

COUNTY COUNCIL OF BEAUFORT COUNTY
ADMINISTRATION BUILDING
BEAUFORT COUNTY GOVERNMENT ROBERT SMALLS COMPLEX
100 RIBAUT ROAD

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BEAUFORT, SOUTH CAROLINA 29901-1228

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SPECIAL COUNSEL

THOMAS J. KEAVENY, II
COUNTY ATTORNEY

SUZANNE M. RAINEY
CLERK TO COUNCIL

AGENDA
COMMUNITY SERVICES COMMITTEE

Monday, October 26, 2015

2:30 p.m.

Large Meeting Room

Hilton Head Island Branch Library

11 Beach City Road, Hilton Head Island

Committee Members:

William McBride, Chairman
Gerald Dawson, Vice Chairman
Rick Caporale
Steve Fobes
Alice Howard
Roberts "Tabor" Vaux

Staff Support:

Monica Spells, Assistant County Administrator
Civic Engagement and Outreach

1. CALL TO ORDER – 2:30 P.M.
2. CONSIDERATION OF CONTRACT AWARD
 - A. Lowcountry Regional Transportation Authority (d/b/a Palmetto Breeze) Contract for Disabilities and Special Needs' Consumer Passenger Routes North of the Broad River ([backup](#))
3. PRESENTATION / LOWCOUNTRY AFFORDABLE HOUSING COALITION ([backup](#))
Ms. Deborah Johnson, Lowcountry Affordable Housing Coalition Facilitator
4. CONSIDERATION OF REAPPOINTMENTS AND APPOINTMENTS
 - A. Alcohol and Drug Abuse Board
 - B. Children's Foster Care Review Board
 - C. Disabilities and Special Needs Board
 - D. Library Board
5. ADJOURNMENT

2015 Strategic Plan Committee Assignments
Library Operational Analysis and Master Plan, including Upgrades





**COUNTY COUNCIL OF BEAUFORT COUNTY
PURCHASING DEPARTMENT**

106 Industrial Village Road, Bldg 3—Post Office Drawer 1228
Beaufort, South Carolina 29901-1228

TO: Councilman William L. McBride, Chairman, Community Services Committee
FROM: Dave Thomas, CPPO, Purchasing Director
SUBJ: Request to Approve Lowcountry Regional Transportation Authority (LRTA) Contract for Beaufort County's Department of Disabilities and Special Needs (DSN)
DATE: October 14, 2015

BACKGROUND: The Purchasing Department received a request from DSN to approve a sole source contract for transportation services provided by LRTA (d/b/a Palmetto Breeze). Lowcountry Council of Governments has supported and encouraged transportation collaboration efforts between DSN and LRTA, and they have been working together on two routes North of the Broad (Beaufort and St. Helena). These two routes were selected for the collaboration because the Beaufort route has the largest number of consumers and the St. Helena route takes the longest amount of time. This was seen as the most effective and efficient use of resources. For the past three years, the routes were paid as part of a grant from the South Carolina Department of Transportation (SCDOT) with 80% of cost paid by SCDOT and 20% with Beaufort County DSN Special Revenue Funds. For FY 2016, SCDOT is required to split the Section 5310 (Elderly Individuals and Individuals with Disabilities Program) federal funds as 60% Urban; 20% Small Urban; and 20% Rural projects. Because so many projects in South Carolina are classified as rural, SCDOT has placed Beaufort County DSN on the "alternate" list for the rural North of Broad funds and it may not receive SCDOT money; however, DSN receives federal Medicaid money specifically for transportation and requests to use those funds to continue the successful project routes. The total amount requested of \$95,500 reflects the contract rate of \$1,900 for the first 3,500 miles and 0.39 cents for each mile thereafter on the Beaufort route (approximately 5,800 miles per month) and \$3,572 for the first 7,000 miles and 0.39 for each mile thereafter on the St. Helena route (approximately 10,900 miles per month). Variation occurs as passengers change or do not attend DSN program activities.

VENDOR INFORMATION

ANNUAL COST

LRTA, Bluffton, SC

\$95,500

JH **FUNDING:** Account # 24420011-51230, Disabilities and Special Needs Adult Services— Transportation Beaufort County DSN Special Revenue Funds has approximately \$900,000 available, unobligated fund balance as of 10/16/2015

FY 2015 COST: \$96,187.50

FOR ACTION: Community Services Committee meeting occurring October 26, 2015.

RECOMMENDATION: The Purchasing Department recommends that the Community Services Committee approve the contract award for transportation services from the aforementioned vendor for a total cost of \$95,500.

cc: Gary Kubic, County Administrator
Joshua Gruber, Deputy County Administrator/Special Counsel *JG*
Alicia Holland, Asst. Co. Administrator, Finance *AH*
Monica Spells, Asst. Co. Administrator, Civic Engagement and Outreach *Spells*
William Love, Disabilities and Special Needs Director *WL*

Attachments: Contract

In witness whereof, the parties have executed this agreement as indicated below:

By: Mitzi H. Wagner
Mitzi H. Wagner, Executive Director
Beaufort County DSN

Witness: [Signature]

By: David L. Blauch
David Blauch, Chairman of the Board
Palmetto Breeze

Witness: [Signature]

By: [Signature]
Gary Kubie, County Administrator

Witness: [Signature]

I give my permission for Mitzi Wagner to serve as administrator to this contract.

CONTRACT AGREEMENT

This agreement is entered into this 30th day of June, 2015 by and between the Lowcountry Regional Transportation Authority (hereinafter referred to as the "LRTA") d.b.a. Palmetto Breeze and Beaufort County Board of Disabilities and Special Needs (hereinafter referred to as "Beaufort County BDSN").

TERM

By mutual agreement of both parties, the Purchase of Service Contract for Transit Services is entered into on June 30, 2015. This extension term shall be deemed effective July 1, 2015 and shall continue until midnight on June 30, 2016. Additional years may be added as mutually agreed by both parties.

TERMINATION OF CONTRACT

Beaufort County BDSN and/or LRTA may terminate this contract for any reason provided a sixty (60) day written notice is provided via certified mail.

COMPENSATION

We understand that Beaufort County Board of Disabilities and Special Needs is seeking transportation services for disabled persons on fixed routes from passenger's homes to the Beaufort County BDSN center with a return trip home. Individuals will require transportation services to and from the center Monday through Friday.

St. Helena – Route 1 - Logistics

Clients will be picked up beginning at 6:30 a.m. and will arrive at the center at approximately 8:00 a.m. Passengers will depart the center at approximately 2:30 p.m. for the return trip home. Passengers will be returned home approximately by 4:00 p.m. It is anticipated that this route will take approximately three (3) hours a day. Service will be provided approximately 250 business days a year excluding holidays and staff training days as designated by Beaufort County Board of Disabilities and Special Needs. Approximately ten (10) individuals requiring this transportation services reside throughout the St. Helena area.

Beaufort – Route 2 - Logistics

Clients will be picked up beginning at 7:00 a.m. and will arrive at the center at approximately 8:00 a.m. Passengers will depart the center at approximately 2:30 p.m. for the return trip home. Passengers will be returned home approximately by 3:15 p.m. It is anticipated that this route will take approximately two (2) hours a day. Service will be provided approximately 250 business days a year excluding holidays and staff training days as designated by Beaufort County Board of Disabilities and Special Needs. Approximately six (6) individuals requiring this transportation services reside throughout the Burton area.

We understand that presently there are no clients requiring a wheel chair accessible vehicle. Accommodations can be made if an accessible vehicle is needed. Please provide at least a two day notice to allow LRTA to make accommodations. The service provided will be door-to-door.

Beaufort County Board of Disabilities and Special Needs will provide passenger information including passenger name, address, and home phone number. All passenger information

received is confidential. All eligible passengers must be authorized by Beaufort County BDSN. Additions and/or deletions to the approved passenger list will also be provided to the LRTA. Clients outside of the Burton area shall not be added to this route. **Special trips that require the use of a motorcoach will be required to be back to the LRTA Bluffton office by 5:00 PM.**

St. Helena – Route 1 – Fee Schedule

The fee per month is: \$3,572.00 up to 7,000 passenger miles per month. Passenger miles over 7,000 a month will be charged \$0.39 per passenger mile.

Beaufort – Route 2 – Fee Schedule

The fee per month is: \$1,900 up to 3,500 passenger miles per month. Passenger miles over 3,500 a month will be charged \$0.39 per passenger mile.

Cancellations should be provided a minimum of two-hours in advance of pick-up. Changes to the schedule should be provided no later than 4:00 p.m. the day before the day of service. The LRTA will bill Beaufort County BDSN monthly based on the above rate. Payment terms are net 30 days.

LRTA understands that this is a purchase of service contract and financial assistance may or may not be available through the South Carolina Department of Transportation. We further understand that the contract is contingent upon availability of appropriated funds. The contract may be subject to cancellation if funds are not appropriated or otherwise made available to support continuation of services in subsequent years.

ASSUMPTIONS

The LRTA bid price is based on a fixed fee for assumed passenger miles per month not to exceed the amount noted above monthly. Passenger miles over those noted above will be billed at the rate referenced above. The LRTA will bill Beaufort County BDSN on or about the tenth day of the month. The rate is based on an assumed maximum hours per day of transportation service. Changes to the hours per day of transportation service will be to be negotiated in advance of permanent schedule change.

INSURANCE

LRTA is obligated to provide the General and Professional Liability Insurance, Fidelity Insurance, and Workers Compensation Insurance to cover its employees. LRTA is obligated to provide the Automobile Liability Insurance, Building and Contents Insurance, and other types of insurance required, the LRTA Board, and the State of South Carolina.

TRAINING

Vehicle Operators employed by Palmetto Breeze provided under this contract agreement shall undergo the same or similar training requirements as the Beaufort Count BDSN vehicle operators.

In witness whereof, the parties have executed this agreement as indicated below:

Beaufort County Board of Disabilities and Special Needs

By: Mitzi T. Wagner
Mitzi Wagner, Executive Director

Witness: William J. Lane

Lowcountry Regional Transportation Authority

By: David Blaich
David Blaich, Chairman of the Board

Witness: Barbara Childs



Lowcountry Affordable Housing Coalition

A Together for Beaufort County Coalition

October 26, 2015

Beaufort Gazette & Island Packet

*“In Bluffton: Town Targets Affordable Housing: Changes to Development Rules Could Help Low-, Middle-Income Residents”
October 12, 2015*

*“Find Solutions For Affordable Housing: As People Get Priced Out of Bluffton, Problem Gets Deeper For Employers and Residents”
October 3, 2015*

*“Priced Out: As Bluffton Grows and Rents Increase, Some Lower-Income Residents Are Forced to Move Out of Town”
September 24, 2015*

The Island News, October 8-14, 2015

“Discussions Loom About Workforce Housing Challenges”

Beaufort Gazette & Island Packet, July 28, 2015

“U.S. Homeownership: Credit Standards Lock Out Hispanics”

Beaufort-Jasper EOC 2015 Needs Assessment Summary

“37% indicated that the ability to afford suitable housing is a major problem and that the housing stock is substandard whereas home repairs for mobile homes, heirs property and owner occupied dwellings are not safe and meager incomes prevent renting due to affordability factors.

Affordable Housing ranked 2nd (behind Emergency Assistance) with the top three reasons identified:

- *Lack of affordable/suitable housing*
- *Affordable rent/mortgage payments*
- *Lack of resources to assist with mobile home repair/heir’s property/repair of owner-occupied dwellings.”*

What is Affordable Housing?

LAHC: Affordable housing is housing that a person or family earning 80% or below of their home county's median family income (as established by HUD) can obtain by spending not more than 35% of their gross income per annum.

Generally Accepted Definition for All Income Levels: Housing + Utilities not more than 30% of annual (adjusted) income.

Beaufort County Median Income: \$68,900

HUD (80%) low income limits by family size

1 person:	\$37,750
2 persons:	\$43,150
3 persons:	\$48,550
4 persons:	\$53,900

35% monthly costs

\$1,101
\$1,259
\$1,416
\$1,573

30% monthly costs

\$ 944
\$1,079
\$1,214
\$1,348

HUD (50%) very low income limits by family size

1 person:	\$23,600
2 persons:	\$27,000
3 persons:	\$30,350
4 persons:	\$33,700

\$ 688
\$ 788
\$ 885
\$ 983

\$ 590
\$ 675
\$ 759
\$ 843

HUD (30%) extremely low income limits by family size

1 person:	\$14,150
2 persons:	\$16,200
3 persons:	\$20,090
4 persons:	\$24,250

\$ 412
\$ 473
\$ 586
\$ 707

\$ 354
\$ 405
\$ 502
\$ 606

Household Income

(in 2013 Inflation-Adjusted Dollars)

Total Households: 64,417

<\$10,000: 3,373

\$10,000 – \$24,999: 7,812

\$25,000—\$34,999: 7,054

\$35,000—\$49,999: 9,630

43% (27,869) below \$50,000 per year

Spectrum of Affordable Housing Needs

Homeless: Emergency Shelter
200 individuals, 2,000 family members

Transitional
Addictions, Domestic Abuse, Homeless, Mental Health

Special Needs Permanent
Disabilities, Elderly, Mental Health

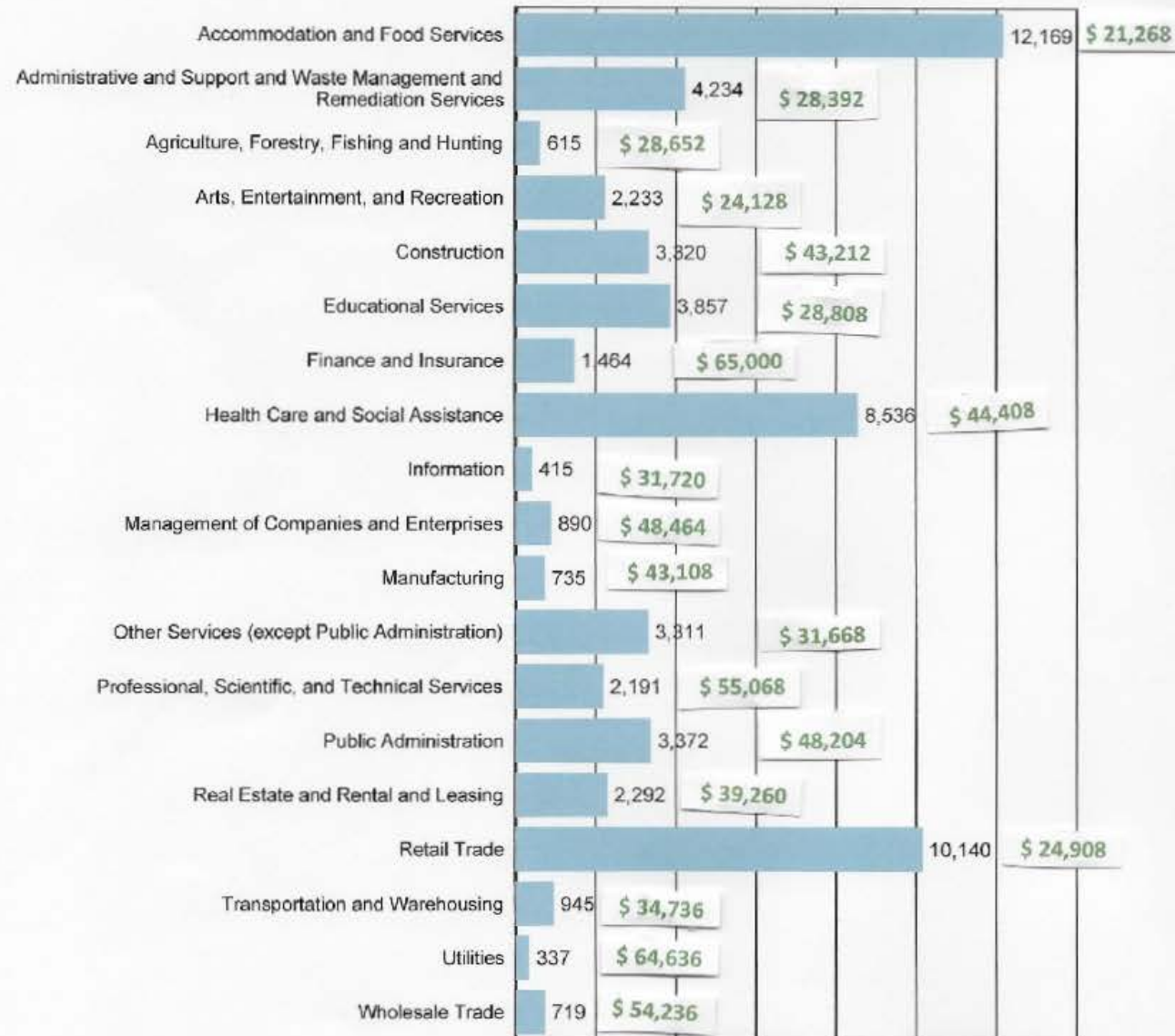
Low Income
*1,000 + being served with subsidized housing
900+ on waiting list
others unknown*

Workforce Housing ...continued

What is Workforce Housing?

- Workforce housing is for those with at least one full-time worker who earns between minimum wage and the amount needed to afford to live in the area.
- Workforce housing is intended to appeal to key members of the workforce such as police officers, teachers, nurses, medical technicians, officer workers, etc., whom we think of as the backbone of any successful community.
- Workforce housing is located at or near employment centers (as opposed to distant suburbs) and is sometimes cited as an antidote to urban sprawl.
- Work force housing is often defined as for households earning above 80% and up to 120% of the area median income. (dependent on salaries for workers)

Employment by Industry



Source: S.C. Department of Employment & Workforce
 Quarterly Census of Employment and Wages (QCEW) - 2014 Q3

Average Annual Wage by Industry

Context

Beaufort County: 1275 employees (128 part time)
997 make less than \$50,000
792 of these make less than \$40,000
432 of these make less than \$30,000
147 of these make less than \$20,000 (21 FT)

Beaufort Memoria Hospital: 1700 employees
900 make less than \$50,000
700 of these make less than \$40,000
400 of these make less than \$30,000

Beaufort County School District: 2492 employees
1560 make less than \$50,000

Housing Stock (2013 data)

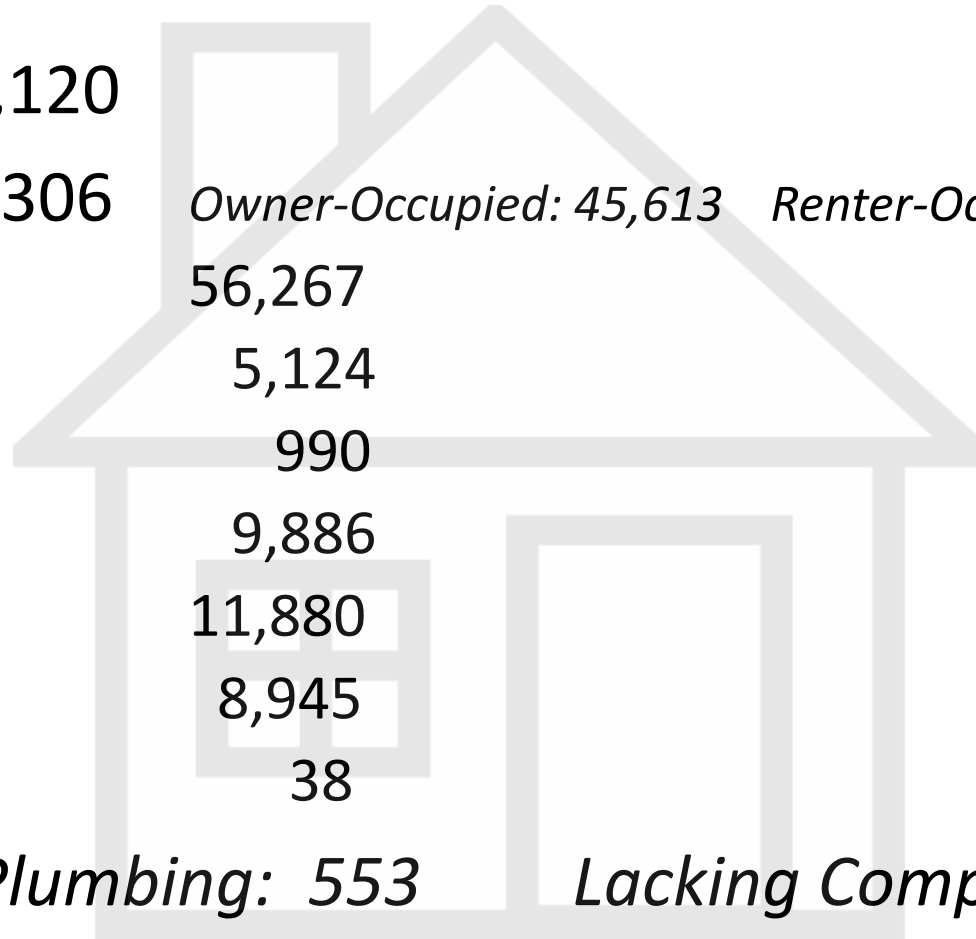
Housing Units: 93,120

Occupied: 65,306 *Owner-Occupied: 45,613* *Renter-Occupied: 19,693*

- 1 unit, detached 56,267
- 1 unit, attached 5,124
- 2 units 990
- 3-9 units 9,886
- 10 or more units 11,880
- Mobile home 8,945
- Boat, RV, Van 38

Lacking Complete Plumbing: 553

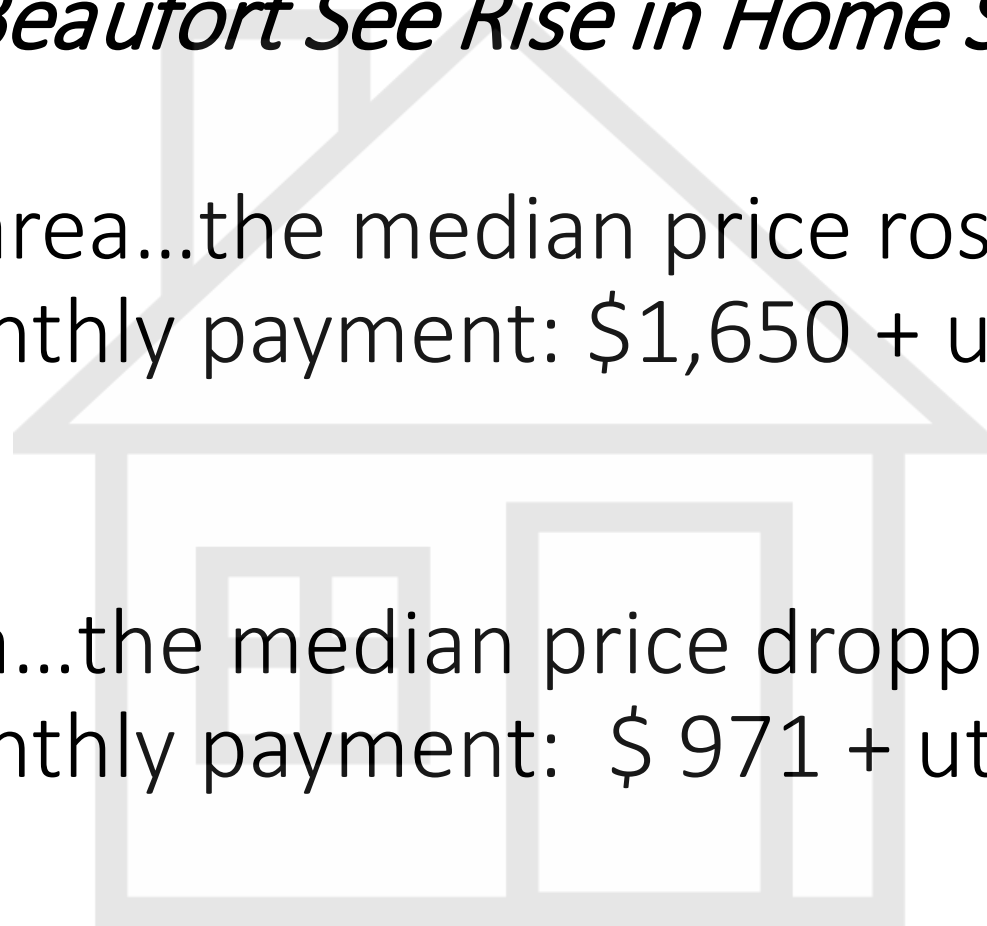
Lacking Complete Kitchen: 1,642



“Hilton Head, Beaufort See Rise in Home Sales”

...Hilton Head area...the median price rose 18.2%, to \$283,700 (monthly payment: \$1,650 + utilities & insurance)

...Beaufort area...the median price dropped 4.8%, to \$165,000 (monthly payment: \$ 971 + utilities & insurance)



Housing Cost (2013)

Monthly Mortgage Costs:

Monthly Rental Costs:

Housing units with mortgage

< \$699	1,541
\$700 - \$999	4,084
\$1,000 - \$1,499	8,199
\$1,500 - \$1,999	6,828
\$2,000 or more	8,055

<\$499	913
\$500 - \$749	2,486
\$750 - \$999	5,746
\$1,000-\$1,499	5,675
\$1,500 or more	3,463



Housing units with no mortgage 16,906

No rent paid 1,410

Costs of >\$400 10,137

Out of Reach 2015:

Low Wages & High Rents Lock Renters Out

National Low Income Housing Coalition

In 2015 in Beaufort County, the minimum wage would need to be \$18.08 for a person or single-income family to afford a 2 bedroom apartment at fair market rent without paying more than 30% of their income.

The Coalition's Work

The Lowcountry Affordable Housing Coalition's mission is to provide every Lowcountry resident the opportunity to live in an affordable, safe, sustainable, and sanitary home.

The coalition focuses on education and advocacy, providing an opportunity for members to collaborate on solutions. Local, regional, and national experts present programs at coalition meetings to foster ongoing education and awareness of issues, resources and opportunities.

LAHC Members

Access Network ▪ Beaufort County Civic Engagement & Outreach Division ▪ Beaufort County Black Chamber of Commerce ▪ Beaufort County Human Services Alliance ▪ Beaufort County Planning Department ▪ Beaufort Housing Authority ▪ Beaufort-Jasper Economic Opportunity Commission ▪ City of Beaufort ▪ Citizens Opposed to Domestic Violence ▪ Family Promise ▪ HELP of Beaufort & CSO ▪ Hilton Head Regional Habitat for Humanity ▪ Jasper County Neighbors United ▪ LCOG HOME Program ▪ LowCountry Habitat for Humanity ▪ Marine Corps Air Station Housing ▪ National Alliance on Mental Health ▪ Osprey Village ▪ Real Estate Professionals ▪ Town of Bluffton ▪ Town of Hilton Head ▪ Town of Port Royal ▪ Under One Roof