it available to the public. Having had recent success with the rehabilitation of the Garvin-Garvey House at Oyster Factory

Park, we believe we have a good model in place to help guide this part of the project. On July 9, 2018, Bluffton Town Council approved a master plan for the Wright Family Park project.

As we begin to enter into the design and construction phase of the Wright Family Park project, we would like to meet with you, or your representative, as soon as possible to discuss opportunities for continued partnership and financial assistance in developing this property, which is jointly owned by the Town and the County. Realizing that the County is in a state of transition with administrative leadership I have courtesy copied Tom Keaveny for continuity purposes. We look forward to your response regarding this matter. Please call me at (843) 706-4523 if you have questions. Thank you for your consideration.

Sincerely,



Scott M. Marshall, MPA, ICMA-CM
Deputy Town Manager

Enclosures

Cc: Members of the Town of Bluffton Town Council (email only)
Members of Beaufort County Council (email only)
Michael Mathews, Chairman, Rural and Critical Lands Preservation Board (email only)
Marc Orlando, Town Manager (email only)
Thomas J. Keaveny, II, Beaufort County Attorney (email only)



Extended property lines

Calhoun Street Dock
Revised Permit Alignment



LEGEND:

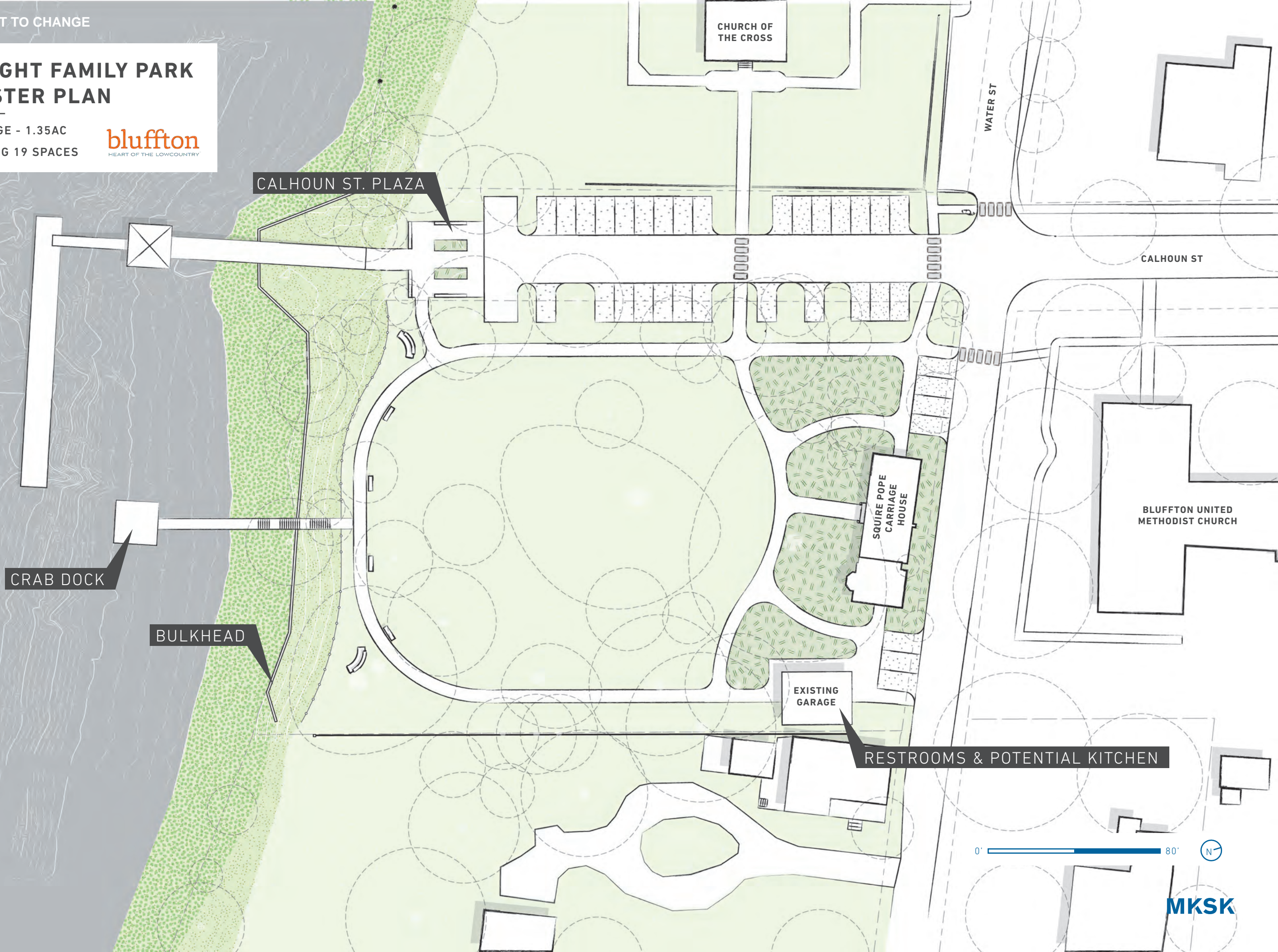
- Extended property lines
- Existing dock
- Proposed dock

SUBJECT TO CHANGE



WRIGHT FAMILY PARK MASTER PLAN

ACREAGE - 1.35AC
PARKING 19 SPACES



-  PAVING
-  PARKING
-  WATER
-  LAWN
-  GARDEN
-  RIPARIAN

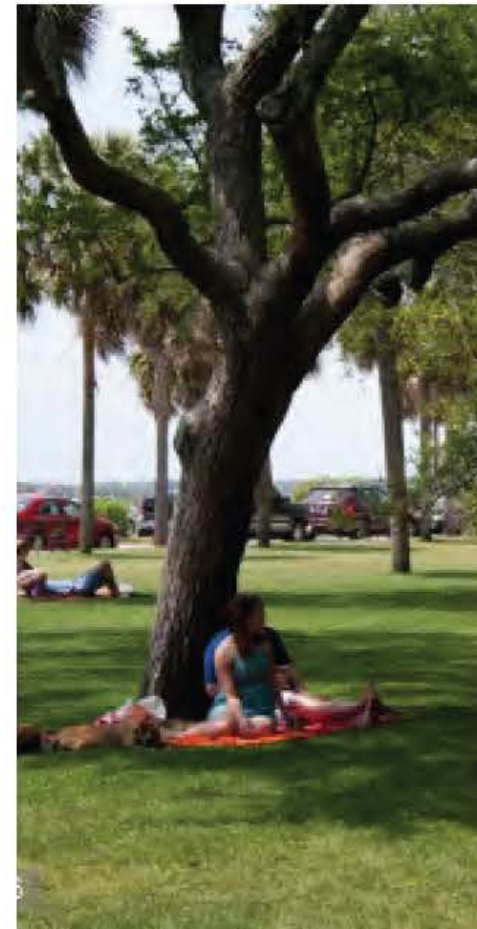




BIRDSEYE PERSPECTIVE

WRIGHT FAMILY PARK MASTER PLAN

SUBJECT TO CHANGE



INSPIRATION

WRIGHT FAMILY PARK MASTER PLAN

SUBJECT TO CHANGE

STATE OF SOUTH CAROLINA)
)
COUNTY OF BEAUFORT) **AGREEMENT BETWEEN BEAUFORT
) COUNTY AND TOWN OF BLUFFTON**

This Agreement (hereinafter "Agreement") is made and entered into this 21st day of March, 2017 by and between Beaufort County, a political subdivision of the State of South Carolina (hereinafter the "County"), and the Town of Bluffton, South Carolina, a South Carolina municipal corporation (hereinafter the "Town").

WHEREAS, the Town, a political subdivision of the State of South Carolina, has contracted to purchase 1.27 acres described as 111 Calhoun Street, Bluffton, South Carolina, Tax Map No. R610-039-00A-0111-000 (hereinafter the "Property") for the total Purchase Price of One Million, Five Hundred Thousand and No/100 (\$1,500,000.00) Dollars (the "Purchase Price"); and

WHEREAS, on March 13, 2017, the County Council unanimously agreed to contribute Fifty (50%) percent of the Purchase Price for the Town and County's acquisition of the Property; and.

WHEREAS, the parties will, after closing, each own an undivided Fifty (50%) percent interest in the Property; and

WHEREAS, the County and the Town desired to enter into this Agreement to define responsibility for the acquisition, maintenance, liability and operation of the Property.

NOW, THEREFORE, for due and valuable consideration, the parties agree as follows:

1. The Property shall be jointly owned by the Town and the County and maintained as open space, as a passive park, and open gateway to scenic vistas and accesses to the May River. The Town has plans to make future improvements to the passive park, said improvements to be subject to the applicable ordinances of the Town.
2. Operation and improvements of the Property are under the supervisory authority of the Town.
3. Any advertisement, promotion or signage shall include both the Town of Bluffton and Beaufort County Rural and Critical Program as co-sponsors.
4. The terms of this paragraph may be amended, changed, modified or altered by the Town if doing so, in its discretion, is in the public's best interests.
 - a. **Hours of Operation:** The Property shall be open to the general public daily, during daylight hours, and at such other times as may be approved by the Town as provided herein.

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- b. **Special Events:** A Special Event means the congregation of persons on the Property premises, at a function hosted or approved by the Town, and where food, beverages, events, entertainment or a concert are provided.
 - c. **Process of Handling of Special Events:** Special Events at the Property will be procedurally and substantively handled like all other Special Events in the Town.
 - d. **Disposition of Fees from Special Events:** The gross receipts from Special Events shall inure to the benefit of the Property unless prior approval has been given to host a Special Event as a "fundraiser" for a public or charitable purpose. Other than permitted public purpose or charitable "fundraisers," the gross receipts from Special Events shall be remitted to the Town. These Special Event funds shall be expended solely for the general upkeep, maintenance and improvement of the Property.
5. **Use of Alcoholic Beverages.** Town owned recreation facilities are publicly funded and for the purpose of carrying on leisure, recreation and sporting events. As such, the Town shall regulate the Property in a manner that shall provide for the greatest public use. Alcoholic beverages may be permitted for family outings, social events, fundraising events and Special Events provided that its use is not in conflict with any other County or Town ordinance or state law.
 6. The Town shall provide, at least weekly, regular refuse, litter and garbage pick-up for the Property. Additionally, the Town shall be responsible for providing all maintenance and cleaning of any facilities located on the Property.
 7. The County and the Town shall notify their respective property and liability insurers, which provide the County and the Town general liability insurance now and in the future of the modifications to the initial undertaking. As the party responsible for the operation, maintenance, use and condition of the Property and all related facilities, the Town agrees to be the primary responsible party for any and all liability resulting from the use of the Property to the extent that immunity has been waived under State of South Carolina law.
 8. Capital improvements shall be planned and implemented by the Town. The Town and County agree to cooperate to secure funds for capital improvement from any available source. Funds collected from grants and/or non-profit/private entities for capital improvements may be received on terms acceptable to the Town. The County is not obligated to contribute to capital improvements, but the County's assistance will not be unreasonably withheld.
 9. The County and the Town acknowledge the presence of a structure on the Property with historic significance. Any improvements or renovations to the

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structure shall conform to the Town's Historic Preservation Commission guidelines. The Town shall set reasonable guidelines for the use of the structure.

10. Signage and associated lighting shall be guided by the Town's sign ordinance and lighting standards.

11. The Town shall provide law enforcement for the Property.

12. Each party shall have the right of first refusal to purchase the interest of the other party in the event either party desires to sell or transfer its interest to a third party.

IN WITNESS WHEREOF, the parties have caused this Agreement to be executed by their duly appointed officers this day and year as aforesaid.

BEAUFORT COUNTY COUNCIL

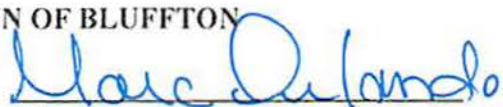
By:



Gary Kubic
County Administrator

TOWN OF BLUFFTON

By:



Marc Orlando
Town Manager



Presentation to Joint meeting of Natural
Resource and Community Services
Committees 8/20/2018

Beaufort County Housing Needs Assessment Update

Bottom line of the Bowen Study:

- 8,555 additional housing units needed on 5 year trajectory
 - ❖ 5,236 units for rentals
 - ❖ 3,319 units for owner-occupied
- 14,709 additional housing units needed on 10 year trajectory
 - ❖ 7,313 units for rentals
 - ❖ 7,396 units for owner-occupied



Beaufort County Housing Needs Assessment Update

“Product Pricing for Housing Development Respondents were asked to select what type of product should be encouraged to assist with housing development in the county. **Moderate market-rate rental housing (with rents of \$750-\$1,250 per month) and Entry-level/workforce for sale housing (priced below \$150,000) were ranked the highest. Affordable rental housing (rents under \$750 per month) and moderate for-sale housing (home prices between \$150,000-\$250,000) were ranked second** in line for preference. *Higher end housing (both for-sale and for-rent) was ranked as needing the lowest priority for housing development.* “



Presentation to Joint meeting of Natural
Resource and Community Services
Committees 8/20/2018

LAHC Survey Results

LAHC Priority and Feasibility Survey

Tool	Priority
Adaptive Reuse of Vacant/Unused Structures	16.54
Development, Permit & Impact Fees Waived or Reduced	15.73
Density Bonuses	14.67
Expedited Approval Process for Development	13.88
Housing Trust Fund	12.91
Donation of Public Land	12.23
Housing for Teachers	12.23
First-time Homebuyers Assistance	11.92
Housing Land Trust	11.3
Housing Bond	11
Housing for Disabled	10.61
Housing for the Aging	10.43
Inclusionary Zoning (Voluntary)	9.54
Low Income Housing Tax Credit Program	9.29
Inclusionary Zoning (Mandatory)	8.73
Tax Abatement	8.64
Land Leases	8.04
Housing for Homeless	7.57
Repair & Maintenance	7
Housing for Military	6.3

Legend

	High Priority & Feasibility
	Mid Priority & Feasibility
	Low Priority & Feasibility



Presentation to Joint meeting of Natural
Resource and Community Services
Committees 8/20/2018

LAHC Survey Results

Tool	Feasibility
Adaptive Reuse of Vacant/Unused Structures	17.29
Development, Permit & Impact Fees Waived or Reduced	17.13
Density Bonuses	16.92
Expedited Approval Process for Development	15.96
Donation of Public Land	14.78
First-time Homebuyers Assistance	14.18
Housing for Teachers	11.28
Housing Bond	10.64
Repair & Maintenance	10.57
Inclusionary Zoning (Voluntary)	10.48
Housing for the Aging	10.14
Housing Trust Fund	8.59
Housing for Disabled	8.57
Housing Land Trust	8.43
Land Leases	8.13
Housing for Homeless	7.05
Housing for Military	7
Low Income Housing Tax Credit Program	6.68
Tax Abatement	6.38
Inclusionary Zoning (Mandatory)	6.05



DISCUSSION

- STAFF'S AFFORDABLE HOUSING TASK FORCE MEETINGS
- WHERE DO WE GO FROM HERE?
 1. RESOLUTION(S)?
 2. ACTION ITEMS?
 3. CALIBRATE RECOMMENDATIONS WITH COMP PLAN RECOMMENDATIONS?
 4. TRUST FUND?
 5. ADVISORY BOARD?
 6. FUND IMPACT FEE WAIVER?

ADD-ONS

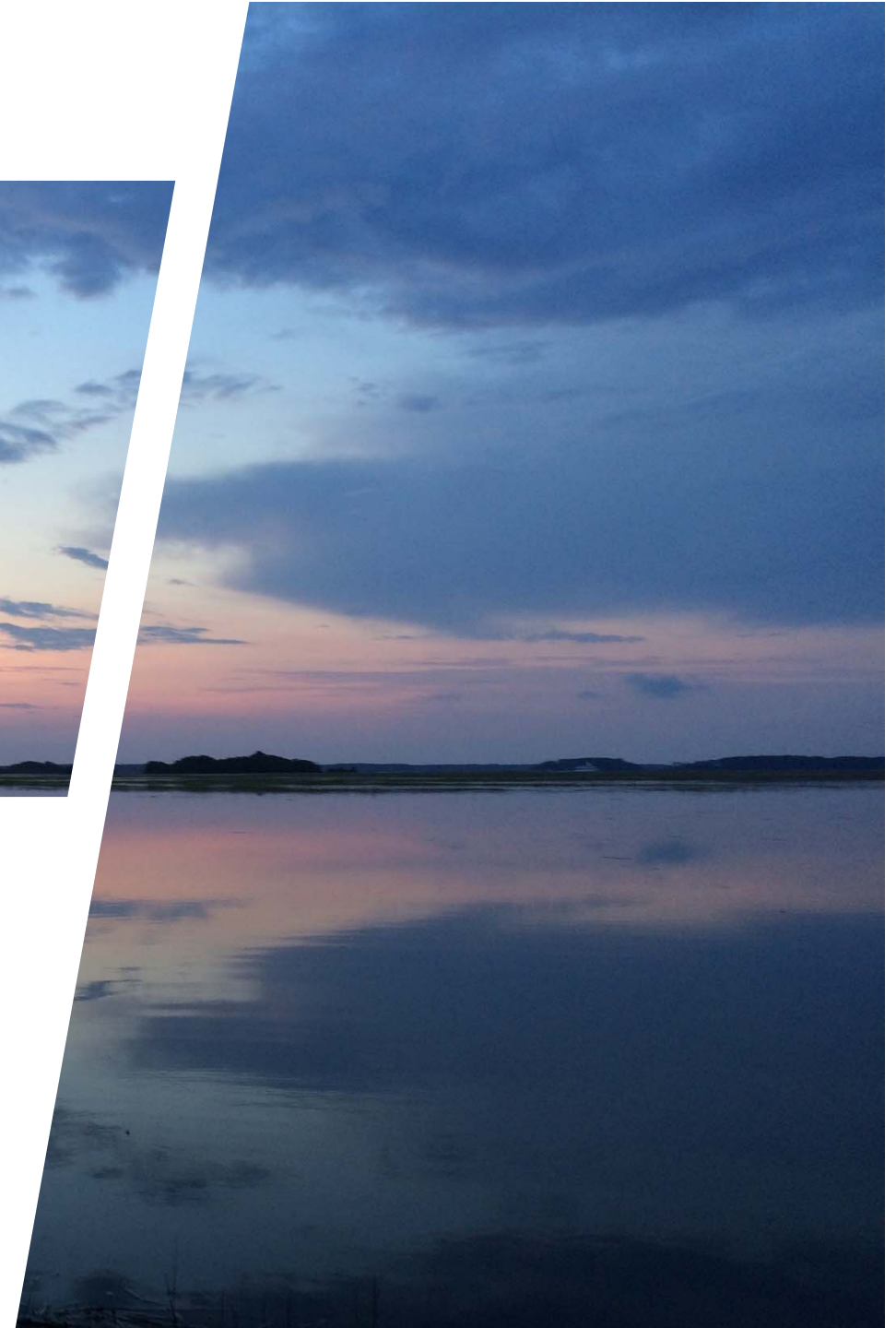
The document(s) herein were provided to Council for information and/or discussion after release of the official agenda and backup items.

Topic: Daufuskie Island Plan and Code Update

Date Submitted: August 20, 2018

Submitted By: Beverly Davis

Venue: Natural Resources Committee



DAUFUSKIE ISLAND PLAN AND CODE UPDATE

Natural Resources Committee
August 20, 2018

Topic: Daufuskie Island Plan and Code Update
Date Submitted: August 20, 2018
Submitted By: Beverly Davie
Venue: Natural Resources Committee

Agenda

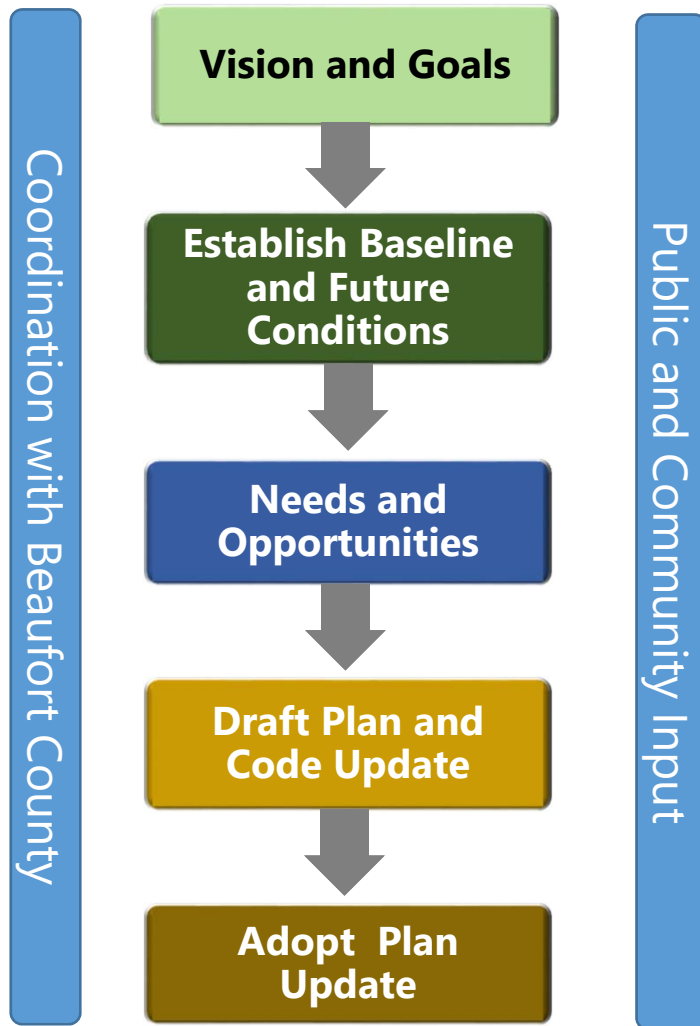
Project Process

Overview of Final Documents

- *Plan*
- *Code*



Project Process and Schedule



- » May, 2017:
 - Project Inception
- » May, 2018:
 - Presented to Daufuskie Island Council

DAUFUSKIE ISLAND COUNCIL
RESOLUTION

A RESOLUTION TO ACCEPT AND TRANSMIT THE DAUFUSKIE ISLAND MASTER PLAN UPDATE AND THE DAUFUSKIE ISLAND PLAN CODE UPDATE

WHEREAS, the Daufuskie Island Council and the Daufuskie Island Council's Committee on the Daufuskie Island Plan and Code have completed the update to the existing Daufuskie Island Plan and Code; and

WHEREAS, the documents were prepared according to the requirements found in the South Carolina Local Government Comprehensive Planning Enabling Act and consistent with the Beaufort County Comprehensive Plan and Community Development Code; BE IT THEREFORE

RESOLVED, that the Daufuskie Island Council does accept and hereby transmit the updated Daufuskie Island Master Plan and Daufuskie Island Code to Beaufort County for review and adoption.

BY: Deborah Smith

Deborah Smith, Chairperson

DATE: May 15, 2018

Plan Overview

- » Developed in accordance with SC planning legislation
 - Inventory of existing conditions
 - Needs, goals, and vision statement
 - Implementation strategies
- » Consistency with regulations for ease of incorporation into Beaufort County Comprehensive Plan
- » Used existing plan as the foundation

Plan Overview

» SC Planning Legislation: Nine Planning Elements

- Population:
 - *Historical data*
 - *Characteristics and trends*
- Economic Development:
 - *Historical data*
 - *Employment*
 - *Workforce*
- Natural Resources:
 - *Environmental assets*
- Cultural Resources:
 - *Historical and cultural assets*
- Community Facilities:
 - *Infrastructure*
 - *Assets*
 - *Services*
- Housing:
 - *Existing housing and characteristics*
- Land Use:
 - *Development characteristics*
- Transportation:
 - *Facilities and infrastructure*
- Priority Investment:
 - *Work program for implementation*

Plan Overview

» Plan Chapters

– Chapter 1: Introduction

- *State planning requirements and planning process*

– Chapter 2: Community Participation

- *Documents the participation process*
 - Public Workshops
 - Project Advisory Committee meetings
 - Surveys
 - Additional coordination

Beaufort County Coordination	Community Workshops	Surveys	Project Advisory Committee	Additional Meetings
<ul style="list-style-type: none"> • 4 Presentations • Ongoing 	<ul style="list-style-type: none"> • 3 Workshops 	<ul style="list-style-type: none"> • 2 Surveys, on-line and hard copy • Over 400 responses 	<ul style="list-style-type: none"> • 8 meetings 	<ul style="list-style-type: none"> • Additional outreach

Plan Overview

» Plan Chapters

– Chapter 3: Vision and Goals

- *Reviewed and summarized existing plans*
 - Beaufort County Comprehensive Plan
 - Tourism Product Development Concept for the Lowcountry Region Strategy and Plan
 - Daufuskie Island Plan (1985 and 2010)
 - Daufuskie Island Conceptual Master Plan Charrette Report
 - Daufuskie Island Covenant
- *Goals and Vision*
 - Established through community input
 - Survey
 - Community Workshop

Plan Overview

- » Goals
 - Preservation of community character
 - Balance growth and development with the existing community character
 - Promote a sustainable economy compatible with existing community character
 - Preserve and enhance community assets, including the natural beauty of the island
 - Promote environmental stewardship
 - Preserve the island history and culture, including a focus on the native Gullah heritage

Plan Overview

» Vision

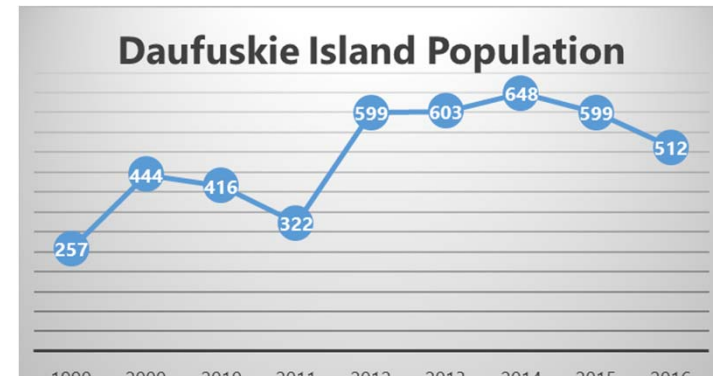
"Daufuskie is a pristine sea island with extraordinary natural, cultural and historic resources. Our vision is to support balanced, mindful growth that provides a sustainable economy, while preserving our unique and diverse community character, rural sense of place, and secluded island lifestyle. While recognizing property owners' rights to reasonable use of their land, we will minimize the threat to our natural environment, cultural and historic resources, and ensure the preservation of Daufuskie Island's natural beauty."

Plan Overview

» Plan Chapters

– Chapter 4: Existing Conditions

- *Inventory for each plan element*
 - Population
 - Economic Development
 - Natural Resources
 - Cultural Resources
 - Community Facilities
 - Housing
 - Land Use
 - Transportation



Plan Overview

– Chapter 5: Needs and Opportunities

- *Needs, issues and opportunities for each plan element*
 - Identified through community participation
- *Development strategies for the Island*
 - Development consistency with character
 - Enhance the pedestrian environment where feasible.
 - Preservation of historic, cultural, and environmental assets
 - Gullah heritage
 - Environmental assets that provide the island character (i.e. trees, marshes)
 - Code should support the goals and development strategies

Plan Overview

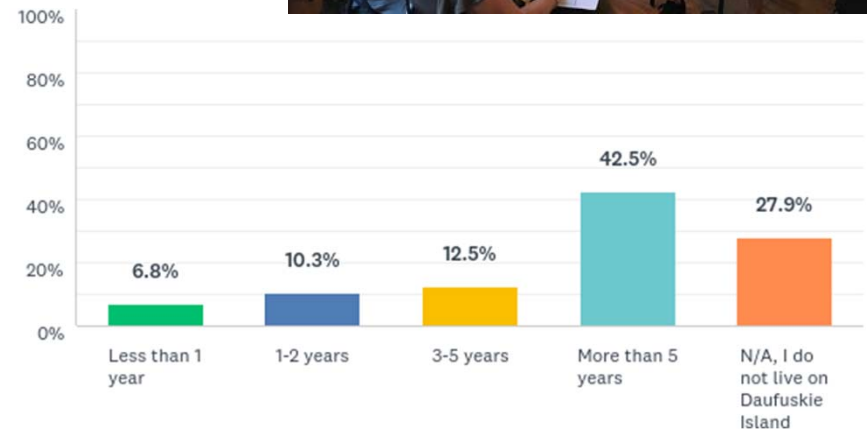
» Plan Chapters

– Chapter 6: Achieving the Vision

- *Work Program*
- *Elements identified to meet the overall goals*
 - Stratified by timeframe
 - Short-range: 1-2 years
 - Mid-range: 3-5 years
 - Long-range: 5-10 years
- Responsible parties include Council committees and volunteer groups

Plan Overview

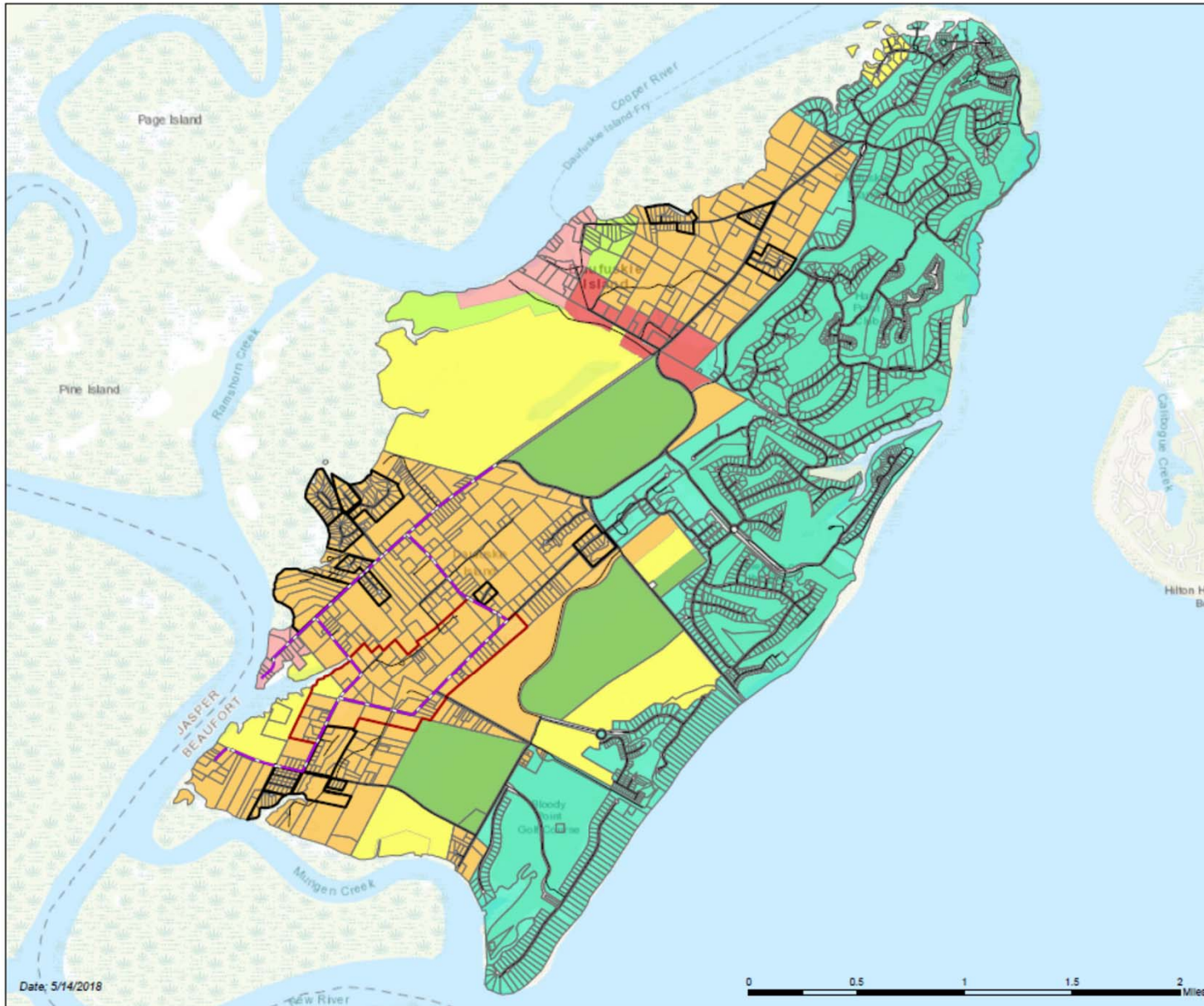
- » Appendices
 - Community Participation Documentation
 - Existing Conditions Mapping
 - Survey Results



Code Update

Code Update Approach

- » Simplify the existing Code
- » Understandable and user friendly for both Island residents and Beaufort County staff
- » Use existing code/transects as a foundation
- » Consistency
 - Within the Code
 - With Beaufort County Code



Zoning Classifications

Daufuskie Island, SC

Zoning Classifications

DI-2R

DI-3E

DI-4SU

DI-5GC

DI-5VC

DI-6PUD

DI-IP

Subzones

DI-2R-GH

DI-2R-CP

DI-HCO Overlay District

Legend

Roads

Parcels



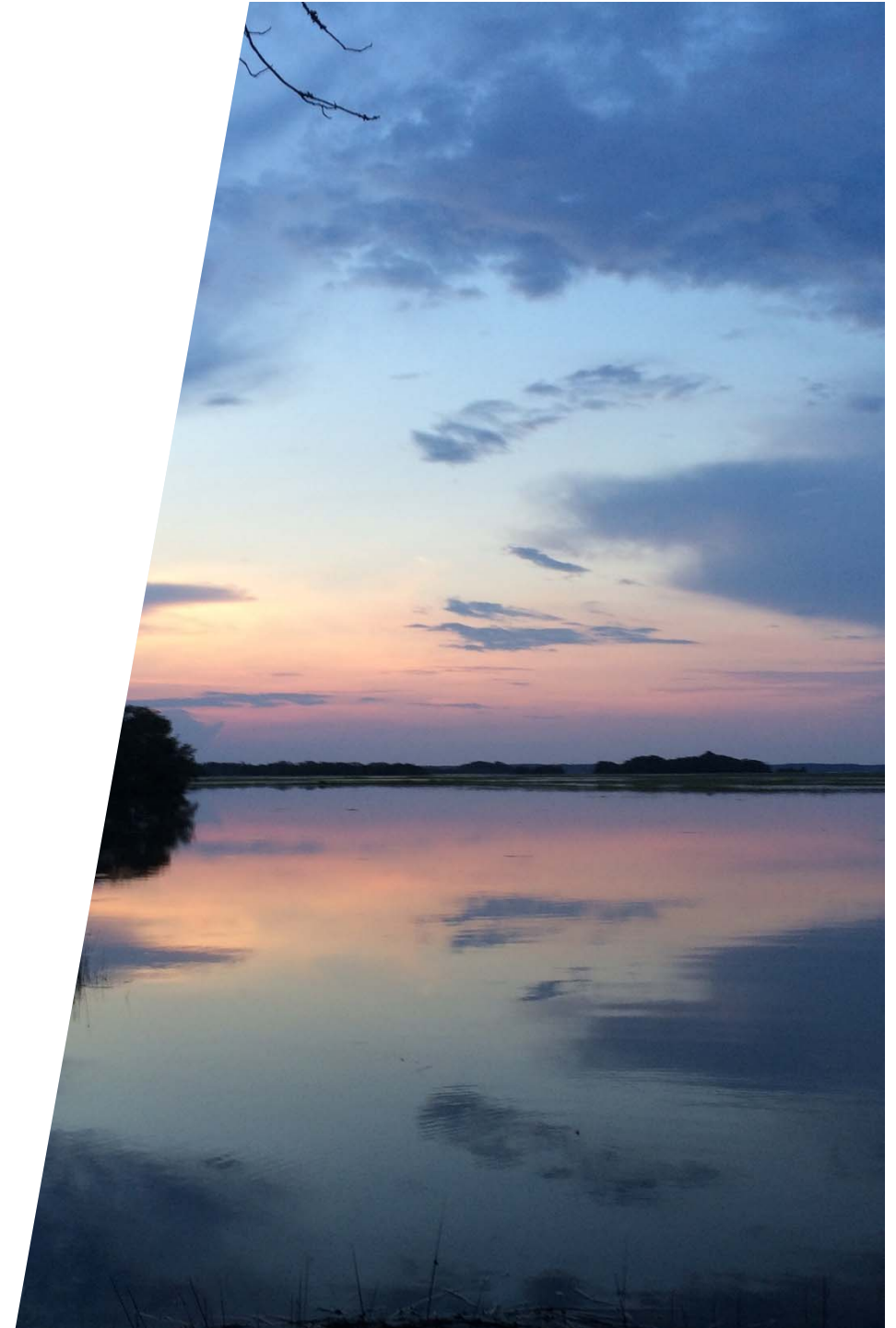
Note: All platted subdivisions approved by Beaufort County may not be shown



Code Update

- » Working with Beaufort County staff to address comments and ensure consistency with Beaufort County ordinances
- » Meeting with Project Advisory Committee to obtain concurrence on comments
- » Move forward with Code adoption process

Questions?



Topic: Tools in the Affordable Housing Toolbox

Date Submitted: August 20, 2018

Submitted By: Deborah Johnson


Venue: Natural Resources Committee





Tools in the Affordable Housing Toolbox

Lowcountry Affordable Housing Coalition (work-in-progress 8.17.18)


(Note: Rankings from a Survey of the LAHC Participants, July 2018)

-  **Beaufort County Housing Needs Assessment** *not ranked*
May 2018: Completed; requires annual update

-  **Beaufort County Housing Enrichment Coordinator** *not ranked*
July 2017: Funded
August 2017: Position opened and posted
Interviews did not result in a hire, position description revisited, reposted
Recruiter contracted
August 2018: Interviews scheduled

-  **Adaptive Reuse of Vacant/Unused Structures** *#1 priority; #1 feasibility*
July 2018: Survey & mapping of potential properties contracted by
Beaufort County Human Services Alliance & Beaufort County Economic Development Corp.
with USCB, due October

- Development, Permit & Impact Fees Waived/Reduced** *#2 priority, #2 feasibility*
Beaufort County—waives or reduces some impact fees (roads, parks, library, fires)
on a formula basis for projects serving $\leq 80\%$ AMI
10 year restrictions on for-sale properties
30 year restrictions on rental properties
if funds available in the *Beaufort County Affordable Housing Fund* (no fund as of August 2018)
City of Beaufort—reduces permit fees for $\leq 80\%$ AMI projects, on formula basis
for non-profits or projects with government funding only
City of Beaufort—waives permit fees for renovation of vacant & abandoned structures (for any use)
Town of Bluffton—reduces application, development fees, permit fees
if 20%-30% of units are affordable housing, for $\leq 120\%$ AMI
fees reduced by 25% for eligible units

-  **Density Bonuses by Right or Development Agreement** *#3 priority, #3 feasibility*
Beaufort County—Mint Farm under the old ordinance; conventional subdivision (only time used)
168 units, received density bonus in exchange for: 7 affordable housing units
5 lots donated to Habitat, 2 lots sold to BHA at reduced rate
Beaufort County—unlimited density under Voluntary Inclusionary Zoning in C-5 only (new)
Rentals at $\leq 80\%$ AMI
For-sale homes at $\leq 100\%$ AMI
25 or 30 year restrictions by formula

Topic: [Tools in the Affordable Housing Toolbox](#)

Date Submitted: [August 20, 2018](#)

Submitted By: [Deborah Johnson](#)

Venue: [Natural Resources Committee](#)

Town of Bluffton—density bonus by formula (minimum 20% included)

Rentals at $\leq 80\%$ AMI

For-sale (owner occupied) at ≤ 120 AMI

30 year restrictions

 **Expedited Approval Process** #4 priority, #4 feasibility

 **Housing Trust Fund** #5 priority, #12 feasibility

Beaufort County—had one in the past, no longer exists

City of Beaufort—has outdated ordinance, no fund

SC Housing Trust Fund—for supportive housing, group homes, emergency repairs

National Housing Trust Fund—managed by SC Housing for $\leq 30\%$ AMI

Used for designated SC Housing programs such as Small Rental Program

 **Donated Land (or use of existing public lands) or Purchase/Development** #6 priority, #5 feasibility

Beaufort County—2008: Prince & Hamar Streets, 1 parcel donated

Habitat for Humanity for 5 single family homes, $\leq 60\%$ AMI

City of Beaufort—2013: Lafayette & Rodgers Street, 1 parcel sold at reduced rate

Private Developer for 6 single family “workforce” houses (turned out to be not affordable)

City of Beaufort—2017: 2521 Mossy Oaks Drive, donated 1 parcel

Habitat for Humanity for 2 single family homes, $\leq 60\%$ AMI, not yet under construction

City of Beaufort—2017: 410 Ribaut Road, donated 1 parcel

Beaufort Housing Authority for 8 rental units, ≤ 80 AMI, not yet under construction

Town of Bluffton—2010: Wharf Street project, bought 2 dilapidated structures, demolished,

built 6 new houses with Neighborhood Stabilization grant and sold to owners,

$\leq 80\%$ AMI; 25-year restrictions

Town of Bluffton—2018: tentatively purchasing 1.78 acres at 1095 May River Rd. for new housing

Town of Hilton Head—2010: The Glen, donated 14+ acres to Habitat for Humanity

32 single family homes; 30% - 60% AMI, Phase 1 complete with 16 homes;

Phase 2 (16 homes) infrastructure (water/sewer/roads) is underway

 **Housing for Teachers** #7 priority, #7 feasibility

First-Time Homebuyers Assistance & Down-Payment Assistance #8 priority, #6 feasibility

USDA Housing Programs (low interest, down payment assistance)

All Beaufort County areas are eligible, except Hilton Head

Private banks have programs (low interest, down payment assistance)

SCHousing: Palmetto Heroes (law enforcement, firefighters, EMS, correctional officers,

teachers, nurses & CNA, National Guard, veterans)

4% 30 year mortgage; \$6,000 down-payment assistance

SCHousing: Others—Low fixed interest mortgage

SCHousing: Others—Down-payment assistance











Above 80% AMI, \$6,000 repay as 2nd mortgage after 10 years

Below 80% AMI, \$6,000 forgivable loan after 10 years

 **Housing Land Trust** #9 priority, #14 feasibility

 **Housing Bond** #10 priority, #8 feasibility

SC Housing—Tax-exempt bond financing for rental program for $\leq 60\%$ AMI

-  **Housing for Special Needs** #11 priority, #13 feasibility
Beaufort County—has housing for disabilities & special needs
5 existing units (for 4-5 residents each): 3 on Lady’s Island, 1 in Bluffton, 1 in Beaufort
1 existing unit (for 12+ residents) is being replaced by new smaller family homes: in Port Royal
3 under construction units (for 4-5 residents each): in Beaufort
1 pending construction unit (for 4-5 residents): in Beaufort
NAMI—has a few community housing placements for mental health/special needs residents
Coastal Empire Mental Health—has limited housing at an apartment complex in Beaufort for mental health/special needs residents
Beaufort Housing Authority has applied for additional vouchers for non-elderly disabled/special needs
-  **Housing for the Aging** #12 priority, #11 feasibility
TBD—a range of options throughout Beaufort County
Affordable options at capacity with waiting lists
-  **Inclusionary Zoning (voluntary)** #13 priority, #10 feasibility
Beaufort County passed ordinance for C-5 zones; $\leq 80\%$ AMI
-  **Low Income Housing Tax Credit Program** #14 priority, #18 feasibility
SC Housing—multiple projects throughout the county (all with wait lists)
for $\leq 60\%$ AMI (allows some variation for averaging)
can mix with market rate; highly competitive
-  **Inclusionary Zoning (mandatory)** #15 priority, #20 feasibility
SC Legislature—enabling legislation failed in 2018, to be reintroduced in 2019
-  **Tax Abatement (Bailey Bill or other)** #16 priority, #19 feasibility
SC Legislature—Bailey Bill SC Code of Laws, 4-9-195, option in addition to historic properties
-  **Land Leases** #17 priority, #15 feasibility
-  **Housing for Homeless** #18 priority, #16 feasibility
Family Promise—provides temporary shelter for approximately 4 families with children
(up to 14 people) at a time in churches throughout Beaufort County
and a day center for these families in the Town of Bluffton
*Circle of Hope—has a day center (for anyone) and temporary shelter for 16 veterans (8 male/8 female)
under renovation in the City of Beaufort*
-  **Repair & Maintenance** #19 priority, #9 feasibility
Beaufort Jasper EOC—funds for low-income, owner occupied
Town of Bluffton—Neighborhood Assistance Program
Deep Well Project—mostly on Hilton Head
Under One Roof—mostly in City of Beaufort
-  **Housing for Military** #20 priority, #17 feasibility


Not Ranked (other “tools”):

BJWSA Credits

Beaufort County (sewer only)
Town of Bluffton
Town of Port Royal

Buy Tax Sale Houses & Convert

 **Grants**

 **HOME (HUD) Program**

State HOME funds: used in some existing programs
LCOG HOME Consortium funds: used regionally

Financing: Conventional & Other

 **Fee In Lieu**

Opportunity Zones (limited time tax program for private investment in low income areas)

May be used for affordable housing; 3 certified zones in Beaufort County
Census Tract 45013000200: primarily in unincorporated Northern Beaufort County, partial in City of Beaufort
Census Tract 45013000600: primarily in the City of Beaufort, partial in Northern Beaufort County
Census Tract 45013010800: in Hilton Head Mitchellville area

Public Private Partnerships

Subsidized Properties

Beaufort Housing Authority Public Housing—throughout Beaufort County (wait list, 18 months-3 years)
1 replacement duplex to be constructed in the City of Beaufort
Beaufort Housing Authority Section 8 Vouchers—throughout Beaufort County (1,000+ on wait list)
Private Low Income Housing Tax Credit Projects—throughout Beaufort County (wait lists)
Private Other Federal Subsidized Projects (USDA loans, HUD, etc.)—throughout Beaufort County (wait lists)