



Lowcountry Council of Governments

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AGENDA

LOWCOUNTRY COUNCIL OF GOVERNMENTS BOARD OF DIRECTORS MEETING

THURSDAY, OCTOBER 22, 2015

6:30 P.M.

POINT SOUTH, SOUTH CAROLINA

Fellowship begins at 6:00 p.m.

1. Call to Order
 - 1.1. Pledge of Allegiance
 - 1.2. Invocation
 - 1.3. Introduction of Guests and Staff
 - 1.4. Proxies
 - Action 1.5. Approval of September 24, 2015 Minutes *
 - Action 1.6. Approval of 2016 Meeting Schedule *
2. Presentation
 - 2.1. Presentation of the LCOG Agency Audit for Fiscal Year Ending June 30, 2015 – Lisa Wechsler *
3. Reports
 - 3.1. Finance Report for September 2015 – Sherry Smith
Report to be distributed during the meeting
 - 3.2. Community and Economic Development Report– Michelle Knight *
 - 3.3. Director’s Report – Sabrena Graham *
 - 3.4. Planning Report – Ginnie Kozak
 - 3.4.1. Update on Hazard Mitigation Plan
 - 3.4.2. SCDOT Quarterly Report – For information
 - 3.4.3. The People and the Economy of the Lowcountry Report *
 - 3.4.4. 208 Report – For information *
 - 3.4.5. Regional Unemployment Chart – For information *
4. Council Time
- Action 5. Adjourn

* attachment

LOWCOUNTRY COUNCIL OF GOVERNMENTS
BOARD OF DIRECTORS MEETING
September 24, 2015
6:30 p.m.

MINUTES

PRESENT:

ABSENT:

BEAUFORT COUNTY:

Phil Cromer
Gerald Dawson
Brian Flewelling
Alice Howard
Bill McBride
Joseph McDomick

Herbert Glaze [proxy to Gerald Dawson]
Marc Grant
Mary Beth Heyward [proxy to Brian Flewelling]
Jerry Stewart
Lisa Sulka [proxy to Chair]

COLLETON COUNTY:

Esther S. Black
Jane Darby
Joseph Flowers
Tommy Mann
Gene Whetsell

Bobby Bonds [proxy to Gene Whetsell]
Evon Robinson

HAMPTON COUNTY:

Pete Hagood
Travis Mixson
Nat Shaffer

Frankie Bennett
Buddy Phillips [proxy to Pete Hagood]

JASPER COUNTY:

Henry Etheridge
Henry Lawton, Sr.
Gwen Johnson Smith

Joey Malphrus [proxy to Chair]
Michael Sweeney

GUESTS: Jeffrey Barker, Jasper County Planning Dept; Bronco Bostick, Mayor of Hardeeville; Celia Price; Harold Shapiro, Catawba Regional COG; Harry Williams, Hardeeville Councilman; Jennifer Youmans, Hampton County Grants Coordinator.

STAFF: Hank Amundson, Sabrena Graham, Barbara Johnson, Michelle Knight, Ginnie Kozak, Connie Schroyer, Sherry Smith

1. **Call to Order** - Chairman Tommy Mann called the meeting to order at 6:30 p.m.
 - 1.1. Pledge of Allegiance
 - Led by Pete Hagood
 - 1.2. Invocation
 - Led by Pete Hagood
 - 1.3. Introduction of Guests and Staff
 - 1.4. Approval of June 27, 2015 Minutes
 - MOVED by Joe Flowers and Henry Lawton, seconded by Joseph McDomick to approve the minutes as presented. Motion carried unanimously.
 - 1.5. Proxies
 - Bobby Bonds to Gene Whetsell; Herbert Glaze to Gerald Dawson; Beth Heyward to Brian Flewelling; Buddy Phillips to Pete Hagood; Joey Malphrus & Lisa Sulka to Chair. The meeting proceeded after determining a quorum was present.

2. Public Hearing

2.1. Lowcountry Regional HOME Consortium Consolidated Annual Performance and Evaluation Report (CAPER)

- MOVED by Henry Lawton, seconded by Brian Flewelling to open the public hearing to receive comments as properly advertised in regional newspapers. Motion carried unanimously and the public hearing opened at 6:36 pm.
- Barbara Johnson conducted a review of the 2014-2015 affordable housing activity as presented in the Consolidated Annual Performance and Evaluation Report. Advanced copies of the report were distributed in agenda packets.
- Activities were conducted in Beaufort, Colleton, Hampton and Jasper counties. Progress includes the completion of (33) rehab units and (1) down payment assistance. Funds were also expended for new construction of units which have not yet been completed.
- There were no public comments. MOVED by Henry Lawton, seconded by Esther Black to close the public hearing. Motion carried unanimously. The public hearing closed at 6:42 pm

3. Presentation

3.1. Presentation of the DHEC Brownfields Revolving Loan Fund

- Harold Shapiro from the Catawba Regional COG distributed information and gave a presentation of the Brownfields Cleanup Revolving Loan Fund (BCRLF). The BCRLF is available to finance environmental cleanup and removal activities at Brownfields sites across the state. Brownfields are abandoned, polluted industrial sites. The Catawba Regional COG is the fund manager for the program.
- Superfund sites are not BCRLF eligible.
- While individual voluntary clean-up contracts are required one per site, it may be possible to bundle multiple contracts per entity for loan forgiveness.

4. New Business

4.1. Lowcountry Regional HOME Consortium Consolidated Annual Performance and Evaluation Report

- MOVED by Joe Flowers, seconded by Brian Flewelling to approve the 2014-2015 Consolidated Annual Performance and Evaluation Report for the Lowcountry Regional HOME Consortium as recommended by the Beaufort County/Lowcountry Regional HOME Consortium Advisory Committee and as presented during the earlier public hearing. Motion carried unanimously.

5. Reports

5.1. Finance Report for August 2015

- Sherry Smith reviewed the Statement of Revenues and Expenditures for the period ending July 2015. Advanced copies of the report were distributed in agenda packets.
- Revenues over expenditures are \$9,914.
- The auditors were on site last week. The FY 2014-2015 Audit Report will be presented at the next board meeting.

5.2. Community and Economic Development (C & ED) Report

- Copies of the C & ED Report were distributed in agenda packets and submitted as written.

- Eight CDBG grants and one RIA Grant have been submitted. A total of (20) CDBG grant applications were received by Department of Commerce statewide. Three other applications are being reviewed or further information has been requested.
- Site visits will occur in the first two weeks of October.

5.3. Director's Report

- The Annual SC Association of Regional Councils (SCARC) Conference will be held at the Embassy Suites in Myrtle Beach November 22-24. Thanks to Brad Samuel and SCANA for a generous \$5,000 sponsorship.
- Travel information has been distributed to board members traveling to New Orleans for the NADO conference.
- Employee performance evaluations will be completed for all employees by November 30.
- The Lowcountry Regional Development Corporation closed on the sale of the Year Round Pool property on September 22, 2015.
- The new Lowcountry Workforce Board held its second meeting on September 23rd. During the meeting, Hank Amundson shared last year's performance report which met one and exceeded all other measures of state standards. The report will be presented to the LCOG Board at a later date.
- The Aging Dept. will be presenting its assessment methods to the Lt. Governor's Office on Oct. 1st. LCOG's method is being considered as a model for the state.

5.4. Planning, Mitigation Survey

- Ginnie Kozak reported that work is underway with counties to update the Pre-disaster Mitigation Plan. A Household Survey was distributed for board members to fill out.

5.5. 208 Report

- Copies of the 208 Report were distributed in agenda packets and submitted as written.

5.6. Regional Unemployment Chart

- Copies of the Unemployment Chart were distributed at the meeting and submitted as written.

6. Council Time

- There were no reports.

7. Adjourn

- MOVED by Brian Flewelling, seconded by Nat Shaffer to adjourn the meeting. Motion carried unanimously. Chairman Mann adjourned the meeting at 7:25 pm.

Copies of the agenda and supporting documents were distributed prior to the meeting. A notice of the meeting was posted on the LCOG bulletin board at least twenty-four hours prior to the meeting.

Submitted by,

Connie Schroyer
Executive Assistant



Lowcountry Council of Governments

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2016 Meeting Schedule

Public Notice

The Lowcountry Council of Governments Board meets on the fourth Thursday of each month January through October. Meetings are held at Point South, 634 Campground Road, Yemassee beginning at 6:30 pm with fellowship preceding at 6:00 pm. A meeting will be cancelled when there is insufficient business to conduct.

LCOG Board Meetings are open to the public. Agendas are posted online and on the lobby bulletin board at least 24 hours prior to a meeting. Notice of called, special, cancelled or rescheduled board meetings are made in the same manner.

2016 LCOG Regular Board Meeting Dates

January 28, 2016	June 23, 2016
February 25, 2016	July 28, 2016
March 24, 2016	August 25, 2016
April 28, 2016	September 22, 2016
May 26, 2016	October 27, 2016

LCOG facilities are ADA compliant, and individual assistance will be provided on request to further accommodate the special needs of disabled persons.



CROWLEY WECHSLER & ASSOCIATES LLC

CERTIFIED PUBLIC ACCOUNTANTS

www.CWACPAS.com

BEAUFORT - MOUNT PLEASANT

Richard D. Crowley, CPA CVA
Lisa T. Wechsler, CPA CFE

Member:
American Institute of CPAs
South Carolina Association of CPAs

October 6, 2015

To the Board of Director
Lowcountry Council of Governments
Yemassee, South Carolina

We have audited the financial statements of the governmental activities, the aggregate discretely presented component units, and each major fund of the Lowcountry Council of Governments for the year ended June 30, 2015. Professional standards require that we provide you with information about our responsibilities under generally accepted auditing standards and *Government Auditing Standards* and OMB Circular A-133, as well as certain information related to the planned scope and timing of our audit. We have communicated such information in our letter to you dated June 1, 2015. Professional standards also require that we communicate to you the following information related to our audit.

Significant Audit Findings

Qualitative Aspects of Accounting Practices

Management is responsible for the selection and use of appropriate accounting policies. The significant accounting policies used by Lowcountry Council of Governments are described in Note 1 to the financial statements. The organization adopted a new accounting policy for GASB Statement No. 68, *Accounting and Financial Reporting for Pensions*, which required the restatement of net position as of July 1, 2014. We noted no transactions entered into by Lowcountry Council of Governments during the year for which there is a lack of authoritative guidance or consensus. All significant transactions have been recognized in the financial statements in the proper period.

Accounting estimates are an integral part of the financial statements prepared by management and are based on management's knowledge and experience about past and current events and assumptions about future events. Certain accounting estimates are particularly sensitive because of their significance to the financial statements and because of the possibility that future events affecting them may differ significantly from those expected. The most sensitive estimate affecting the Lowcountry Council of Governments' financial statements were:

Management's estimate of the depreciation is based on useful lives of the assets. We evaluated the key factors and assumptions used to develop the depreciation expense in determining that it is reasonable in relation to the financial statements taken as a whole.

Management's estimate of the net pension liability is based on market conditions and activity in the state's retirement plan. Other auditors have evaluated the key factors and assumptions in determining that it is reasonable in relation to South Carolina Retirement System's Schedule of Employer Allocations, Schedules of Pension Amounts by Employer, and Related Notes taken as a whole.

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The financial statement disclosures are neutral, consistent, and clear.

Difficulties Encountered in Performing the Audit

We encountered no significant difficulties in dealing with management in performing and completing our audit.

Corrected and Uncorrected Misstatements

Professional standards require us to accumulate all known and likely misstatements identified during the audit, other than those that are clearly trivial, and communicate them to the appropriate level of management. The following material misstatement detected as a result of audit procedures was corrected by management:

Management has recorded the net pension liability as of June 30, 2015 totaling \$3,025,316 with \$255,056 in deferred inflows and \$259,282 in deferred outflows as a result of the implementation of GASB Statement No. 68, *Accounting and Financial Reporting for Pensions*, effective July 1, 2014.

Disagreements with Management

For purposes of this letter, a disagreement with management is a financial accounting, reporting, or auditing matter, whether or not resolved to our satisfaction, that could be significant to the financial statements or the auditor's report. We are pleased to report that no such disagreements arose during the course of our audit.

Management Representations

We have requested certain representations from management that are included in the management representation letter dated October 6, 2015.

Management Consultations with Other Independent Accountants

In some cases, management may decide to consult with other accountants about auditing and accounting matters, similar to obtaining a "second opinion" on certain situations. If a consultation involves application of an accounting principle to Lowcountry Council of Governments' financial statements or a determination of the type of auditor's opinion that may be expressed on those statements, our professional standards require the consulting accountant to check with us to determine that the consultant has all the relevant facts. To our knowledge, there were no such consultations with other accountants.

Other Audit Findings or Issues

We generally discuss a variety of matters, including the application of accounting principles and auditing standards, with management each year prior to retention as Lowcountry Council of Governments' auditors. However, these discussions occurred in the normal course of our professional relationship and our responses were not a condition to our retention.

Other Matters

We applied certain limited procedures to management's discussion and analysis, budgetary comparison schedule, and the historical pension information, which is required supplementary information (RSI) that supplements the basic financial statements. Our procedures consisted of inquiries of management regarding the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We did not audit the RSI and do not express an opinion or provide any assurance on the RSI.

We were engaged to report on the combining individual fund schedules and the schedule of expenditures of federal awards, which accompany the financial statements but are not RSI. With respect to this supplementary information, we made certain inquiries of management and evaluated the form, content, and methods of preparing the information to determine that the information complies with accounting principles generally accepted in the United States of America, the method of preparing it has not changed from the prior period, and the information is appropriate and complete in relation to our audit of the financial statements. We compared and reconciled the supplementary information to the underlying accounting records used to prepare the financial statements or to the financial statements themselves.

Restriction on Use

This information is intended solely for the use of the Board of Directors and management of Lowcountry Council of Governments and is not intended to be, and should not be, used by anyone other than these specified parties.

Very truly yours,



Crowley Wechsler & Associates LLC
Beaufort, South Carolina
October 6, 2015

Lowcountry Council of Governments
Statement of Revenues and Expenditures
For the Period Ending September 2015

	Actual YTD	Budget	Variance	%
Revenues				
Federal	\$951,051	4,257,999	(\$3,306,948)	.223
State Restricted	263,446	1,094,332	(830,886)	.241
State Unrestricted	10,666	54,169	(43,503)	.197
Local Restricted	109,803	618,066	(508,263)	.178
Local Unrestricted	43,224	148,195	(104,971)	.292
Other Sources	57,872	248,157	(190,285)	.233
Total Revenues	\$1,436,062	6,420,918	(\$4,984,856)	.224
Expenditures				
<i>Personnel and Related Costs</i>	497,460	\$2,143,481	(1,646,021)	.232
<i>Building and Related Costs</i>	55,233	259,965	(204,732)	.212
<i>Operating Costs</i>				
Advertising	2,891	\$15,600	(12,709)	.185
Contracts	787,188	3,563,368	(2,776,180)	.221
Depreciation	1,095	4,380	(3,285)	.250
Dues, Subscriptions & Publicat	7,077	16,200	(9,123)	.437
Equipment Maintenance & Lease	11,520	50,250	(38,730)	.229
Insurance & Bonding	2,151	11,500	(9,349)	.187
Meetings	1,388	12,100	(10,712)	.115
Miscellaneous	1,980	15,850	(13,870)	.125
Legal Fees	-	3,250	(3,250)	.000
Postage & Shipping	1,725	12,650	(10,925)	.136
Printing	4,245	33,500	(29,255)	.127
Supplies	8,951	38,200	(29,249)	.234
	830,209	3,776,848	(2,946,639)	.220
<i>Other Expenditures</i>				
Equipment & Software Purchases	12,538	\$65,700	(53,162)	.191
Travel Costs	23,709	102,763	(79,054)	.231
Auto Costs	7,395	37,000	(29,605)	.200
Bad Debt	-	-	0	-
	43,643	205,463	(161,820)	.212
Total Expenditures	1,426,545	6,385,758	(4,959,212)	.223
Revenues over Expenditures	\$9,517	\$35,160	(25,643)	0.27

Lowcountry Council of Governments
Balance Sheet
For the Period Ending September 2015

Assets

Cash - Unrestricted	333,649	
Cash - Restricted TDR	254,853	
Accounts Receivable	1,078,897	
Prepaid Expenses	22,738	
Property, Building & Equipment	1,691,899	
Amount to be Provided for Debt	623,908	
Total Assets		4,005,944

Liabilities & Equity

Liabilities

Accounts Payable	\$207,690	
Accrued Liabilities	496,137	
Long-Term Debt	623,908	

<i>Total Liabilities</i>		\$1,327,735
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Fund Equity

Investment in Fixed Assets	\$1,691,899	
Unassigned Fund Balance	\$961,492	
Restricted Fund Balance	\$0	
Nonspendable Fund Balance	\$15,301	
Revenues over Expenditures	9,517	

<i>Total Fund Equity</i>		\$2,678,209
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Total Liabilities & Equity		\$4,005,944
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**LOWCOUNTRY COUNCIL OF GOVERNMENTS
 COMMUNITY AND ECONOMIC DEVELOPMENT ACTIVITIES
 CURRENT PROJECTS SUMMARY
 OCTOBER 2015**

ACTIVE PROJECTS:	NUMBER	DOLLAR VALUE
CDBG Community Investment	20	\$ 10,287,621.00
CDBG Economic Development	1	\$ 165,000.00
CDBG Ready To Go	0	\$ -
CDBG Planning Grants	1	\$ 50,000.00
EDA Public Works	3	\$ 2,630,500.00
EDA Planning Grants	1	\$ 58,500.00
RD Grants	2	\$ 86,435.00
HOME	17	\$ 2,545,992.00
TOTALS	45	\$ 15,824,048.00
Applications Requested	12	\$ 6,285,950.00

Note: EDA Title IX Loan Program Reports will be provided separately as received by Catawba Regional Planning Council.

Prepared by: Community and Economic Development

CURRENT PROJECTS

CDBG - BEAUFORT COUNTY

GRANTEE	PROJECT	STATUS	FUNDED AMOUNT	DRAWN TO DATE	BALANCE
Town of Bluffton	Buck Island-Simmons ville VR III	Contract approved and executed. Beginning work.	\$ 500,000.00	\$ 34,995.00	\$ 465,005.00
City of Beaufort	NW Quadrant VR III	Construction underway.	\$ 500,000.00	\$ 490,650.00	\$ 9,350.00
Town of Bluffton	Possum Point Sewer	Startup cleared. Design/permitting done, offers of compensation for easements sent.	\$ 320,000.00	\$ 20,400.00	\$ 299,600.00
			\$ 1,320,000.00	\$ 546,045.00	\$ 773,955.00

CDBG - COLLETON COUNTY

GRANTEE	PROJECT	STATUS	FUNDED AMOUNT	DRAWN TO DATE	BALANCE
Colleton County	Colleton Demo	Programmatically closed. Completed under budget. Waiting on final audit clearance.	\$ 285,300.00	\$ 186,679.00	\$ 98,621.00
City of Walterboro	South Jefferies Streetscape	Bids received 6/15/15. Contract approved. Pre-construction conference held.	\$ 500,000.00	\$ 10,000.00	\$ 490,000.00
City of Walterboro	Hampton St Water Line Ext	Contract approved. Pre-Con meeting 10/19.	\$ 750,000.00	\$ 16,500.00	\$ 733,500.00
City of Walterboro	Lemacks VR III	of 8/15/15. Consultant contract for trail design being executed.	\$ 500,000.00	\$ 65,437.00	\$ 434,563.00
Colleton County	Bama Road Drainage	Awarded. Startup underway.	\$ 671,500.00	\$ -	\$ 671,500.00
			\$ 2,706,800.00	\$ 278,616.00	\$ 2,428,184.00

CURRENT PROJECTS

CDBG - HAMPTON COUNTY

GRANTEE	PROJECT	STATUS	FUNDED AMOUNT	DRAWN TO DATE	BALANCE
Town of Estill	Ruth Street Sewer Improvement	Waiting on engineering to make changes to bid specs for additional work. ERR cleared.	\$ 500,000.00	\$ 201,566.00	\$ 298,434.00
Town of Brunson	Water Tank Improvements	Programmatically closed.	\$ 347,474.00	\$ 347,474.00	\$ -
Hampton County	DHEC Health Clinic	Contract package being reviewed. Expect construction to begin in November.	\$ 500,000.00	\$ 12,000.00	\$ 488,000.00
Hampton County	Brunson Gifford Water Connecti	ERR expected to clear in late October. Appraisals to be done when ERR clears.	\$ 1,000,000.00	\$ -	\$ 1,000,000.00
Town of Yemassee	Sewer Line Upgrade	Startup underway/RFP engineering/ERR underway.Project Amendment being prepared.	\$ 750,000.00	\$ -	\$ 750,000.00
Hampton County (ED)	Elliott Sawmilling Rail Expansion	Programmatically closed. Waiting on final audit clearance.	\$ 165,000.00	\$ 165,000.00	\$ -
Town of Hampton	Sewer Rehab	Startup submitted. Waiting on ERR to clear. Kick Off Conference held	\$ 666,814.00	\$ -	\$ 666,814.00
Hampton County	2014 CDBG Regional Planning	Startup ongoing.	\$ 50,000.00	\$ -	\$ 50,000.00
			\$ 3,979,288.00	\$ 726,040.00	\$ 3,253,248.00

CDBG - JASPER COUNTY

GRANTEE	PROJECT	STATUS	FUNDED AMOUNT	DRAWN TO DATE	BALANCE
Jasper County	DHEC Addition	Close-out submitted.	\$ 500,000.00	\$ 488,795.00	\$ 11,205.00
Jasper County	Old Bailey Sewer Extension	Finalizing right-of-entry on all. Bid package being reviewed.	\$ 389,050.00	\$ 10,530.00	\$ 378,520.00
City of Hardeeville	Hardeeville Library	Contract being reviewed by Commerce.	\$ 500,000.00	\$ 12,000.00	\$ 488,000.00
Town of Ridgeland	Wise St. Pump Station Upgrade	Construction underway.	\$ 433,483.00	\$ 10,800.00	\$ 422,683.00
City of Hardeeville	Drainage Focus Area 2	Awarded. Startup underway.	\$ 624,000.00	\$ -	\$ 624,000.00
			\$ 2,446,533.00	\$ 522,125.00	\$ 1,924,408.00
CDBG TOTALS - ALL COUNTIES			\$ 10,452,621.00	\$ 2,072,826.00	\$ 8,379,795.00

CURRENT PROJECTS

REQUESTED

GRANTEE	PROJECT	STATUS	AMOUNT REQUESTED
City of Walterboro (EDA)	WWTP Upgrade	Received Further Consideration Letter	\$ 2,040,000.00
Hampton County (CDBG)	Furman and Yemassee Fire Tru	Application Submitted.	\$ 500,000.00
Town of Ridgeland (CDBG)	Consolidated School Preservatio	Application Submitted.	\$ 150,000.00
Jasper County (CDBG)	Demolition	Application Submitted.	\$ 220,450.00
Colleton County (CDBG)	Walterboro Booster Pump	Prepping ERR and Ready to Go Application.	\$ 438,000.00
City of Walterboro (SC RIA)	WWTP Upgrade	Application Submitted.	\$ 500,000.00
Town of Hampton (CDBG)	Demolition	Application Submitted.	\$ 216,500.00
Town of Varnville (CDBG)	Highway 278 Streetscape	Application Submitted.	\$ 450,000.00
Town of Furman (CDBG)	Neighborhood Revitalization	Application Submitted.	\$ 500,000.00
Town of Brunson (CDBG)	Neighborhood Revitalization	Application Submitted.	\$ 500,000.00
City of Hardeeville (CDBG)	Fire Truck	Application Submitted.	\$ 463,000.00
Hampton County CDBG-ED	Econ Dev Infrastructure	Prepping Application.	\$ 308,000.00
			\$ 6,285,950.00

EDA

GRANTEE	PROJECT	STATUS	FUNDED AMOUNT	DRAWN TO DATE	BALANCE
Colleton County	Technical Training Center	GPRA Tracking completed for year 6.	\$ 1,252,500.00	\$ 1,252,500.00	\$ -
Hampton County	Job Training Center Renovation	Close out paper work submitted and approved. GPRA Reporting for year 6.	\$ 598,000.00	\$ 598,000.00	\$ -
Jasper County	LCOG/EDA Planning Grant	New award.	\$ 58,500.00	\$ -	\$ 58,500.00
Colleton County/City of Walterboro (EDA)	Infrastructure to support company.	Kick Off Conference held	\$ 780,000.00		
			\$ 2,689,000.00	\$ 1,850,500.00	\$ 58,500.00

RD Grants

GRANTEE	PROJECT	STATUS	FUNDED AMOUNT	DRAWN TO DATE	BALANCE
Hampton County	Town of Hampton Old Bank Demo	Completed.	\$ 50,000.00	\$ 50,000.00	\$ -
Southern Carolina Alliance	Promise Zone Strategic Plan	Awarded.	\$ 36,435.00		
			\$ 86,435.00	\$ 50,000.00	\$ -

CURRENT PROJECTS

HOME - BEAUFORT COUNTY

GRANTEE	PROJECT	STATUS	FUNDED AMOUNT	DRAWN TO DATE	BALANCE
Jasper County Neighbors United JCNU	Single Family Rehab	PROJECT COMPLETED - 8 units	\$ 165,450.00	\$ 164,581.00	\$ 869.00
LowCountry Habitat for Humanity	New Construction	2 completed, 2 under construction	\$ 100,000.00	\$ 45,750.00	\$ 54,250.00
Town of Bluffton	Single Family Rehab	2 completed, 2 under construction	\$ 152,684.00	\$ 69,471.00	\$ 83,213.00
Beaufort Jasper Equal Opportunity Commission	Single Family Rehab	completed 7 units, 1 under construction	\$ 186,914.00	\$ 186,914.00	\$ -
Beaufort County	Single Family Rehab	contract signed	\$ 114,070.00	\$ -	\$ 114,070.00
City of Beaufort	Single Family Rehab	1 under construction.	\$ 150,000.00	\$ 42,830.00	\$ 107,170.00
			\$ 869,118.00	\$ 509,546.00	\$ 359,572.00

HOME - COLLETON COUNTY

GRANTEE	PROJECT	STATUS	FUNDED AMOUNT	DRAWN TO DATE	BALANCE
City of Walterboro	Single Family Rehab	Project completed	\$ 150,000.00	\$ 150,000.00	\$ -
Colleton County	Single Family Rehab #1	Project completed	\$ 100,000.00	\$ 100,000.00	\$ -
Colleton County	Single Family Rehab #2	3 units completed	\$ 141,477.00	\$ 120,458.00	\$ 21,019.00
			\$ 391,477.00	\$ 370,458.00	\$ 21,019.00

CURRENT PROJECTS

HOME - HAMPTON COUNTY

GRANTEE	PROJECT	STATUS	FUNDED AMOUNT	DRAWN TO DATE	BALANCE
Town of Hampton	Single Family Rehab	PROJECT COMPLETED 6 units	\$ 100,000.00	\$ 100,000.00	\$ -
Hampton County	Single Family Rehab	PROJECT COMPLETED 10 units	\$ 225,000.00	\$ 225,000.00	\$ -
Town of Yemassee	Single Family Rehab	Accepting applications	\$ 150,000.00	\$ 122,348.00	\$ 27,652.00
Hampton County	Single Family Rehab	5 completed, 2 underway	\$ 285,397.00	\$ 247,909.00	\$ 37,488.00
			\$ 760,397.00	\$ 695,257.00	\$ 65,140.00

HOME - JASPER COUNTY

GRANTEE	PROJECT	STATUS	FUNDED AMOUNT	DRAWN TO DATE	BALANCE
Jasper County	Single Family Rehab	5 units completed	\$ 150,000.00	\$ 143,666.00	\$ 6,334.00
JCNU	Single Family Rehab	COMPLETED 42 unit complex	\$ 150,000.00	\$ 150,000.00	\$ -
JCNU CHDO	Single Family Rehab	Project completed 5 units	\$ 125,000.00	\$ 125,000.00	\$ -
			\$ 425,000.00	\$ 418,666.00	\$ 6,334.00

HOME - ALL COUNTIES

GRANTEE	PROJECT	STATUS	FUNDED AMOUNT	DRAWN TO DATE	BALANCE
ALL COUNTIES	*REGION WIDE DOWNPMT ASSISTANCE - 10 UNITS	Cannot qualify homebuyers	\$ 100,000.00	\$ 7,500.00	\$ 92,500.00
*Having problems qualifying homebuyers. May amend program to use funds in housing rehab.					
			\$ 100,000.00	\$ 7,500.00	\$ 92,500.00

HOME TOTALS			\$ 2,545,992.00	\$ 2,001,427.00	\$ 544,565.00
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Free Workshop for local governments in the Lowcountry Region

OCTOBER 27, 2015
10:00 AM – 12 NOON

Including Beaufort, Colleton, Hampton & Jasper Counties

WHO QUALIFIES FOR OVERTIME

DOL Announces Changes to Overtime Entitlement

This summer, the Department of Labor announced changes to federal overtime rules. The new rules raise the income level at which workers can automatically qualify for overtime eligibility. All salaried workers, regardless of title or duties, are eligible for overtime if they earn \$50,440 or less—effectively raising the previous limit of \$23,660 to keep up with inflation.



**Speaker: Attorney
Linda P Edwards,
Certified Specialist in
Employment and
Labor Law of
Gignilliat, Savitz &
Bettis, LLP**

**Get Prepared:
Understand the
New Rules**

**Develop a plan;
control your
overtime cost**

**Who should attend:
Persons responsible for
determining exempt
status of employees to
include H/R Directors,
Finance Directors, or
Payroll Clerks**

**AT: LOWCOUNTRY
COUNCIL OF
GOVERNMENTS**

634 Campground Road
Yemassee, SC 29945

October 27, 2015

10:00 am – 12:00 noon

RSVP: 843-726-5536 or
office@lowcountrycog.org

Lowcountry 2015 Pre-Disaster Hazard Mitigation Plan Update



Lowcountry Hazard Mitigation Planning

History

- LCOG prepared first unified plan for Colleton, Hampton and Jasper counties in 2004. First multi-county plan in SC. Beaufort County hired consultant.
- LCOG Updates for the three counties in 2009 and Beaufort County in 2010.
- Second required updates 2013-2015—three counties and Beaufort separately, but all working together.
- Next update (2020), all four counties together as a Region..



Guiding Principles

**Overall Guiding Principles for this Update—
developed by all four counties together:**

- Bridging the unique needs and common goals of the four counties and their communities.
- Saving lives and protecting property.
- Taking a regional approach.
- Complementing the State Plan.
- Accessing funding to implement recommendations (projects and policies).



Photos: Jim Killian, The Press and Standard, WSAV



Changing Conditions

Major Natural Disasters Affected Region

- Ice Storms of 2014
- Rains of 2013
- Historic Flooding of 2015

Continued Population Changes

- Percentage of Older Persons Increasing
- More Ethnic Diversity

Expected Changes in Likely Hazards

- Increased flooding,
- Sea-level Rise
- Extreme heat

Technological Improvements

- **Communications**
 - Smart Phones
 - Social Media
 - Reverse 911 Warning Capabilities
- **Data Storage and Management**
 - Cloud-based
- **Mapping and Modeling**
 - Hazus 2015
 - Social Vulnerability

Updated County and Municipal Plans and Policies

- Development Regulations
- Comprehensive Plans
- Watershed/Stormwater

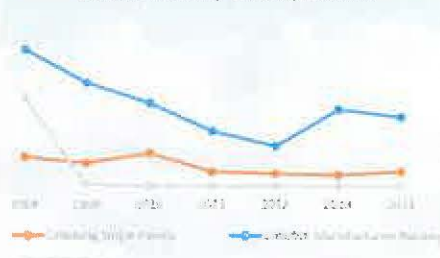


Colleton Hampton Jasper

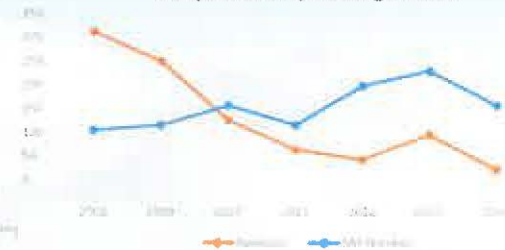


Building Trends

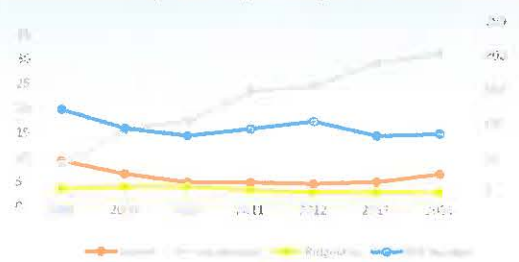
Colleton County Building Permits



Hampton County Building Permits



Jasper County Building Permits



- New building starts generally increasing since 2012.
- Pace of New Building Starts varied among Counties and Municipalities.
- Manufactured Home Starts rebounding outpace other development.



Previous Plans and Updates:

Completed Actions

Structure and Infrastructure

- Improvements to critical facilities, including nursing homes and other non-governmental facilities
- Colleton County fire stations, new Hardeeville fire station and Miley fire station in Hampton County
- Creation of Hampton Regional Water System
- Sewer improvements across the Region

Natural Resources

- Edisto Beach Renourishment and Dune Protection Plan with the Army Corps of Engineers
- Prescribed burning classes with the NRCS and Extension to lessen fuel for wildfire

Education and Awareness

- Drills at schools (earthquake) and nursing homes (address water needs when service is out)
- Weather Radios
- Jasper and Beaufort Counties' evacuation and shelter drill



New Actions Recommended

Planning and Regulation

- Focus small areas' plans for neighborhoods and small urban watersheds on socially vulnerable populations.

Structure and Infrastructure

- Build upon existing transportation planning efforts by looking at roadway vulnerability and cost-benefit analysis to proposed improvements.
- Continue to pursue a co-located shelter.
- Improve wastewater systems.
- Make improvements at senior centers.
- Stay up-to-date on new ways to back-up digital information.

Natural Resources

- Promote soil health and seasonal extension methods in the agricultural community to mitigate the effects of drought, hail, and extreme winter weather.

Education and Awareness

- Encourage marketing efforts that will focus on new and emerging technology.
- Ensure certain radio stations stay online during power outages.



Beaufort County



Development Trends

- **Demographic**
 - Moderate Population Growth
 - 2000-2010: **34.15%**
 - 2010-2014: **8.39%**
- **Employment Growth**
 - Military
 - Construction
- **Housing Growth**
- **Transportation**
 - 58,000 new vehicle registrations--**65%** increase since 2000. Little increase in road miles.

Single Family Housing Starts 2000-2014

	2000	2005	2010	2014
City of Beaufort	79	71	14	32
Bluffton	9	899	227	613
Hilton Head	458	381	49	168
Port Royal	28	60	45	91
Unincorporated	1911	2861	27	227



Previous Plans and Updates: Completed Actions

- **Regional media promote disaster preparedness**
 - Beaufort County-WTOC, WSAV, Island Packet, Beaufort Gazette, Chamber of Commerce Preparedness Summits
 - HHI-Television special on hurricanes
- **Poorly drained areas studies and remedied through best practices**
 - HHI-Watershed reports completed 2012, ongoing plan for Broad Creek
 - Bluffton-May River Watershed Action Plan 2011
 - Beaufort County- Conducting Stormwater Management Study 2016
 - Port Royal-Enhanced Cypress Wetland
- **Education program for drought and land fires developed**
 - Beaufort Soil and Water Conservation District & Natural Resources Conservation Service
 - School Education Programs
 - Burn Manager Certification
 - Coordination with local farmers for BMP funding



New Actions Recommended

- **Infrastructure and Facilities**
 - Conduct inspections of critical facilities, with special consideration of wind ratings for roofs; generate a CIP List.
 - Secure the Beaufort District Collection in Public Library.
- **Education and Outreach**
 - Develop educational opportunities for public officials and staff on FEMA grant programs and eligibility and assist with applications.
 - Assist private home and business owners to obtain funding for retrofitting hazard-prone buildings.
- **Technology**
 - Enhance regional GIS data with detailed structure information.
 - Continue to develop the use of social media for informing the public on the hazard threats.





Regional Coordination

Building on and Formalizing Ongoing Cooperation among the Counties

Infrastructure and Facilities

- Improve cross jurisdiction communications infrastructure.
- Utilize and increase shareable and transportable back-up power.
- Coordinate Hazard Mitigation Initiatives – multi-county grant applications
- Continue support for development of regional shelters.
- Explore the service of special needs populations for evacuation and sheltering.
- Continue support for a regional emergency supply storage facility.

Mutual Aid

- Develop mutual aid agreements among counties and with SCDOT and FEMA for debris removal compensation.



Project Status Report

for Lowcountry COG

October 22, 2015

Counties covered in Report:

Counties: Beaufort, Colleton, Hampton,
Jasper

- SCDOT anticipates construction to begin on approximately \$158,552,791 in transportation projects between Fiscal Year 2015-2020 in the Lowcountry COG area.
- This includes \$6,545,091 in ACT 98 funded projects.

Lowcountry COG Transportation Funding Summary		
Program	Total Mileage	Funding
Bridge - Replacement (On-System)	2.360	\$22,709,500
C Program - C Program	7.390	\$3,184,700
Enhancement - Rural	1.163	\$661,500
Interstate – Interstate Rehabilitation	24.000	\$41,324,000
Pavement & Reconstruction	24.700	\$11,098,500
Pavement Improvement & Preservation - Preservation	14.880	\$1,718,000
Pavement Improvement & Preservation - Resurfacing (Act 98)	30.920	\$4,803,791
Rural System Upgrade - Lowcountry	8.418	\$69,663,800
State Funds - State Funded Bridges (Act 98)	1.000	\$1,741,300
Safety Funds	1.050	\$1,075,000
Transportation Alternatives - Areas >5K & <200K	0.070	\$572,700
TOTALS	115.951 Miles	\$158,552,791

Joy Riley, SCDOT Program Manager for the Lowcountry, rileyj@scdot.org or (803)737-1346

Total Project Cost shown reflects the estimated total value across all counties and funding sources.
* Indicates that project is funded from multiple programs.

Beaufort County:

- SCDOT anticipates construction to begin on approximately \$22,489,400 between fiscal year 2015 and 2020.

Beaufort County Funding Summary		
Program	Total Mileage	Funding
Bridge - Replacement (On-System)	0.560	\$9,445,500
C Program - C Program	4.690	\$1,330,300
Pavement Improvement & Preservation - Preservation	4.310	\$1,070,300
Pavement & Reconstruction	11.960	\$4,781,000
Rural System Upgrade - Lowcountry	1.196	\$4,787,300
Safety Funds	1.050	\$1,075,000
TOTALS	36.766	\$22,489,400

C Program:

Project ID P028490: Beaufort CTC Resurfacing - 14/15 (4.690 Total Miles)

- Scope: Resurface Broad River Road (S-287), Joe Frazier Road (S-40)
- Termini: S- 40 E: S-7-20 to S-7-263
S- 287 N: S-7-488 to US 21
- Anticipated Project Cost: \$1,342,200
- Anticipated Construction Cost: \$1,330,300
- Schedule: Let in July 2015; Awarded to Preferred Materials, Inc.

Pavement Improvement & Preservation – Preservation:

Project ID P028188: 2016 State Resurfacing ACT 98 Program (4.310 Total Miles)

- Scope: Resurfacing Various routes in Beaufort County
- Termini: S- 256 E: 0.04 miles SW of SC 128 to S-7-23
S- 286 E: US-21 to S-7-287
S- 323 N: S-7-322 to S-7-279
S- 624 E: US 278 to S-7-334
S- 649 N: US-21 to End State Maintenance
- Anticipated Project Cost: \$1,070,300
- Anticipated Construction Cost: \$1,070,300
- Schedule: Let September 2015, Awarded to Preferred Materials, Inc.

Pavement & Reconstruction:

Project ID P028642: 2016 Federal Aid Program (4.280 Total Miles)

- Scope: 2016 Federal Aid Resurfacing in Beaufort County
- Termini: US21 N: Bridge Joint Batter Creek to Bridge Joint
US21 N: Bridge Joint to S-7-627

Total Project Cost shown reflects the estimated total value across all counties and funding sources.

* Indicates that project is funded from multiple programs.

US21 N: 0.098 miles S of S-7-549 to Bridge Joint
US21 N: Bridge Joint to 0.40 miles S of S-301
US278 E: 1.41 miles E of L-536 to 0.24 miles W of L-44
US278 E: 0.54 miles E of L-536 to 0.23 miles W of L-44

- Anticipated Project Cost: \$2,663,700
- Anticipated Construction Cost: \$2,663,700
- Schedule: Letting is scheduled for January 2016

Project ID P028954: 2016 Federal Aid Program (7.680 Total Miles)

- Scope: 2016 Federal Aid Resurfacing in Beaufort County STP routes
- Termini: US21 N: S-406 to 0.06 miles SW of S-348
SC802 E: 0.04 miles N of S-72 to Bridge Structure
S38 E: US21 to S-7-43
- Anticipated Project Cost: \$2,117,300
- Anticipated Construction Cost: \$2,117,300
- Schedule: Letting January 2016

Rural System Upgrade – Lowcountry:

Safety Funds:

Locally Administered Projects - LPA (for information only – not included in summary)

Project ID 0027274: May River Road Transportation Alternatives Project (0.600 Total Miles)

- Scope: *SIDEWALK CONSTRUCTION* and *DRAINAGE IMPROVEMENTS* along SC Route 46 (May River Rd) from S-31 (Pin Oak St) both sides to S-583 (Whispering Pines St), with continuation of sidewalk on northside of SC 46 to S-29 (Buck Island Rd), Beaufort County.
- Termini: SC 46 (May River Road): S-31 to S-583
- Anticipated Project Cost: \$891,330
- Schedule: LET by Town of Bluffton in Fall/Winter 2015

Project ID 0027276: Allison Road Connector Enhancement Project (0.260 Total Miles)

- Scope: *STREETSCAPE IMPROVEMENTS* along S-159 (Allison Road) to include Construction of (10-ft) Multi-Use Path and Drainage Improvements to connect Ribaut Road to the Spanish Moss Trail for a total of 1,405 LF within the City of Beaufort (LPA), Beaufort County.
- Anticipated Project Cost: \$747,260
- Schedule: LET by City of Beaufort in Fall/Winter 2015

Colleton County:

- SCDOT anticipates construction to begin on approximately \$33,646,491 between fiscal year 2015 and 2020 in Colleton County.
- This includes \$1,986,991 in ACT 98 funded projects.

Colleton County Funding Summary		
Program	Total Mileage	Funding
Bridge - Replacement (On-System)	1.000	\$9,654,000
C Program – C Program	0.930	\$953,200
Enhancement - Rural	1.163	\$661,500
Interstate – Interstate Rehabilitation	14.000	\$18,162,000
Pavement Improvement & Preservation - Resurfacing (Act 98)	13.060	\$1,986,991
Rural System Upgrade - Lowcountry	0.033	\$1,542,500
State Funds – State Funded Bridges (Act 98)	0.500	\$683,300
TOTALS	30.686	\$33,646,491

Bridge - Replacement (On-System):

Project ID 0028448: US-21 Bridge Replacement over Sandy Run Creek (0.500 Total Miles)

- Scope: Replace Bridge over Sandy Run Creek
- Anticipated Project Cost: \$5,330,000
- Anticipated Construction Cost: \$4,800,000
- Schedule: Letting is scheduled for 2019



Project ID 0028450: SC-641 Bridge Replacement over Willow Creek (0.500 Total Miles)

- Scope: Replace Bridge over Willow Creek
- Anticipated Project Cost: \$4,324,000
- Anticipated Construction Cost: \$3,885,000
- Schedule: Letting is scheduled for 2018



C Program:

Project ID 0027541: Edisto Roadway & Drainage Improvement Project (0.680 Total Miles)

- Scope: Project scope includes valley gutters along Myrtle Street (S-682) from Edings Street (local) to Lybrand Street (S-684), piping from Lybrand Street to Marianne Street (S-688) and paving from Myrtle Street and Ebbtide Street (local) to Palmetto Blvd (SC 174).
- Termini: S-682:Edings Street (local) - (S-684), (S-684) – (S-688), Ebbtide Street (local) to (SC-174)
- Anticipated Project Cost: \$353,200
- Anticipated Construction Cost: \$320,700
- Schedule: Letting is scheduled for Fall 2017



Total Project Cost shown reflects the estimated total value across all counties and funding sources.
* Indicates that project is funded from multiple programs.

Project ID 0028128: US 15 @ S-130/S-754 Intersection Improvements (0.250 Total Miles)

- Scope: Intersection Improvement to include turn lane along US-15 (N. Jefferies Highway) approaching the intersection of S-130 (Academy Road) and S-754 (Tuskagee Airman Drive) as well as turning improvements to the side roads.
- Termini: US 15 E: S-130, S-754
- Anticipated Project Cost: \$600,000
- Anticipated Construction Cost: \$580,000
- Schedule: Project to now be designed in house (SCDOT) – schedule TBD.



Enhancement – Rural:

Project ID 0042279: SC-174 Sidewalk Improvements (1.163 Total Miles)

- Scope: Sidewalk upgrades from Baynard Street to Atlantic Street on SC 174 (Palmetto Boulevard) in Edisto Beach
- Termini: SC-174 E: Baynard Street to Atlantic Street
- Anticipated Project Cost: \$661,500
- Anticipated Construction Cost: \$584,400
- Schedule: Let in June 2015 – construction starts after Labor Day and complete by Spring 2016



Total Project Cost shown reflects the estimated total value across all counties and funding sources.
* Indicates that project is funded from multiple programs.

Interstate - Interstate Rehabilitation:

Project ID P027550: 2015 Interstate Rehabilitation Program (14.000 Total Miles)

- Scope: Interstate Rehabilitation in Colleton County
- Termini: I-95 N: Mile Marker 48 to Mile Marker 62
- Anticipated Project Cost: \$18,162,000
- Anticipated Construction Cost: \$17,262,000
- Schedule: Letting is scheduled for Winter 2018



Pavement Improvement & Preservation - Resurfacing (Act 98):

Project ID P028273: 2016 State Resurfacing ACT 98 Program (13.060 Total Miles)

- Scope: 2016 NFA Resurfacing in Colleton County
- Termini:

S-14 E: 0.60 Miles N of SC 303 to 0.05 miles E of S-677	S-484 E: US 15 to S-544
S-14 CON E: SC 303 to S-14	S-501 N: S-503 to S-502
S-486 E: US 15 to S-486	S-512 E: S-216 to S-323
S-502 E: S-501 to S-216	S-572 E: S-148 to S-572
S-544 E: S-484 to S-484	S-655 N: SC 303 to S-654
S-649 N: S-130 to US 15	S-900 E: S-653 to S-655
S-797 N: S-572 to S-21	S-255 N: S-184 to S-591
S-152 E: S-121 to S-168	S-295 N: SC 64 to S-295
S-257 N: S-252 to S-254	S-308 E: SC 63 to S-309
S-307 N: SC 63 to S-309	S-391 N: S-323 to S-730
S-309 N: US 17A to S-307	
- Anticipated Project Cost: \$1,986,991
- Anticipated Construction Cost: \$1,806,355
- Schedule: Letting is scheduled for January 2016

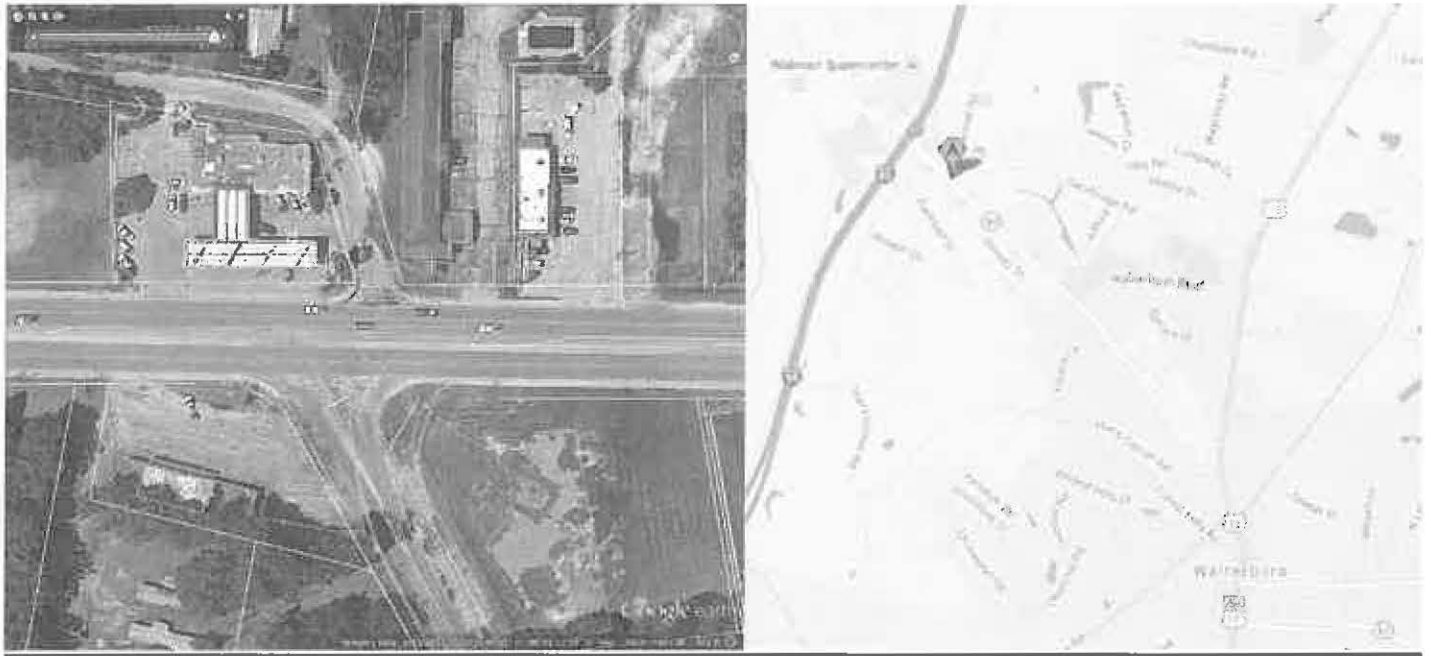
Total Project Cost shown reflects the estimated total value across all counties and funding sources.

* Indicates that project is funded from multiple programs.

Rural System Upgrade – Lowcountry:

Project ID 0041626: SC-64 @ S-24 Mount Carmel Intersection Improvement (0.033 Total Miles)

- Scope: Intersection improvement along SC Route 64 (Bells Highway) @ S-24 (Mount Carmel Road), including a S-24 dedicated right-turn lane for safety and movement improvements within the City of Walterboro, Colleton County.
- Termini: SC-64 E: S-68 (Hiers Corner Road) to S-216 (Dandridge Road)
S-24 E: SC-64 (Bells Highway) to 0.17 miles N of SC-64 intersection
S-208 E: SC-64 (Bells Highway) to 0.033 miles S of SC-64 intersection
- Anticipated Project Cost: \$1,542,500
- Anticipated Construction Cost: \$1,202,200
- Schedule: No competitive bids – Will Re-let in December 2015



State Funds – State Funded Bridges (Act 98):

Project ID P029082: Act 98 – District 6 Package B (0.500 Total Miles)

- Scope: S-15-74 over Buckhead Creek in Colleton County
- Termini:
- Anticipated Project Cost: \$683,300
- Anticipated Construction Cost: \$683,300
- Schedule: Letting is scheduled for November 2015

Total Project Cost shown reflects the estimated total value across all counties and funding sources.

* Indicates that project is funded from multiple programs.

Hampton County:

- SCDOT anticipates construction to begin on approximately \$14,252,600 between fiscal year 2015 and 2020 in Hampton County.
- This includes \$2,012,600 in ACT 98 funded projects.

Hampton County Transportation Funding Summary		
Program	Total Mileage	Funding
Pavement & Reconstruction	3.360	\$1,685,600
Pavement Improvement & Preservation - Preservation	10.570	\$647,700
Pavement Improvement & Preservation - Resurfacing (Act 98)	15.080	\$2,012,600
Rural System Upgrade - Lowcountry	3.089	\$9,334,000
Transportation Alternatives - Areas >5K & <200K	0.070	\$572,700
TOTALS	32.169	\$14,252,600

Pavement & Reconstruction – Pavement & Reconstruction:

Project ID P028665: 2016 Federal Aid Program (3.360 Total Miles)

- Scope: Federal Aid Resurfacing in Hampton County
- Termini: SC 68 E: S-42 to 1600' West of Bob Gifford Blvd.
- Anticipated Project Cost: \$1,685,600
- Anticipated Construction Cost: \$1,685,600
- Schedule: Letting is scheduled for November 2015

Pavement Improvement & Preservation – Preservation:

Project ID P028507: 2016 NFA Preservation Program (10.570 Total Miles)

- Scope: FY 2015-16 NFA Secondary Pavement Preservation Program in Hampton County
- Termini:

S-19 N: SC-3 to L-199	S-70 E: S-68 to S-87
S-194 E: S-194 to S-62	S-483 N: S-17 to Dead End
S-523 N: SC-68 to End State Maint.	S-526 E: S-140 to L-327
S-545 N: S-35 to End Pavement	S-694 E: SC-68 to End State Maintenance
S-696 E: SC-68 to End State Maint.	S-703 N: S-19 to Dead End
S-707 N: S-55 to End State Maint.	S-719 N: S-707 to Dead End
S-742 E: S-464 to Dead End	S-750 E: S-526 to S-767
S-751 N: S-526 to Dead End	S-807 N: S-48 to Dead End
S-815 N: S-474 to Dead End	
- Anticipated Project Cost: \$647,700
- Anticipated Construction Cost: \$647,700
- Schedule: Project Awarded June 2015 – Completion is estimated June 2016

Total Project Cost shown reflects the estimated total value across all counties and funding sources.

* Indicates that project is funded from multiple programs.

Pavement Improvement & Preservation - Resurfacing (Act 98)

Project ID P027882: 2015 \$40 Million Add. Act 98 Program (5.400 Total Miles)

- Scope: Secondary Resurfacing in Hampton County
- Termini: S-81 N: S-45 to S-73
S-348 E: S-46 to US 278
S-382 E: US-278 to End State Maint.
S-561 N: SC-363 to Dead End
S-676 E: S-577 to L-735
- S-338 E: SC-3 to S-30
S-381 N: SC-63 to End State Maintenance
S-402 E: US-321 to S-108
S-662 E: S-296 to Dead End
- Anticipated Project Cost: \$706,700
- Anticipated Construction Cost: \$706,700
- Schedule: Project Awarded June 2015 – Completion is estimated May 2016

Project ID P028324: 2016 State Resurfacing ACT 98 Program (9.680 Total Miles)

- Scope: 2016 Non-Federal Aid Secondary Pavement Improvement Program in Hampton County
- Termini: S-31 N: S-181 to SC 363
S-243 N: S-100 to Allendale County Line
S-347 N: S-78 to S-271
S-669 N: S-336 to S-577
- S-89 N: S-381 to S-14
S-295 N: US 601 to S-118
S-421 N: S-417 to Dead End
- Anticipated Project Cost: \$1,305,900
- Anticipated Construction Cost: \$1,305,900
- Schedule: Letting is scheduled for December 2015

Rural System Upgrade – Lowcountry:

Project ID 0041402: SC-68 WIDENING (3.089 Total Miles)

- Scope: Widening of SC-68 from 0.53 miles Northwest of S-65 (Davidson Tower Road/Ridgecut Road) to 0.95 miles Northwest of S-36 (Yemassee Highway) for approximately 2.5 miles.
- Termini: SC-68 E: 0.95 miles NW of S-36 (Possum Corner Road) to 0.5 miles NW of S-65 (Davidson Tower Road)
- Anticipated Project Cost: \$9,933,400
- Anticipated Construction Cost: \$9,651,600
- Schedule: Letting is scheduled for Spring 2016 – AWAITING CORP PERMIT APPROVAL

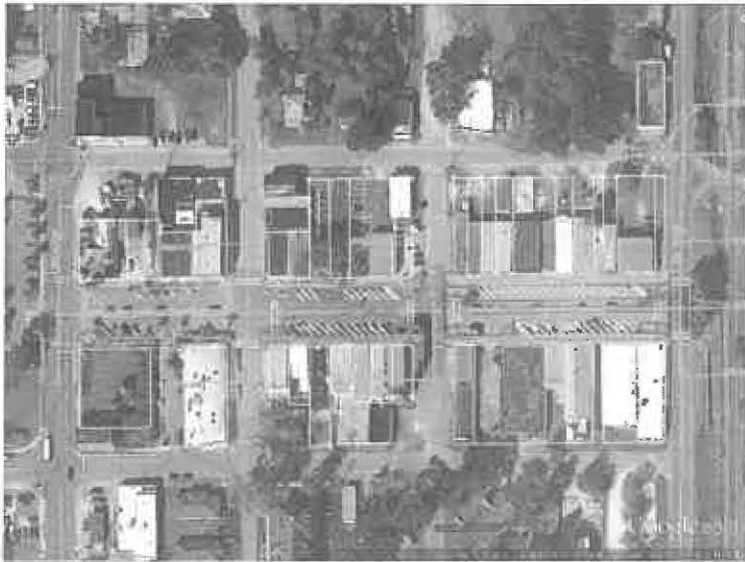


Total Project Cost shown reflects the estimated total value across all counties and funding sources.
* Indicates that project is funded from multiple programs.

Transportation Alternatives - Areas >5K & <200K:

Project ID P027604: S-11 Lee Ave Streetscape Improvement, Phase III (0.070 Total Miles)

- Scope: Streetscape Improvements of Lee Avenue (S-11) between Maple Street (S-106) and Magnolia Street (S-83), to include sidewalk, pedestrian crosswalks, curb & gutter, landscaping & irrigation, pedestrian lighting and hardscape within the Town of Hampton.
- Termini: S-11 N: S-106 (Maple Street) to S-83 (Magnolia Street)
- Anticipated Project Cost: \$572,700
- Anticipated Construction Cost: \$508,700
- Schedule: Letting is scheduled for January 2016



Jasper County:

- SCDOT anticipates construction to begin on approximately \$88,131,300 between fiscal year 2015 and 2020.
- This includes \$804,200 in ACT 98 funded projects.

Jasper County Transportation Funding Summary		
Program	Total Mileage	Funding
Bridge - Replacement (On-System)	0.800	\$3,610,000
C Program - C Program	1.770	\$865,200
Interstate – Interstate Rehabilitation	10.000	\$23,162,000
Pavement Improvement & Preservation - Resurfacing (Act 98)	2.780	\$804,200
Pavement & Reconstruction	9.380	\$4,631,900
Rural System Upgrade - Lowcountry	4.100	\$54,000,000
State Funds - State Funded Bridges (Act 98)	0.500	\$1,058,000
TOTALS	29.330	\$88,131,300

Total Project Cost shown reflects the estimated total value across all counties and funding sources.
 * Indicates that project is funded from multiple programs.

Bridge - Replacement (On-System):

Project ID 0039603: US-17 Bridge Replacement, Roadway Work (0.800 Total Miles)

- Scope: Removal of bridge and construction of at-grade crossing at on US-17 at MP 4.82 (S.C.L RAILROAD)
- Termini: US-17 N: 0.3 miles North of SC-315 intersection to 1.3 miles South of SC-170 intersection
- Anticipated Project Cost: \$3,610,000
- Anticipated Construction Cost: \$2,978,600
- Schedule: Letting is scheduled for Summer 2016



C Program:

Proposal ID 2790641: Jasper CTC - Resurfacing US-321, S-311, S-13 (1.770 Total Miles)

- Scope: Resurface Deerfield Road (US-321), Pike Lane (S-311), Bees Creek Road (S-13)
- Termini: US-321 N: 0.26 miles N of S-203 to 0.50 miles S of S-170 / S-311 N: S-29 to SC 336 / S-13 N: US-17 to I-95 Bridge Overpass
- Anticipated Project Cost: \$865,200
- Anticipated Construction Cost: \$865,200
- Schedule: Letting is scheduled for January 2016

Interstate – Interstate Rehabilitation:

Project ID P027551: I-95 Rehabilitation - Jasper County Section (10.000 Total Miles)

- Scope: Rehabilitation of concrete/asphalt pavement along NB/SB lanes of Interstate 95 from MP 23 to MP 33 within Jasper County.
- Termini: I-95 N: slightly north of Exit 22 to Exit 33
- Anticipated Project Cost: \$23,162,000
- Anticipated Construction Cost: \$22,062,000
- Schedule: Letting is scheduled for Winter 2016-2017

Total Project Cost shown reflects the estimated total value across all counties and funding sources.

* Indicates that project is funded from multiple programs.

Pavement Improvement & Preservation - Resurfacing (Act 98)

Project ID P028191: 2016 State Resurfacing ACT 98 Program (2.780 Total Miles)

- Scope: 2016 NFA Resurfacing in Jasper County
- Termini: S-104 E: S-27-413 to US 321
S-269 N: S-27-243 to S-27-269
S-385 N: S-27-31 to S-27-385
S-430 E: S-27-171 to S-27-278
- Anticipated Project Cost: \$804,200
- Anticipated Construction Cost: \$804,200
- Schedule: Let in September 2015, Awarded to Preferred Materials, Inc.

Pavement & Reconstruction:

Project ID P028668: 2016 Federal Aid Program (9.380 Total Miles)

- Scope: 2016 Federal Aid Resurfacing in Jasper County
- Termini: US-278 E: 0.19 miles W of S-88 to Structure
US-278 E: Bridge Joint to Beaufort County line
US-321 N: 0.15 miles N of SC 46 to 0.54 miles S of L-227
- Anticipated Project Cost: \$4,631,900
- Anticipated Construction Cost: \$4,631,900
- Schedule: Letting is scheduled for January 2016

Rural System Upgrade – Lowcountry:

Project ID 0039168: US-17 Widening (4.100 Total Miles)

- Scope: Widen on US 17 from a 2-lane to a 4 lane divided highway from Georgia state line to SC-315
- Termini: US-17 S (Speedway Boulevard): State line to SC-315 (S Okatie Highway)
- Anticipated Project Cost: \$54,000,000
- Anticipated Construction Cost: \$45,900,000
- Schedule: Letting is scheduled for Spring 2018



Total Project Cost shown reflects the estimated total value across all counties and funding sources.

* Indicates that project is funded from multiple programs.

State Funds - State Funded Bridges (Act 98):

Project ID P027861: Act 98 - District 6 Package A (0.500 Total Miles)

- Scope: S-27-119 over Cypress Creek in Jasper County
- Termini: Mile Point 3.360
- Anticipated Project Cost: \$1,058,000
- Anticipated Construction Cost: \$1,056,000
- Schedule: Let in December 2014; **UNDER CONSTRUCTION** – est. completion in November 2015



Locally Administered Projects - LPA (for information only – not included in summary)

Project ID 0028310: Interstate 95 – New Interchange (Exit 3) Project (1.501 Total Miles)

- Scope: Preliminary Engineering for a new interchange on I-95 at mile-marker 3, the 4 lane widening of Purrysburg Road from I-95 to US 17, an East-West connector roadway from Purrysburg Road to US 321 and intersection improvements at US 321 and US 17 on the Northern end and at US 179 and US 17 on the Southern end, Jasper County & City of Hardeeville with assistance from Beaufort County.
- Status: Consultant is working with USACE to develop Environmental Impact Statement (EIS) & Interchange Justification Report (IJR) for review and approval by SCDOT & FHWA.
- Anticipated Project Cost: \$119,000,000 (\$48,000,000 for interchange)
- Schedule: SIB & Developer funded project – Schedule TBD based on funding availability and NEPA approvals.

Beaufort/ Colleton/ Hampton/ Jasper County Projects: Under Construction			
Project	Cost	Let Date	Completion Date
US-21 @ Grays Hill Intersection Improvements	\$714,100	07/2014	COMPLETE (08/2015)
US-21 @ S-86 (Shanklin Road) Intersection Improvements	\$839,700	07/2014	COMPLETE (08/2015)
SC-462 Bridge Replacement over Bees Creek	\$4,937,700	11/2014	06/2016
SC-462 Bridge Replacement over Euhaw Creek	\$3,464,200	11/2014	06/2016
S-54 Widening (Snake Road) – Safety Project	\$1,270,000	02/2014	COMPLETE (04/2015)
US-17 @ SC-336 Intersection Improvements	\$213,900	08/2014	COMPLETE (03/2015)
US-278 Windmill Harbour Intersection Improvements	\$1,205,300	02/2015	12/2015
Boundary Street Intersection Improvements	\$23,806,816	09/2015	-
Town of Furman Sidewalk Installation	\$162,502	04/2015	09/2015

Total Project Cost shown reflects the estimated total value across all counties and funding sources.
 * Indicates that project is funded from multiple programs.



Lowcountry

COUNCIL OF GOVERNMENTS

The People and the Economy of the Lowcountry: A Demographic Overview

**Lowcountry Council of Governments
Planning Department
October 2015**

Lowcountry Council of Governments

634 Campground Road

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Table of Contents

Introduction	3
The Lowcountry Region	5
Population Growth	5
Increasing Diversity	8
An Older Population	9
Educational Attainment	11
Incomes and Poverty	12
Employment, Wages and Commuting	18
Housing	24
Commercial Development and Retail Sales	28
Economic Impact of Tourism	29
Physical Fitness and Health	30

List of Tables

Table 1: Population in the Lowcountry: 1990-2000.....	5
Table 2: Population Change in the Lowcountry: 2000-2014	6
Table 3: Lowcountry Household Data	7
Table 4: Race and Ethnicity: 2000, 2010, 2013	8
Table 5: Age Groups Changes: 2000, 2010, 2013.....	9
Table 6: Educational Attainment - Highest Level Completed 2000-2013	11
Table 7: Income in the Lowcountry: 1990-2000.....	12
Table 8: Lowcountry Household Median Incomes: 2006-2013	13
Table 9: Adjusted Lowcountry Median Family Income: 2000-2015.....	14
Table 10: Poverty Rates in the Lowcountry: 1989-2013	16
Table 11: Labor Force and Employment, August 2015 and 2014.....	19
Table 12: Lowcountry Commuting Destinations in 2010.....	21
Table 13: Average Time in Commute (Minutes)	22
Table 14: Average Private Sector Weekly Wages: 2007-2014	22
Table 15: Construction Employment and Payroll: 2007, 2013, 2014.....	23
Table 16: Military Employment and Wages 2001-2013	23
Table 17: Housing Stock 1990-2010	25
Table 18: Number of Housing Units: 2000-2012.....	26
Table 19: Building Permits for New Housing 2007-2014	27
Table 20: Building Permits for New Commercial and Industrial Construction:2005-2014	28
Table 21: Net Taxable Sales	28
Table 22: Economic Impact of Visitors in the Lowcountry: 2006-2013	29
Table 23: Health Indicators	30

List of Figures

Figure 1: Population Density by Census Block ACS 2013	4
Figure 2: Median Age by Census Block Group ACS 2013	10
Figure 3: Median Household Income by Block Group ACS 2013	15
Figure 4: Poverty Rates in the Lowcountry 1989-2013	16
Figure 5: Percent of Population Below Poverty Line by Block Group ACS 2013.....	17
Figure 6: Monthly Unemployment Rates: 2009-2013.....	18
Figure 7: Lowcountry Long-Term Unemployment Rates: 2008-2011.....	20
Figure 8: Unemployment Rate by Block Group ACS 2013	21
Figure 9: Military Employment for Beaufort County 2001-2013	24

Introduction

The Lowcountry Region, comprised of Beaufort, Colleton, Hampton and Jasper counties, experienced unprecedented growth, development, and change between 1990 and 2005. Between 2007 and 2010, mirroring the national trend, there was an economic downturn that negatively impacted the Lowcountry Region, although not to the extent that it has some other parts of the country. Data from 2011-2015, however, is showing signs of a healthier economy in the Region.

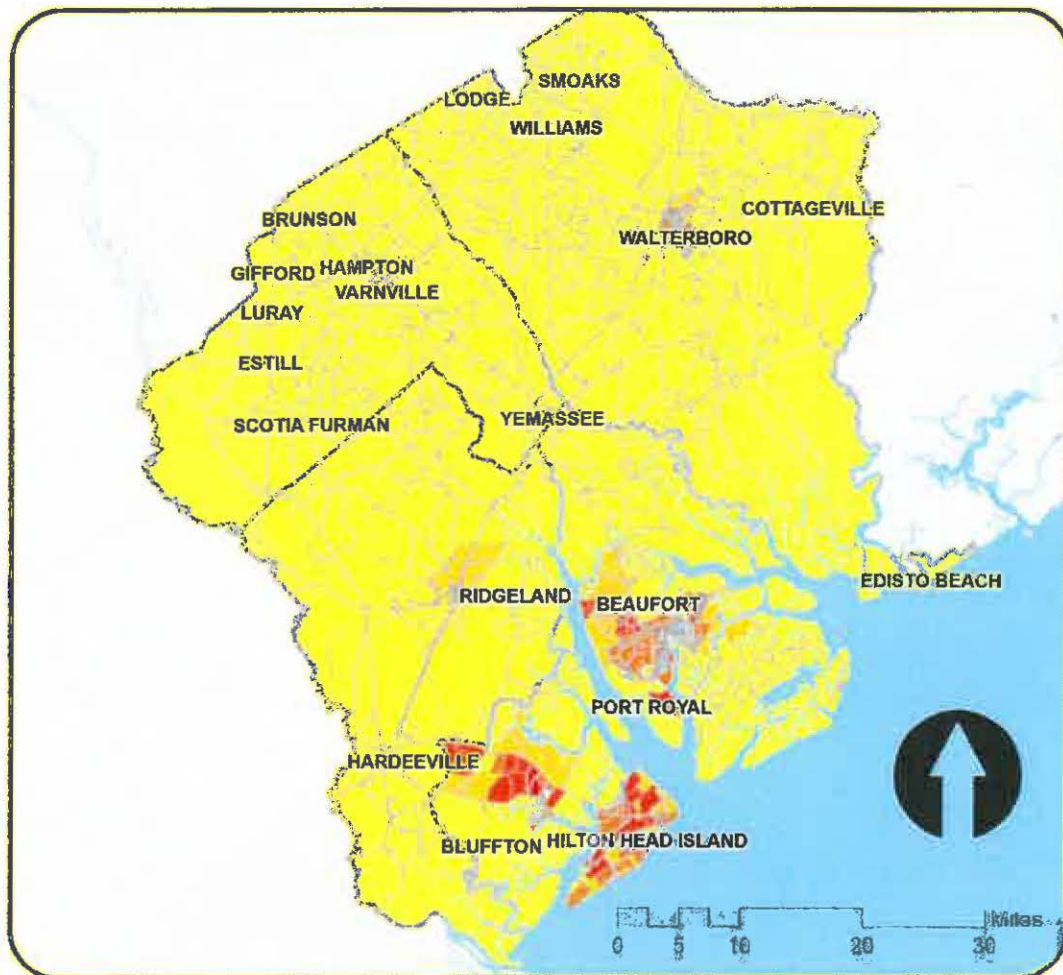
There is a great deal of quantitative information and data available that both confirms and explains what has taken place. The United States Census Bureau (both the Census and the American Community Survey), United States Bureau of Labor Statistics, South Carolina Labor Market Information (SCLMI), and constituent counties and municipalities of the Lowcountry all maintain a variety of data and statistics. This report is an attempt to summarize, analyze and synthesize all of this data into one easily accessible, condensed, and useable document.

The most recent figures available have been utilized in addition to historic data for comparative purposes. The Planning Department continually updates and analyzes this data when it becomes available.

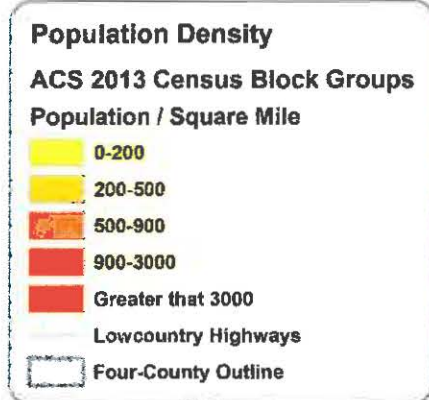


Source: www.gullahheritage.com

Figure 1: Population Density by Census Block ACS 2013



Source: ACS 2013



The Lowcountry Council of Governments has made all reasonable efforts to ensure the accuracy of this document. LCOG expressly disclaims all responsibility for any errors found within, and/or for any damages which may result in the use of this document.

The Lowcountry Region

Population Growth

Between 1990 and 2000, the four counties of South Carolina's Lowcountry—Beaufort, Colleton, Hampton and Jasper—together were one of the fastest growing regions in the state, with Beaufort County being the fastest growing among the larger counties and Jasper County in the top ranks of the smaller counties.

Table 1: Population in the Lowcountry: 1990-2000

	1990	2000	Percent Growth
Beaufort County	86,425	120,937	39.90%
Colleton County	34,377	38,264	11.30%
Hampton County	18,191	21,386	17.60%
Jasper County	15,487	20,678	33.50%
Regional Total	154,480	201,265	30.30%
South Carolina	3,486,703	4,012,012	15.10%

Source: US Census

From 2001 through 2014, growth in the Lowcountry slowed and even reversed in Hampton and Colleton Counties. While Beaufort County grew the most, in terms of numbers of people, Jasper County had the highest growth rate in the Region (see Table 2 on the following page).



Table 2: Population Change in the Lowcountry: 2000-2014

	Census 2000	Census 2010	2011 Estimates	2012 Estimates	2013 Estimates	2014 Estimates	Percent Change 2000-2010	Average Annual Percent Change 2000-2010	Percent Change 2010-2014	Average Annual Percent Change 2010-2014
Beaufort County	120,937	162,233	164,217	168,016	171,569	175,852	34.15%	3.42%	8.39%	2.10%
Beaufort city	12,950	12,361	12,363	12,675	12,887	13,130	-4.55%	-0.46%	6.22%	1.56%
Bluffton town	1,275	12,978	13,091	13,343	13,606	15,199	882.75%	88.28%	17.11%	4.28%
Hilton Head Island town	33,862	37,099	37,642	38,522	39,224	40,039	9.56%	0.96%	7.92%	1.98%
Port Royal town	3,950	10,678	10,948	11,259	11,532	11,870	170.33%	17.03%	11.16%	2.79%
Colleton County	38,264	38,892	38,487	38,211	37,834	37,771	1.64%	0.16%	-2.88%	-0.72%
Cottageville town	707	766	759	753	743	740	7.78%	0.78%	-3.00%	-1.00%
Edisto Beach town	641	414	414	415	411	414	-35.41%	-3.54%	0.00%	0.00%
Lodge town	114	120	120	120	118	118	5.26%	0.53%	-1.67%	-0.42%
Smoaks town	140	126	126	125	124	124	-10.00%	-1.00%	-1.59%	0.00%
Walterboro city	5,153	5,398	5,376	5,354	5,287	5,281	4.75%	0.48%	-2.17%	-0.54%
Williams town	116	117	117	117	115	115	0.86%	0.09%	-1.71%	-0.43%
Hampton County	21,386	21,090	20,791	20,738	20,395	20,405	-1.38%	-0.14%	-3.30%	-1.10%
Brunson town	589	554	546	546	533	531	-5.94%	-0.59%	-4.15%	-1.04%
Estill town	2,425	2,040	2,015	2,013	1,975	2,025	-15.88%	-1.59%	-0.74%	-0.18%
Furman town	286	239	233	232	231	231	-16.43%	-1.64%	-3.35%	-0.84%
Gifford town	370	288	282	281	276	276	-22.16%	-2.22%	-4.17%	-1.04%
Hampton town	2,837	2,808	2,766	2,755	2,709	2,702	-1.02%	-0.10%	-3.77%	-0.94%
Luray town	115	127	126	126	124	124	10.43%	1.04%	-2.36%	-0.59%
Scotia town	227	215	211	212	209	210	-5.29%	-0.53%	-2.33%	-0.58%
Vamville town	2,074	2,162	2,136	2,127	2,094	2,093	4.24%	0.42%	-3.19%	-0.80%
Yemassee town	807	1,027	1,012	1,010	996	993	27.26%	2.73%	-3.31%	-0.83%
Jasper County	20,678	24,777	25,360	25,879	26,629	27,170	19.82%	1.98%	7.47%	2.49%
Hardeeville city	1,793	2,952	3,385	3,870	4,359	4,789	64.64%	6.46%	62.23%	15.56%
Ridgeland town	2,518	4,036	4,059	4,048	4,051	4,076	60.29%	6.03%	0.99%	0.25%
Lowcountry Total	201,265	246,992	248,855	252,844	256,427	261,198	22.72%	2.27%	3.82%	1.27%
NOTE: County totals include the population in the unincorporated areas of the counties. As a result, the municipalities totaled for each county do not equal the total population.										

Source: US Census and US Census Estimates

Table 3: Lowcountry Household Data

	2000	2010	Percent Change 2000-2010	Average Annual Percent Change	2013	Percent Change 2010-2013	Average Annual Percent Change
Beaufort							
Households	45,532	64,945	42.64%	4.26%	64,417	-0.81%	-0.27%
Avg Household Size	2.51	2.42	-3.59%	-0.36%	2.46	1.65%	0.55%
Family Households	33,060	45,322	37.09%	3.71%	44,768	-1.22%	-0.41%
Avg Family Size	2.9	2.84	-2.07%	-0.21%	2.93	3.17%	1.06%
Colleton							
Households	14,470	15,131	4.57%	0.46%	14,905	-1.49%	-0.50%
Avg household Size	2.62	2.54	-3.05%	-0.31%	2.55	0.39%	0.13%
Family Households	10,494	10,449	-0.43%	-0.04%	10,418	-0.30%	-0.10%
Avg Family Size	3.11	3.07	-1.29%	-0.13%	3.09	0.65%	0.22%
Hampton							
Households	7,444	7,598	2.07%	0.21%	7,470	-1.68%	-0.56%
Avg Household Size	2.64	2.57	-2.65%	-0.27%	2.6	1.17%	0.39%
Family Households	5,312	5,211	-1.90%	-0.19%	5,277	1.27%	0.42%
Avg Family Size	3.19	3.15	-1.25%	-0.13%	3.13	-0.63%	-0.21%
Jasper							
Households	7,042	8,517	20.95%	2.09%	8,563	0.54%	0.18%
Avg Household Size	2.75	2.73	-0.73%	-0.07%	2.86	4.76%	1.59%
Family Households	5,092	5,944	16.73%	1.67%	5,716	-3.84%	-1.28%
Avg Family Size	3.22	3.23	0.31%	0.03%	3.48	7.74%	2.58%
Lowcountry							
Households	74,488	96,191	29.14%	2.91%	95,355	-0.87%	-0.29%
Avg household Size	2.63	2.565	-2.47%	-0.25%	2.62	2.05%	0.68%
Family Households	53,958	66,926	24.03%	2.40%	66,179	-1.12%	-0.37%
Avg Family Size	3.11	3.07	-1.05%	-0.10%	3.16	2.77%	0.92%

Source: US Census and ACS Data

While population growth has slowed between 2000 and 2014, table 3 above shows that household formation outpaces overall population growth. One explanation for this statistic is the decline in household size and the increasing prevalence of individual householders, a trend occurring nationwide. The postponement of family household formation can reduce a region's requirement for single family construction, placing greater emphasis on housing in smaller units. Changes in the demographic makeup of the Lowcountry population should continue to be closely monitored for their impact on housing demand, as well as other economic factors.

Increasing Diversity

Along with growth, especially in Beaufort and Jasper counties, has come a significant change in the composition of the Region's population. Formerly the area's population was almost entirely comprised of African-American and white residents, with small Asian, Hispanic and Native American population segments. Between 2000 and 2010 there was an influx of Hispanic/Latin persons, with the largest increases in Beaufort and Jasper Counties. 2011, 2012, and 2013 showed minimal growth in the Region's Hispanic population, likely part of the voluntary repatriation, based on fewer employment opportunities, observed throughout the US.

Table 4: Race and Ethnicity: 2000, 2010, 2013

	Year	Total Population	Race		Origin
			Total White	Total Black	Total Hispanic
Beaufort County	2000	120,937	85,451	29,005	8,208
	2010	162,233	116,606	31,290	19,567
	2011	164,217	120,490	31,273	19,332
	2012	168,016	121,243	31,805	19,883
	2013	171,569	121,733	31,430	19,464
Percent Change	2000-2010	34.15%	36.46%	7.88%	138.39%
Average Annual Percent Change	2000-2010	3.41%	3.65%	0.79%	13.84%
Percent Change	2010-2013	5.75%	4.40%	0.45%	-0.53%
Average Annual Percent Change	2010-2013	1.92%	1.47%	0.15%	-0.18%
Colleton County	2000	38,264	21,245	16,140	551
	2010	38,892	22,173	15,178	1094
	2011	38,611	22,734	15,928	1,113
	2012	38,796	22,734	15,928	1,113
	2013	37,834	22,310	15,438	1,086
Percent Change	2000-2010	1.64%	4.37%	-5.96%	98.55%
Average Annual Percent Change	2000-2010	0.16%	0.44%	-0.60%	9.85%
Percent Change	2010-2013	-2.72%	0.62%	1.71%	-0.73%
Average Annual Percent Change	2010-2013	-0.91%	0.21%	0.57%	-0.24%
Hampton County	2000	21,386	9,173	11,906	547
	2010	21,090	8,999	11,359	744
	2011	20,821	8,939	11,270	741
	2012	20,726	9,163	11,121	799
	2013	20,395	8,901	11,169	764
Percent Change	2000-2010	-1.38%	-1.90%	-4.59%	36.01%
Average Annual Percent Change	2000-2010	-0.14%	-0.19%	-0.46%	3.60%
Percent Change	2010-2013	-3.30%	-1.09%	-1.67%	2.69%
Average Annual Percent Change	2010-2013	-1.10%	-0.36%	-0.56%	0.90%
Jasper County	2000	20,678	8,766	10,895	1,190
	2010	24,777	10,658	11,406	3,752
	2011	25,195	10,719	11,643	3,641
	2012	25,833	13,519	12,037	3,330
	2013	26,629	11,709	11,822	3,704
Percent Change	2000-2010	19.82%	21.58%	4.69%	215.29%
Average Annual Percent Change	2000-2010	1.98%	2.16%	0.47%	21.53%
Percent Change	2010-2013	7.47%	9.86%	3.65%	-1.28%
Average Annual Percent Change	2010-2013	2.49%	3.29%	1.22%	-0.43%

An Older Population

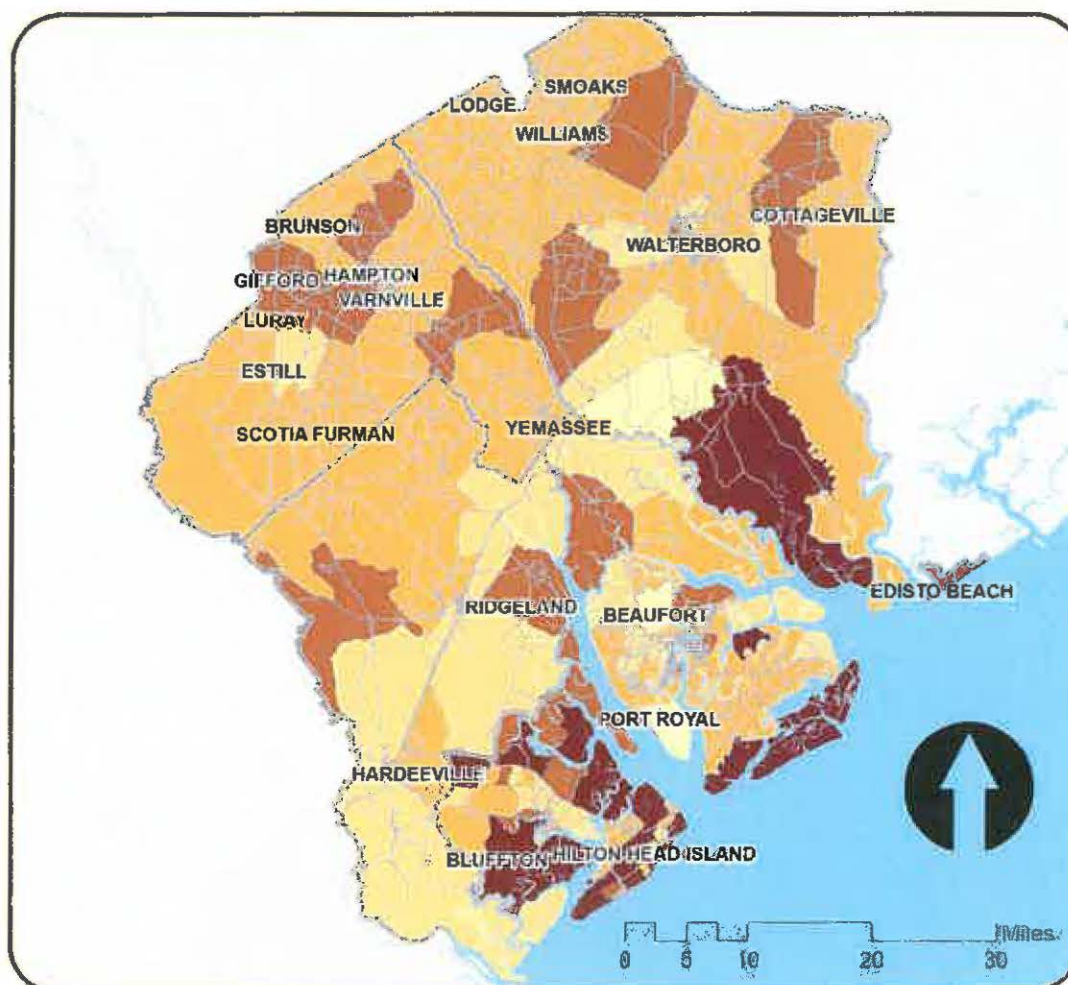
Different age groups in the four counties have gained or lost population, but all four counties have shown marked increases in their older and elderly populations, in line with much of the rest of the United States since the last Census.

Table 5: Age Groups Changes: 2000, 2010, 2013

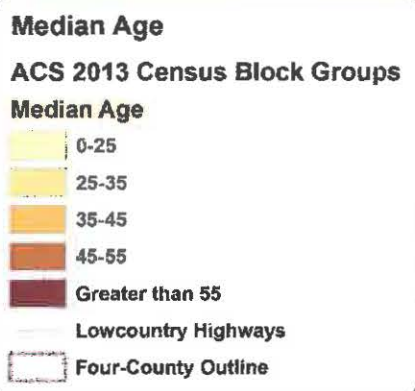
Beaufort County							Colleton County						
	2000	Percent	2010	Percent	2013	Percent		2000	Percent	2010	Percent	2013	Percent
Total Population	120,937	100.0%	162,233	100.0%	165,364	100.0%	Total Population	38,264	100.0%	38,892	100.0%	38,453	100.0%
Under 5 years	8,110	6.7%	10,960	6.8%	10,589	6.4%	Under 5 years	2,649	6.9%	2,579	6.6%	2,425	6.3%
5 to 9 years	8,033	6.6%	9,566	5.9%	10,006	6.1%	5 to 9 years	2,957	7.7%	2,515	6.5%	2,283	5.9%
10 to 14 years	7,747	6.4%	8,553	5.3%	8,451	5.1%	10 to 14 years	3,053	8.0%	2,706	7.0%	2,820	7.3%
15 to 19 years	8,722	7.2%	9,956	6.1%	10,285	6.2%	15 to 19 years	2,889	7.6%	2,682	6.9%	2,586	6.7%
20 to 24 years	10,002	8.3%	11,756	7.2%	11,497	7.0%	20 to 24 years	2,045	5.3%	2,229	5.7%	2,292	6.0%
25 to 34 years	16,434	13.6%	20,137	12.4%	20,241	12.2%	25 to 34 years	4,682	12.2%	4,157	10.7%	4,116	10.7%
35 to 44 years	16,433	13.6%	17,534	10.8%	17,499	10.6%	35 to 44 years	5,617	14.7%	4,709	12.1%	4,560	11.9%
45 to 54 years	14,019	11.6%	18,580	11.5%	18,660	11.3%	45 to 54 years	5,478	14.3%	5,763	14.8%	5,541	14.4%
55 to 59 years	6,397	5.3%	9,886	6.1%	9,706	5.9%	55 to 59 years	2,183	5.7%	2,869	7.4%	2,790	7.3%
60 to 64 years	6,286	5.2%	12,273	7.6%	12,773	7.7%	60 to 64 years	1,783	4.7%	2,605	6.7%	2,688	7.0%
65 to 74 years	11,329	9.4%	20,137	12.4%	21,834	13.2%	65 to 74 years	2,794	7.3%	3,635	9.3%	3,813	9.9%
75 to 84 years	5,913	4.9%	9,698	6.0%	10,402	6.3%	75 to 84 years	1,641	4.3%	1,741	4.5%	1,741	4.5%
85 years +	1,512	1.3%	3,197	2.0%	3,411	2.1%	85 years +	493	1.3%	702	1.8%	798	2.1%
Hampton County							Jasper County						
	2000	Percent	2010	Percent	2013	Percent		2000	Percent	2010	Percent	2013	Percent
Total Population	21,386	100.0%	21,090	100.0%	20,840	100.0%	Total Population	20,678	100.0%	24,777	100.0%	25,408	100.0%
Under 5 years	1,431	6.7%	1,347	6.4%	1,257	6.0%	Under 5 years	1,499	7.2%	1,859	7.5%	1,827	7.2%
5 to 9 years	1,659	7.8%	1,326	6.3%	1,022	4.9%	5 to 9 years	1,602	7.7%	1,711	6.9%	1,813	7.1%
10 to 14 years	1,774	8.3%	1,473	7.0%	1,628	7.8%	10 to 14 years	1,559	7.5%	1,546	6.2%	1,441	5.7%
15 to 19 years	1,599	7.5%	1,524	7.2%	1,524	7.3%	15 to 19 years	1,483	7.2%	1,751	7.1%	1,420	5.6%
20 to 24 years	1,256	5.9%	1,229	5.8%	1,351	6.5%	20 to 24 years	1,527	7.4%	1,969	7.9%	2,252	8.9%
25 to 34 years	3,052	14.3%	2,648	12.6%	2,565	12.3%	25 to 34 years	3,063	14.8%	3,685	14.9%	3,456	13.6%
35 to 44 years	3,290	15.4%	2,915	13.8%	2,806	13.5%	35 to 44 years	3,282	15.9%	3,217	13.0%	3,616	14.2%
45 to 54 years	2,923	13.7%	3,103	14.7%	3,019	14.5%	45 to 54 years	2,538	12.3%	3,524	14.2%	3,457	13.6%
55 to 59 years	1,010	4.7%	1,420	6.7%	1,293	6.2%	55 to 59 years	1,041	5.0%	1,428	5.8%	1,703	6.7%
60 to 64 years	797	3.7%	1,276	6.1%	1,419	6.8%	60 to 64 years	815	3.9%	1,300	5.2%	1,277	5.0%
65 to 74 years	1,447	6.8%	1,655	7.8%	1,750	8.4%	65 to 74 years	1,273	6.2%	1,671	6.7%	1,946	7.7%
75 to 84 years	874	4.1%	869	4.1%	892	4.3%	75 to 84 years	738	3.6%	785	3.2%	906	3.6%
85 years +	274	1.3%	305	1.4%	314	1.5%	85 years +	258	1.2%	313	1.3%	294	1.2%

Source: US Census and ACS Data

Figure 2: Median Age by Census Block Group ACS 2013



Source: ACS 2013



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Educational Attainment

Educational attainment has several implications for the Lowcountry, including economic development, income potential and quality of life. Between 2000 and 2013 all of the counties in the Lowcountry have made strides to increase the number of residents who graduate from high school or equivalent level of education, as highlighted in Table 6. All of the counties also had an increase in either the percent of population that hold a bachelor or graduate degree or both. 2012 data was available only for Beaufort County, so has not been included.

Table 6: Educational Attainment - Highest Level Completed 2000-2013

Educational Attainment 2000	Beaufort County	Colleton County	Hampton County	Jasper County	South Carolina	United States
Less Than High School Diploma or Equivalent	12.2%	30.4%	33.1%	34.9%	23.7%	19.6%
High School	24.2%	37.0%	37.8%	35.9%	30.0%	28.6%
Some College, Associates	30.5%	21.1%	19.1%	20.5%	26.0%	27.4%
Bachelors	21.6%	7.4%	7.2%	6.2%	13.5%	15.5%
Graduate	11.6%	4.2%	2.9%	2.6%	6.9%	8.9%
Educational Attainment 2009	Beaufort County	Colleton County	Hampton County	Jasper County	South Carolina	United States
Less Than High School Diploma or Equivalent	9.4%	25.1%	24.7%	27.5%	17.8%	15.5%
High School	24.8%	39.8%	40.9%	36.9%	31.5%	29.3%
Some College, Associates	29.1%	21.9%	23.5%	25.2%	27.3%	27.7%
Bachelors	23.2%	9.5%	6.4%	7.4%	15.3%	17.4%
Graduate	13.5%	3.7%	4.5%	3.0%	8.2%	10.1%
Educational Attainment 2011	Beaufort County	Colleton County	Hampton County	Jasper County	South Carolina	United States
Less Than High School Diploma or Equivalent	9.0%	23.6%	25.6%	23.1%	14.4%	16.1%
High School	25.2%	38.0%	39.0%	42.8%	28.4%	30.5%
Some College, Associates	28.7%	24.9%	24.6%	22.5%	28.9%	29.2%
Bachelors	21.9%	8.8%	7.2%	9.4%	17.7%	15.7%
Graduate	14.6%	4.6%	3.6%	2.2%	10.5%	8.6%
Educational Attainment 2013	Beaufort County	Colleton County	Hampton County	Jasper County	South Carolina	United States
Less Than High School Diploma or Equivalent	8.7%	21.2%	24.20%	21.20%	15.40%	110.20%
High School	24.40%	35.40%	38.60%	40.20%	29.90%	28.10%
Some College, Associates	29.40%	28.70%	25.80%	26.00%	29.60%	29.00%
Bachelors	22.70%	9.40%	7.10%	9.10%	16.10%	18.00%
Graduate	14.90%	5.30%	4.30%	3.40%	9.00%	10.80%

Source: US Census and ACS Data

Compared to the State of South Carolina and the United States as a whole the Lowcountry is still behind in educational attainment. The Lowcountry is below the average of both the state and nation in the percent of the population that has had some college or attained an associates, bachelors or graduate degree. This trend is not homogeneous across all of the Lowcountry counties, with Beaufort having above state and national averages in post-secondary levels of educational attainment, while the remaining counties had educational attainment levels lower than the state and national averages in 2013. As of 2013, Jasper, Hampton and Colleton Counties exceeded both the state and national averages for people who did not complete high school.

Income and Poverty

Incomes are distributed as unevenly as is growth in the Lowcountry, with Beaufort County ranking as the wealthiest and Hampton as the fourth poorest in South Carolina, according to data from the 2000 Census; only Beaufort County had incomes higher than the state average. However, without adjusting for the inflation that occurred over the course of the decade, the increases in incomes in all four counties were substantial, as shown in the following chart. Both household and per capita incomes grew at a greater rate in all four counties than the state average rate; Jasper County's increases were the largest in the Region.

Table 7: Income in the Lowcountry: 1990-2000

	Income Type	1990	2000	Percent Change 1990-2000
Beaufort County	Median Household Income	\$30,450	\$46,992	54.30%
	Per Capita Income	\$15,213	\$25,377	66.80%
Colleton County	Median Household Income	\$20,617	\$29,733	44.20%
	Per Capita Income	\$9,193	\$14,831	61.30%
Hampton County	Median Household Income	\$18,615	\$28,771	54.60%
	Per Capita Income	\$8,578	\$13,129	53.10%
Jasper County	Median Household Income	\$18,071	\$30,727	70%
	Per Capita Income	\$7,984	\$14,161	77.40%
State Average	Median Household Income	\$26,256	\$37,082	41.20%
	Per Capita Income	\$11,897	\$18,795	58%

Source: US Census

More recent data (Table 8) show that these high growth trends slowed between 2006 and 2013. This decrease in income is not only affecting the Lowcountry, however, as South Carolina and the United States also experienced slower income growth during this period. Adjusting income numbers for inflation shows that while wages have increased in current dollars for Beaufort and Jasper Counties between 2006 and 2013, real take home pay has decreased for all four counties as the price of goods and services has risen. Wage growth nationwide has been stagnant despite a rebounding economy by other measures.

Table 8: Lowcountry Household Median Incomes: 2006-2013

	2006	2007	2008	2009	2011	2012	2013	Change from 2007-2013
Beaufort County	\$50,522	\$52,595	\$54,356	\$54,201	\$56,315	\$56,581	\$57,316	8.98%
Adjusted	\$58,380	\$59,093	\$58,813	\$58,855	\$58,322	\$57,410	\$57,316	-3.01%
	2006	2007	2008	2009	2011	2012	2013	Change from 2007-2013
Colleton County	n/a	\$34,072	\$34,679	\$34,787	\$31,511	\$31,289	\$33,233	-2.46%
Adjusted	n/a	\$38,281	\$37,523	\$37,774	\$32,634	\$31,747	\$33,233	-13.19%
	2006	2007	2008	2009	2011	2012	2013	Change from 2007-2013
Hampton County	n/a	\$34,302	\$37,219	\$33,760	\$34,044	\$35,713	\$34,233	-0.20%
Adjusted	n/a	\$38,540	\$40,271	\$36,659	\$35,258	\$36,236	\$34,233	-11.17%
	2006	2007	2008	2009	2011	2012	2013	Change from 2007-2013
Jasper County	n/a	\$33,959	\$32,449	\$35,462	\$35,942	\$36,504	\$36,413	7.23%
Adjusted	n/a	\$38,154	\$35,110	\$38,507	\$37,223	\$37,039	\$36,413	-4.56%
	2006	2007	2008	2009	2011	2012	2013	Change from 2007-2013
South Carolina	\$41,100	\$42,405	\$44,326	\$43,480	\$43,304	\$44,623	\$44,779	5.60%
Adjusted	\$47,493	\$47,644	\$47,961	\$47,213	\$44,848	\$45,277	\$44,779	-6.01%
	2006	2007	2008	2009	2011	2012	2013	Change from 2007-2013
United States	\$48,451	\$50,740	\$52,029	\$51,369	\$51,484	\$53,046	\$53,046	4.54%
Adjusted	\$55,987	\$57,008	\$56,295	\$55,780	\$53,319	\$53,823	\$53,046	-6.95%

Source: US Census and ACS Data

Note: The US Census' American FactFinder did not provide estimates for counties with populations less than 50,000 in 2006. The change calculations for Colleton, Hampton, and Jasper Counties use 2007 and 2008 data.

The US Department of Housing and Urban Development (HUD) estimates median family incomes every year; their data also demonstrates declining buying power from 2000 to 2015 when wages are adjusted for inflation.

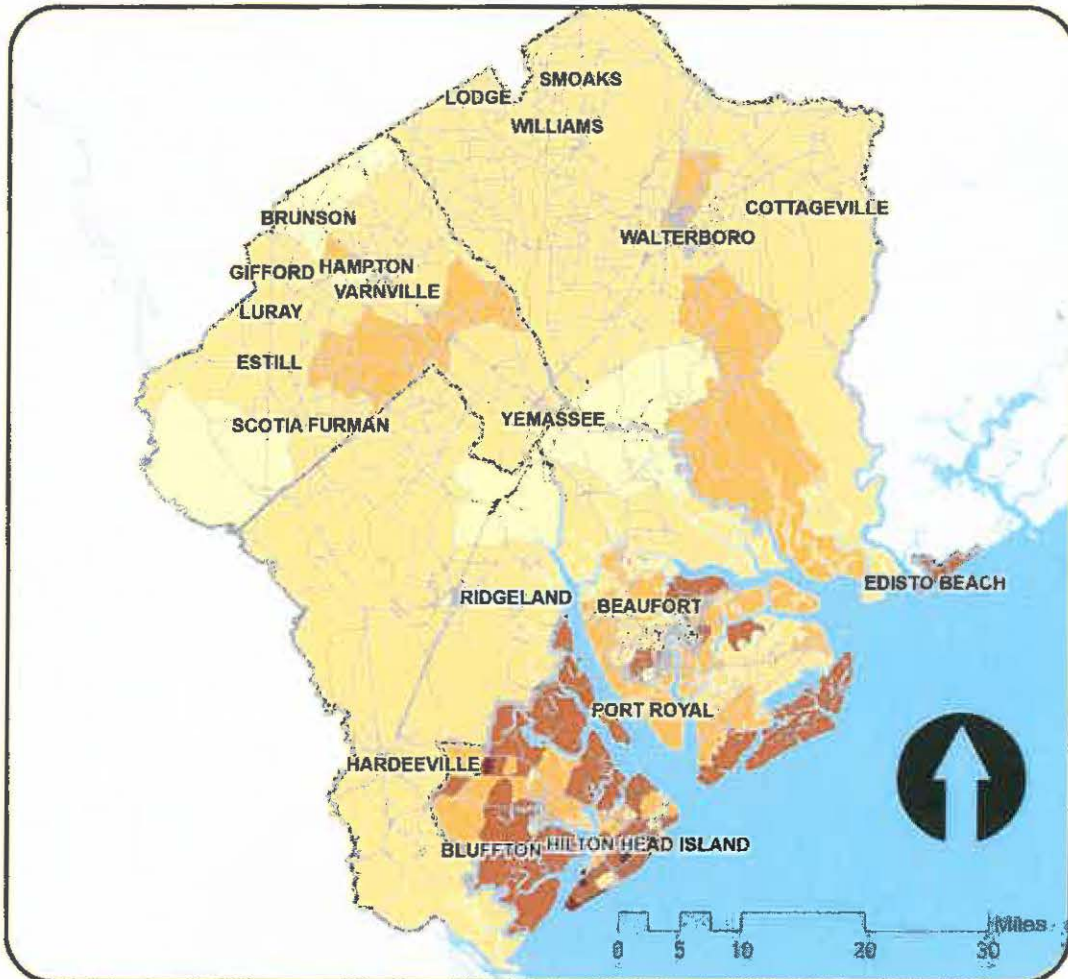
Table 9: Inflation Adjusted Lowcountry Median Family Income: 2000-2015

County	2000 Census	2011 HUD Estimates	2012 HUD Estimates	2013 HUD Estimates	2014 HUD Estimates	2015 HUD Estimates
Beaufort	\$52,710	\$68,891	\$69,800	\$67,000	\$63,400	\$68,900
Adjusted	\$73,047	\$73,087	\$72,550	\$68,634	\$63,909	\$68,900
	2000 Census	2011 HUD Estimates	2012 HUD Estimates	2013 HUD Estimates	2014 HUD Estimates	2015 HUD Estimates
Colleton	\$34,172	\$42,942	\$43,500	\$43,500	\$42,900	\$43,300
Adjusted	\$47,356	\$45,557	\$45,214	\$44,561	\$43,245	\$43,300
	2000 Census	2011 HUD Estimates	2012 HUD Estimates	2013 HUD Estimates	2014 HUD Estimates	2015 HUD Estimates
Hampton	\$34,561	\$43,405	\$44,000	\$45,900	\$43,800	\$45,900
Adjusted	\$47,895	\$46,048	\$45,733	\$47,019	\$44,152	\$45,900
	2000 Census	2011 HUD Estimates	2012 HUD Estimates	2013 HUD Estimates	2014 HUD Estimates	2015 HUD Estimates
Jasper	\$36,793	\$45,184	\$45,800	\$48,700	\$45,000	\$43,600
Adjusted	\$50,988	\$47,936	\$47,604	\$49,888	\$45,362	\$43,600

Source: HUD



Figure 3: Median Household Income by Block Group ACS 2013



Source: ACS 2013

Median Household Income
ACS 2013 Census Block Groups
Median Household Income

- 0-\$25,000
- \$25,000-\$45,000
- \$45,000-\$70,000
- \$70,000-\$125,000
- Greater than \$125,000

— Lowcountry Highways
 Four-County Outline



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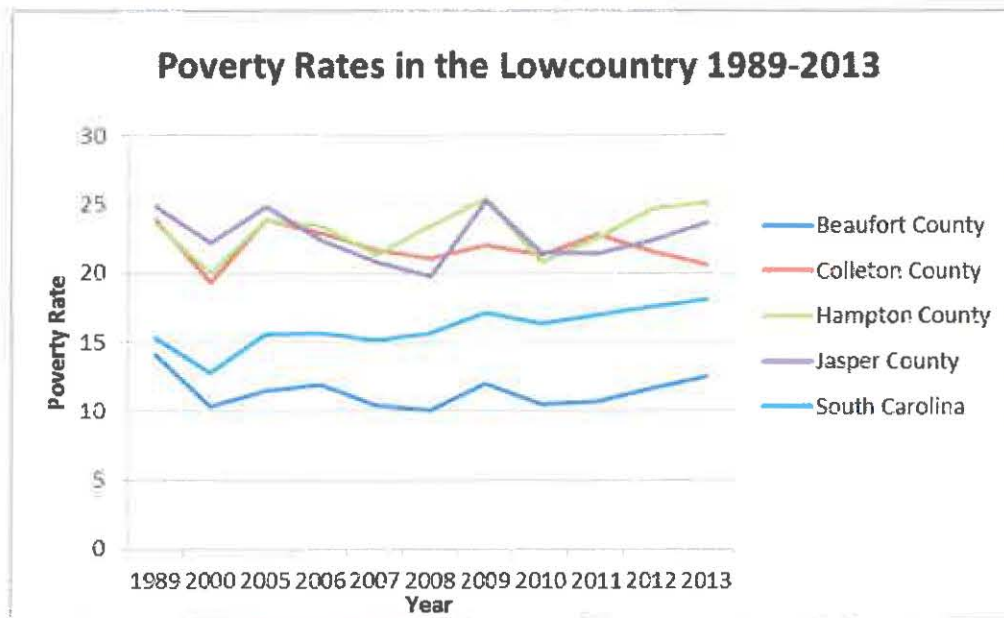
All four counties made real progress in reducing the percentage of people living in poverty between 1989 and 2008; however, between 2008 and 2009 the percentage of people living below the poverty level began to rise in all the counties. In Hampton and Jasper counties poverty rates actually rose above their 1989 levels, as illustrated in Table 9. As of 2013, only Beaufort County's poverty rate was lower than the state's average.

Table 10: Poverty Rates in the Lowcountry: 1989-2013

	1989	2000	2005	2006	2007	2008	2009	2010	2011	2012	2013
Beaufort County	14.1	10.3	11.5	11.9	10.4	10.1	12	10.5	10.7	11.6	12.5
Colleton County	23.9	19.3	23.9	22.9	21.7	21.1	22	21.3	22.8	21.6	20.6
Hampton County	23.6	20	23.9	23.4	21.3	23.4	25.4	20.8	22.6	24.7	25.2
Jasper County	24.8	22.2	24.8	22.4	20.8	19.8	25.3	21.5	21.4	22.4	23.7
South Carolina	15.3	12.8	15.6	15.7	15.1	15.7	17.1	16.4	17	17.6	18.1

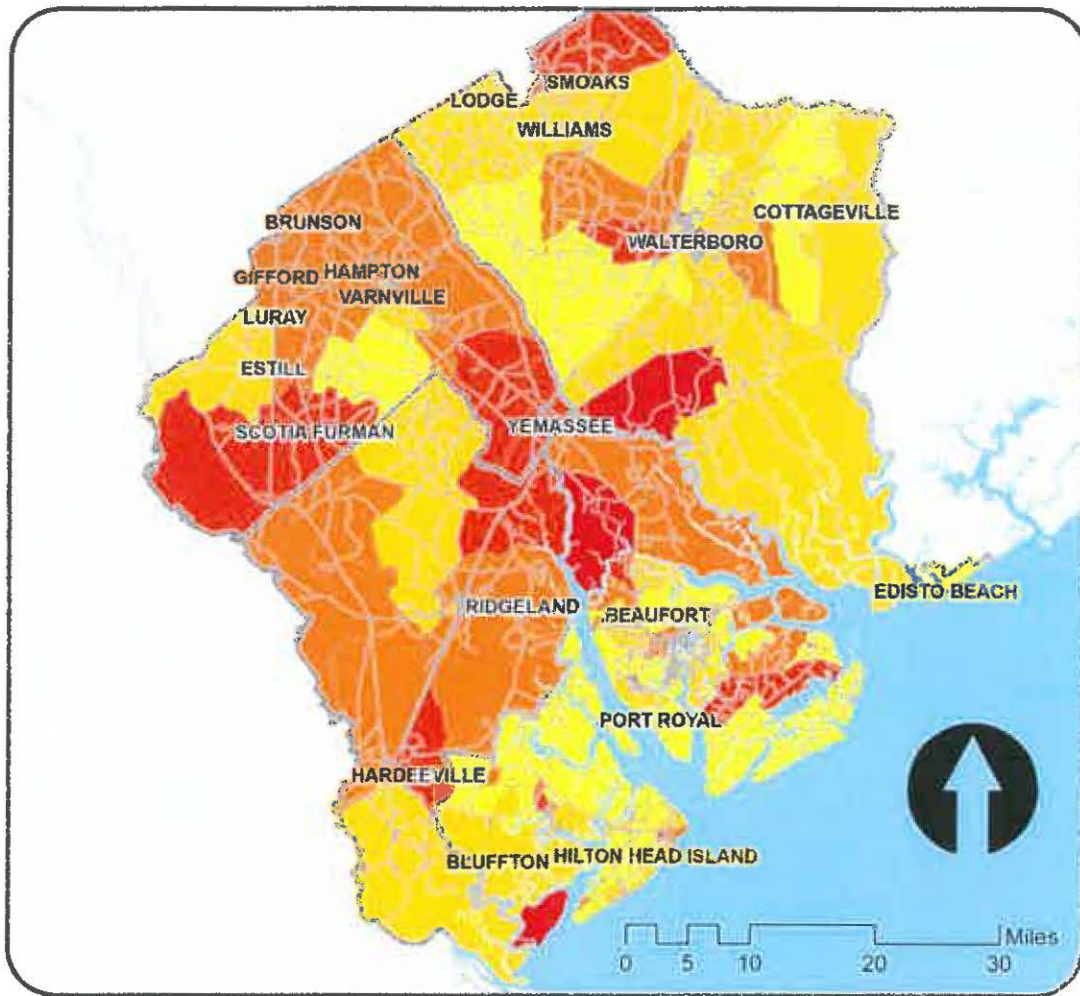
Source: US Census - Small Area Income and Poverty Estimates

Figure 4: Poverty Rates in the Lowcountry 1989-2013

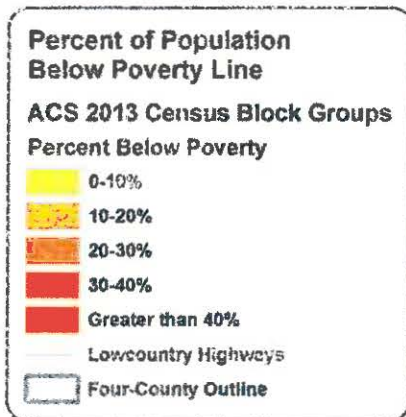


Source: US Census - Small Area Income and Poverty Estimates

Figure 5: Percent of Population Below Poverty Line by Block Group ACS 2013



Source: ACS 2013

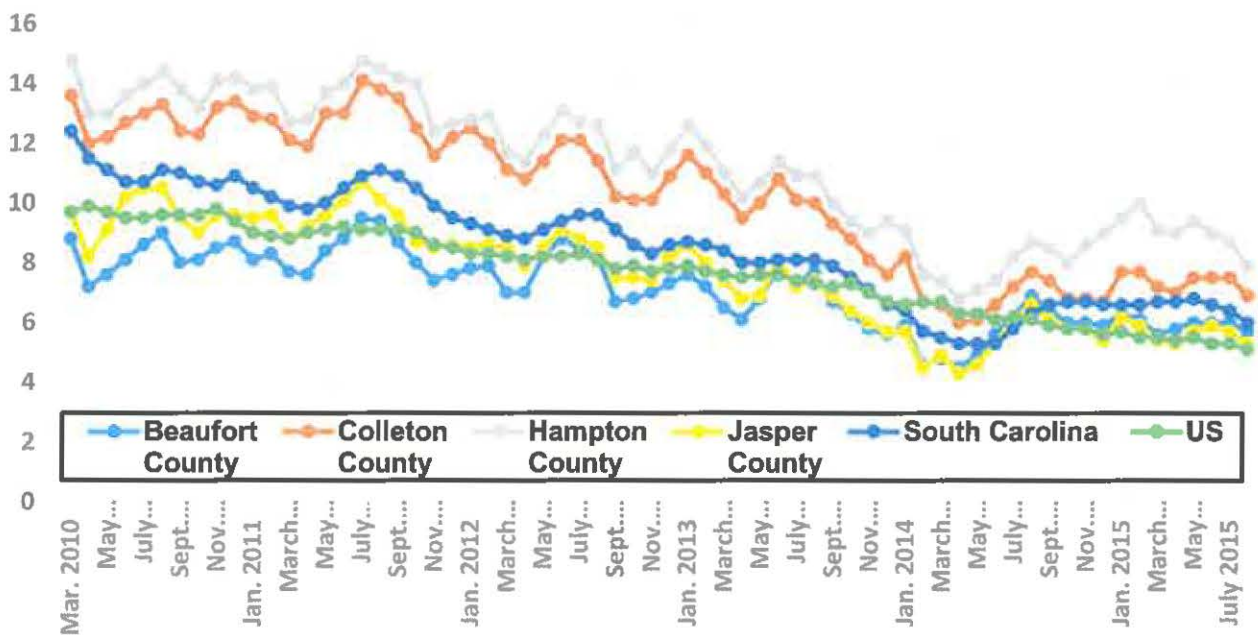


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Employment and Wages

After unemployment rates increased starting with the beginning of the Great Recession in 2007, by 2012-2013 Lowcountry unemployment rates generally trended downwards. A pattern that has continued is that Colleton and Hampton Counties have shown unemployment rates significantly higher than the rest of the Region and South Carolina and US averages. The table below shows those patterns between March 2010 and August 2015 (the most recent data available). This information in addition to the following employment numbers will be updated in this document on a monthly basis.

Figure 6: Monthly Unemployment Rates: 2009-2015



Source: SC DEW

An even more accurate picture of jobs and employment is the following labor force and employment data, comparing the most recent numbers with those of 12 months earlier.

Table 11: Labor Force and Employment, August 2015 and 2014

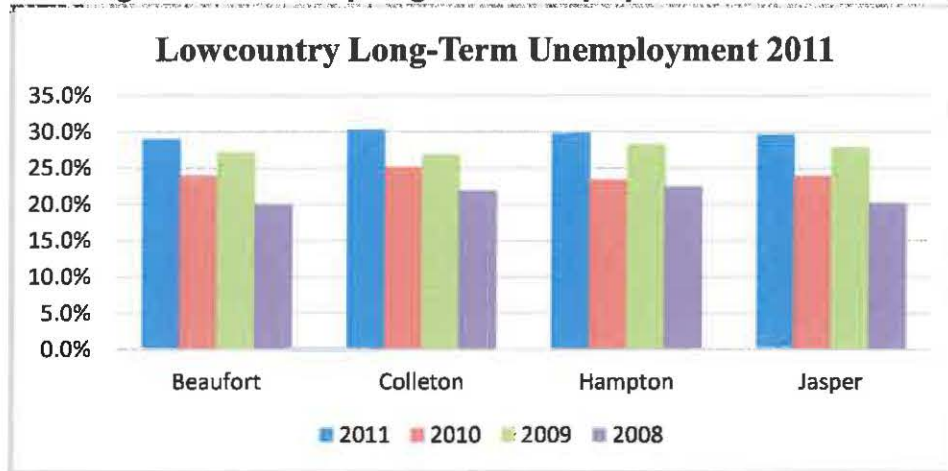
	Aug-15		Jul-15		Aug-14	
	Labor Force	Employment	Labor Force	Employment	Labor Force	Employment
Beaufort County	71,437	67,358	72,628	68,323	70,768	66,169
Colleton County	17,431	16,230	17,604	16,280	16,818	15,449
Hampton County	8,824	8,125	9,036	8,242	8,467	7,797
Jasper County	11,808	11,179	11,918	11,241	11,671	10,921
Lowcountry Total	109,500	102,892	111,186	104,086	107,724	100,336

Source: SC DEW

	Labor Force	Employment
Lowcountry Percent Change Aug. 2014-Aug. 2015	1.65%	2.55%

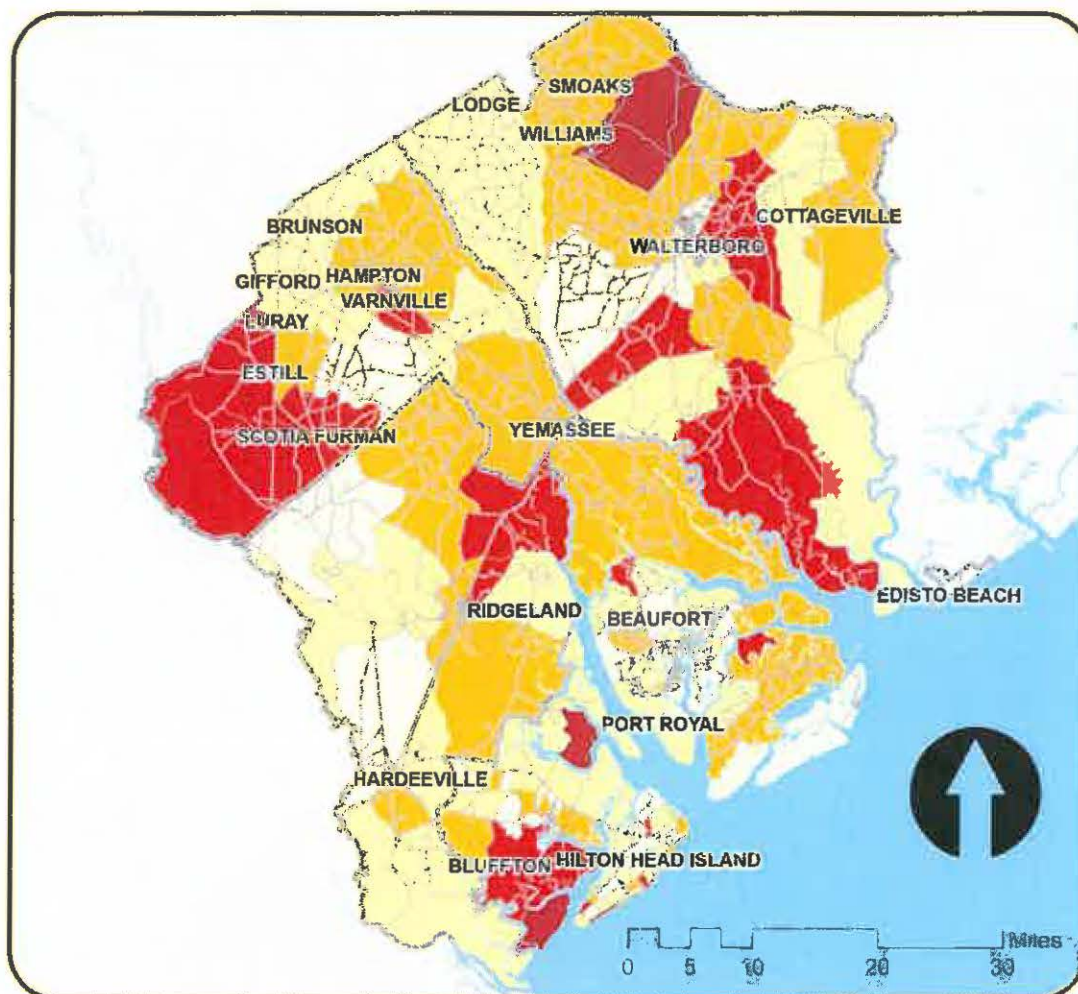
Another employment indicator is the rate of long-term (16 or more weeks) unemployment. Since 2009 the long-term unemployment rate has trended upward in the Lowcountry, as figure 9 illustrates.

Figure 7: Lowcountry Long-Term Unemployment Rates: 2008-2011

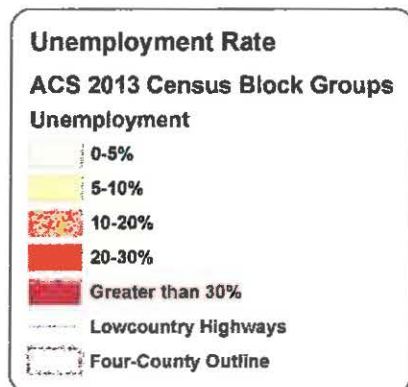


Source: SC DEW

Figure 8: Unemployment Rate by Block Group ACS 2013



Source: ACS 2013



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Lowcountry residents are willing to commute to jobs, as the following data demonstrates.

Table 12: Lowcountry Commuting Destinations in 2010

	Number of Employees	Destination State	Destination County
Beaufort County to:	1,608	Georgia	Chatham County
	64,343	South Carolina	Beaufort County
	194	South Carolina	Charleston County
	186	South Carolina	Hampton County
	1,756	South Carolina	Jasper County
	110	South Carolina	Lexington County
	175	South Carolina	Richland County
Colleton County to:	163	South Carolina	Bamberg County
	734	South Carolina	Beaufort County
	489	South Carolina	Berkeley County
	1,882	South Carolina	Charleston County
	8,900	South Carolina	Colleton County
	1,118	South Carolina	Dorchester County
	391	South Carolina	Hampton County
	211	South Carolina	Orangeburg County
Hampton County to:	214	Georgia	Chatham County
	151	Georgia	Effingham County
	1,398	South Carolina	Beaufort County
	132	South Carolina	Colleton County
	4,300	South Carolina	Hampton County
	660	South Carolina	Jasper County
Jasper County to:	1,040	Georgia	Chatham County
	3,787	South Carolina	Beaufort County
	126	South Carolina	Charleston County
	155	South Carolina	Hampton County
	4,925	South Carolina	Jasper County

Source: WIA

Table 13: Average Time in Commute (Minutes)

	2000 Census	2010 ACS Estimates	2013 ACS Estimates
Beaufort County	15.6	20	20.9
Colleton County	20.6	32.9	33.4
Hampton County	20.3	30.2	28.9
Jasper County	30.3	29.3	27.6

Source: US Census and ACS Data

Unemployment rates do not tell the full story, however, of how well employees are doing economically. Table 14 shows average weekly wages for private sector jobs in the Lowcountry, compared to the South Carolina average and the US median wage, between 2007 and the fourth quarter of 2014 (the latest information available). There was no single trend during that period, because the recession placed downward pressure on wages and salaries, but all four counties lagged behind the state and the rest of the US.

Table 14: Average Private Sector Weekly Wages: 2007-2014

	2007	2008	2009	2010	2011	2012	2013	2014
Beaufort County	\$595	\$583	\$572	\$579	\$588	\$603	\$638	\$638
Colleton County	\$532	\$535	\$542	\$542	\$550	\$552	\$554	\$580
Hampton County	\$647	\$644	\$648	\$648	\$691	\$716	\$696	\$729
Jasper County	\$644	\$653	\$615	\$584	\$578	\$640	\$652	\$680
South Carolina	\$668	\$681	\$688	\$707	\$726	\$744	\$752	\$772
US (median)	-	\$722	\$739	\$747	\$749	\$775	\$786	\$784

Source: SCLMI and BLS Data

During the housing boom, Beaufort County, even more than the other three counties, depended not only on hospitality and service employment but also on the generally higher-paying construction industry. Table 15 shows the change in number of jobs and total payroll for construction jobs, comparing the final boom year of 2007, with the 2013 and 2014 data. While construction hasn't yet returned to pre-recession levels, incremental growth in employment and wages between 2013 and 2014 may indicate a recovering industry.

Table 15: Construction Employment and Payroll: 2007, 2013, 2014

County	2007			2013			2014		
	Construction Employment	Avg wage per week	Avg Annual Payroll	Construction Employment	Avg wage per week	Avg Annual Payroll	Construction Employment	Avg wage per week	Avg Annual Payroll
Beaufort County	5,535	\$3,342	\$221,975,640	3,111	\$772	\$120,084,600	3344	\$862	\$149,823,226
Colleton County	629	\$2,600	\$19,624,800	354	\$631	\$11,168,700	340	\$640	\$11,324,121
Hampton County	500	\$3,768	\$22,608,000	155	\$632	\$4,898,000	164	\$669	\$5,694,210
Jasper County	2,152	\$3,661	\$94,541,664	614	\$767	\$23,546,900	772	\$849	\$31,869,375
Lowcountry	8,816		\$358,750,104	4,234		\$159,698,200	4,620		\$198,710,932

Source: SCLMI and BLS Data

With military employment being a key component of the Lowcountry economy, data that show employment and wages for this sector provides significant insight into the economic health of the region. Table 16 below tracks military employment and wages from 2001 through to 2013. While military employment declined steadily throughout this period, earnings increased dramatically.

Table 16: Military Employment and Wages 2007-2013

Year	2007	2008	2009	2010	2011	2012	2013
Military Employment	11,563	11,489	10,717	9,998	10,137	10,354	10,442
Aggregate Military Earnings	\$704,977,000	\$758,055,000	\$753,229,000	\$749,710,000	\$771,567,000	\$796,871,000	\$784,669,000
Adjusted (2013 Dollars)	\$789,646,122	\$818,014,349	\$816,070,914	\$799,466,854	\$799,586,455	\$808,824,065	\$784,669,000

Source: BEA Data



Figure 2: Military Employment for Beaufort County 2001-2013



Source: BEA Data

Housing

The 1990-2010 Census data in Table 17 provides a historic perspective of housing growth in the Lowcountry Region. Between 2000 and 2010 the growth of the total number of housing units slowed, compared to the previous decade. Beaufort County continued to add to its housing supply during that decade, as it participated in the nation-wide housing boom, which ended in 2007. As a result, Beaufort now has a disproportionately large number and percentage of vacant units compared to the other three counties and to the state as a whole. However, if the seasonal vacant units are removed from the calculations, the vacant unit percentages are significantly lower.



Table 17: Housing Stock 1990-2010

Beaufort County	1990	2000	2010	Percent Change 1990-2000	Percent Change 2000-2010
Total Housing Units	45,981	60,509	93,023	31.6%	53.7%
Occupied Units	30,712	45,532	64,945	48.3%	42.6%
Percent Owner Occupied	-	73.2%	70.6%	-	-
Total Vacant Units	15,269	14,977	28,078	(-)1.9%	87.5%
Percent Vacant	33%	25%	30%	-	-
Vacant Recreational/ Seasonal Units	6,602	9,613	14,902	45.6%	55.0%
Median House Price	\$112,100	\$213,900	\$290,900	90.8%	36.0%
Median Gross Rent	\$423	\$690	N/A	63.1%	N/A
Colleton County	1990	2000	2010	Percent Change 1990-2000	Percent Change 2000-2010
Total Housing Units	14,926	18,129	19,901	21.5%	9.8%
Occupied Units	12,040	14,470	15,131	20.2%	4.6%
Percent Owner Occupied	-	80.3%	75%	-	-
Total Vacant Units	2,886	3,659	4,770	26.8%	30.4%
Percent Vacant	19%	20%	24%	-	-
Vacant Recreational/ Seasonal Units	861	1,907	1,433	121.5%	-24.9%
Median House Price	\$47,400	\$73,200	\$90,000	54.4%	23.0%
Median Gross Rent	\$177	\$405	N/A	128.8%	N/A
Hampton County	1990	2000	2010	Percent Change 1990-2000	Percent Change 2000-2010
Total Housing Units	7,058	8,582	9,140	21.6%	6.5%
Occupied Units	6,322	7,444	7,598	17.8%	2.1%
Percent Owner Occupied	-	78.1%	73.7%	-	-
Total Vacant Units	736	1,138	1,542	54.6%	35.5%
Percent Vacant	10%	13%	17%	-	-
Vacant Recreational/ Seasonal Units	90	300	392	233.3%	30.7%
Median House Price	\$43,700	\$62,300	\$79,600	42.6%	27.8%
Median Gross Rent	\$138	\$370	N/A	168.1%	N/A
Jasper County	1990	2000	2010	Percent Change 1990-2000	Percent Change 2000-2010
Total Housing Units	6,070	7,928	10,299	30.6%	29.9%
Occupied Units	5,298	7,042	8,517	32.9%	21.0%
Percent Owner Occupied	-	77.7%	68.9%	-	-
Total Vacant Units	772	886	1,782	14.8%	101.1%
Percent Vacant	13%	11%	17%	-	-
Vacant Recreational/ Seasonal Units	147	233	374	58.5%	60.5%
Median House Price	\$44,400	\$77,600	\$118,700	74.8%	53.0%
Median Gross Rent	\$180	\$493	N/A	173.9%	N/A
South Carolina	1990	2000	2010	Percent Change 1990-2000	Percent Change 2000-2010
Total Housing Units	1,424,155	1,753,670	2,137,683	23.1%	21.9%
Occupied Units	1,258,044	1,533,854	1,801,181	21.9%	17.4%
Percent Owner Occupied	-	72.2%	69.3%	-	-
Total Vacant Units	166,111	219,816	336,502	32.3%	53.1%
Percent Vacant	12%	13%	16%	-	-
Vacant Recreational/ Seasonal Units	49,843	70,198	112,531	40.8%	60.3%
Median House Price	\$61,100	\$94,900	\$134,100	55.3%	41.3%
Median Gross Rent	\$276	\$510	N/A	84.8%	N/A

Source: US Census.

Formerly, as part of their estimates program, and now as part of their American Community Survey (ACS) program, the US Census Bureau has added a yearly assessment of the number of housing units for each county. Table 18 outlines the growth in both number and percentage of housing units between the April 2000 and 2010 census and adds the estimates for 2011, 2012 and 2013. Between 2000 and 2010, the rate of housing unit growth was greater than the increase in population, leading to a surplus of housing units, especially in Beaufort County. A corresponding decrease in property values occurred, and residential building slowed significantly.

Table 18: Number of Housing Units: 2000-2013

Housing Units	Beaufort County	Colleton County	Hampton County	Jasper County
2000	60,509	18,129	8,582	7,928
2001	63,951	18,411	8,662	8,068
2002	65,971	18,496	8,687	8,148
2003	68,474	18,683	8,701	8,210
2004	71,082	18,751	8,700	8,247
2005	73,809	18,813	8,700	8,330
2006	78,198	18,908	8,711	8,491
2007	81,383	18,998	8,723	8,737
2008	83,362	19,140	8,719	9,203
2009	84,530	19,377	8,828	9,860
2010	93,023	19,901	9,140	10,299
2011	93,272	19,916	9,151	10,332
2012	93,178	19,836	9,109	10,446
2013	92,872	19,760	9,066	10,408
Percent Change 2000-2010	52.02%	9.47%	6.35%	29.51%
Annual Percent Change	5.20%	0.95%	0.64%	2.95%
Percent Change 2010-2013	-0.16%	-0.71%	-0.81%	1.06%
Annual Percent Change	-0.05%	-0.24%	-0.27%	0.35%

Source: US Census and ACS Data

Residential building permit data—for new construction only—for the four counties is available for every year beginning in 1998, and can be obtained upon request. These numbers comprise a very important economic indicator, in terms of construction employment, future tax revenues, building permit fees and local purchases of building supplies, furniture, appliances and other home furnishings. 2009 was the last boom year in residential construction in the Lowcountry, with Beaufort County leading the way.

Table 19 (on the following page) shows the number of building permits issued each year for the construction of new dwelling units between 2010 and 2014. It highlights both the end of

the boom and then the decline in construction, especially in Beaufort County. However, 2011 and 2012 seem to represent a turning point, as permits for new homes increased in both Beaufort and Jasper counties.

Table 19: Building Permits for New Housing 2010-2014

County	Type	2010	2011	2012	2013	2014
Beaufort	Single Family Number	474	567	681	988	1131
	SF Value	\$175,449,646	\$218,448,631	\$251,515,578	\$391,475,659	\$535,618,780
	Average SF (w/o Land)	\$370,147	\$385,270	\$369,333	\$396,230	\$473,580
	Multifamily Number	6	62	0	70	32
	MF Value	\$116,877	\$7,797,379	\$0	\$12,503,692	\$2,364,116
	Commercial Number	33	30	26	35	48
	Commercial Value	\$25,762,375	\$25,993,222	\$23,948,471	\$55,730,846	\$79,678,171
Colleton	Type	2010	2011	2012	2013	2014
	SF Number	73	33	29	24	31
	SF Value	\$8,501,518	\$7,426,779	\$6,443,549	\$9,629,254	\$6,005,745
	Average SF (w/o Land)	\$116,459	\$225,054	\$222,191	\$401,219	\$193,734
	MH Number	177	118	86	163	147
	MH Value	N/A	N/A	N/A	N/A	N/A
	MF Number	0	0	0	0	0
	MF Value	\$0	\$0	\$0	\$0	\$0
	Commercial Number	30	20	8	16	6
Commercial Value	\$4,319,882	\$5,286,500	\$2,620,659	\$9,636,470	\$4,748,813	
Hampton	Type	2010	2011	2012	2013	2014
	SF Number	15	9	7	12	5
	SF Value	\$2,478,754	\$1,496,662	\$1,252,909	\$1,757,201	\$912,396
	Average SF (w/o Land)	\$165,250	\$166,296	\$178,987	\$251,029	\$182,479
	MH Number	18	14	22	0	18
	MH Value	\$1,148,717	\$1,064,093	\$1,014,400	\$0	\$1,430,668
	MF Number	0	0	0	0	0
	MF Value	\$0	\$0	\$0	\$0	\$0
	Commercial Number	4	5	4	5	1
Commercial Value	\$786,301	\$3,334,808	\$15,957,550	\$1,082,896	\$1,250,000	
Jasper	Type	2010	2011	2012	2013	2014
	SF Number	127	164	167		229
	SF Value	\$28,716,768	\$40,557,756	\$41,443,106		\$55,305,213
	Average SF (w/o Land)	\$226,116	\$247,303	\$248,162		\$157,277
	MH Number	83	92	103		85
	MH Value	N/A	N/A	N/A		0
	MF Number	10	0	0		0
	MF Value	4983598	0	0		0
	Commercial Number	18	15	10		13
Commercial Value	\$4,817,926	\$8,326,570	\$7,095,010		\$4,614,012	

Source: County, City and Town Building Departments

Note: In Beaufort County stick-built and manufactured home building permit data is combined and averaged together; in the other three, the data is recorded separately and the average value here is for stick-built homes only.

Commercial Development and Retail Sales

New commercial development, which includes a large retail component, has remained flat following the drastic decline of the recession period. The following table shows building permits issued for all new commercial and institutional projects from 2005 to 2013.

Table 20: Building Permits for New Commercial and Industrial Construction: 2005-2014

County	Type	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014
Beaufort	Commercial Number	248	195	158	42	54	33	30	26	35	48
	Commercial Value	\$109,877,248	\$1,376,330,900	\$89,737,010	\$27,264,969	\$13,732,542	\$25,762,375	\$25,993,222	\$23,948,471	\$55,730,846	\$79,678,171
Colleton	Commercial Number	24	8	11	80	15	30	20	8	16	6
	Commercial Value	\$15,117,550	\$5,325,400	\$9,603,749	\$8,914,539	\$5,832,618	\$4,319,882	\$5,286,500	\$2,620,659	\$9,636,470	\$4,748,813
Hampton	Commercial Number	4	12	4	14	1	4	5	4	5	1
	Commercial Value	\$1,239,000	\$1,954,390	\$10,268,260	\$8,601,919	\$1,375,000	\$786,301	\$3,334,808	\$15,957,550	\$1,082,896	\$1,250,000
Jasper	Commercial Number	31	N/A	4	37	17	18	15	10		13
	Commercial Value	\$17,233,724	\$8,609,238	\$29,386,213	\$20,315,813	\$16,880,358	\$4,817,926	\$8,326,570	\$7,095,010		\$4,614,012

Source: County, City and Town Building Departments

As a result of the population and economic growth in the Lowcountry, net taxable sales climbed significantly in all four counties from 2004-5 to 2006-7, but then began dropping the next fiscal year, with the decline in Jasper County being the most notable. Sales apparently bottomed out in Beaufort and Jasper counties in 2009-10 and in Colleton and Hampton in 2010-2011, and began to increase again in 2010-11 and 2011-12 respectively. By 2013-2014 sales in Jasper County nearly returned to the pre-recession highs of 2006-2007.

Table 21: Net Taxable Sales

	Beaufort	Colleton	Hampton	Jasper
2004-05	\$2,462,825,056	\$274,449,046	\$99,117,876	\$324,092,111
2005-06	\$2,662,718,004	\$298,804,080	\$106,201,480	\$385,611,912
2006-07	\$2,751,447,656	\$323,575,354	\$110,013,323	\$410,103,916
2007-08	\$2,560,090,300	\$300,324,500	\$91,526,640	\$341,968,265
2008-09	\$2,138,324,218	\$262,713,105	\$75,556,391	\$300,395,565
2009-10	\$2,040,740,316	\$260,811,629	\$72,778,471	\$266,846,512
2010-11	\$2,074,933,084	\$257,229,871	\$69,266,591	\$282,222,728
2011-12	\$2,187,748,555	\$262,268,241	\$70,278,055	\$310,545,060
2012-13	\$2,290,253,216	\$263,760,741	\$67,799,829	\$331,953,208
2013-14	\$2,425,558,470	\$276,470,793	\$71,739,118	\$361,737,538

Source: SC Department of Revenue

Economic Impact of Tourism

The economic impact of tourism—measured by visitor expenditures and tourism-related jobs and payroll—varies from county to county. Expenditures by visitors increased between 2006 and 2013, after declines during the economic downturn. Beaufort County, as one of the top tourism destinations in the state, receives the greatest amount of visitor spending and has the largest number of tourism-generated jobs. Colleton County, with the ACE Basin nationally recognized as an eco-tourism destination and with several I-95 interchanges, ranks second for tourism expenditures and payrolls.

Table 22: Economic Impact of Visitors in the Lowcountry: 2006-2013

County	Year	Expenditures by Visitors	Payroll from Tourism	Tourism Employment
Beaufort County	2006	\$958,110,000	\$198,100,000	12,800
	2007	\$1,026,320,000	\$211,090,000	13,230
	2008	\$1,019,970,000	\$206,820,000	12,840
	2009	\$926,500,000	\$197,200,000	12,200
	2011	\$1,029,000,000	\$197,470,000	11,930
	2012	\$1,081,350,000	\$204,170,000	12,210
	2013	\$1,132,010,000	\$21,184,000	12,610
Colleton County	2006	\$80,490,000	\$15,550,000	1,020
	2007	\$86,330,000	\$16,590,000	1,060
	2008	\$86,830,000	\$16,720,000	1,000
	2009	\$82,510,000	\$16,740,000	999
	2011	\$94,900,000	\$17,150,000	980
	2012	\$95,630,000	\$17,070,000	960
	2013	\$100,250,000	\$17,800,000	990
Hampton County	2006	\$10,800,000	\$1,950,000	130
	2007	\$11,260,000	\$2,020,000	130
	2008	\$11,540,000	\$2,050,000	120
	2009	\$10,590,000	\$1,980,000	120
	2011	\$12,540,000	\$2,090,000	120
	2012	\$12,290,000	\$2,030,000	120
	2013	\$12,420,000	\$2,050,000	120
Jasper County	2006	\$44,050,000	\$9,090,000	610
	2007	\$46,870,000	\$9,620,000	630
	2008	\$47,480,000	\$9,670,000	610
	2009	\$47,020,000	\$9,890,000	630
	2011	\$52,840,000	\$9,900,000	610
	2012	\$52,780,000	\$9,760,000	600
	2013	\$54,340,000	\$9,990,000	610

Source: SCPRT

Physical Fitness and Health

Studies have shown a relationship among education, health and economics; these numbers, therefore serve as additional economic indicators.

Table 23: Health Indicators

	Beaufort County		Colleton County		Hampton County		Jasper County	
	2015	Rank of 46	2015	Rank of 46	2015	Rank of 46	2015	Rank of 46
Health Outcomes		1		38		25		24
Length of Life		1		44		19		27
Premature death	5,741		12,251		8,935		9,417	
Quality of Life		1		29		27		17
Poor or fair health	10%		20%		23%		16%	
Poor physical health days	2.7		4.4		4		3.7	
Poor mental health days	2.9		4.1		3.1		3.5	
Low birthweight	8.60%		10.40%		11.30%		10.80%	
Health Factors		1		41		38		42
Health Behaviors		1		41		30		43
Adult smoking	17%		24%		19%		26%	
Adult obesity	22%		38%		43%		40%	
Physical inactivity	17%		32%		33%		26%	
Access to exercise opportunities	81%		43%		37%		70%	
Food Insecurity	13%		20%		22%		18%	
Limited Access to Healthy Food	9%		12%		7%		5%	
Excessive drinking	19%		11%		11%		19%	
Sexually transmitted infections	440		841		815		414	
Teen births	45		66		57		68	
Clinical Care		7		43		34		46
Uninsured	22%		24%		20%		28%	
Primary care physicians	1,556:1		1,817:1		2,303:1		3,690:1	
Dentists	1,116:1		4,199:1		3,401:1		2,663:1	
Mental health providers	890:01:00		1,111:1		1,458:1		2,959:1	
Preventable hospital stays	45		73		73		67	
Social & Economic Factors		4		34		39		33
High school graduation	75%		76%		72%		65%	
Some college	62.60%		50.90%		41.60%		36.40%	
Unemployment	6.80%		9.50%		10.30%		7.10%	
Children in poverty	24%		39%		37%		40%	
Children in single-parent households	32%		46%		45%		48%	
Violent crime	544		697		771		351	

Source: www.countyhealthrankings.org

Lowcountry 208 Certifications: 2014 and 2015 Monthly Comparison

2014	208 Certifications	Number of Housing Units	Other Buildings	2015	208 Certifications	Number of Housing Units	Other Buildings
January	3	0	Industrial. Fire Station, Jelly Fish Processing	January	7	133	Medical Building
February	2	0	USCB Rec Center, forest road	February	6	300	Dialysis Clinic
March	1	0	Crystal Lake Park	March	3	302	Fire Station
April	1	56		April	1	74	
May	4	100	School, Commercial Building	May	2		Commercial Projects
June	3	46	System upgrade, jellyfish processing plant (conditional approval)	June	1	29	
July	10	266	Commercial buildings; school	July	7	264	Industrial
August	1	48		August	6	112	Commercial Projects, Hotel
September	2	39	High School	September	5	61	Commercial Projects, Fire Department
October	5	267		October	1	0	System improvement
Year-to-date	32	822		Year-to-date	39	1275	

Lowcountry Labor Force and Employment

	Sep-15			Aug-15			Sep-14	
	Labor Force	Employment		Labor Force	Employment		Labor Force	Employment
Beaufort County	69,240	65,449		71,454	67,386		69,252	65,082
Colleton County	17,335	16,211		17,440	16,243		16,895	15,591
Hampton County	8,659	8,010		8,829	8,130		8,439	7,790
Jasper County	11,523	10,940		11,807	11,183		11,571	10,882
Lowcountry Total	106,757	100,610		109,530	102,942		106,157	99,345

	Labor Force	Employment
Lowcountry Percent Change August 2014-August 2015	0.57%	1.27%