



City of Beaufort: Northwest Quadrant Strategic Plan

Lowcountry Council of Governments
September 30, 2005
Revised February, 2006

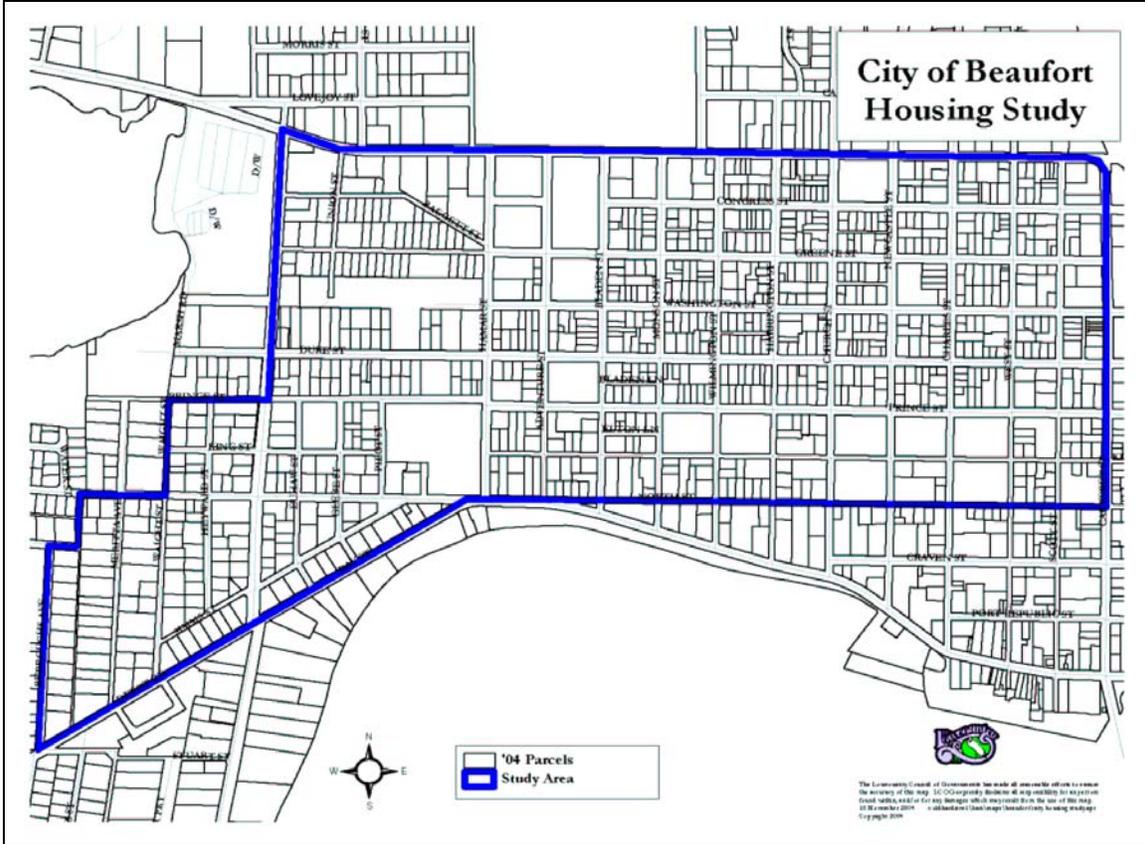


Introduction

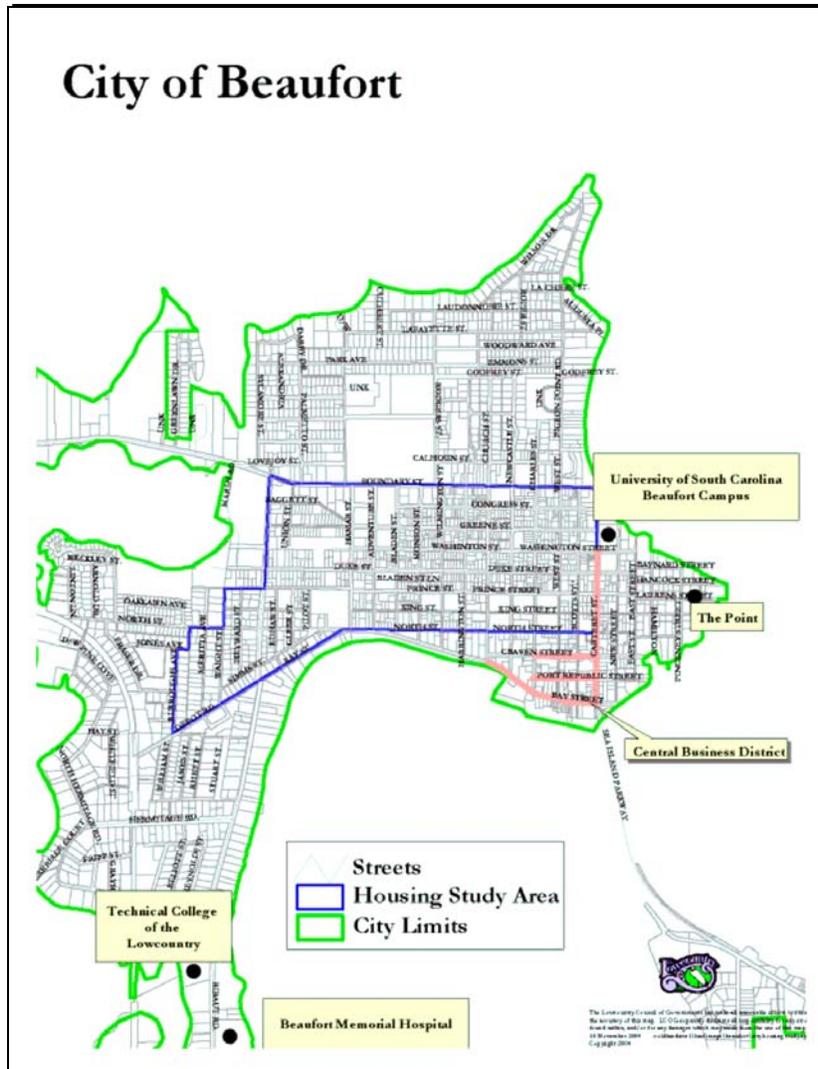
This Plan was prepared with the support of the SC Department of Commerce, Community Development Block Grant 4-R-03-004. However, any opinions, findings, conclusions or recommendations expressed herein are those of the author and do not necessarily reflect the views of the Department of Commerce.

The location of the Northwest Quadrant of the City of Beaufort (see maps below and on the following page) has provided it with a very interesting history as well as present problems and future opportunities that stand in contrast to one another. It abuts the City's downtown, which was the administrative and medical center for the Union Army's occupied Department of the South between 1861 and 1865 and is now the upscale retail, restaurant, banking and tourism center for the Beaufort area. In between those two periods, Beaufort's central business district consisted of a variety of small businesses owned by both black and white entrepreneurs serving the local community; the last of those businesses, a shoe repair and a barber shop, both owned by African-Americans, closed a couple of years ago when the proprietors retired.

The Northwest Quadrant's location is now considered by many investors and individual prospective homeowners as convenient and desirable, near the million-dollar (or more) homes on "The Point" and convenient to places of work (a key consideration as gasoline prices climb), including the growing medical complex centered on Beaufort Memorial Hospital, the Technical College of the Lowcountry and the downtown branch of University of South Carolina-Beaufort (see map on following page).



STUDY AREA BOUNDARIES



THE NORTHWEST QUADRANT IN RELATION TO THE SURROUNDING AREA

Although the study area is part of the City of Beaufort's larger nationally-designated historic district, its unique contribution to African-American history will, and should, influence any future direction and new development and redevelopment.



Background and Context

The Northwest Quadrant was settled almost entirely by African-Americans during and following the War Between the States. As such, it played a very special historic role that is not always recognized by both long-time residents and newcomers. Although the study area is part of the City of Beaufort's larger historic district, its unique contribution to African-American history will influence any future direction and development.

Beaufort's history during that war, and for a number of years afterward, was considerably different than that of the rest of the state of South Carolina. The town, at the beginning of the war, was essentially a summer resort for the wealthy planters whose economic lives consisted of growing Sea Island cotton (the most expensive variety) on plantations in the area. The actual work, including field supervision, was undertaken by slaves, who functioned relatively independently during their masters' summer retreats to healthier climates. When Union troops occupied Beaufort and the surrounding Sea Islands in November and December, 1861, there were two important results:

- The area's slaves were *de facto* freed (although not *de jure* until the "Emancipation Proclamation" in January 1863).
- Beaufort was not burned to the ground in late 1864, as were most other communities in what was then the "Beaufort District" (and is now the counties of Beaufort, Hampton and Jasper).

Many of the slaves remained on the plantations, continuing to raise cotton, corn and sweet potatoes, as employees of the Federal Government; others settled in communities, including what is now called the Northwest Quadrant, but was then referred to as a "freedman's village." As the book *Eve of Emancipation: The Union Occupation of Beaufort and the Sea Islands* (Portsmouth House Press, 1996) commented:

"Even before the end of the war, as slaves fled from unoccupied areas to Hilton Head, St. Helena's and Lady's islands, and Beaufort, new settlements were formed, including one adjacent to downtown Beaufort...in an area that extends from the National Cemetery along such streets as Congress, Union and Hamar. A distinctive one-story-with-front-porch style developed called the 'freedman's cottage.' Many examples still exist there."

From the end of the War Between the States until almost the end of the first Gulf War in the early 1990s, the Northwest Quadrant continued to house a largely African-American population, some of those residents the descendants of the original owners of the homes. As in many neighborhoods whose residents were not necessarily prosperous, home maintenance was



uneven; due to complex and unclear ownership situations among far-flung heirs to property, some homes were abandoned.

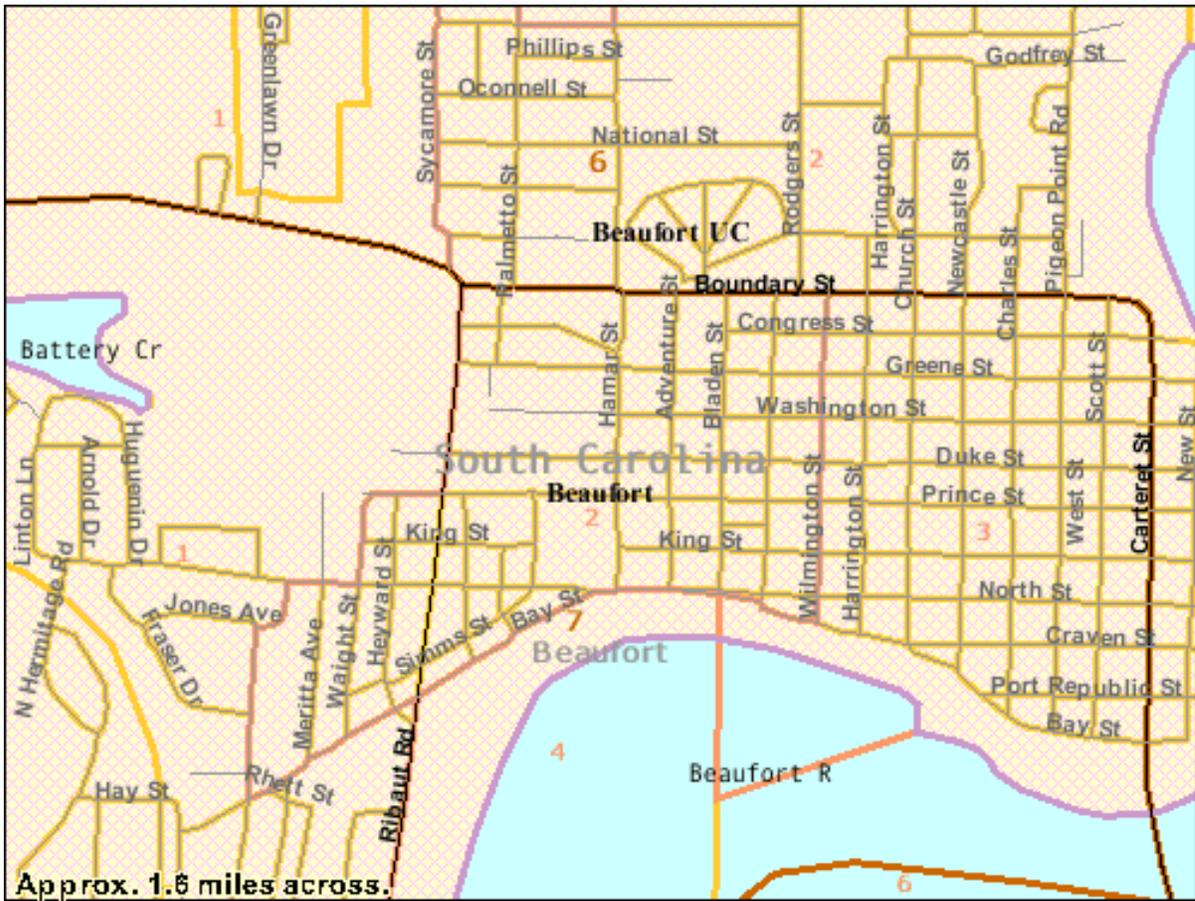
During that period the rest of Beaufort and the surrounding islands grew slowly. Due to its relatively isolated location (not on or near an interstate highway or on a railroad mainline) the regional economy, except for tourism on Hilton Head, did not boom until the 1990s and later, when Beaufort was “discovered” by Hollywood and by the national media. During the nineties a number of feature and other films were made in Beaufort (including *Forrest Gump*) and magazines such as *Fortune* lauded the City as one of the best places in the United States for retirement; as recently as the summer of 2005 the newly-revived *Life* magazine featured it as the “Most Romantic” small city on the East Coast.

The direct impact of the growing prosperity within the “Greater Beaufort” area on the Northwest Quadrant has been threefold:

- To increase the value of property there (see “House Price” section below), which has increased the assessed values and the taxes for residents;
- To increase the attractiveness of the study area as a place for people of middle income and above and investors to purchase and renovate homes;
- To increase and make more apparent the differences between the long-time and new residents of the Northwest Quadrant who have benefited economically and financially from Beaufort’s growth and those who have not.

Demographic Overview

The boundaries of the study area closely match those of Census Tract 7, Block Groups 2 and 3 (see map on following page). As a result, they were utilized to develop an overview of how the area changed in social and economic terms between Census years 1990 and 2000. Because of the social issues and economic pressures that are significant to the study area, we also compared much of the 2000 data to the entire City of Beaufort and/or Beaufort County to analyze and understand both the situation and the changes that have occurred and are continuing to occur within a larger context.



Population

The first observation is that the Northwest Quadrant's population decreased between 1990 and 2000, while the City and the County experienced notably high rates of growth (**n.b.** Beaufort County's was, in fact, the highest in the state).

POPULATION

	1990	2000	% Change 1990- 2000
Beaufort County	86,425	120,937	39.93%
City of Beaufort	9,576	12,950	35.23%
<i>N-W Quadrant</i>			
Block Group 2	875	662	-24.34%
Block Group 3	706	598	-15.30%



This decline in population can likely be explained by the decrease in the total number of dwelling units in the Northwest Quadrant between 1990 and 2000, and the accompanying increase in vacant units, as shown in the table below. See the “Building Conditions Survey” section of this report for recent and detailed results.

	1990	2000	% Change 1990-2000
Total Dwelling Units			
Block Group 2	366	348	-4.92%
Block Group 3	356	347	-2.53%
Vacant Dwelling Units			
Block Group 2	34	52	52.94%
Block Group 3	48	60	25.00%

Incomes and Poverty

Economic data show that in 2000 the study area residents were not doing as well as the whole City and the County (see table below). The median household incomes in the Northwest Quadrant were, for instance, 62.7 percent (Block Group 2) and 61.8 percent (Block Group 3) of Beaufort County’s (SC’s highest). The rate of increase in income between 1990 and 2000 was slightly higher than for all of Beaufort County, while in Block Group 3 there was only a very small increase over the 10-year period.

Median Household Income	2000	1990	% Change 1990-2000
Beaufort County	\$46,992	\$34,534	36.07%
City of Beaufort	\$36,532	\$29,392	24.29%
<i>N-W Quadrant</i>			
Block Group 2	\$29,485	\$21,641	36.25%
Block Group 3	\$29,028	\$28,056	3.46%

The poverty levels are higher in the Northwest Quadrant than for the City or the County as a whole.

Percent of Population Below Povert Level	
Beaufort County	10.66%
City of Beaufort	12.96%
<i>N-W Quadrant</i>	20.02%
Block Group 2	15.49%
Block Group 3	25.04%



Age

The study area's population is relatively older than all of City and County, as shown by both median age and age group data in the tables below and on the next page. The small proportion of young adults (18 to 24 years-old) in the study area is noteworthy.

Median Ages	
Beaufort County	35.8
City of Beaufort	30.1
<i>N-W Quadrant</i>	
Block Group 2	36.8
Block Group 3	43.3

Age Groups: Percent of Total Population

	Less than 5 years-old	5 to 17 years-old	18 to 24 years-old	25 to 44 years-old	55 to 64 years-old	More than 65 years-old
Beaufort County	6.7	16.5	12	27.2	22.1	15.5
City of Beaufort	7	14.6	19.5	28.9	17.8	12.2
<i>N-W Quadrant</i>						
Block Group 2	7.3	14.9	9.2	31	21.5	16.2
Block Group 3	2.3	16.4	8.7	26.1	27.1	19.4

Race

The racial make-up of the Northwest Quadrant is dissimilar to that of the City and County as a whole, with the 2000 Census registering a considerably larger portion of the population as African-American, per the table below.

Racial Composition: Percent of Total Population		
	African-American	White
Beaufort County	24.3	71.7
City of Beaufort	25.7	70.8
N-W Quadrant	55.4	43.7
Block Group 2	48.8	50.2
Block Group 3	62.8	36.5



Housing Prices and Real Estate Market

Decreasing affordability is an increasing trend for housing in the study area.

Block Group 3, which is closer to the extremely expensive homes of “The Point” showed a rate of increase in median owner-occupied home prices between 1990 and 2000 that dwarfed even the large increases experience throughout the City of Beaufort during that decade, according to US Census data.

Median Value of Owner Occupied Homes			
	2000	1990	% Change 1990-2000
Beaufort County	\$168,100.00	\$112,100.00	49.96%
City of Beaufort	\$106,300.00	\$68,100.00	56.09%
<i>N-W Quadrant</i>			
Block Group 2	\$81,500.00	\$58,700.00	38.84%
Block Group 3	\$133,300.00	\$55,300.00	141.05%

Assuming a 7 percent mortgage, 100% financing for 30 years and a household spending 25% of its gross income on mortgage payments (principal and interest only), a home in Block Group 2 at the median price of \$81,500 would have required an annual household income of \$22,026; somewhat more than 60 percent of the households there would have been able to purchase a home at the median price. In Block Group 3, purchasing a home with a median price of \$133,300 would have required an annual household income of \$42,569; fewer than 30 percent of the households there would have been able to purchase a home.

Since the 2000 Census, home purchase costs have continued to increase, according to the prices for homes sold through the Multiple Listing Service (MLS) of the Beaufort County Association of Realtors. The table below summarizes what buyers paid between 2002 and 2005 in the Association’s Area 103, which is approximately the Northwest Quadrant.

MLS AREA 103		
YEAR	AVERAGE PRICE	MEDIAN PRICE
2002	\$152,711	\$102,000
2003	\$174,200	\$128,000
2004	\$194,322	\$150,000
*2005	\$209,207	\$195,000

*(Jan.-Sept. 19)



A house at today's median price of \$195,000, using the same assumptions as above, would require an annual household income of \$62,272. Using the Census 2000 income data for the whole Northwest Quadrant, only 12 percent of the households would be able to purchase a home. A home at the average price of \$209,207 would take a minimum annual household income of \$66,809.

The very most recent listing prices for homes for sale in the Northwest Quadrant, all of which are in the Block Group 2 area, continue this trend. There were four MLS listings in late September 2005, all of which would require renovations and improvements (per a windshield survey by an experienced home owner/renovator):

- An 845 square foot, 2 bedroom, one bath house for \$79,900;
- A 596 square foot, 1 bedroom, one bath house for \$89,500;
- A 900 square foot, 3 bedroom, one bath house for \$105,000;
- A 1204 square foot, 3 bedroom, two bath house for \$129,900.

The marked contrast between the household incomes of residents who have lived in the study area for five or more years and the rapidly escalating home prices are destabilizing the traditional social structure of the area. In some cases the higher home prices are encouraging a number of long-time residents to sell out and move elsewhere. The remaining permanent residents are seeing the assessed value of all homes, including those occupied by descendants of the original owners, increase proportionately. Taxes have risen, as a result, to the point where low-income homeowners face hardships in paying those taxes, and landlords are passing those increases on to their tenants. This last is significant in an area that has a smaller proportion of owner-occupied homes than does all of the City or County.

Home Tenure		
	Percentage Owner Occupied	Percentage Renter Occupied
Beaufort County	73.22%	26.78%
City of Beaufort	58.55%	41.45%
N-W Quadrant	56.14%	43.86%

The owner-occupied vs. renter-occupied profile also tends to affect levels of maintenance, with owner-occupied structures generally being better maintained than rental buildings.



Building Conditions Survey

Introduction

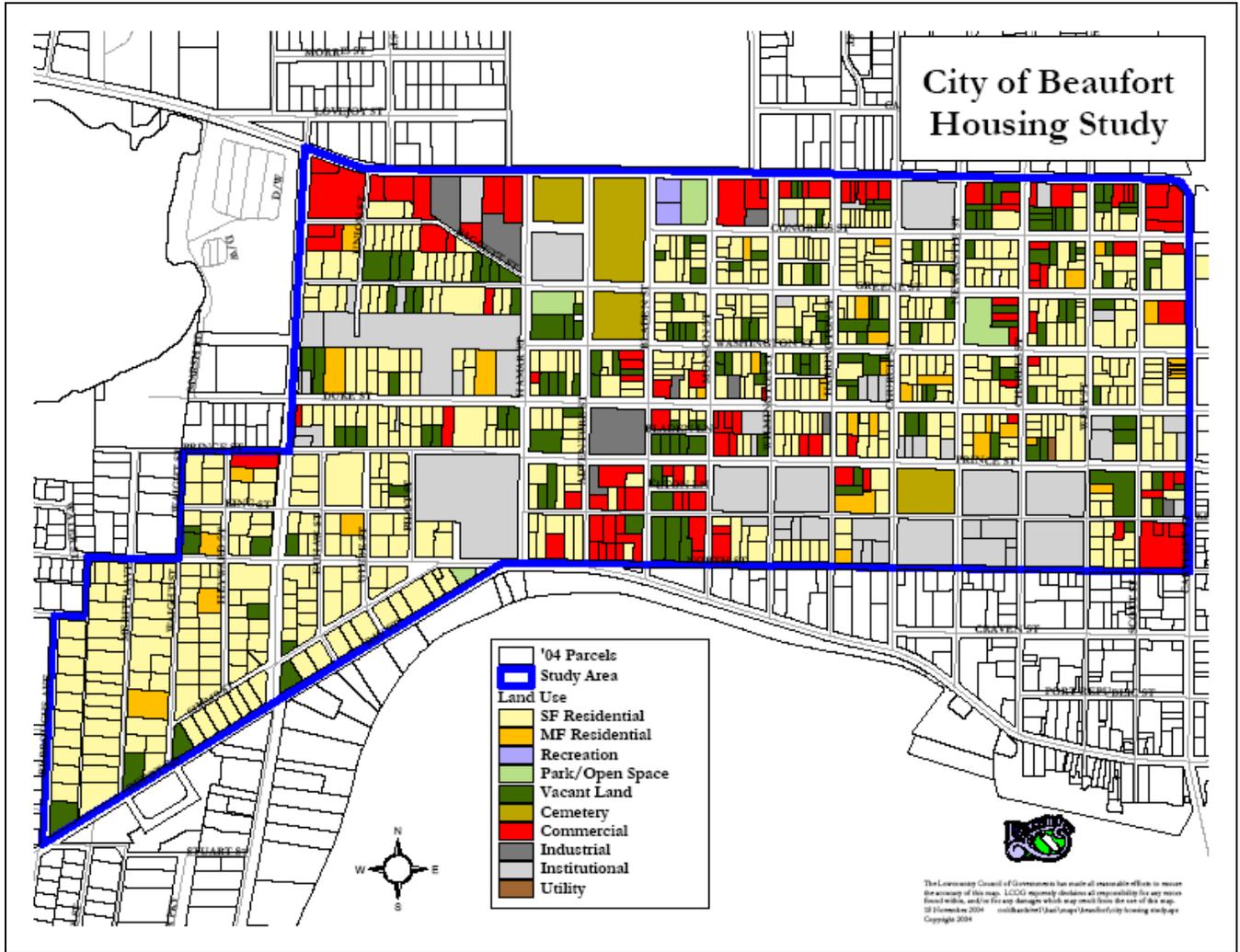
Although primarily a housing survey, given the traditional mixed use nature of the study area, all other land uses were included. A total of 827 properties were inventoried, of which 583 were homes.

Land Uses		Number of Parcels
Residential		
	Single Family	551
	Multi-Family	32
Commercial		94
Institutional		38
Industrial		9
Open Space		3
Vacant Land		100
TOTAL		827

That there is a relatively large number of vacant land parcels shows that there are many opportunities for infill new development in what is a built-up urban area. A “Land Use” map showing the distribution of these uses is on the following page.



LAND USE MAP





The field work was completed during 2004 utilizing an ACCESS®-based database that was first developed by the LCOG Planning Department for a similar study there that was undertaken in 2001 and 2002. It was modified for another project in 2002 and then modified again, with the cooperation of the City of Beaufort's Planning and Building Codes departments, in 2004 for this project. Prior to the finalization of the form that would be used for data entry, LCOG and City staff together field-tested classifications and definitions of conditions and added new categories and fields to ensure that the City's needs were met. See sample form and a completed form below and on the following page.

Status	Land Use	Structure Type
Construction	Overall Condition	Siding
Roofing	Roof Condition	Yard Sidewalk
Sidewalk Condition	Fencing Type	Driveway Type
Photo ID	Comments	
Picture		



ID	Street Number	Street Name	Parcel Number
1		WEST	R121 004 000 0094 0000
Status	Land Use	Structure Type	
	Vacant Land		
Construction	Overall Condition	Siding	
	Good		
Roofing	Roof Condition	Yard	Sidewal
			<input type="checkbox"/>
Sidewalk Condition	Fencing Type	Driveway Type	
Photo ID	Comments		
1			
Picture			

As soon as the survey was finished and the database completed and accessible, LCOG staff presented it successfully to City staff in mid-2005 and then made it available on CD for their immediate use.

The Results—Housing Conditions

Unlike the two similar surveys that LCOG completed in other communities, the study area was not divided into different sections for purposes of both data management and development of specific recommendations. This was a conscious decision made with the City because of the possibility that it might be perceived by both residents and outsiders that a particular section might be considered “better” or “worse” than the other (**n.b.** This was a good



decision; some residents and outsiders were concerned, even by the fact that there were two different Census Block Groups with different socio-economic results).

Building conditions were classified into four categories. As mentioned, these were developed with City staff as were the general criteria used to determine how each structure should be categorized. The following pictures provide an example of each classification. All four are among the 71 remaining “freedman cottages” in the study area.

Good



Average





Poor



Dilapidated



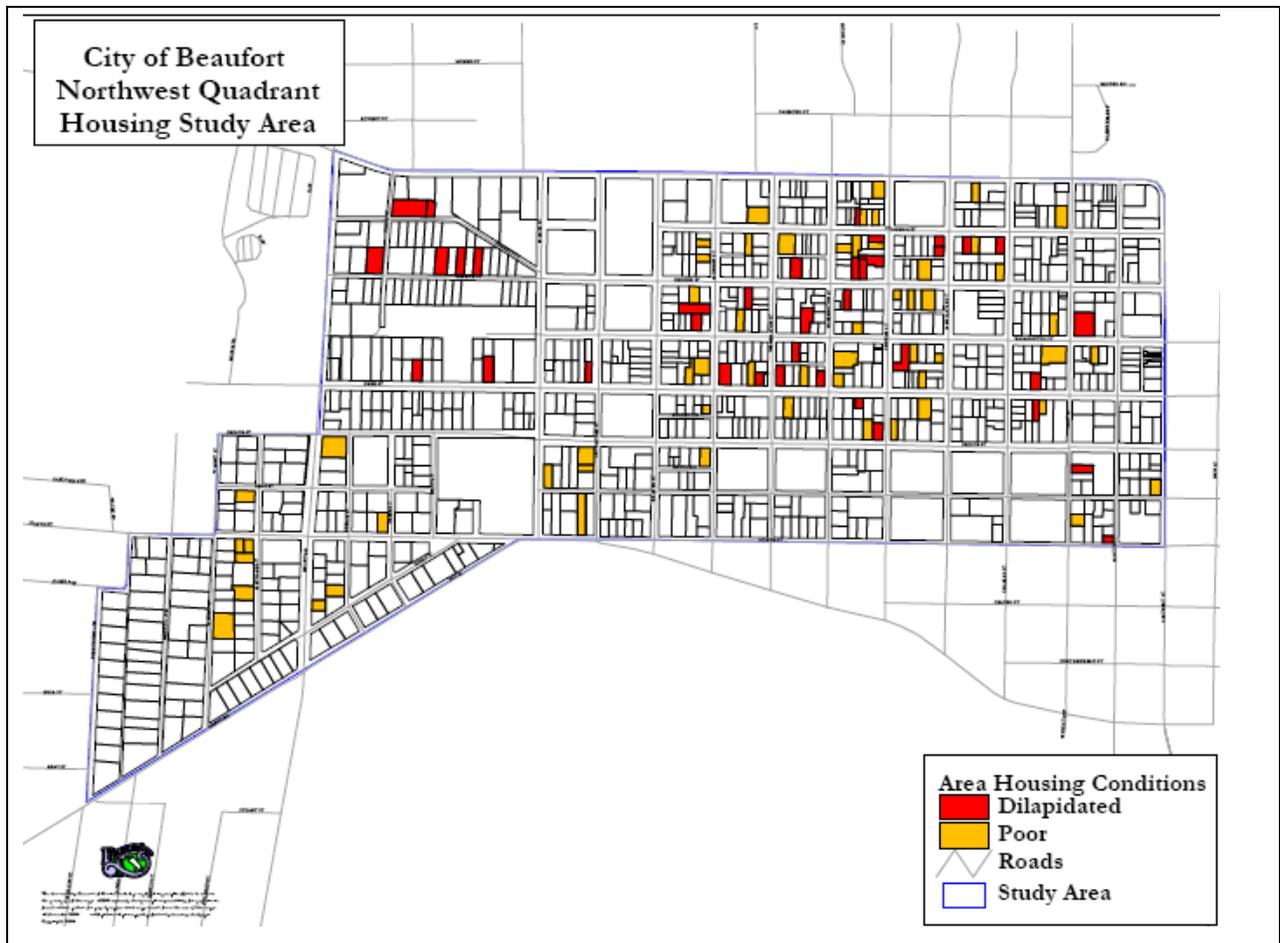


In quantitative terms, the results of the survey are summarized below:

Building Conditions	
	Number of Structures
Good	363
Average	254
Poor	67
Dilapidated	39

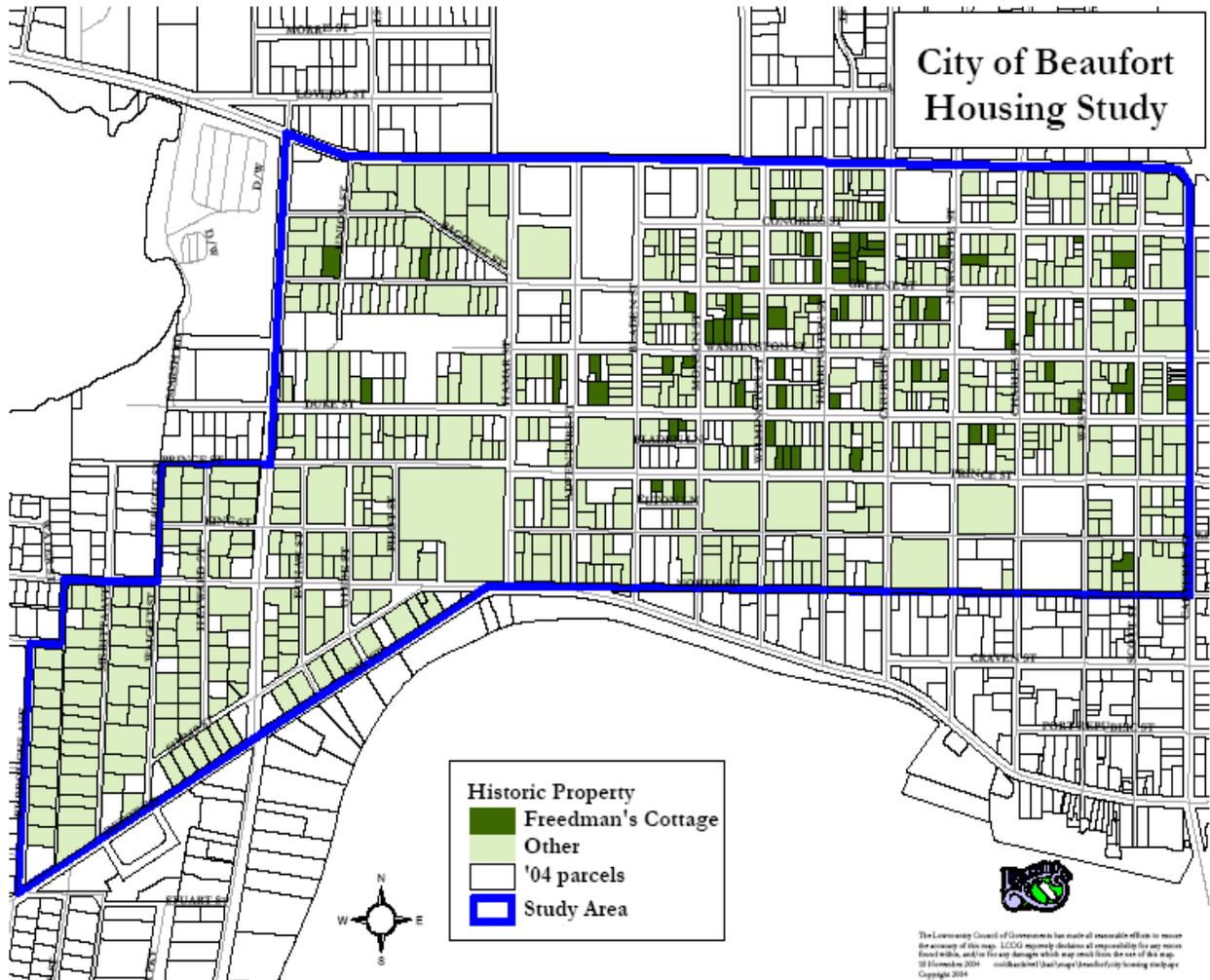
Several of the homes in good condition are new, built within the past few years by private individuals or companies and by Habitat for Humanity.

A total of 15 percent of the structures were judged to be in either “poor” or “dilapidated” condition, although the number and percent may be somewhat smaller than when the survey was completed because of the ongoing renovation activities in the Northwest Quadrant by homeowners, investors and Habitat for Humanities. The map below shows their distribution and clustering within the study area.





As expected in the Historic District, a large number of the structures are on the City of Beaufort's list of historic structures. The map below shows structures that are on the City's list of historic properties and also identifies the "freedman's cottages" structures. The City will integrate this information into their historic structures database.



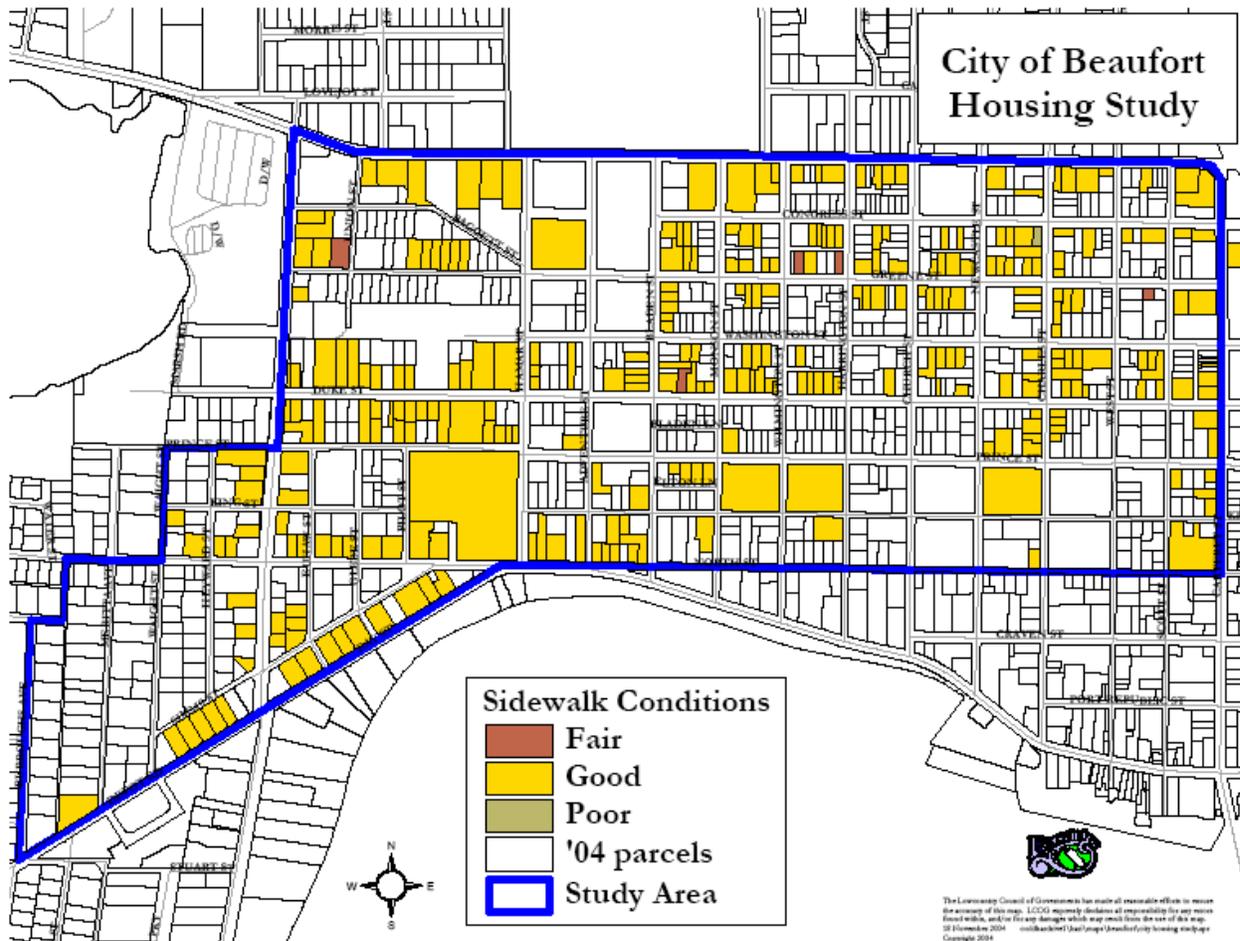


Another issue that was addressed by the survey, and one that was also indicated by Census data, regards the buildings that are vacant and/or abandoned. The 2000 Census recorded 112 vacant houses in the study area; in 2004 vacant and abandoned together totaled 83, likely a result of the increased purchase and renovation activity.

The Results—Sidewalks and Yards

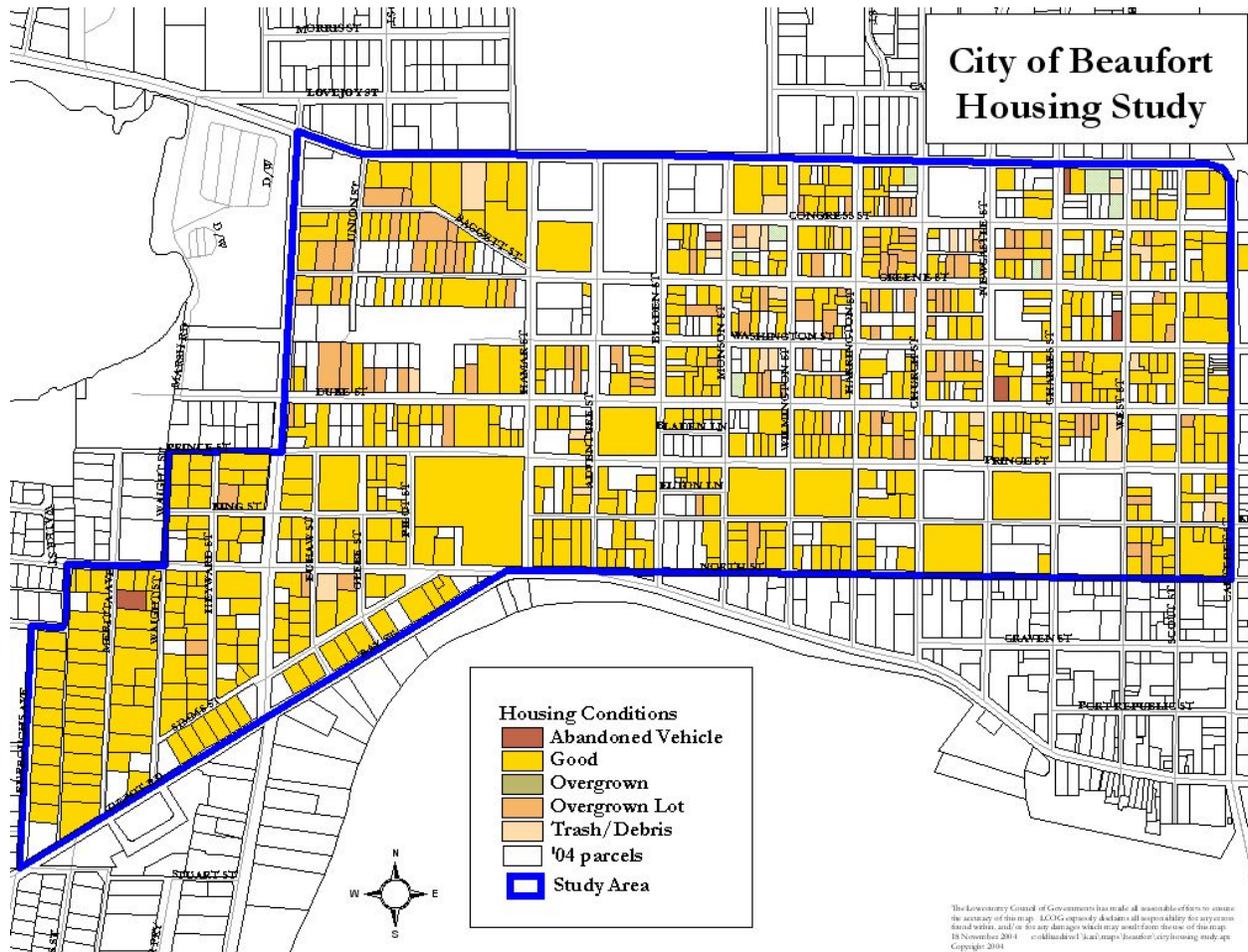
Because the quality of life of a neighborhood is not determined only by the condition of its buildings, the survey also assessed other physical issues—namely sidewalks and yards.

As the map below shows, most of the existing sidewalks are in good condition. The areas that are not colored are those without sidewalks; for safety purposes and to encourage walking, neighborhood improvements should include the addition of sidewalks





Yard conditions are also important; their basic maintenance can be regulated through the enforcement of existing codes. As the map below shows, most of the yards were determined to be in “GOOD” condition. However, there are a sufficient number that are overgrown or have abandoned vehicles on them to warrant attention from the City’s Codes Enforcement division.





Community Facilities and Infrastructure

The study area is the best-served section of the City of Beaufort, in terms of the number, quality and size of services within or just outside its boundaries. For many of the residents these facilities are within walking distance.

Within are:

- The Boys and Girls Club. This is a new and well-staffed facility and also includes a “Teen Center” with facilities and programming for this age group.
- The Greene Street Gym and related outdoor basketball courts, etc. This is an older recreational building but is well utilized and programmed to meet a variety of needs ranging from youth basketball to adult yoga to art exhibits.
- The Greene Street Pool. It was rebuilt a few years ago.
- The County/DSS Social Services Building.
- Many churches.
- A supermarket.
- An elementary school.

Nearby are:

- Beaufort’s Waterfront Park, which includes a children’s play area and a performance stage as well as opportunities for fishing/shrimping and passive enjoyment of the Beaufort River.
- A shopping center with another supermarket and a K-Mart.
- City and County administrative offices.
- The growing Beaufort Memorial Hospital complex (including regional cancer and cardiac care in partnership with Duke University) and a large number of related doctor’s offices and other medical services.

The infrastructure was assessed, but because this is a downtown neighborhood in a growing (both in terms of population and economy) city, the Study Area is well served:

- Public Sewer and Water are available to all homes and businesses, and have been for a considerable time [**Note:** A study completed in January, 1970 showed that although there were “indices of blight” and that the area offered a “poor living environment,” there were, even



then, adequate public sewer and water facilities.] According to the 2000 Census there were no (0) homes in the Study Area that lacked complete plumbing facilities.

- Because it is located on the same bluff as the rest of the historic district and CBD, the area is “high” by Lowcountry standards and does not have drainage problems.
- The roads in the area are all paved. We did not enumerate potholes, although their numbers are not large.
- The area is lighted to the same standard as the rest of the City of Beaufort, except along Charles Street, which has enhanced “historic” lighting.
- Existing sidewalks are in generally good condition (see previous section); utilizing the ACCESS data base provided to the City, staff are able to identify those sections needing repairs.
- Some yards are in need of major clean-ups (see previous section): utilizing the ACCESS data base provided to the City, staff are able to identify those sections needing repairs.



Recommendations

Planning for the future of the Northwest Quadrant of the City of Beaufort calls for a balancing act, given the area's location, history, socio-economic conditions and development and redevelopment opportunities. As a result, the following goals and recommendations have been developed.

Goals

Improvements to the study area should reinforce the area's community identity, that dates back more than 140 years. This would include, but go beyond, historic preservation into the social sphere. More specific goals might be:

- To provide safe and decent housing for present and future residents.
- Ensure that there is and will continue to be enough housing (both existing buildings and new construction) that will be affordable for individuals and households with incomes less than the most recent median incomes for the City of Beaufort. **This has been moved up from the last recommendation.**
- To improve, through rehabilitation and/or other appropriate improvements the homes identified as "Poor" or "Dilapidated."
- To enhance the present diversity—economic, social, racial mix, housing and land use mix.
- To enhance the feeling of "neighborhood" in the area.

Recommendations

Strategic actions to help meet the above goals include:

- Utilize the database from this study to determine which sections, streets and individual properties in the study area should be given the highest priority for improvements. Unlike many communities in which plans of this type are prepared, as the previous maps in this report demonstrate, there are not what could be readily defined as "blighted" blocks or streets. However, four blocks do have relatively large concentrations of either "Poor" and "Dilapidated" housing and/or yards or lots that had/have abandoned vehicles, are overgrown or are otherwise in a poor state of maintenance. Those blocks should be considered as priorities for receiving program assistance and building codes enforcement. The boundaries of those blocks are listed below.
 - Baggette-Union-Greene
 - Newcastle-Greene-Hamar-Church



- Washington-Harrington-Greene-Monson
- Greene-Congress-Harrington-Wilmington

- Continue to work with residents, LCOG and the state to apply for all possible grant and loan programs to assist in the financing of rehabilitation of existing dwelling units and the provision of new units for residents of low and moderate income.

- Identify viable non-profit housing development organizations (in addition to those already involved such as Habitat for Humanities) and assist them by finding suitable land on which to build new housing for persons of low and moderate income. The City could also provide assistance in the planning process and waive relevant fees.

- Encourage a variety of home ownership alternatives (such as non-profit cooperatives and faith-based organizations) for the development of housing for residents of low and moderate income.

- Continue to develop innovative ways to provide and/or maintain affordable housing for local residents with low and moderate incomes, including the provision of incentives for homeowners/landlords, builders and developers, such as:
 - 1) Rezoning some areas for smaller lots and/or allowing 2- and 3-family dwellings in single-family districts as conditional or special uses.)
 - 2) Assessment/tax freezes

- Identify unutilized or under-utilized land owned by public agencies that is suitable for the construction of **affordable** housing by non-profit development organizations. Negotiate with the agencies for the transfer of those properties to the developing organizations.

- Remove unusable and/or dilapidated non-historic housing units and other structures to provide infill lots for more residential development and ensure that infill development is compatible with existing uses and design standards.

- Encourage the establishment and growth of businesses to serve the residents of the Northwest Quadrant.

- Ensure that municipally-owned and other government-owned properties (land and buildings) within the study area are maintained and improved to be compatible with existing uses and design standards.

- **Enforce municipal building and maintenance codes to ensure that both yards and vacant lots do not become overgrown and become the repositories for abandoned vehicles.**



Community Participation

This was both a formal and an informal process.

Formally, there was the initial public meeting in the needs identification stage followed by news releases and flyers about the project when the survey work began. Informally, the survey itself became an opportunity for public information. LCOG staff members were well prepared to answer the questions asked them by residents about both the objectives of the study and the technical details of the Building Conditions Survey during their many hours in the study area.

Formally, there was another public meeting July 21, 2005 to discuss the findings of both the socio-economic analysis and the Building Conditions Survey and to present a draft of the Recommendations. It had been well-publicized beforehand by means of articles in the daily newspaper (see following page), announcements and LCOG/City of Beaufort flyers distributed in the study area. All of these formats specified the nature and content of the meeting.

However, unbeknownst to either LCOG or the City, another flyer was prepared by an organization headed by a non-resident; this flyer stated that it was “Urgent” that residents attend because the City and LCOG would be dealing with the then-recent Supreme Court decision regarding eminent domain and the condemnation of land for private development. A “standing-room-only” crowd attended (see sign-in sheets on following pages), including at least one person from outside the City of Beaufort with a reputation as a sort of “outside agitator.” Apparently most of the participants came to complain about past injustices by both government agencies and banks (see follow-up article and editorial about the meeting from the *Beaufort Gazette* following the sign-in sheets) and to prevent any “takings” by either the City or private developers. On the positive side, the numbers and the emotions did demonstrate a very real concern with the future of the study area.

Suggestions were carefully noted, but since some were made by persons not actually familiar with the neighborhood and surrounding areas, they were evaluated before incorporation into this document. As a result, the recommendation that a teen center was needed was not added because there is already a teen center at the Boys and Girls Club and the Greene Street Gym provides programs for teenagers; during the summer the Greene Street pool also is a location attractive to neighborhood teenagers. Likewise, Beaufort Memorial Hospital is located



in close proximity and now offers a wide variety of clinics and nearby medical offices and services it would be unjustifiable in both health care and economic terms to develop a clinic in the Northwest Quadrant.



Northwest Quadrant forum to show progress in low-income neighborhood

Published Saturday July 9 2005

By JASON RYAN
The Beaufort Gazette

Residents of the city's Northwest Quadrant and surrounding blocks will hear a presentation on the low-income neighborhood this month, as well as a preview of what's to come for the blocks of historic homes falling victim to gentrification.

Planners from Beaufort and the Lowcountry Council of Governments will hold a community meeting July 21 to present a detailed photo catalog of 827 properties between Boundary, Carteret and North streets and blocks west of Ribaut Road, which include the Northwest Quadrant.

The planners began work last summer, taking digital photos of almost every property in the neighborhoods and coding details such as the condition of yards and buildings, the type of roof and siding on a home, the existence and conditions of driveways and sidewalks and even whether a property was fenced.

Census data and maps will be presented that can show, for example, which houses on a block are dilapidated, as well as strategic recommendations to improve and maintain the neighborhood and how to obtain repair grants.

Neighborhood fixes are needed for area homes and yards, said Joseph "Rico" Dupont, enjoying beers Friday afternoon with two buddies in the back yard of his home at the corner of Washington and Monson streets.

"This (house) here is good inside, but the yard needs cleaning," said Dupont, pointing over his rear fence at overgrown foliage hiding a home.

He said many other homes nearby are left abandoned when residents die and leave the property to out-of-town relatives who don't maintain the property.

"They've been sitting so long they've started rotting," Dupont said.

His friend Luther Washington said it doesn't help the neighborhood's appearance when the city sanitation services skip trash pickups, referencing a growing pile of yard refuse around the corner on Wilmington Street.

The men agreed that there would be interest in fixing up the neighborhood and suggested the organization of a barbecue to motivate people to chip in.

They also called for another health clinic nearby and a center for older teens and young adults who have no work "so they're not running around here getting in trouble," Dupont said.

The neighborhood study was done through a \$22,000 federal grant awarded in late 2003, said the city's planning director, Libby Anderson.

Having detailed data for specific properties can improve the chances of obtaining future federal money for the repair of homes, Anderson said.

"You can develop a more competitive application," Anderson said. "We can document these two or three blocks on 'whatever street' that has the most housing needs."

Anderson said different grants are available in the form of forgivable loans, some for concentrated areas and some for sites scattered across the city. So long as a property owner stays in their home for a set number of years after improvements are made, the loans are forgiven.

http://www.beaufortgazette.com/local_news/v-print/story/5009538p-4572336c.html

9/29/2005



**SIGN-IN SHEET
CITY OF BEAUFORT
NORTHWEST QUADRANT
COMMUNITY STRATEGIC PLAN
CDBG #4-R-03-004
DATE: Thursday, July 21, 2005**

NAME	ADDRESS	PHONE #
1. Barbara A. Johnson	LCOG	843-726-5536
2. Kari McCalister	LCOG	
3. Joni Dimond	H.H. IS.	
4. Margaret Summers	Beaufort, South Carolina	
5. Nan Z White	Newcastle St.	379-0412
6. Edward Mack	ST Helen Island S.C.	
7. Linda M. Walker	Duke St. Bft. S.C.	521-7439
8. Louise Hearon	P.O. 921	525-1069
9. W. Thomas Logan	DRB	524-3536
10. Lily Anderson	City of Bft.	525 7012
11. Walt Linn	LCOG	812-8854
12. Matt Horn	City of Beaufort	525-7072
13. Alice Veasey	Bft.	524-6061
14. Gwendolyn Franklin		525-9116
15. Angela Childers	Bft. Housing	525-7089
16. GEORGE SINGLETON		524-3957
17. Jason Ryan		986 5532



**SIGN-IN SHEET
CITY OF BEAUFORT
NORTHWEST QUADRANT
COMMUNITY STRATEGIC PLAN
CDBG #4-R-03-004
DATE: Thursday, July 21, 2005**

NAME	ADDRESS	PHONE #
18. <u>Flounee Newton</u>		
19. <u>Roger m Bloeker</u>		<u>524-7152</u>
20. <u>Hyl F. Felt</u>		<u>524-6553</u>
21. <u>DENISE HOWARD JONES</u>		<u>524-3334</u>
22. <u>Margaret Howard Lee - 1616 Du Pont St</u>		<u>524-5534</u>
	<small>(owns property on Hanna)</small>	
23. <u>Marian Lindsey</u>	<u>1653 Goldfinch Ln, Wcok SC</u>	<u>803-739-9066</u>
24. <u>GERALDINE V. WILDS</u>	<u>803 Congress St</u>	<u>843 524-3697</u>
25. <u>Glaine Newton-Lewis</u>		
26. <u>J. Edwin Allen</u>	<u>PO box 734 Bt.</u>	<u>522-0968</u>
27. <u>Thomas S. Mays</u>	<u>1008 Scott St.</u>	<u>524-7352</u>
28. <u>Mary B. Thompson</u>	<u>1110 Charles</u>	<u>489-5471</u>
29. <u>Larrieta Bruce</u>	<u>1215 Congress St.</u>	<u>524-1817</u>
30. <u>Diana Walker</u>	<u>1508 Congress St</u>	<u>525-1470</u>
31. <u>Sampson Green</u>	<u>910 Wilmington St</u>	<u>524-3476</u>
32. <u>Patricia Bush</u>	<u>134 Spanish Pt. Dr. Beaufort, SC</u>	<u>524-7683</u>
33. <u>Maureen Vandiver</u>	<u>4479 Spring Island Clatie SC</u>	<u>987-5488</u>



**SIGN-IN SHEET
CITY OF BEAUFORT
NORTHWEST QUADRANT
COMMUNITY STRATEGIC PLAN
CDBG #4-R-03-004
DATE: Thursday, July 21, 2005**

NAME	ADDRESS	PHONE #
34. Lynne Jackson	2686 Broad Street	770-0045
35. Nina Snyder	Greene St	845-733-1652
36. JOHN MOORE	24 GEORGETOWN (838-9061)	
37. HENRIETTA GADSON GOODE	1308 Duke	522-8449
38. Dick Stewart	1103 Bay St.	379-9544
39. CERADINE WILDS	603 Congress St	(843) 524-3027
40. Jay K. Weidner	1307 Calhoun St.	522-2114
41. Barbara Glaze	712 New Castle St. PO Box 1999	524-9417
42. Luther G. Gode	1308 Duke St	522-8119
43. Jerry Gibbs	1213 Congress St	524-7730
44. James Williams	805 West St Apt	522-8782
45. Addie Seaman	807 Congress St	524-4691
46. Lillian Grant	1407 Pine St	379-2265
47. Dottie Boone McDaniel	1005 Crown	524-8211
48. Cozell Frazier	802 Bladen St.	
49. Muriel Smalley	802 Charles St.	
50. R.L. & L.H. Elliott	807 Newcastle St.	

MARTHA DAVIS TECHNICAL COLLEGE OF LOWCOUNTRY



NORTHWEST QUADRANT
 Thursday, July 21, 2005
 Grand Army Hall

NAME	ADDRESS	TELEPHONE	EMAIL
Carolina Peoples	807 Church St.	379-2079	
Barbara H. Laurie	1409 Washington St	522-8629	
Henrietta W. Dode	1308 Duke St	522-8119	
Nancy Gault	Okatie	987-5206	
Nan White	707 Newmarket St	379-0412	
ROBERT WASHINGTON	902 WASHINGTON	524-2540	
Charles N. Henderson	1008 Charles	379-0944	
GERALDINE GARRIN	814 N. DIXON ST	522-1450	
Mrs R. Maldonado	1508 Washington St	575-3590	
Anne Roberts	816 Carter St	524-5636	

John W. Gadsden, Sr 1707 Greene St 524-6109 Gadsden Charter.net



Residents react to planning presentation

Northwest Quadrant one of county's poorest areas

Published Friday July 22 2005

By JASON RYAN

The Beaufort Gazette

Residents of the Northwest Quadrant responded passionately Thursday to a planning presentation about the neighborhood, bemoaning a lack of housing-repair assistance and the gentrification of the historic, low-income neighborhood.

Using U.S. Census data and a detailed housing study of 827 neighborhood properties, the planners showed that on average, residents of the predominantly African-American neighborhood are significantly older and poorer than neighbors throughout the City of Beaufort and Beaufort County.

The presentation by planners from the Lowcountry Council of Governments also showed that the neighborhood has fewer owner-occupied homes and a higher amount of rental homes when compared to city and county averages.

The presentation on 827 properties between Boundary, Carteret and North streets, and blocks west of Ribaut Road, was overshadowed by a boisterous crowd of about 50 people at the Grand Army Hall on Newcastle Street.

Attendees from different areas of the county sometimes became unruly when making comments -- at one point nearly causing a premature end to the meeting.

Common complaints from residents included: an inability to repair historic homes because of high costs and strict architectural requirements, high property taxes and a lack of follow-through from local government in implementing changes.

"There is a gap. There is no follow-up to questions being asked," said Charles Henderson, a Charles Street resident who said a lack of trust between residents and local government plagues these discussions.

Other residents said trust is difficult to establish when the city won't spend certain money on urban repairs, alluding to \$1.1 million left from an Urban Development Assistance Grant the city received in 1983.

Touching on sensitive racial topics, other residents commented on a changing face of the neighborhood with whites replacing blacks.

There was also disappointment that local decision-makers were not at the meeting.

"Every time we meet, there are no City Councilmen here; but every time an election comes up, they are in the community like crazy," said Larry Holman, president of the Beaufort County Black Chamber of Commerce. "There is no trust here at all.

City staff, including Planning Director Libby Anderson, attended the city-sponsored meeting, but Mayor Bill Rauch and other City Council members did not.

James Williams said the tension derived from people feeling threatened in the neighborhoods.

"I know a lot of the houses are run-down, and the people are poor, and people are afraid of losing their homes," the West Street resident said.

Williams said he has a home that is more than 100 years old -- and could use more than \$50,000 of repairs.

With many older residents having lived in Beaufort County during segregation, trust is hard to establish, he said.

The neighborhood study started last summer and was funded through a \$22,000 federal grant awarded in late 2003, according to

http://www.beaufortgazette.com/local_news/v-print/story/5040216p-4596777c.html

9/29/2005



A neighborhood needs attention

Northwest Quadrant looking for council

Published Sunday July 24 2005

Rowdy, unruly behavior at a Thursday night meeting held to discuss the demographics of Beaufort's Northwest Quadrant was unfortunate and out of line. But the crowd's comportment shouldn't obscure the importance of the message it was trying to convey.

The Northwest Quadrant is an important neighborhood in Beaufort, and those portions that can be saved should be saved. City Council must play a key role in the salvation and preservation of the neighborhood of about 827 buildings.

The Northwest Quadrant is bounded on the north by Boundary Street, on the south by Prince Street, east by Charles Street, and west by Hamar Street.

A thread of common complaints ran through Thursday's meeting: an inability to repair historic homes because of high costs and strict architectural requirements, high property taxes and a lack of follow-through from local government implementing changes.

Many people thought problems in the area were on the way to being solved six and a half years ago when the Northwest Quadrant Design Principles draft was presented to City Council. Today some houses are in such a state of disrepair that it could take multiples of thousands of dollars to save them. One man said Thursday it could take \$50,000 to repair his property.

A Gazette story in February 1999 reported that "Southern artist Horace Day once said, 'The warp and woof of a culture can be seen in the way a people live and in its architecture. These have been destroyed in many parts of our country. In Beaufort, they still exist.

"The spirit of a town is not only expressed in its elegant antebellum homes, but also in the simple cabins found in the city and countryside. The spirit and culture of a region like Beaufort is especially striking in its black churches ..."

A chapter in the design principles document reported to Beaufort that "The Northwest Quadrant is an important neighborhood within the ... National Historic Landmark District. Its houses and commercial buildings are tangible reminders of the lives and contributions made to Beaufort's history by the many people who lived and worked in this traditionally African-American neighborhood," including tradespeople, domestics, laborers and small business owners.

Preservation is important for several reasons, including its impact on the integrity of the city's Historic District.

The city has attempted during two decades to help owners and renters maintain the buildings. Donnie Beer persuaded her fellow City Council members to create "Project Repair" five years ago to make improvements to homes. The goal was to use \$75,000 to \$100,000 from the interest from the more than \$1 million of remaining Urban Development Action Grant funds. Beer said Friday that the program is still in place and could help refurbish about 10 homes a year. A problem, she said, is that most repairs cost far more than the \$7,500 grants allowed under the project.

The community is helping people build or buy homes, but more should be done to help people maintain their homes. City Council plays a great role in this process, but it isn't alone. Banks also should come to the aid of community members, and homeowners who qualify should step up to get the financing. A greater effort also must be made to find state and federal money to accomplish the goal. Council may have to think tax increase, using at least one-mil of taxes to create matching funds to get some of the state and federal funding.

A big step for City Council to make would be to attend meetings in the neighborhood and get a better understanding of the problem and residents' thinking. It never hurts to listen, and that always pays dividends in community relations.

Larry Holman, president of the Beaufort County Black Chamber of Commerce, was emphatic Thursday night about City Council. "There is no trust here at all."

<http://www.beaufortgazette.com/opinions/v-print/story/5045668p-4601221c.html>

9/29/2005