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**BEAUFORT COUNTY/  
LOWCOUNTRY REGIONAL HOME  
CONSORTIUM**

**2020 ANNUAL ACTION PLAN**

**May 15, 2020**

**HOME Investment Partnership Act (HOME)  
Program**

**Lowcountry Council of Governments**

PO Box 98  
Yemassee, SC 29945  
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## **Executive Summary**

### **AP-05 Executive Summary - 24 CFR 91.200(c), 91.220(b)**

#### **1. Introduction**

Beaufort County is the lead agency for the Beaufort County/Lowcountry Regional Home Consortium (LRHC) and is responsible for overseeing the development of this Annual Action Plan. The LRHC is comprised (through an intergovernmental agreement) of the following member local governments: Beaufort, Colleton, Hampton, and Jasper Counties and the municipalities of Beaufort, Bluffton, Hilton Head Island, Port Royal, Cottageville, Edisto Beach, Walterboro, Williams, Smoaks, Brunson, Estill, Furman, Gifford, Hampton, Luray, Scotia, Varnville, Yemassee, Hardeeville, and Ridgeland. The Lowcountry Council of Governments (LCOG) administers the HOME program on behalf of the LRHC.

The Beaufort County/Lowcountry Regional HOME Consortium's (LRHC) Annual Action Plan for the program year beginning July 1, 2020, was prepared in accordance with regulations found in CFR 24, Part 91. The Annual Action Plan is intended to meet certain requirements which include:

1. Provide the HOME Consortium and its members information on housing and community development needs;
2. Describe the current strategies the HOME Consortium has adopted to meet housing and community development needs; and
3. Raise awareness about housing and community development issues among the Lowcountry's citizens and policy makers and, whenever possible to coordinate available resources to address identified needs. Developing affordable, safe and decent housing for low income citizens is a challenge for the HOME Consortium and its members. Funding from the HOME Investment Partnership Program is an important resource for the LRHC to design and implement housing programs that address the local housing needs. The HOME Program provides flexibility to its participating jurisdictions by offering them the opportunity to choose what types of housing programs and activities are most important to meet the housing needs of their low and very low income residents. The Consolidated Plan provides a blueprint for the LRHC for the ways it will use HOME funds to meet local community revitalization goals and highlights the issues that the Consortium must consider when planning for such use.

#### **2. Summarize the objectives and outcomes identified in the Plan**

This could be a restatement of items or a table listed elsewhere in the plan or a reference to another location. It may also contain any essential items from the housing and homeless needs assessment, the housing market analysis or the strategic plan.

LRHC has developed the following objectives as priorities:

- Rehabilitation of substandard housing
- Increase accessibility to adequate and affordable housing for all groups identified as being in need of affordable housing assistance
- Support the development and availability of safe, decent, and affordable housing
- Support housing initiatives to address homeless persons, persons with special needs, and the elderly
- Promote economic development opportunities by assisting in the creation and/or retention of jobs and improving workforce preparedness
- Promote the development of viable communities through non-housing community development, such as the provision of adequate infrastructure

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

This is an evaluation of past performance that helped lead the grantee to choose its goals or projects.

Performance measurement will help the LRHC maximize productivity in the HOME Program. Performance measurement is a process of data collection and analysis used to improve organizational results. LRHC has continually addressed the highest housing priority in our region which is owner-occupied housing rehabilitation and in the past few years has met and exceeded the proposed number of units to be addressed each year.

### **4. Summary of Citizen Participation Process and consultation process**

Summary from citizen participation section of plan.

A public hearing scheduled for Thursday, April 23, 2020 at 6:00 p.m. in the Lowcountry COG Board Room, located at 634 Campground Road, Yemassee, SC, to review the Plan and receive comments concerning the Plan was canceled due to a severe weather alert from the National Weather Service.

The cancelation notice was posted on the door at LCOG giving contact names, telephone numbers and email addresses to submit questions and comments. We received no questions or comments.

Public notices were advertised in at least one paper in each county throughout the region for review/comments on the Annual Action Plan:

BEAUFORT COUNTY-ISLAND PACKET/THE BEAUFORT GAZETTE 4/1/2020, COLLETON COUNTY -PRESS AND STANDARD 4/2/2020, HAMPTON COUNTY - HAMPTON COUNTY GUARDIAN 4/2/2020, JASPER COUNTY- JASPER COUNTY SUN TIMES 4/1/2020

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

This could be a brief narrative summary or reference an attached document from the Citizen Participation section of the Con Plan.

There were no comments received concerning the Annual Action Plan.

## **6. Summary of comments or views not accepted and the reasons for not accepting them**

There were no comments made concerning the Annual Action Plan that were not accepted.

## **7. Summary**

Developing affordable, safe and decent housing for low income citizens is a challenge for the HOME Consortium and its members. Funding from the HOME Investment Partnership program is an important resource for the LRHC to design and implement housing programs that address the local housing needs. The HOME Program provides flexibility to its participating jurisdictions by offering them the opportunity to choose what types of housing programs and activities are most important to meet the housing needs of their low and very low income residents. Although HOME funds cannot be used to address every need, these areas will have an impact on the sustainability of HOME Funded housing. The goals and objectives adopted in this Consolidated Plan are prioritized toward creating viable and sustainable neighborhoods, giving access to affordable housing, and collaborating with partners to determining the best means to address chronic homelessness in the Lowcountry.

**PR-05 Lead & Responsible Agencies – 91.200(b)**

**1. Agency/entity responsible for preparing/administering the Consolidated Plan**

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

Agency Role	Name	Department/Agency
HOME Administrator	BEAUFORT COUNTY	Lowcountry Council of Governments

**Table 1 – Responsible Agencies**

**Narrative (optional)**

The Beaufort County/Lowcountry Regional HOME Consortium (LRHC) is comprised of the following counties: Beaufort, Colleton, Hampton, and Jasper and all municipalities in the region. Beaufort County is the largest county and has been designated as the “Lead Entity” for the Consortium. Lowcountry Council of Governments is the administrator of the HOME Program for LRHC. LRHC will use the HOME affordable homeownership limits for the area provided by HUD. HOME funds are available for very low, low and moderate residents of Beaufort, Colleton, Hampton and Jasper Counties. Assistance will be provided on a first-come, first serve basis (providing all required information has been received and verified). Detailed information about the program/eligibility and application is available by calling (843) 473-3951 or (843) 473-3990, also available at Lowcountry Council of Governments, 634 Campground Road, Yemassee, SC 29945.

**Consolidated Plan Public Contact Information**

Lowcountry Council of Governments is the public contact for the Annual Action Plan.

Barbara A. Johnson, Affordable Housing Manager

Lowcountry Council of Governments

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[www.lowcountrycog.org](http://www.lowcountrycog.org)

## **AP-10 Consultation – 91.100, 91.200(b), 91.215(I)**

### **1. Introduction**

LRHC works closely with public entities and adjacent units of general local government in the implementation of the Consolidated Plan being careful to include them in the decision making of projects and activities addressed. During the needs assessment public hearings there is discussion of the status of the HOME Program and activities. Also, LCOG's Board of Directors is comprised of representatives from each county and they approve the Consolidated Plan, Annual Action Plan and review the Consolidated Annual Performance and Evaluation Report.

### **Provide a concise summary of the jurisdiction's activities to enhance coordination between public and assisted housing providers and private and governmental health, mental health and service agencies (91.215(I))**

A draft of the plan was made available for a public comment period, and public meetings will be held during the comment period to gain additional public input on the needs and priorities of the region.

Needs Assessment public hearings were held in each of our member counties beginning January 2020 and several of our member towns. These public hearings were held to identify and prioritize community needs to include housing, community development community infrastructure, community enrichment, neighborhood revitalization, economic development and a discussion of matters related to housing needs and Affirmatively Furthering Fair Housing in anticipation of participation in the Beaufort County/Lowcountry Regional HOME Consortium funded by the US Department of Housing and Urban Development (HUD). Housing Needs Assessment Surveys were passed out to participants and left for each locality to distribute to their citizens. All public hearings were published in the local paper or posted.

LRHC works on a daily basis with public and assisted housing providers and private and governmental health, law enforcement agencies, mental health and service agencies receiving referrals to coordinate/leverage funds to address identified needs. The greatest of those needs is housing rehabilitation. We also receive direct calls from homeowners requesting housing rehabilitation.

Beaufort County has a group of governmental, non-profit, and private organizations working together to address affordable housing, homelessness, mental illness, social services, health care, persons with HIV/AIDS and their families and other needs throughout the region. The Lowcountry Affordable Housing Coalition advocates for chronically homeless individuals and families, families with children, veterans and unaccompanied youth, and persons at risk of homelessness and persons with other needs.

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

LRHC will continue to coordinate and consult with the local agencies to include the Beaufort County Human Services Alliance to address the needs of homeless persons and persons at risk of homelessness in our region. Anthony Haro, Executive Director of Lowcountry Homeless Coalition stated that the members of the Beaufort County Human Services Alliances are among the only organizations providing services for homeless persons in any of our four counties.

The Continuum of Care serving our region is the Lowcountry Homeless Coalition whose vision is that in our communities every person is appropriately, safely, and decently housed. Their mission statement is: The Lowcountry Homeless Coalition plans, develops, and implements comprehensive and coordinated strategies to address homelessness.

The Lowcountry Homeless Coalition is meeting the challenges of homelessness by:

- Bringing resources to the area for programs and services to assist homeless people working towards self-sufficiency.
- Providing opportunities for information sharing, collaboration, and networking.
- Awarding funding from the Federal Department of Housing and Urban Development (HUD) Continuum of Care grant program to participating organizations for support of projects related to homelessness.
- Providing and maintaining the Homeless Management Information System or “HMIS” database of clients and services.
- Conducting an annual Point in Time Homeless Count.

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

LRHC does not receive ESG funds. LRHC does provide Certification of Consistency with the Consolidated Plan for the Charleston/Lowcountry COC's projects. This certification states that the proposed activities/projects in the application are consistent with the jurisdiction's current, approved Consolidated Plan.

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

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

1	<b>Agency/Group/Organization</b>	BEAUFORT COUNTY
	<b>Agency/Group/Organization Type</b>	Other government - County Grantee Department
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Public Housing Needs Homelessness Strategy Non-Homeless Special Needs Economic Development Anti-poverty Strategy Lead-based Paint Strategy Affirmatively Furthering Fair Housing; Barriers to Affordable Housing
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	A Needs Assessment public hearing was held in Beaufort County Council Chambers on January 27, 2020 to solicit public input on community needs and priorities for housing, public facilities, economic development and to discuss matters related to housing needs and Affirmatively Furthering Fair Housing in anticipation of participation in the Beaufort County/Lowcountry Regional HOME Consortium. Affordable housing surveys were given to attendees and left to be distributed to the public. An affordable housing questionnaire was sent to members/representatives for input on the state of AFFORDABLE HOUSING in their service area as well as the housing needs of their clients. Anticipated outcomes: Regional collaboration and Fair Housing awareness.
2	<b>Agency/Group/Organization</b>	TOWN OF BLUFFTON
	<b>Agency/Group/Organization Type</b>	Other government - Local

	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Public Housing Needs Homelessness Strategy Non-Homeless Special Needs Economic Development Anti-poverty Strategy Lead-based Paint Strategy Affirmatively Furthering Fair Housing; Barriers to Affordable Housing
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	A Needs Assessment public hearing was held in Council Chambers on February 11, 2020 to solicit public input on community needs and priorities for housing, public facilities, economic development and to discuss matters related to housing needs and Affirmatively Furthering Fair Housing in anticipation of participation in the Beaufort County/Lowcountry Regional HOME Consortium. Affordable housing surveys were given to attendees and left to be distributed to the public. Anticipated outcomes: Regional collaboration and Fair Housing awareness.
3	<b>Agency/Group/Organization</b>	COLLETON COUNTY
	<b>Agency/Group/Organization Type</b>	Other government - County
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Public Housing Needs Homelessness Strategy Non-Homeless Special Needs Economic Development Anti-poverty Strategy Lead-based Paint Strategy Affirmatively Furthering Fair Housing; Barriers to Affordable Housing

	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	A Needs Assessment public hearing was held in Council Chambers on January 7, 2020 to solicit public input on community needs and priorities for housing, public facilities, economic development and to discuss matters related to housing needs and Affirmatively Furthering Fair Housing in anticipation of participation in the Beaufort County/Lowcountry Regional HOME Consortium. Affordable housing surveys were given to attendees and left to be distributed to the public. Anticipated outcomes: Regional collaboration and Fair Housing awareness.
4	<b>Agency/Group/Organization</b>	HAMPTON COUNTY
	<b>Agency/Group/Organization Type</b>	Other government - County
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Public Housing Needs Homelessness Strategy Non-Homeless Special Needs Economic Development Anti-poverty Strategy Lead-based Paint Strategy Affirmatively Furthering Fair Housing; Barriers to Affordable Housing
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	A Needs Assessment public hearing was held in Council Chambers on January 6, 2020 to solicit public input on community needs and priorities for housing, public facilities, economic development and to discuss matters related to housing needs and Affirmatively Furthering Fair Housing in anticipation of participation in the Beaufort County/Lowcountry Regional HOME Consortium. Affordable housing surveys were given to attendees and left to be distributed to the public. Anticipated outcomes: Regional collaboration and Fair Housing awareness.
5	<b>Agency/Group/Organization</b>	TOWN OF GIFFORD
	<b>Agency/Group/Organization Type</b>	Other government - Local

	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Public Housing Needs Homelessness Strategy Non-Homeless Special Needs Economic Development Anti-poverty Strategy Lead-based Paint Strategy Affirmatively Furthering Fair Housing; Barriers to Affordable Housing
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Needs Assessment public hearing was held in Council Chambers on January 6, 2020 to solicit public input on community needs and priorities for housing, public facilities, economic development and to discuss matters related to housing needs and Affirmatively Furthering Fair Housing in anticipation of participation in the Beaufort County/Lowcountry Regional HOME Consortium. Anticipated outcomes: Regional collaboration and Fair Housing awareness.
6	<b>Agency/Group/Organization</b>	TOWN OF BRUNSON
	<b>Agency/Group/Organization Type</b>	Other government - Local
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Public Housing Needs Homelessness Strategy Non-Homeless Special Needs Economic Development Anti-poverty Strategy Lead-based Paint Strategy Affirmatively Furthering Fair Housing; Barriers to Affordable Housing

	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Needs Assessment public hearing was held in Council Chambers on February 12, 2020 to solicit public input on community needs and priorities for housing, public facilities, economic development and to discuss matters related to housing needs and Affirmatively Furthering Fair Housing in anticipation of participation in the Beaufort County/Lowcountry Regional HOME Consortium. Anticipated outcomes: Regional collaboration and Fair Housing awareness.
7	<b>Agency/Group/Organization</b>	TOWN OF HAMPTON
	<b>Agency/Group/Organization Type</b>	Other government - Local
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Public Housing Needs Homelessness Strategy Non-Homeless Special Needs Economic Development Anti-poverty Strategy Lead-based Paint Strategy Affirmatively Furthering Fair Housing; Barriers to Affordable Housing
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	A Needs Assessment public hearing was held in Council Chambers on January 21, 2020 to solicit public input on community needs and priorities for housing, public facilities, economic development and to discuss matters related to housing needs and Affirmatively Furthering Fair Housing in anticipation of participation in the Beaufort County/Lowcountry Regional HOME Consortium. Affordable housing surveys were given to attendees and left to be distributed to the public. Anticipated outcomes: Regional collaboration and Fair Housing awareness.
8	<b>Agency/Group/Organization</b>	VARNVILLE
	<b>Agency/Group/Organization Type</b>	Other government - Local

	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Public Housing Needs Homelessness Strategy Non-Homeless Special Needs Economic Development Anti-poverty Strategy Lead-based Paint Strategy Affirmatively Furthering Fair Housing; Barriers to Affordable Housing
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Needs Assessment public hearing was held in Council Chambers on January 13, 2020 to solicit public input on community needs and priorities for housing, public facilities, economic development and to discuss matters related to housing needs and Affirmatively Furthering Fair Housing in anticipation of participation in the Beaufort County/Lowcountry Regional HOME Consortium.
9	<b>Agency/Group/Organization</b>	JASPER COUNTY
	<b>Agency/Group/Organization Type</b>	Other government - County
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Public Housing Needs Homelessness Strategy Non-Homeless Special Needs Economic Development Anti-poverty Strategy Lead-based Paint Strategy Affirmatively Furthering Fair Housing; Barriers to Affordable Housing

	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	A Needs Assessment public hearing was held in Council Chambers on January 21, 2020 to solicit public input on community needs and priorities for housing, public facilities, economic development and to discuss matters related to housing needs and Affirmatively Furthering Fair Housing in anticipation of participation in the Beaufort County/Lowcountry Regional HOME Consortium. Affordable housing surveys were given to attendees and left to be distributed to the public. Anticipated outcomes: Regional collaboration and Fair Housing awareness.
10	<b>Agency/Group/Organization</b>	CITY OF HARDEEVILLE
	<b>Agency/Group/Organization Type</b>	Other government - Local
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Public Housing Needs Homelessness Strategy Non-Homeless Special Needs Economic Development Anti-poverty Strategy Lead-based Paint Strategy Affirmatively Furthering Fair Housing; Barriers to Affordable Housing
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	A Needs Assessment public hearing was held in Council Chambers on January 16, 2020 to solicit public input on community needs and priorities for housing, public facilities, economic development and to discuss matters related to housing needs and Affirmatively Furthering Fair Housing in anticipation of participation in the Beaufort County/Lowcountry Regional HOME Consortium. Affordable housing surveys were given to attendees and left to be distributed to the public. Anticipated outcomes: Regional collaboration and Fair Housing awareness.
11	<b>Agency/Group/Organization</b>	TOWN OF RIDGELAND
	<b>Agency/Group/Organization Type</b>	Other government - Local

	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Public Housing Needs Homelessness Strategy Non-Homeless Special Needs Economic Development Anti-poverty Strategy Lead-based Paint Strategy Affirmatively Furthering Fair Housing; Barriers to Affordable Housing
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	A Needs Assessment public hearing was held in Council Chambers on January 16, 2020 to solicit public input on community needs and priorities for housing, public facilities, economic development and to discuss matters related to housing needs and Affirmatively Furthering Fair Housing in anticipation of participation in the Beaufort County/Lowcountry Regional HOME Consortium. Affordable housing surveys were given to attendees and left to be distributed to the public. Anticipated outcomes: Regional collaboration and Fair Housing awareness.
12	<b>Agency/Group/Organization</b>	PORT ROYAL
	<b>Agency/Group/Organization Type</b>	Other government - Local
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Public Housing Needs Homelessness Strategy Non-Homeless Special Needs Economic Development Anti-poverty Strategy Lead-based Paint Strategy Affirmatively Furthering Fair Housing; Barriers to Affordable Housing

	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	A Needs Assessment public hearing was held in Council Chambers on February 12, 2020 to solicit public input on community needs and priorities for housing, public facilities, economic development and to discuss matters related to housing needs and Affirmatively Furthering Fair Housing in anticipation of participation in the Beaufort County/Lowcountry Regional HOME Consortium. Affordable housing surveys were given to attendees and left to be distributed to the public. Anticipated outcomes: Regional collaboration and Fair Housing awareness.
13	<b>Agency/Group/Organization</b>	CITY OF WALTERBORO
	<b>Agency/Group/Organization Type</b>	Other government - Local
	<b>What section of the Plan was addressed by Consultation?</b>	Affirmatively Furthering Fair Housing; Barriers to Affordable Housing
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	A Needs Assessment public hearing was held in Council Chambers on January 7, 2020 to solicit public input on community needs and priorities for housing, public facilities, economic development and to discuss matters related to housing needs and Affirmatively Furthering Fair Housing in anticipation of participation in the Beaufort County/Lowcountry Regional HOME Consortium. Affordable housing surveys were given to attendees and left to be distributed to the public. Anticipated outcomes: Regional collaboration and Fair Housing awareness.
14	<b>Agency/Group/Organization</b>	CITY OF BEAUFORT
	<b>Agency/Group/Organization Type</b>	Other government - Local
	<b>What section of the Plan was addressed by Consultation?</b>	Affirmatively Furthering Fair Housing; Barriers to Affordable Housing

	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	A Needs Assessment public hearing was held in Council Chambers on February 11, 2020 to solicit public input on community needs and priorities for housing, public facilities, economic development and to discuss matters related to housing needs and Affirmatively Furthering Fair Housing in anticipation of participation in the Beaufort County/Lowcountry Regional HOME Consortium. Anticipated outcomes: Regional collaboration and Fair Housing awareness.
15	<b>Agency/Group/Organization</b>	TOWN OF ESTILL
	<b>Agency/Group/Organization Type</b>	Other government - Local
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Public Housing Needs Homelessness Strategy Non-Homeless Special Needs Economic Development Anti-poverty Strategy Lead-based Paint Strategy Affirmatively Furthering Fair Housing; Barriers to Affordable Housing
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	A Needs Assessment public hearing was held in Council Chambers on January 8, 2020 to solicit public input on community needs and priorities for housing, public facilities, economic development and to discuss matters related to housing needs and Affirmatively Furthering Fair Housing in anticipation of participation in the Beaufort County/Lowcountry Regional HOME Consortium. Affordable housing surveys were given to attendees and left to be distributed to the public. Anticipated outcomes: Regional collaboration and Fair Housing awareness.
16	<b>Agency/Group/Organization</b>	TOWN OF YEMASSEE
	<b>Agency/Group/Organization Type</b>	Other government - Local

	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Public Housing Needs Homelessness Strategy Non-Homeless Special Needs Economic Development Anti-poverty Strategy Lead-based Paint Strategy Affirmatively Furthering Fair Housing; Barriers to Affordable Housing
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	A Needs Assessment public hearing was held in Council Chambers on January 14, 2020 to solicit public input on community needs and priorities for housing, public facilities, economic development and to discuss matters related to housing needs and Affirmatively Furthering Fair Housing in anticipation of participation in the Beaufort County/Lowcountry Regional HOME Consortium. Affordable housing surveys were given to attendees and left to be distributed to the public. Anticipated outcomes: Regional collaboration and Fair Housing awareness.
17	<b>Agency/Group/Organization</b>	TOWN OF FURMAN
	<b>Agency/Group/Organization Type</b>	Other government - Local
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Public Housing Needs Homelessness Strategy Non-Homeless Special Needs Economic Development Anti-poverty Strategy Lead-based Paint Strategy Affirmatively Furthering Fair Housing; Barriers to Affordable Housing

	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	A Needs Assessment public hearing was held in Council Chambers on March 10, 2020 to solicit public input on community needs and priorities for housing, public facilities, economic development and to discuss matters related to housing needs and Affirmatively Furthering Fair Housing in anticipation of participation in the Beaufort County/Lowcountry Regional HOME Consortium. Affordable housing surveys were given to attendees and left to be distributed to the public. Anticipated outcomes: Regional collaboration and Fair Housing awareness.
18	<b>Agency/Group/Organization</b>	WILLIAMS
	<b>Agency/Group/Organization Type</b>	Other government - Local
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Public Housing Needs Homelessness Strategy Non-Homeless Special Needs Economic Development Anti-poverty Strategy Lead-based Paint Strategy Affirmatively Furthering Fair Housing; Barriers to Affordable Housing
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	A Needs Assessment public hearing was held in Council Chambers on February 6, 2020 to solicit public input on community needs and priorities for housing, public facilities, economic development and to discuss matters related to housing needs and Affirmatively Furthering Fair Housing in anticipation of participation in the Beaufort County/Lowcountry Regional HOME Consortium. Affordable housing surveys were given to attendees and left to be distributed to the public. Anticipated outcomes: Regional collaboration and Fair Housing awareness.
19	<b>Agency/Group/Organization</b>	LOW COUNTRY HABITAT FOR HUMANITY
	<b>Agency/Group/Organization Type</b>	Housing

	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Homelessness Strategy Affirmatively Furthering Fair Housing; Barriers to Affordable Housing
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Discussions with Low Country Habitat for Humanity staff concerning funding for affordable housing (new construction and single family housing rehab).
20	<b>Agency/Group/Organization</b>	HILTON HEAD HABITAT FOR HUMANITY
	<b>Agency/Group/Organization Type</b>	Housing
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Homelessness Strategy Affirmatively Furthering Fair Housing; Barriers to Affordable Housing
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Discussions with Hilton Head Habitat for Humanity staff concerning funding for affordable housing (new construction and single family housing rehab).
21	<b>Agency/Group/Organization</b>	BEAUFORT HOUSING AUTHORITY
	<b>Agency/Group/Organization Type</b>	PHA
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Homelessness Strategy Affirmatively Furthering Fair Housing; Barriers to Affordable Housing
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Provide certification for their Public Housing Authority Annual Action Plan. Anticipated outcomes: Regional collaboration and Fair Housing awareness.

22	<b>Agency/Group/Organization</b>	BEAUFORT JASPER WATER SEWER AUTHORITY
	<b>Agency/Group/Organization Type</b>	Regional organization Public Water/Sewer Authority
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Economic Development
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Project meetings to address the needs of LMI residents of Beaufort and Jasper Counties. Anticipated outcomes: Regional collaboration.

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

There were no agency types that were intentionally not consulted. Notice of the Annual Action Plan being available for public review/comments from April 1, 2020 through May 1, 2020 was advertised throughout the region.

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

<b>Name of Plan</b>	<b>Lead Organization</b>	<b>How do the goals of your Strategic Plan overlap with the goals of each plan?</b>
Continuum of Care	Lowcountry Homeless Coalition	LRHC does not provide services for the homeless population. However, our goals are to improve the housing conditions and provide safe, decent and affordable housing. Lowcountry Homeless Coalition's vision is "in our communities every person is appropriately, safely, and decently housed". LRHC provides a consistency certification for their Annual Action Plan.

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Comprehensive Economic Development Strategy (CEDS)	Lowcountry Council of Governments	The CEDS is a five year economic development strategy for the Lowcountry region. An objective of the CEDS is to support efforts to improve the standard of living by fostering job creation and economic growth. In order to be able to live where you work, there has to be diverse affordable housing opportunities. The CEDS was updated and submitted January 2020.
Beaufort County Comprehensive Plan	Beaufort County	One of 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 building and maintaining 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 Beaufort County Affordable Housing Consortium. Also, Beaufort County states that affordable housing should be located in areas that are accessible to employment, services and public transportation.
Colleton County Comprehensive Plan	Colleton County	Promote quality residential development throughout Colleton County that maintains the balance between the needs of the natural areas, farming areas and developing areas, while encouraging development that is affordable and located near adequate services to serve the new and existing population. LRHC has worked with Colleton County to address substandard housing conditions throughout the county.
Hampton County Comprehensive Plan	Hampton County	Hampton County housing strategies include: Rehabilitation programs to address substandard housing conditions; Programs to encourage and assist residents in becoming homeowners; Development standards to ensure quality residential development and to protect residential neighborhoods from incompatible development ; Flexible regulations to encourage new development of a wide variety of housing types for all income levels. LRHC has worked with Hampton County to address substandard housing conditions throughout the county.

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Jasper County Comprehensive Plan	Jasper County	Jasper County affordable housing strategies include: Rehabilitation to address substandard housing conditions; Programs to encourage and assist residents in becoming homeowners of affordable housing; Development standards to ensure quality residential development and to protect residential neighborhoods from incompatible development; Flexible regulations to encourage new development of a wide variety of housing types for all income levels. LRHC has worked with Jasper County to address substandard housing conditions throughout the county.

**Table 3 – Other local / regional / federal planning efforts**

**Narrative (optional)**

## **AP-12 Participation – 91.105, 91.200(c)**

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

Needs Assessment Public Hearing, Annual Action Plan Public Hearing, and CAPER Public Hearings were held to solicit participation of citizens of the region in the planning and implementation of HOME funds and the needs of the region. Public hearings are advertised in local papers and posted. On some occasions flyers are distributed informing citizens of public hearings. Needs Assessments were held throughout the region starting January 2020 through April 2020. The availability of the 2020 Annual Action Plan was advertised throughout the region to include the date, time, and location of the public hearing.

Comments regarding economic development, community infrastructure, community facilities and services, housing impediments to fair housing, community facilities and supportive services were received and used for setting regional goals.

**Citizen Participation Outreach**

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
1	Public Hearing	<p>Minorities</p> <p>Persons with disabilities</p> <p>Non-targeted/broad community</p> <p>Residents of Public and Assisted Housing</p> <p>LMI</p>	<p>BEAUFORT COUNTY - Needs discussed included: Housing, Fair Housing, infrastructure to support affordable housing, public facilities, demolition/clearance of vacant/dilapidated properties, public services (crime watch programs, drug/gang education awareness/prevention programs, downtown streetscape improvements, public facilities, transportation oriented public facilities, public safety facilities/services, historic preservation, energy conservation, parks, trails and greenways.</p>	<p>WILL WORK WITH LCOG TO ADDRESS the locality's needs as related to presentation.</p>	N/A	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
2	Public Hearing	<p>Minorities</p> <p>Persons with disabilities</p> <p>Non-targeted/broad community</p> <p>Residents of Public and Assisted Housing</p> <p>LMI</p>	<p>COLLETON COUNTY - Needs discussed included: Housing, Fair Housing, infrastructure to support affordable housing, public facilities, demolition/clearance of vacant/dilapidated properties, public services (crime watch programs, drug/gang education awareness/prevention programs, downtown streetscape improvements, public facilities, transportation oriented public facilities, public safety facilities/services, historic preservation, energy conservation, parks, trails and greenways</p>	<p>WILL WORK WITH LCOG TO ADDRESS the locality's needs as related to presentation.</p>	N/A	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
3	Public Hearing	<p>Minorities</p> <p>Persons with disabilities</p> <p>Non-targeted/broad community</p> <p>Residents of Public and Assisted Housing</p> <p>LMI</p>	<p>HAMPTON COUNTY - Needs discussed included: Housing, Fair Housing, infrastructure to support affordable housing, public facilities, demolition/clearance of vacant/dilapidated properties, public services (crime watch programs, drug/gang education awareness/prevention programs, downtown streetscape improvements, public facilities, transportation oriented public facilities, public safety facilities/services, historic preservation, energy conservation, parks, trails and greenways.</p>	<p>WILL WORK WITH LCOG TO ADDRESS the locality's needs as related to presentation.</p>	N/A	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
4	Public Hearing	<p>Minorities</p> <p>Non-English Speaking - Specify other language: Spanish</p> <p>Persons with disabilities</p> <p>Non-targeted/broad community</p> <p>Residents of Public and Assisted Housing</p> <p>LMI</p>	<p>JASPER COUNTY - Needs discussed included: Housing, Fair Housing, infrastructure to support affordable housing, public facilities, demolition/clearance of vacant/dilapidated properties, public services (crime watch programs, drug/gang education awareness/prevention programs, downtown streetscape improvements, public facilities, transportation oriented public facilities, public safety facilities/services, historic preservation, energy conservation, parks, trails and greenways.</p>	<p>WILL WORK WITH LCOG TO ADDRESS the locality's needs as related to presentation.</p>	N/A	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
5	Public Hearing	<p>Minorities</p> <p>Non-English Speaking - Specify other language: Spanish</p> <p>Persons with disabilities</p> <p>Non-targeted/broad community</p> <p>Residents of Public and Assisted Housing</p> <p>LMI</p>	<p>TOWN OF BLUFFTON - Needs discussed included: Housing, Fair Housing, infrastructure to support affordable housing, public facilities, demolition/clearance of vacant/dilapidated properties, public services (crime watch programs, drug/gang education awareness/prevention programs, downtown streetscape improvements, public facilities, transportation oriented public facilities, public safety facilities/services, historic preservation, energy conservation, parks, trails and greenways.</p>	<p>WILL WORK WITH LCOG TO ADDRESS the locality's needs as related to presentation.</p>	N/A	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
6	Public Hearing	<p>Minorities</p> <p>Persons with disabilities</p> <p>Non-targeted/broad community</p> <p>Residents of Public and Assisted Housing</p> <p>LMI</p>	<p>TOWN OF PORT ROYAL - Needs discussed included: Housing, Fair Housing, infrastructure to support affordable housing, public facilities, demolition/clearance of vacant/dilapidated properties, public services (crime watch programs, drug/gang education awareness/prevention programs, downtown streetscape improvements, public facilities, transportation oriented public facilities, public safety facilities/services, historic preservation, energy conservation, parks, trails and greenways.</p>	<p>WILL WORK WITH LCOG TO ADDRESS the locality's needs as related to presentation.</p>	N/A	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
7	Public Hearing	<p>Minorities</p> <p>Persons with disabilities</p> <p>Non-targeted/broad community</p> <p>Residents of Public and Assisted Housing</p> <p>LMI</p>	<p>CITY OF WALTERBORO</p> <p>- Needs discussed included: Housing, Fair Housing, infrastructure to support affordable housing, public facilities, demolition/clearance of vacant/dilapidated properties, public services (crime watch programs, drug/gang education awareness/prevention programs, downtown streetscape improvements, public facilities, transportation oriented public facilities, public safety facilities/services, historic preservation, energy conservation, parks, trails and greenways.</p>	<p>WILL WORK WITH LCOG TO ADDRESS the locality's needs as related to presentation.</p>	N/A	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
8	Public Hearing	<p>Minorities</p> <p>Persons with disabilities</p> <p>Non-targeted/broad community</p> <p>Residents of Public and Assisted Housing</p> <p>LMI</p>	<p>COTTAGEVILLE TOWN</p> <p>Needs discussed included: Housing, Fair Housing, infrastructure to support affordable housing, public facilities, demolition/clearance of vacant/dilapidated properties, public services (crime watch programs, drug/gang education awareness/prevention programs, downtown streetscape improvements, public facilities, transportation oriented public facilities, public safety facilities/services, historic preservation, energy conservation, parks, trails and greenways.</p>	<p>WILL WORK WITH LCOG TO ADDRESS the locality's needs as related to presentation.</p>	N/A	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
9	Public Hearing	<p>Minorities</p> <p>Persons with disabilities</p> <p>Non-targeted/broad community</p> <p>Residents of Public and Assisted Housing</p> <p>LMI</p>	<p>TOWN OF HAMPTON - Needs discussed included: Housing, Fair Housing, infrastructure to support affordable housing, public facilities, demolition/clearance of vacant/dilapidated properties, public services (crime watch programs, drug/gang education awareness/prevention programs, downtown streetscape improvements, public facilities, transportation oriented public facilities, public safety facilities/services, historic preservation, energy conservation, parks, trails and greenways.</p>	<p>WILL WORK WITH LCOG TO ADDRESS the locality's needs as related to presentation.</p>	N/A	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
10	Public Hearing	<p>Minorities</p> <p>Persons with disabilities</p> <p>Non-targeted/broad community</p> <p>Residents of Public and Assisted Housing</p> <p>LMI</p>	<p>TOWN OF BRUNSON - Needs discussed included: Housing, Fair Housing, infrastructure to support affordable housing, public facilities, demolition/clearance of vacant/dilapidated properties, public services (crime watch programs, drug/gang education awareness/prevention programs, downtown streetscape improvements, public facilities, transportation oriented public facilities, public safety facilities/services, historic preservation, energy conservation, parks, trails and greenways.</p>	<p>WILL WORK WITH LCOG TO ADDRESS the locality's needs as related to presentation.</p>	N/A	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
11	Public Hearing	Minorities Non-targeted/broad community Residents of Public and Assisted Housing LMI	TOWN OF ESTILL - Needs discussed included: Housing, Fair Housing, infrastructure to support affordable housing, public facilities, demolition/clearance of vacant/dilapidated properties, public services (crime watch programs, drug/gang education awareness/prevention programs, downtown streetscape improvements, public facilities, transportation oriented public facilities, public safety facilities/services, historic preservation, energy conservation, parks, trails and greenways.	WILL WORK WITH LCOG TO ADDRESS the locality's needs as related to presentation.	N/A	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
12	Public Hearing	<p>Minorities</p> <p>Persons with disabilities</p> <p>Non-targeted/broad community</p> <p>Residents of Public and Assisted Housing</p> <p>LMI</p>	<p>TOWN OF ESTILL - Needs discussed included: Housing, Fair Housing, infrastructure to support affordable housing, public facilities, demolition/clearance of vacant/dilapidated properties, public services (crime watch programs, drug/gang education awareness/prevention programs, downtown streetscape improvements, public facilities, transportation oriented public facilities, public safety facilities/services, historic preservation, energy conservation, parks, trails and greenways.</p>	<p>WILL WORK WITH LCOG TO ADDRESS the locality's needs as related to presentation.</p>	N/A	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
13	Public Hearing	<p>Minorities</p> <p>Persons with disabilities</p> <p>Non-targeted/broad community</p> <p>Residents of Public and Assisted Housing</p> <p>LMI</p>	<p>TOWN OF VARNVILLE</p> <p>- Needs discussed included: Housing, Fair Housing, infrastructure to support affordable housing, public facilities, demolition/clearance of vacant/dilapidated properties, public services (crime watch programs, drug/gang education awareness/prevention programs, downtown streetscape improvements, public facilities, transportation oriented public facilities, public safety facilities/services, historic preservation, energy conservation, parks, trails and greenways.</p>	<p>WILL WORK WITH LCOG TO ADDRESS the locality's needs as related to presentation.</p>	N/A	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
14	Public Hearing	<p>Minorities</p> <p>Persons with disabilities</p> <p>Non-targeted/broad community</p> <p>Residents of Public and Assisted Housing</p> <p>LMI</p>	<p>TOWN OF YEMASSEE - Needs discussed included: Housing, Fair Housing, infrastructure to support affordable housing, public facilities, demolition/clearance of vacant/dilapidated properties, public services (crime watch programs, drug/gang education awareness/prevention programs, downtown streetscape improvements, public facilities, transportation oriented public facilities, public safety facilities/services, historic preservation, energy conservation, parks, trails and greenways.</p>	<p>WILL WORK WITH LCOG TO ADDRESS the locality's needs as related to presentation.</p>	N/A	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
15	Public Hearing	Minorities Persons with disabilities Non-targeted/broad community Residents of Public and Assisted Housing LMI	TOWN OF RIDGELAND - Needs discussed included: Housing, Fair Housing, infrastructure to support affordable housing, public facilities, demolition/clearance of vacant/dilapidated properties, public services (crime watch programs, drug/gang education awareness/prevention programs, downtown streetscape improvements, public facilities, transportation oriented public facilities, public safety facilities/services, historic preservation, energy conservation, parks, trails and greenways.	WILL WORK WITH LCOG TO ADDRESS the locality's needs as related to presentation.	N/A	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
16	Public Hearing	<p>Minorities</p> <p>Persons with disabilities</p> <p>Non-targeted/broad community</p> <p>Residents of Public and Assisted Housing</p> <p>LMI</p>	<p>CITY OF HARDEEVILLE</p> <p>- Needs discussed included: Housing, Fair Housing, infrastructure to support affordable housing, public facilities, demolition/clearance of vacant/dilapidated properties, public services (crime watch programs, drug/gang education awareness/prevention programs, downtown streetscape improvements, public facilities, transportation oriented public facilities, public safety facilities/services, historic preservation, energy conservation, parks, trails and greenways.</p>	<p>WILL WORK WITH LCOG TO ADDRESS the locality's needs as related to presentation.</p>	N/A	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
17	Public Hearing	<p>Minorities</p> <p>Persons with disabilities</p> <p>Non-targeted/broad community</p> <p>Residents of Public and Assisted Housing</p> <p>LMI</p>	<p>TOWN OF SCOTIA - Needs discussed included: Housing, Fair Housing, infrastructure to support affordable housing, public facilities, demolition/clearance of vacant/dilapidated properties, public services (crime watch programs, drug/gang education awareness/prevention programs, downtown streetscape improvements, public facilities, transportation oriented public facilities, public safety facilities/services, historic preservation, energy conservation, parks, trails and greenways.</p>	<p>WILL WORK WITH LCOG TO ADDRESS the locality's needs as related to presentation.</p>	N/A	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
18	Public Hearing	<p>Minorities</p> <p>Persons with disabilities</p> <p>Non-targeted/broad community</p> <p>Residents of Public and Assisted Housing</p> <p>LMI</p>	<p>TOWN OF GIFFORD - Needs discussed included: Housing, Fair Housing, infrastructure to support affordable housing, public facilities, demolition/clearance of vacant/dilapidated properties, public services (crime watch programs, drug/gang education awareness/prevention programs, downtown streetscape improvements, public facilities, transportation oriented public facilities, public safety facilities/services, historic preservation, energy conservation, parks, trails and greenways.</p>	<p>WILL WORK WITH LCOG TO ADDRESS the locality's needs as related to presentation.</p>	N/A	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
19	Public Hearing	<p>Minorities</p> <p>Persons with disabilities</p> <p>Non-targeted/broad community</p> <p>Residents of Public and Assisted Housing</p> <p>LMI</p>	<p>TOWN OF WILLIAMS - Needs discussed included: Housing, Fair Housing, infrastructure to support affordable housing, public facilities, demolition/clearance of vacant/dilapidated properties, public services (crime watch programs, drug/gang education awareness/prevention programs, downtown streetscape improvements, public facilities, transportation oriented public facilities, public safety facilities/services, historic preservation, energy conservation, parks, trails and greenways.</p>	<p>WILL WORK WITH LCOG TO ADDRESS the locality's needs as related to presentation.</p>	N/A	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
20	Public Hearing	Minorities Persons with disabilities Non-targeted/broad community Residents of Public and Assisted Housing LMI	LCOG BOARD MEETING 2020 ANNUAL ACTION PLAN PUBLIC HEARING. LCOG Board approved Annual Action Plan.	NO COMMENTS WERE MADE CONCERNING THE 2020 ANNUAL ACTION PLAN.	N/A	

Table 4 – Citizen Participation Outreach

## Expected Resources

### AP-15 Expected Resources – 91.220(c)(1,2)

#### Introduction

LRHC anticipates receiving annual allocations of HOME funds to serve Beaufort, Colleton, Hampton, and Jasper Counties. LRHC contributes 25% in Local funds. No program income is anticipated from HOME projects.

#### Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
HOME	public - federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	654,194	0	0	654,194	0	

**Table 5 - Expected Resources – Priority Table**

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

LRHC counties each provide local funds. The local match is set at 25% on all expenditures except admin. The 25% match is \$147,194 for Program Year 2020-2021.

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

No Applicable.

### **Discussion**

LRHC will use \$654,194 in HOME funds along with \$147,194 in Local funds totaling \$801,388 to address affordable housing in the Lowcountry Region for Program Year 2020-2021.

## Annual Goals and Objectives

### AP-20 Annual Goals and Objectives

#### Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	New Construction and/or rehab-acquisition	2016	2017	Affordable Housing	Beaufort County	Construction of new owner occupied units	HOME: \$98,130	Homeowner Housing Added: 2 Household Housing Unit
2	Owner Occupied Housing Rehabilitation	2016	2017	Affordable Housing	Beaufort County Colleton County Hampton County Jasper County	Housing Rehabilitation	HOME: \$490,645	Homeowner Housing Rehabilitated: 18 Household Housing Unit

Table 6 – Goals Summary

#### Goal Descriptions

<b>1</b>	<b>Goal Name</b>	New Construction and/or rehab-acquisition
	<b>Goal Description</b>	
<b>2</b>	<b>Goal Name</b>	Owner Occupied Housing Rehabilitation
	<b>Goal Description</b>	

# Projects

## AP-35 Projects – 91.220(d)

### Introduction

LRHC will use HOME funds from Program Year 2020 for new construction of 2 single family units (rental and homeownership), rehabilitation of 18 single family owner occupied units, and general administration for the program year.

### Projects

#	Project Name
1	2020 CHDO - NEW CONSTRUCTION
2	REGION WIDE HOUSING REHABILITATION
3	2020 ADMINISTRATION

Table 7 - Project Information

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

The allocation of HOME funds was based on priorities received from the public. Extremely low, low and moderate income families will benefit. Historically, the majority of beneficiaries were minority, disabled and elderly households.

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

<b>1</b>	<b>Project Name</b>	2020 CHDO - NEW CONSTRUCTION
	<b>Target Area</b>	Beaufort County
	<b>Goals Supported</b>	New Construction and/or rehab-acquisition
	<b>Needs Addressed</b>	Construction of new owner occupied units
	<b>Funding</b>	HOME: \$98,130
	<b>Description</b>	Construct 2 new units.
	<b>Target Date</b>	6/30/2024
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	2 low and moderate income families will benefit from this project.
	<b>Location Description</b>	
	<b>Planned Activities</b>	Construction of 2 new CHDO units.
<b>2</b>	<b>Project Name</b>	REGION WIDE HOUSING REHABILITATION
	<b>Target Area</b>	Beaufort County Colleton County Hampton County Jasper County
	<b>Goals Supported</b>	Owner Occupied Housing Rehabilitation
	<b>Needs Addressed</b>	Housing Rehabilitation
	<b>Funding</b>	HOME: \$490,645
	<b>Description</b>	Rehabilitation of 18 single family owner occupied houses throughout the region.
	<b>Target Date</b>	6/30/2024
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Approximately 18 extremely low, low and moderate income families will benefit from this project.
	<b>Location Description</b>	
	<b>Planned Activities</b>	Housing rehabilitation.
<b>3</b>	<b>Project Name</b>	2020 ADMINISTRATION
	<b>Target Area</b>	Beaufort County Colleton County Hampton County Jasper County

<b>Goals Supported</b>	Owner Occupied Housing Rehabilitation New Construction and/or rehab-acquisition
<b>Needs Addressed</b>	Housing Rehabilitation Construction of new owner occupied units Construction of new rental units Acquisition and preservation
<b>Funding</b>	HOME: \$65,419
<b>Description</b>	Administration of the HOME Program for 2020-2021.
<b>Target Date</b>	6/30/2024
<b>Estimate the number and type of families that will benefit from the proposed activities</b>	N/A
<b>Location Description</b>	
<b>Planned Activities</b>	Administration of the HOME Program for 2020-2021.

## **AP-50 Geographic Distribution – 91.220(f)**

### **Description of the geographic areas of the entitlement (including areas of low-income and minority concentration) where assistance will be directed**

LRHC's Geographic areas are: Beaufort, Colleton, Hampton and Jasper Counties. All HOME activities will benefit low-to-moderate income qualifying persons. Historically, more than 85% of HOME funds have benefitted our minority population.

### **Geographic Distribution**

<b>Target Area</b>	<b>Percentage of Funds</b>
Beaufort County	
Colleton County	
Hampton County	
Jasper County	

**Table 8 - Geographic Distribution**

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

LRHC does not allocate investments geographically by funds. A project will be done in each county.

### **Discussion**

## Affordable Housing

### AP-55 Affordable Housing – 91.220(g)

#### Introduction

The goals and objectives adopted in this Action Plan are prioritized toward creating viable and sustainable neighborhoods, giving access to affordable housing for extremely low, low, and moderate income persons. Priority will go towards preservation of affordable housing in single family owner occupied rehabilitation.

One Year Goals for the Number of Households to be Supported	
Homeless	0
Non-Homeless	20
Special-Needs	0
Total	20

**Table 9 - One Year Goals for Affordable Housing by Support Requirement**

One Year Goals for the Number of Households Supported Through	
Rental Assistance	0
The Production of New Units	2
Rehab of Existing Units	18
Acquisition of Existing Units	0
Total	20

**Table 10 - One Year Goals for Affordable Housing by Support Type**

#### Discussion

During the 2020-2021 Program year, LRHC will address 20 units, providing 20 families with safe, decent and affordable housing

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

### **Introduction**

Due to limited funding LRHC will not provide funds for Tenant Based Rental Assistance this year. LRHC will continue to support the efforts of the local/State Housing Authorities that encourage home ownership, self-sufficiency, and youth development.

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

In Beaufort County, the Beaufort Housing Authority serves in the administration and delivery of rental assistance to low income households under HUD's Section 8 Rental Housing Certificate and Voucher Programs. For Colleton, Hampton and Jasper Counties, the State Housing Authority would provide the same access to LMI individuals. The Lowcountry Regional HOME Consortium will not own, operate, or manage any public housing units. The Housing Authorities offer resident initiative programs to their tenants. Due to limited funding LRHC will not provide funds for Tenant Based Rental Assistance.

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

LRHC will continue to support the efforts of the local/State Housing Authorities that encourage home ownership, self-sufficiency, and youth development.

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

Our local PHA has not been designated as troubled. LRHC will continue to support our local/State Housing Authorities.

### **Discussion**

LRHC will continue to support the efforts of the PHA in their efforts to serve the needs of the very low, low, and moderate individuals and families.

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

### **Introduction**

LRHC will not receive HOPWA or ESG funds for the 2020-2021 program year. However, LRHC does support the efforts of organizations that address the needs of homeless and other special needs individuals

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

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

During the 2020-2021 program year LRHC plans to broaden the scope of planning, incorporating additional funding sources and increasing the participation of mainstream agencies in order to better meet the changing needs of the homeless. With greater involvement from mainstream agencies, there will be an increase in the prevention of homelessness, thereby expanding the availability of affordable housing. The prevention aspect will focus on mental health, substance abuse, and even corrections agencies doing a better job of assuring that people released from their facilities have stable housing and any supportive services that are needed to prevent them from ending up homeless. In addition, resources to avert eviction, pay rent or utility arrearages, do some financial counseling, and otherwise handle situations of imminent homelessness – usually for families, often play a significant role on the prevention side. The affordable housing aspect means doing something serious about the often impossibly tight and expensive housing market facing the homeless and other very poor people and requires a very long term vision and commitment. Comprehensive broad-based planning, encompassing mainstream services and multiple funding sources, benefits from sharing the burden of solving homelessness among the many players and relying on having access to a broader array of services.

LRHC will support the following organizations in their effort to address the needs of homeless persons and with other special needs:

The Lowcountry Homeless Coalition Continuum of Care addresses the homeless needs in our region. Each year Lowcountry Homeless Coalition submits a consolidated application on behalf of the community of homeless service providers for grant funds to support homeless assistance projects.

Access Network Homeless Support Programs provide subsidized housing for eligible individuals and families, offering case management support services and resources for individuals and families to

acquire the ability to stabilize housing in an effort to achieve economic independence.

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

LRHC will not receive HOPWA or ESG funds for the 2020-2021 program year. However, LRHC does support the efforts of organizations that address the needs of homeless and other special needs individuals.

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

LRHC will not receive HOPWA or ESG funds for the 2020-2021 program year. However, LRHC does support the efforts of organizations that address the needs of homeless and other special needs individuals.

**Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: being discharged from publicly funded institutions and systems of care (such as health care facilities, mental health facilities, foster care and other youth facilities, and corrections programs and institutions); or, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs.**

The Action Plan outlines several goals and objectives that address the identified needs that have been prioritized through the Consolidated Planning process. Included in the Plan are specific actions targeted to meeting the underserved needs, to include the need for a comprehensive strategy to target those who are homeless or at risk of becoming homeless, to include emergency shelters and resource centers,

case management and support services, and transitional housing opportunities.

## **Discussion**

LRHC will coordinate with other organization to include our Continuum of Care provider, health care providers, social services, employment agencies, and local schools to access the needs of the homeless, special needs and those at risk of being homeless in an effort to provide them needed resources to prevent them from becoming homeless.

## **AP-75 Barriers to affordable housing – 91.220(j)**

### **Introduction:**

Following are barriers to affordable housing in the LRHC area. It is noted that these barriers do not stand alone; they are interrelated and often inseparable.

Inventory

Transportation

Housing Affordability

Shelters and Homelessness-Limited Facilities

Financial illiteracy / Qualifying Clients

Local Government Participation

Discrimination

Special Client Categories

High Cost of Housing

### **Actions it planned to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment**

LRHC member counties and municipal governments address affordable housing as a planning goal or objective in their Comprehensive Plans. Because the state of South Carolina's 1994 Enabling Legislation requires a "Housing" element in all Comprehensive Plans, a review of the documents shows that most of them espouse planning policies that are supportive of the provision of affordable housing in the jurisdiction, although there are expressions of ambivalence in some. On the other hand, Zoning and Development Standards ordinances, as well as the ISO-required building codes in the southeastern coastal (i.e., hurricane-prone) areas of the Lowcountry, contain regulations of such stringency that the provision of affordable housing is constrained by the additional costs. In some jurisdictions, by means of goal-setting and/or incentives, the provision of affordable housing is actively encouraged.

LRHC will continue to work with units of local government in reviewing their policies, codes and

ordinances to remove all barriers to affordable housing.

**Discussion:**

**Following are the activities that LRHC will undertake to address barriers to affordable housing during the 2020-2021 HOME Program Year.**

**INVENTORY:** A local CHDO will construct 2 owner occupied units. The units have not been identified. LRHC will strongly encourage the CHDO to secure properties outside concentrated areas to give minorities and persons with limited English proficiency access to affordable housing that they ordinarily would not have access to. This project will benefit 2 low to moderate income qualifying families earning less than 80% of the area median income. LRHC will rehabilitate 18 owner occupied units scattered throughout the region benefitting 16 low to moderate income qualifying families earning less than 80% of the area median income. Historical data indicated that more than 85% of beneficiaries of our housing rehab program are minorities.

**FINANCIAL ILLITERACY/QUALIFYING CLIENTS** - The Consortium will partner with agencies and organizations to make easily available classes for minorities and persons with limited English proficiency concerning budgeting, borrowing, responsible loan repayments, record keeping and saving. This will include literature and instructions in Spanish when necessary. This will afford them knowledge and background to access housing in a non-concentrated area where they would normally not have access to without this education.

**LOCAL GOVERNMENT PARTICIPATION - ACTIVITIES:** Each County in the LRHC region will hold a Housing Needs Assessment to include discussions on Fair Housing and Affirmatively Furthering Fair Housing in their locality. Notices will be published and/or posted to make minority and persons with limited English proficiency with aware of the Housing Needs Assessment public hearings.

**TRANSPORTATION** - The ideal situation would be to have adequate numbers of affordably-priced housing units located within walking distance of the Lowcountry's major employers and employment centers, as well as medical, educational, retail centers and services. Consequently, those persons in lower-paying jobs cannot afford to live near their places of work, school, shopping and health care.

For more than 30 years Hilton Head has been considered the "economic engine" of the region; now nearby Bluffton and southern Jasper County have joined with the resort area to provide approximately 29,000 jobs for residents of all four counties, according to recent estimates. Residents regularly travel from relatively inexpensive housing located as far away as Estill (in Hampton County) and Cottageville (in Colleton County) every day to and from jobs in southern Beaufort and Jasper counties.

- For the Program Year 2020-2021, the Consortium will continue to support the Palmetto Breeze

bus system to transport low income workers, the majority being minorities, throughout the region to jobs in southern Beaufort and Jasper counties.

- LCOG and Palmetto Breeze are working together and with SCDOT to provide more public transportation options to residents of the Lowcountry within the next few years.

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

### **Introduction:**

LRHC will encourage and support the efforts of organizations in our region working to address the needs of the underserved like seniors, disabled and others.

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

The Action Plan outlines several goals and objectives that address the identified needs that have been prioritized through the Consolidated Planning process. Included in the Plan are specific actions targeted to meeting the underserved needs, to include: 2020 Needs are: rehabilitation/replacement of substandard housing. Other needs are: safe, decent and affordable decent (rental & homeownership); homeownership opportunities for small related LMI families and individuals who are housing cost burdened and forced to rent substandard units; preventative/restorative measures to address unhealthy living environments affecting children, frail elderly, and the disabled; and a comprehensive strategy to target those who are homeless or at risk of becoming homeless, to include emergency shelters and resource centers, case management and support services, rental assistance; and transitional housing opportunities.

Program Year 2020 activities are: rehabilitate 18 single family owner occupied homes and construct 2 new units. All beneficiaries will be either extremely low, low or moderate income qualifying.

Through Lowcountry Council of Governments, other programs and activities also address the underserved needs in the region. See attachment to plan. "ACTIONS PLANNED TO ADDRESS OBSTACLES TO MEETING UNDERSERVED NEEDS.

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

LRHC will continue to coordinate with and support our housing partners throughout the region in providing and maintaining affordable housing and services to our very low, low, and moderate income families. There will be an effort to bring together agencies to discuss waiting lists, available funding and how to address our affordable housing priority needs in the region.

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

The LRHC will address lead-based paint hazards in pre-1978 homes. The following is an outline of

strategies to be used in the HUD HOME-sponsored activities:

1. Provide information, education, and outreach activities on lead-based paint hazard reduction through workshops and technical assistance to recipients of HOME funds.
2. Continue to require lead-based paint hazard reduction procedures to comply with HUD requirements.
3. Continue to notify residents and owners of all houses receiving HOME assistance of the hazards of lead based paint.
  1. Require defective paint assessment when targeted HOME-assisted pre-1978 homes are being inspected and evaluated for possible rehabilitation.

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

Through the creative use of HOME, CDBG, State Housing funding, and integrated sources of other Federal and State and local programs, the LRHC's anti-poverty strategy is closely coordinated with the affordable housing and community development strategies presented in the Consolidated Plan, in order to achieve the following:

1. Provide a range of services/activities having a measurable impact on causes of poverty in those areas of communities where poverty is a particularly acute problem;
  - Maintain/expand the stock of affordable housing to reduce the financial burden on persons with low/moderate incomes and enhance the viability of rural communities.
  - Assist LMI individuals in securing/retaining meaningful employment;
  - Assist LMI individuals in obtaining/maintaining adequate housing and suitable living environments;

Provide access to resources, IR&A for those individuals and families who have immediate and urgent needs, including the need for health services, nutritional food, housing, and employment-related

services.

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

LRHC will, over the next year, initiate an organized process to gather information to determine how well programs and projects are meeting needs and then use that information for improving performance and target resources more precisely. With increasing needs and dwindling resources, housing program administrators must find new ways to make the most of the funds allocated to the program. Performance measurement is a process of data collection and analysis used to improve organizational results. When used effectively, it can help managers improve the efficiency and effectiveness of their programs. Performance measurement must be viewed in terms of productivity and program outcomes together. Performance measurement results are generally most valuable when evaluated in terms of the community's own needs. LRHC will use performance measurement to:

- strengthen LRHC's organizational structure;
- utilize HOME funds to meet more needs;
- describe program accomplishments and build continued support for the programs;
- provide informed program design, implementation, and reporting;
- build an effective program management team.

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

LRHC will enhance coordination between public/private housing, health, and social services agencies as they are considered key stakeholders in ensuring healthy communities. The LRHC will continue to develop partnerships Region-wide with inter-agencies, community housing organizations, local housing authorities, various social service agencies and mental health, members of the real estate industry, and local lending institutions. Through the community needs assessment process, all partners and key stakeholders will be involved in the planning process and provide input on an on-going basis.

### **Discussion:**

Because of the rural nature of much of the Lowcountry, there are not as many social service organizations as in more urbanized areas. The following table lists those with whom LRHC has or will

continue to work with to provide our low-to-moderate income persons needed resources:

Beaufort County: Alliance for Human Services, Beaufort Housing Authority, Beaufort County Affordable Housing Coalition, Beaufort County Planning Department, Beaufort County DSS, Beaufort County Sheriff's Office

Jasper County: Jasper County Council on Aging, Jasper County Board of Disabilities and Special Needs, Jasper County Director of Planning, Jasper County DSS, Jasper County Sheriff's Office

Hampton County: Hampton County Council on Aging, Hampton County Board of Disabilities and Special Needs, Hampton County Planning Commission, Hampton County DSS, Hampton County Sheriff's Office

Colleton County: County Council on Aging, Colleton County Planning Department, Colleton County DSS, Colleton County Sheriff's Office

Regional Agencies:

Lowcountry Community Action Agency (Colleton, Hampton), Lowcountry Council of Governments – Human Services/Area Agency Aging; Planning Department, SC Regional Housing Authority #3,

State Agencies: Hampton County Department of Social Services, Jasper County Department of Social Services, SC State Department of Commerce

Non-profit Organizations: Access Network, Beaufort County Black Chamber of Commerce, Beaufort Jasper EOC,

Deep Well Project, Clemson Extension, Family Promise of Beaufort County, Habitat for Humanity, Hilton Head, Habitat for Humanity of the Lowcountry,

Jasper County Neighbors United, Legal Volunteers of the Lowcountry (formerly LegalAid), Osprey Development, United Way of Bamberg, Colleton and Hampton Counties

## Program Specific Requirements

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

#### Introduction:

LRHC will use \$654,194 in HOME funds and \$147,194 in Local funds to provide 20 families in Beaufort, Colleton, Hampton and Jasper Counties with safe, decent, and affordable housing in the HOME Program Year 2020-2021.

#### HOME Investment Partnership Program (HOME)

##### Reference 24 CFR 91.220(I)(2)

1. A description of other forms of investment being used beyond those identified in Section 92.205 is as follows:

Not applicable.

2. A description of the guidelines that will be used for resale or recapture of HOME funds when used for homebuyer activities as required in 92.254, is as follows:

LRHC has opted to work under the Recapture provision with all program activities and will stipulate that requirement with any subrecipients that we partner with to deliver programs HOME assistance. The recapture provision is accomplished through a process of “Conditional Deferred Payment Loan (CDPL)” actions. LRHC will utilize a pro rata reduction of recapture amount during affordability period.

3. A description of the guidelines for resale or recapture that ensures the affordability of units acquired with HOME funds? See 24 CFR 92.254(a)(4) are as follows:

LRHC has imposed a 5 year affordability period on homeowner rehabilitation projects and 20 year affordability period on new construction projects. The amount to be recaptured will decrease 20% each year until year 5 at which time the loan is forgiven for homeowner rehabilitation projects and

5% each year until the year 20 at which time the loan is forgiven for new construction projects. The amount subject to recapture is the direct subsidy received by the homebuyer. LRHC limits the amount subject to recapture to the net proceeds available from the sale (voluntary sales including short sales, and involuntary sales including foreclosures). If the homeowner ceases to occupy the property as his legal residence or if the title is transferred, the remaining balance of the deferred forgivable loan becomes due and payable to the lien holder immediately. The governing body should be notified of any pending action to transfer ownership of such property.

4. Plans for using HOME funds to refinance existing debt secured by multifamily housing that is rehabilitated with HOME funds along with a description of the refinancing guidelines required that will be used under 24 CFR 92.206(b), are as follows:

Not applicable. HOME funds will not be used to address multifamily housing. LRHC will not use HOME funds to refinance existing debt secured by multi-family housing which is being rehabilitated with HOME funds.

