



Town of Hilton Head Island

Housing Action Committee Meeting

Wednesday, February 26, 2025, 10:00 AM
1 Town Center Court, Hilton Head Island, SC
Benjamin M. Racusin Council Chambers

The meeting can be viewed on the [Town's YouTube Channel](#), the [Beaufort County Channel](#), and Spectrum Channel 1304.

1. **Call to Order**
2. **Adoption of the Agenda**
3. **Approval of the Minutes**
 - a. Regular Meeting Minutes of December 9, 2024
4. **Unfinished Business**
 - a. Program Updates - Quincy White, Chief Housing Officer
 - b. Home Safety and Repair Program and Sewer Connection Program Updates - Sharonica Stewart, Principal Planner for Historic Neighborhoods
 - c. Work Area Updates - Jack Alderman, Housing Action Committee Chair
 - d. Consideration of Updates to Home Matters: Town of Hilton Head Island Displacement Mitigation Support Plan- Quincy White, Chief Housing Officer
5. **New Business**
 - a. Overview of Coastal Community Development Corporation Programs and Acquisitions- Alan Wolf, Chairman, Coastal Community Development Corporation
 - b. Approval of Proposed 2025 Meeting Dates
6. **Public Comment - Non Agenda Items**
7. **Adjournment**

FOIA Compliance: Public notification of this meeting has been published, posted, and distributed in compliance with the South Carolina Freedom of Information Act and the

requirements of the Town of Hilton Head Island.

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Municipal Association of South Carolina (MASC) Civility Pledge:

"I pledge to build a stronger and more prosperous community by advocating for civil engagement, respecting others and their viewpoints, and finding solutions for the betterment of my city or town."



Town of Hilton Head Island HOUSING ACTION COMMITTEE MEETING Monday, December 9, 2024, 10:00 AM Minutes

1. Call to Order

The meeting was called to order at 10:01 a.m.

2. Adoption of Agenda

Mr. Bell made a motion to adopt the agenda. Vice-Chairman West seconded, with the motion approved unanimously.

3. Approval of the Minutes

a. Regular Meeting Minutes of November 19, 2024

Ms. Varin made a motion to approve the meeting minutes of November 19th. Ms. Gillis seconded, with the motion approved unanimously.

4. Unfinished Business

a. Program Updates - Quincy White, Chief Housing Officer

Quincy White, Chief Housing Officer, provided updates on upcoming programs and projects and shared a preview of the many accomplishments from 2024 that will be highlighted in the end-of-year newsletter.

b. Home Safety and Repair Program Updates - Sharonica Gavin, Principal Planner for Historic Neighborhoods

Sharonica Gavin, Principal Planner for Historic Neighborhoods, provided an update on the Home Safety and Repair Program and its accomplishments. The Committee asked questions about how the Town could secure additional funding to support the program and how much would be needed to ensure its continued success.

c. Work Area Updates - Jack Alderman, Housing Action Committee Chair

Chairman Alderman provided updates on the progress of the workgroups, emphasizing the need to fast-track the RFQ for planning the Muddy Creek and Bryant Road tract. He also stressed the importance of collaborating with the Town's new communications director to quickly develop a speaker program plan and accompanying presentation for residents. Additionally, Chairman Alderman and Vice-Chairman West requested that Staff keep the Committee informed and updated about the use of Town-owned property for affordable housing in future meetings.

- d. Consideration of Home Matters, Town of Hilton Head Island Displacement Mitigation Support Plan - Quincy White, Chief Housing Officer

Vice-Chairman West made a motion to recommend moving forward with the Displacement Mitigation Support Plan. Mr. Crawford seconded. The motion was approved unanimously. Vice-Chairman West suggested simplifying the Voluntary Displacement Mitigation Questionnaire by dividing it into separate sections for 'seller' and 'buyer' questions.

5. New Business

- a. Beaufort Jasper Housing Trust Program Overview - Claude Hicks, Executive Director, Beaufort Jasper Housing Trust

Claude Hicks, Executive Director of the Beaufort Jasper Housing Trust Program, presented to the Committee about the challenges of housing affordability in Beaufort County and the resulting consequences for the community of residents relocating.

6. Public Comment - Non Agenda Items

A citizen suggested to the Committee that the Hotel Carolina be repurposed for displaced or workforce housing in the future.

7. Adjournment

The meeting was adjourned at 11:21 a.m.

The recording of this Meeting can be found on the Town's website at www.hiltonheadislandsc.gov



TOWN OF HILTON HEAD ISLAND

Housing Action Committee

TO: Housing Action Committee
FROM: Sharonica Gavin, Principal Planner Historic Neighborhoods
VIA: Quincy White, Chief Housing Officer
VIA: Michelle Mealer, Community Planning Manager
VIA: Missy Luick, Director of Planning
VIA: Shawn Leininger, Assistant Town Manager
DATE: February 26, 2025
SUBJECT: Home Safety and Repair Program and Sewer Connection Program Updates

SUMMARY

Home Safety and Repair Monthly Update:

Over the past 30 days, eight projects have been successfully closed out, positively impacting eight families within the community. The program's team remains focused on completing the remaining projects under contract while actively researching funding avenues to ensure the program's sustainability and continued success.

Home Safety and Repair Overall Program Impact:

Since its inception, the Home Safety and Repair Program has played a vital role in improving the safety and structural integrity of homes within the community. The program has provided significant support to homeowners by addressing critical repair needs, ensuring compliance with local building standards, and enhancing the overall livability of those within our community.

Program Data (July 2022 – January 2025)

147 Applications received.

- 9 Applications did not meet the income qualifications.
- 4 Applications were withdrawn.
- 21 Applications need additional information.

113 Completed applications received.

- 82 Permitted jobs have been completed for a total of \$1,056,868.04
 - 22 Tree-pruning or removal - \$67,375.35
 - 60 Home repairs - \$989,492.69
- 26 Permitted jobs, currently under contract
- 7 Approved currently awaiting additional program funding.

The total amount allocated to the program is \$1,499,741.00. Currently, there is no additional funding to execute the program.

Lateral Sewer Connection Program:

The Lateral Sewer Connection Program has successfully completed 32 connections to date. Town staff continue to actively collaborate with the Hilton Head Island Public Service District (PSD) to complete the remaining projects, ensuring that more residents gain access to essential sewer services.

Lateral Sewer Connection Overall Program Impact:

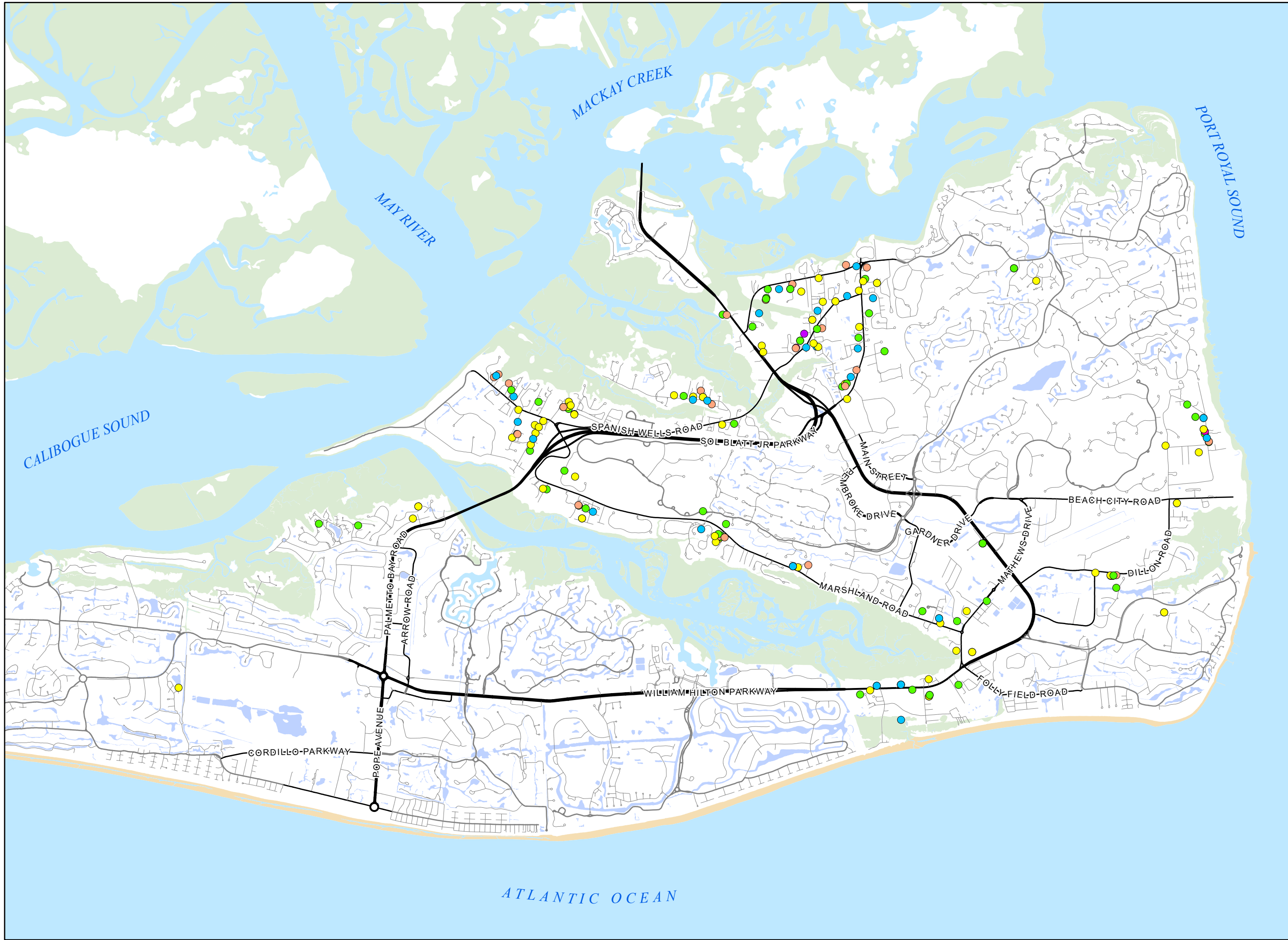
48 Applications received.

- 32 Jobs have been completed and paid in the total amount of \$335,588.08
- 4 Jobs under contract with estimates totaling \$32,800.00
- 5 Jobs pending with estimates totaling \$90,940.00 (awaiting additional program funding)
- 3 Applications were withdrawn.
- 2 Application were not qualified.
- 2 Applications awaiting funds to request estimates from PSD.

The total amount allocated to the program is \$369,417.00
Currently, there is no additional funding to execute the program.

ATTACHMENTS

1. Home Safety and Repair Project Locations
2. Sewer Connect Project Locations



Home Safety Repair Project Locations

Legend

Home Safety Repair Application Status

- Complete- 82
- Under Contract- 26
- Approved- 7
- In Review- 0
- Additional Info- 21

*Colored markers indicate areas of program utilization, signifying multiple applicants.

Updated: January 24, 2025



TOWN OF HILTON HEAD ISLAND
 ONE TOWN CENTER COURT
 HILTON HEAD ISLAND, S.C. 29928
 PHONE (843) 341- 4600

The information on this map has been compiled from a variety of sources and is intended to be used only as a guide. It is provided without any warranty or representation as to the accuracy or completeness of the data shown. The Town of Hilton Head Island assumes no liability for its accuracy or state of completion or for any losses arising from the use of the map.

**Sewer Connection
Program
Project Locations**

Legend

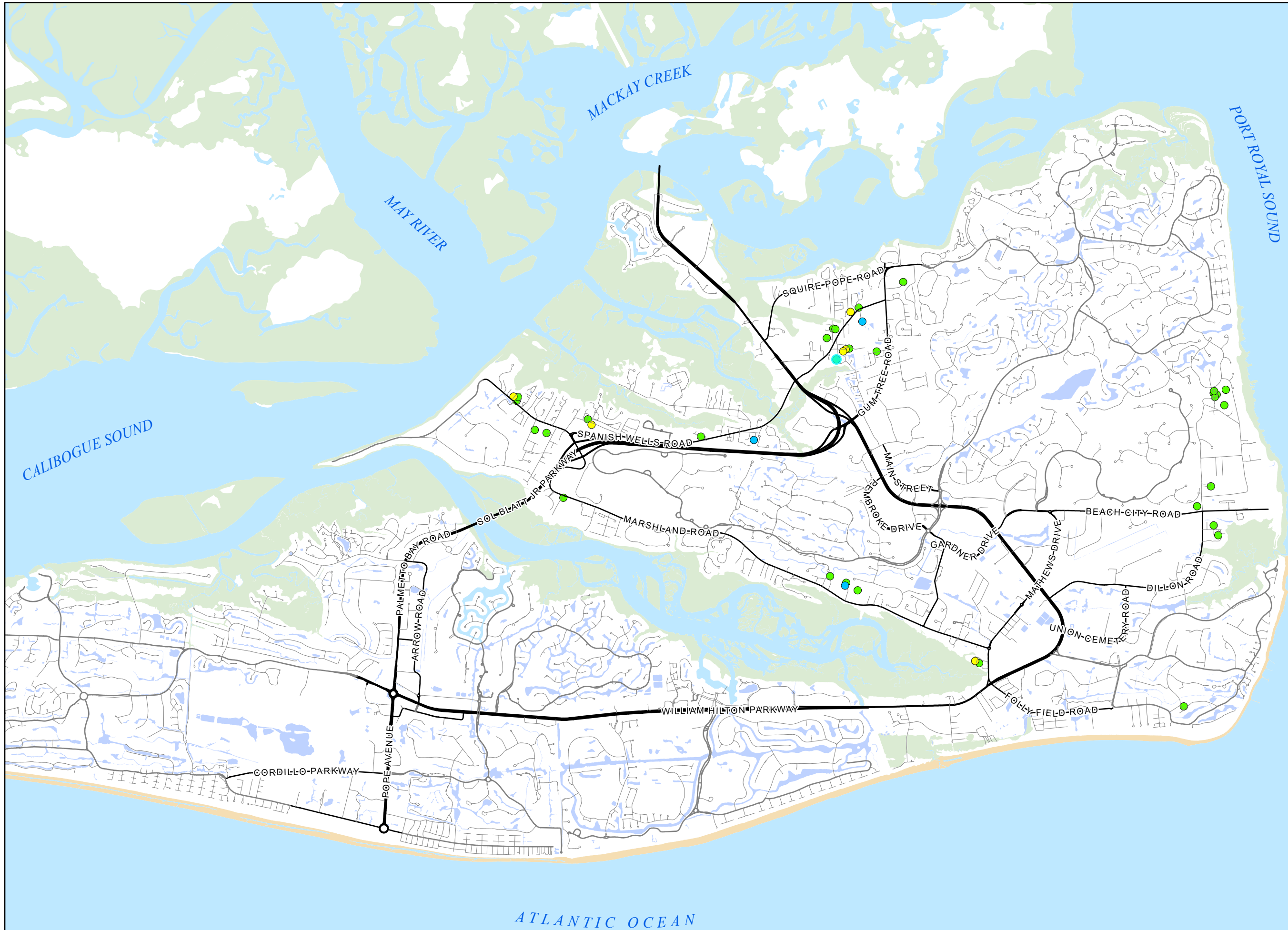
Sewer Connection

Application Status

- Complete- 32
- Under Contract- 4
- Pending- 5

*Colored markers indicate areas of program utilization, signifying multiple applicants.

Updated: January 24, 2025



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TOWN OF HILTON HEAD ISLAND

Housing Action Committee

TO: Housing Action Committee
FROM: Quincy A. White, Chief Housing Officer
VIA: Shawn Leininger, Assistant Town Manager
VIA: Missy Luick, Planning Director
DATE: February 26, 2025
SUBJECT: Consideration of Updates to Home Matters: Town of Hilton Head Displacement Mitigation Support Plan

UPDATES:

The Displacement Mitigation Support Plan has been updated to reflect changes in the roles of the Fiduciary Lead Partner and the newly established Fiscal Agent for the Displacement Fund. United Way of the Lowcountry will now serve as the Fiduciary Lead Partner, while the Community Foundation of the Lowcountry will take on the role of Fiscal Agent.

BACKGROUND:

The Town of Hilton Head Island Displacement Mitigation Support Plan is a community-led initiative to provide comprehensive services for displaced individuals and families. Developed through community input, the plan reflects local feedback to ensure an effective response tailored to the specific needs of residents. At the plan's core is the Community Response Team, a network of community partners responsible for delivering essential services during displacement events. The Community Response Team operates under the leadership of three key partners: The Deep Well Project, The United Way of the Lowcountry and the Community Foundation of the Lowcountry, each playing a vital role in ensuring the success of the plan. The Town will also play a critical role in the early identification of a displacement event and activating the Community Response Team.

SUMMARY:

Hilton Head Island faces increasing pressure as rising rents and limited housing availability leave many residents vulnerable. In some cases, rental costs have surged by as much as 50% from one lease term to the next, making it harder for families to find stable housing in a market with low vacancies. This issue is compounded when rental properties are sold for redevelopment, increasing the risk of displacement. One notable example is Chimney Cove Village, where, in 2022, approximately 300 tenants faced the threat of losing their homes due to a proposed redevelopment. Although the project did not proceed, the site remains a potential redevelopment target. This underscores the urgent need for strategies to protect workforce housing units and support the residents who rely on them.

Displacement disrupts families and places additional strain on local businesses, which need help to recruit and retain employees. These interconnected challenges emphasize the critical need for proactive displacement mitigation efforts to safeguard both community stability and economic vitality.

To address these challenges, the Town of Hilton Head Island developed the Displacement Mitigation Support Plan, a strategic framework aimed at connecting displaced residents with essential resources. Building on initiatives like the Workforce Housing Framework, *Finding Home*, and the 2019 Workforce Housing Strategic Plan, the Plan was created through extensive collaboration with community partners. Its strategies are tailored to local needs, offering a coordinated response that leverages public and private resources to support residents facing displacement.

In September 2024, the Town conducted a tabletop exercise with lead partners and the Housing Action Committee Workgroup to test the Plan's effectiveness. The exercise explored three scenarios: redevelopment, workforce displacement, and large-scale displacement due to a natural disaster. This process identified gaps in the Plan, ensuring that refinements were made for a more effective and coordinated response.

A recent displacement event underscored the need for a more streamlined process for managing the displacement fund. To enhance financial oversight, the Displacement Mitigation Support Plan has been restructured to include a Fiscal Agent. Under the updated structure, the Community Foundation of the Lowcountry will serve as the Fiscal Agent, responsible for holding and managing displacement funds. Meanwhile, the United Way will now act as the Lead Fiduciary Partner, overseeing fund approvals and disbursements to the Community Response Team. These changes aim to enhance coordination, strengthen fund management, and provide better support for displaced residents.

Early Identification:

Displacement events can be recognized through various channels, including the Town's Pre-Application Process for development and/or redevelopment projects. Anecdotal information gathered through school systems or word of mouth within communities can also provide early warning signs of displacement pressures. To enable early intervention strategies, the Town Planning Department will implement a Voluntary Displacement Mitigation Questionnaire for property owners or developers to voluntarily complete when proposing a new development or redevelopment for Town consideration. The purpose of the questionnaire will be to assess displacement-related matters. Property owners' or developers' responses will contribute directly to the Community Response Team's efforts to understand and address potential displacement effects resulting from the proposed project. With its focus on early intervention, this process will ensure the coordination and mobilization of community partners to provide the necessary assistance and support to affected individuals and families.

Roles and Responsibilities:

The organizational structure for the Displacement Mitigation Support Plan starts with the Town identifying a potential displacement event through the development review process. Once a potential displacement event is identified, the Town will activate the Community Response Team. This team, led by the Lead Partner, mobilizes necessary resources and support services to manage displacement events. This design aims to streamline communication, resource allocation, and the execution of the plan. The organizational chart highlights the importance of collaboration and resource sharing among organizations to address displacement issues effectively.

Role of the Town of Hilton Head Island:

The Chief Housing Officer will be the designated Town official responsible for activating the Displacement Mitigation Support Plan. Other Town staff, primarily the Planning Department staff responsible for oversight of development and building permit applications, will be responsible for notifying the Chief Housing Officer when made aware of a potential displacement event. Additionally, the Town will lead a communications strategy aimed at disseminating information to the public, ensure transparency, and keep stakeholders informed throughout a displacement event.

Role of the Community Response Team Lead Partner Roles:

- A. The Deep Well Project will serve as the Lead Partner, coordinating efforts across multiple stakeholders and overseeing direct assistance to displaced residents. Their responsibilities include facilitating communication, fostering collaboration, and managing the allocation of resources to align with the plan’s objectives.

- B. The United Way of the Lowcountry will serve as the Fiduciary Partner responsible for managing the Displacement Mitigation Fund disbursements. Funds are disbursed to either the Deep Well Project or other IRS-recognized charitable organizations, ensuring that resources are used efficiently and effectively.

- C. The Community Foundation of the Lowcountry will serve as the Fiscal Agent, holding and managing the displacement funds within the Hilton Head Displacement Fund. As the Fiscal Agent, it will oversee financial stewardship, ensuring proper fund management and compliance with donor restrictions and regulatory guidelines.

On December 9, 2024, the Housing Action Committee voted unanimously (10-0) to recommend *Home Matters: Town of Hilton Head Displacement Mitigation Support Plan* for consideration of adoption by Town Council.

RECOMMENDATIONS

That the Housing Action Committee recommend the updated Home Matters: The Town of Hilton Head Displacement Mitigation Support Plan for consideration of adoption to Town Council.

NEXT STEPS:

If updates are supported, the Displacement Mitigation Support Plan will continue through the public review process, including review by Community Services & Public Safety Committee and consideration by Town Council.

ATTACHMENTS:

- 1. (Updated) Displacement Mitigation Support Plan

DRAFT February 2025

HOME MATTERS

TOWN OF HILTON HEAD ISLAND
DISPLACEMENT MITIGATION
SUPPORT PLAN



DRAPET



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ACKNOWLEDGEMENTS

The Town of Hilton Head Island Displacement Mitigation Support Plan work program stands as a testament to the collaborative spirit and dedication of numerous community organizations. We extend our deepest gratitude to Town leadership, staff members, and community organizations for their invaluable contributions to address displacement mitigation challenges on Hilton Head Island.

Town Council

- Alan Perry, Mayor
- Alex Brown, Mayor Pro-tem, Ward 1
- Patsy Brison, Ward 2
- Steve DeSimone, Ward 3
- Tamara Becker, Ward 4
- Steve Alfred, Ward 5
- Melinda Tunner, Ward 6

Housing Action Committee

- Jack Alderman, Chair
- Sandy West, Co-Chair
- Sandy Gillis
- Sarah Jones- Anderson
- Katie Varin
- Dennis Crawford
- Janet Fantano
- Luana Graves-Sellars
- Ayaks Castellanos
- Stuart Bell

Community Response Team Lead Partners

- The Deep Well Project
- Community Foundation of the Lowcountry
- United Way of the Lowcountry

Town Staff

- Marc Orlando, Town Manager
- Shawn Colin, Assistant Town Manager
- Shawn Leininger, Assistant Town Manager
- Missy Luick, Director of Planning
- Quincy A. White, Chief Housing Officer
- Nicta Barrientos, Planner - Economic Development

Consulting & Facilitation Team

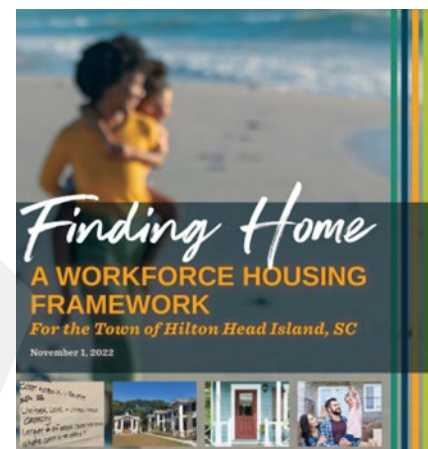
- Together Consulting

EXECUTIVE SUMMARY

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

A recent example is Chimney Cove Village, where in 2022, approximately 300 tenants were at risk of losing their homes due to a proposed redevelopment. Although the redevelopment project did not happen, Chimney Cove remains a potential redevelopment site, highlighting the need for a strategy to develop a plan to support residents facing housing displacement with a web of available community resources. Displacement not only disrupts the lives of families but also strains local businesses, which report challenges in recruiting and retaining employees. These interconnected challenges demonstrate the urgent need for proactive displacement mitigation efforts to maintain both community stability and economic vitality.

In response, the Town of Hilton Head Island developed the Displacement Mitigation Support Plan, a strategic framework aimed at connecting displaced residents with essential community resources. This Plan builds on the Town's Workforce Housing Framework, "*Finding Home*," and the 2019 Workforce Housing Strategic Plan, which together provide a clear roadmap for preserving and expanding workforce housing. At the core of Town's Workforce Housing Framework, "*Finding Home*," are the four key pillars: Community, Planning, Management, and Revenue, which guide a comprehensive, sustainable housing strategy to address long-term workforce housing needs on Hilton Head Island.



The Community Pillar plays a central role in this effort, focusing on safeguarding existing housing and supporting the families who depend on it.

The Plan was shaped through collaboration with community partners, ensuring that its goals and strategies are both locally informed and responsive. It outlines a coordinated response, leveraging public and private resources to support residents in times of displacement. As a living document, the Plan will evolve alongside changing market conditions and community needs, maintaining relevance over time.

At the heart of the Displacement Mitigation Support Plan is a commitment to a community-driven approach, ensuring that stakeholders work together to create meaningful solutions. By aligning expertise, resources, and shared goals, the Plan aims to foster a more resilient and supportive environment where every resident could thrive. This unified strategy will help Hilton Head Island proactively address displacement challenges and build a sustainable future for the entire community.

SHAPING THE PLAN & UNDERSTANDING DISPLACEMENT EVENTS

In response to the challenges posed by displacement events, this Plan is designed to provide essential services and support to displaced residents by leveraging the collaborative efforts of community partners. Community partners will lead in providing support for residents while utilizing private funding dedicated to displacement mitigation efforts.

Community Involvement

The Town convened meetings with community stakeholders to develop and shape the Displacement Mitigation Support Plan. Community Stakeholders such as Beaufort County Economic Opportunity Commission, Lowcountry Council of Governments and other social service agencies. Through virtual and in-person workshops, stakeholders provided valuable input, helping to define key strategies and recommendations.

Participants also leveraged best practices, community feedback, and their own experiences to propose practical solutions for the plan. To ensure the plan's effectiveness, the Town conducted tabletop exercises, testing it against real-world scenarios such as redevelopment, workforce displacement, and large-scale natural disasters. These exercises were essential in identifying potential gaps and refining the plan for comprehensive, actionable implementation.



Community Stakeholders attending the Displacement Planning Workshop.

Identification of Displacement Events

Early identification of potential displacement events is crucial for effective mitigation efforts. For instance, the potential redevelopment of Chimney Cove Village highlighted the need for preparedness and community response. Other events include economic shifts, such as rising housing costs or job losses, which can force residents to seek alternative housing options outside their current communities. Natural disasters, like hurricanes or floods, also pose displacement risks, necessitating emergency response plans and resources, especially for residents with less resilient housing stock.

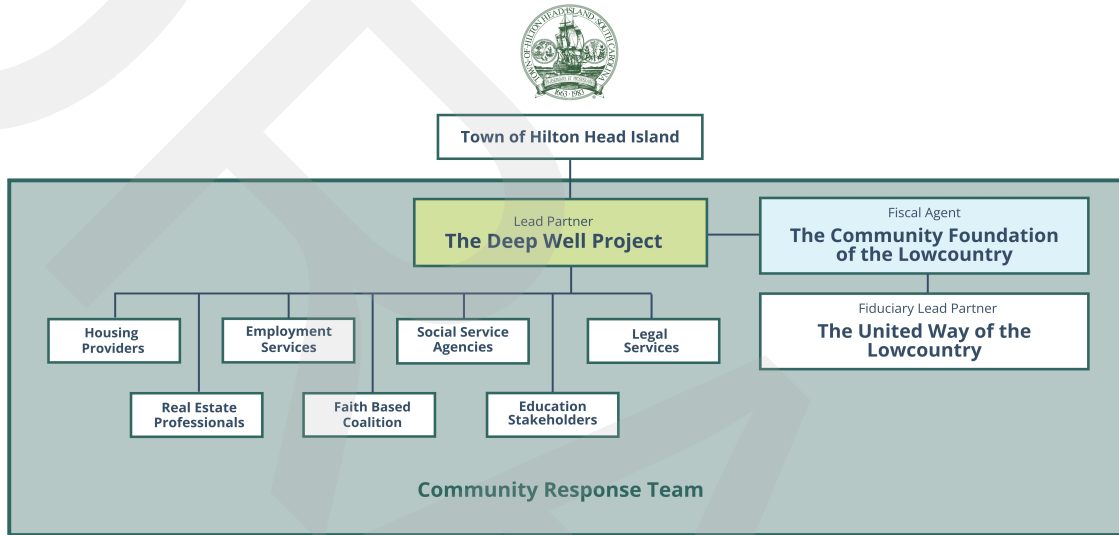


Chimney Cove Village remains a potential redevelopment site, highlighting the need for a strategy to develop a plan to support residents facing housing displacement.

Displacement events can be recognized through various channels, including the Town's Pre-Application Process for development and or redevelopment projects. The Pre-Application Process serves as an informal discussion with Town staff to assess how a potential development or redevelopment project aligns with the Town's Comprehensive Plan, zoning, development regulations, and environmental standards. This process offers developers early feedback on potential challenges, timelines, required approvals, and the overall permitting process. Through the Pre-Application Process early identification of development or redevelopment that could potentially lead to the displacement of residents will be possible. Anecdotal information gathered through school systems or word of mouth within communities can further provide early warning signs of displacement pressures, supplementing formal processes with valuable on-the-ground insights that will be communicated to community partners for early intervention and support services.

ROLES & RESPONSIBILITIES

The organizational structure for the Displacement Mitigation Support Plan starts with the Town identifying a potential displacement event through the development review process. Once a potential displacement event is identified, the Town will activate the Community Response Team. This team, led by the Lead Partner, mobilizes necessary resources and support services to manage displacement events. This design aims to streamline communication, resource allocation, and the execution of the plan. The organizational chart highlights the importance of collaboration and resource sharing among organizations to address displacement issues effectively.



Role of the Town of Hilton Head Island

The Chief Housing Officer will be the designated Town official responsible for activating the Displacement Mitigation Support Plan. Other Town staff, primarily the Planning Department staff responsible for oversight of development and building permit applications, will be responsible for notifying the Chief Housing Officer of a potential displacement event. Additionally, communications will be critical in disseminating information to the public, ensuring transparency, and keeping stakeholders informed throughout a potential displacement event. For example, the Town may create and distribute collateral and other messages in affected neighborhoods, providing details on accessing the Community Response Team and their support services.

To support early intervention strategies, the Town’s Planning Department will introduce a Voluntary Displacement Mitigation Questionnaire as part of the Pre-Application Process. This questionnaire will be available for property owners or developers proposing new developments or redevelopments that could potentially displace Island residents. The purpose of the voluntary questionnaire is to assess displacement-related issues. Responses will directly inform the Community Response Team’s efforts to anticipate and address potential impacts on residents. By gathering this information early, the process will facilitate timely coordination with community partners, ensuring that the necessary support is provided to affected individuals and families.

Role of the Community Response Team

The Community Response Team, led by the Lead Partner, works directly with displaced residents, providing essential services and tailored support during displacement events. Collaborating closely with resource partners, the Lead Partner ensures a coordinated response that addresses the unique needs of each household. The Fiscal Agent manages the Displacement Mitigation Fund (a privately held fund) and facilitates a platform for monetary donations to support necessary displacement services while the Fiduciary Lead partner oversees the allocation of financial resources. The Community Response Team consists of community organizations, government agencies, non-profits, and other relevant entities, combining their expertise to implement the Displacement Mitigation Support Plan effectively.

Together, they ensure seamless coordination, leveraging diverse resources to assist residents through every stage of displacement recovery. The roles of the lead partners are as follows:

- **Lead Partner: The Deep Well Project**
The Deep Well Project will serve as the Lead Partner, responsible for coordinating and overseeing the collaborative efforts of various stakeholders in addressing displacement challenges. This agency facilitates communication, collaboration, and resource allocation among team members, ensuring alignment with the team's objectives and priorities. The lead partner was selected for their extensive experience in managing displacement events.
- **Fiscal Agent: Community Foundation of the Lowcountry**
The Community Foundation of the Lowcountry will serve as the Fiscal Agent, holding and managing the displacement funds within the Hilton Head Displacement Fund. As the Fiscal Agent, it will oversee financial stewardship, ensuring proper fund management and compliance with donor restrictions and regulatory guidelines.
- **Fiduciary Lead Partner: United Way of the Lowcountry**
The United Way of the Lowcountry will serve as the Fiduciary Lead Partner, providing oversight on expenditures of the Displacement Mitigation Fund to support rental assistance, moving aid, diversion programs, and other essential services for displaced residents. Disbursements from the fund will be directed to The Deep Well Project or other IRS-recognized charitable organizations within the Community Response Team. Funding requests from the Community Response Team will be submitted to the United Way of the Lowcountry. Upon approval, disbursements will be coordinated with the Fiscal Agent, the Community Foundation of the Lowcountry. The United Way of the Lowcountry has demonstrated an ability to provide oversight and distribute funding assets to community organizations reinforcing its capacity to effectively support urgent community needs.

Support Services Offered by the Community Response Team

The Community Response Team activities may include intake assessments to understand individual needs, access to temporary lodging, financial assistance, and social services, and facilitating diversion strategies to prevent further displacement. The team collaborates closely with resource partners to ensure a comprehensive and coordinated response tailored to the specific needs of each displaced resident. Some areas of expertise include the following:

- Case Management
- Rental Assistance
- Moving Expenses
- Diversion Services
- Housing Navigator Services

CONCLUSION

The Displacement Mitigation Support Plan for Hilton Head Island is a community-driven effort designed to tackle the issue of residential displacement. Rising housing costs and limited availability create significant challenges for local families, so this Plan unites the Town and various community partners to provide vital support and solutions. While addressing immediate displacement needs is critical, the Plan also recognizes that long-term housing solutions are necessary. The Town's Workforce Housing Framework, "*Finding Home*", which guides much of this effort, focuses on developing more accessible housing solutions, ensuring displaced residents have access to attainable and sustainable housing options.

Central to the Plan's success is its emphasis on community involvement. Residents and stakeholders shared valuable insights through meetings and workshops, ensuring the strategies developed were relevant and practical. This comprehensive approach fosters a sense of connection and commitment to the Plan's objectives.

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

This structured approach enhances the Plan's operational effectiveness and ensures that assistance reaches those in need swiftly and efficiently. Notably, the Plan is designed to adapt to changing needs and circumstances. It's not just a static response but an ongoing effort to support residents facing housing challenges. By working together, the community can create a stable and supportive environment where every resident could thrive.

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



1 Town Center Court

Hilton Head Island, SC 29928

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TOWN OF HILTON HEAD ISLAND

Housing Action Committee

TO: Housing Action Committee
FROM: Quincy White, Chief Housing Officer
VIA: Shawn Leininger, Assistant Town Manager
VIA: Missy Luick, Planning Director
DATE: February 26, 2025
SUBJECT: Overview of Coastal Community Development Corporation Programs and Acquisitions

BACKGROUND:

The Comprehensive Plan prioritizes programs aimed at increasing workforce housing availability. On May 20, 2024, the Town Council approved a Memorandum of Understanding (MOU) with the Coastal Community Development Corporation (CCDC), allocating \$600,000 to support its workforce housing initiatives. This funding, provided through the affiliated agency process, highlights the Town's dedication to implementing innovative housing solutions that align with the Comprehensive Plan's goals.

The Coastal Community Development Corporation focuses on preserving existing housing to address the growing regional demand while serving working residents across various sectors, including civil service, healthcare, education, hospitality, and trades. As a nonprofit organization, the Coastal Community Development Corporation is committed to tackling the urgent need for workforce housing, recognizing its critical role in sustaining the region's quality of life.

Unlike approaches that prioritize new construction, the Coastal Community Development Corporation actively acquires existing homes in the area and provides rental rates based on household income. This strategy ensures that housing options remain sustainable, affordable, and accessible to a diverse workforce.

SUMMARY:

The Coastal Community Development Corporation provides workforce housing that directly supports employees where they work, reducing commute times, promoting economic stability, and ensuring the community's workforce has access to affordable housing options. With six hundred thousand dollars approved by Town Council and allocated through the Affiliated Agency Process, the Coastal Community Development

Corporation plans to purchase condominiums on Hilton Head Island and rent them to local workers at adjusted rates based on income. To date, the Coastal Community Development Corporation has successfully purchased twelve condominiums on Hilton Head Island, utilizing the Town-approved funds as down payments. Each unit is subject to conditions ensuring affordability, with no unit exceeding one hundred twenty percent of the Area Median Income limit for Beaufort County.

Alan Wolf, Chairman of the Coastal Community Development Corporation, will be presenting.

ATTACHMENTS:

1. Coastal Community Development Corporation Program and Land Acquisition Presentation



MISSION

The Coastal Community Development Corporation (CCDC) seeks to increase the availability of homes for our local and regional workforce by preserving existing housing, redeveloping existing property and developing new property to meet the demand of our region while serving working residents.

HISTORY

Formed January 2023

501c-3 Non-Profit status
in May 2023

SERVICE AREAS

Beaufort and Jasper
counties

WEBSITE

<https://ccdc-sc.org/>

HOW we are doing it.



Targeted rents that serve 50%-120% AMI



Units will be deed restricted for 99 years



Application process will ensure workers have first access to CCDC owned housing inventory in the community they work in



No short term rentals, i.e. AIR BnB

Area Median Income
(AMI)

Beaufort County
\$106,400

Jasper County
\$64,400

Phased Approach

1 - Preservation

- Purchase existing inventory of housing from MLS and private owners
- Condos, townhomes, single family homes, apartment complexes

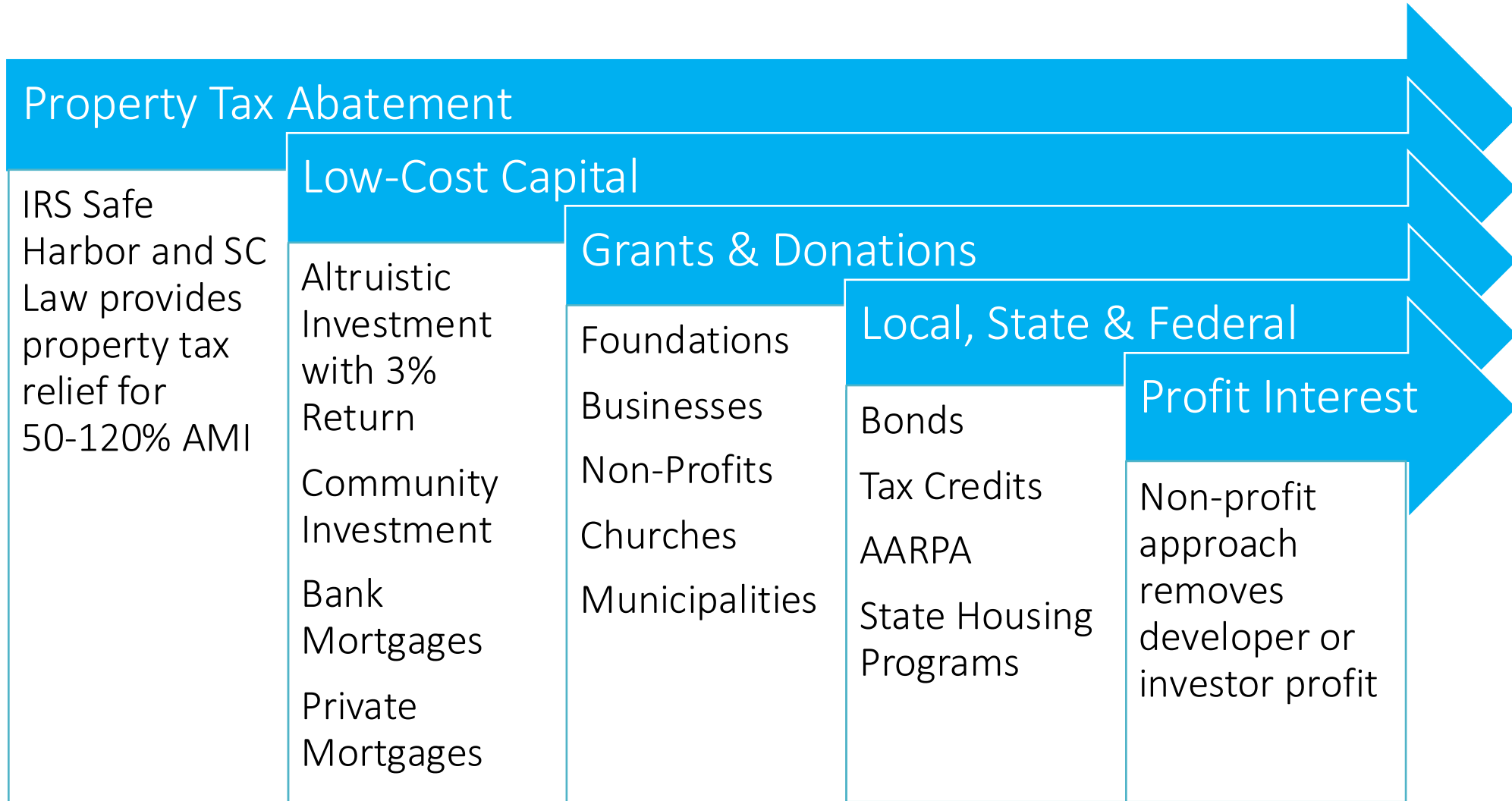
2 - Redevelopment

- Redevelopment of dilapidated commercial properties
- Redevelopment of existing housing complexes

3 – New Development

- Ground up development of single-family homes, townhomes & apartments
- Modular & stick built

Cost Curve Bending Strategies



Phase 1 Funding Strategy

40% DOWN PAYMENT

Altruistic or Conscious Capital

- 10-year unsecured promissory note
- 3% annual return
- Can be funded from self-directed IRA contributions

Donations

Grants

60% MORTGAGE

- 5%-7% 30-year fixed mortgages
- 50-60% Loan to value
- Mortgages on each property but issued through guidance line of credit
- Secured by rental incomes of the properties
- Banks or Private Mortgages



Progress To Date

- \$245,000 in donations for administrative startup
- \$20,000 Grant from Port Royal Community Charitable Foundation
- Program Manager Carletha Frazier
 - Certified real estate professional and property manager

LEADERSHIP

Board of Directors

Kim Likins

Lisa Sulka

Tony Alfieri

Ken Campbell

David Wetmore

Geoff Block

Alan Wolf

Brian Neumann

Collins Richardson

Progress To Date: Hilton Head Island

- \$1,000,000 in donations for purchase
 - \$475,000 from Long Cove Community
 - \$575,000 from individual donors on Hilton Head Island
- \$760,000 in Altruistic Capital from Long Cove Community
- \$600,000 grant from Town of Hilton Head Island – Atax
- \$643K in Bank Mortgages from Coastal States Bank
- \$1M in Private Mortgages

Statistics

17 Units Purchased to Date

- 3 each 2 Bedrooms @ 50% AMI
- 9 each 2 Bedrooms @ 80% AMI
- 1 each 1 Bedroom @ 100% AMI
- 3 each 2 Bedrooms @ 100% AMI
- 1 each 2 Bedroom @ 120% AMI



Progress To Date: Bluffton

- \$1,000,000 in donations for purchase from Novant Health
- \$1,000,000 in Altruistic Capital from Community Foundation of the Lowcountry
- \$600,000 grant from Beaufort County via Beaufort Jasper Housing Trust
- \$1.25M in Bank Mortgages from South States Bank
- \$1.5M in Private Mortgages

Statistics

23 Units Purchased to Date

9 each 1 Bedroom @ 80% AMI

3 each 2 Bedroom @ 80% AMI

5 each 2 Bedrooms @ 100% AMI

3 each 3 Bedrooms @ 80% AMI

3 each 3 Bedrooms @ 100% AMI



Phased Approach – Next Steps

1 - Preservation

- Purchase existing inventory of housing from MLS and private owners
- Condos, townhomes, single family homes, apartment complexes

2 - Redevelopment

- Redevelopment of dilapidated commercial properties
- Redevelopment of existing housing complexes

3 – New Development

- Ground up development of single-family homes, townhomes & apartments
- Modular & stick built

Why Partner with



- Immediate Preservation of Workforce Housing
- Strategy Supports Growth Management
- 99 Year Covenants Tied to AMI
- Sustainable and more affordable over time
- Prioritizes Home Ownership
- Community Solution



Questions?



The Town of Hilton Head Island
Housing Action Committee
2025 Meeting Schedule

Meetings are generally held in Benjamin M. Racusin Council Chambers at 10:00 a.m. on the **second Wednesday** of each month, subject to change with notice.

PUBLIC MEETING DATES	MEETING TIMES
February 26, 2025*	10:00 a.m.
March 12, 2025	10:00 a.m.
May 14, 2025	10:00 a.m.
July 16, 2025	10:00 a.m.
August 13, 2025	10:00 a.m.
November 12, 2025	10:00 a.m.
December 10, 2025	10:00 a.m.

* Meeting does not fall within the standard schedule due to conflicts.