



2026 Community Development Block Grant (CDBG)

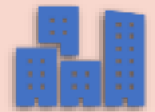
Program Year: April 1, 2026—March 31, 2027
Community and Economic Development

Strengthening People Strengthening Communities


CDBG Program Overview



The SC CDBG Program is designed to provide assistance to units of local government in improving economic opportunities and meeting community revitalization needs, particularly for persons of low and moderate income (LMI).



The CDBG program has been funded through the State since 1982 by the US Department of Housing and Urban Development (HUD) under Title I of the Housing Community Development Act of 1974 as amended (Title I).



The Annual allocation from HUD for the program is administered by the SC Department of Commerce – Division of Grant Administration.

SC has been allotted approximately \$20,158,365 in CDBG funds for 2026.

SC STATE CONSOLIDATED PLAN FOR HOUSING AND COMMUNITY DEVELOPMENT

Draft 2026 Action Plan

Written comments on the plan can be submitted from **January 18, 2026-February 19, 2026, 5PM.**

Email: ehuff@sccommerce.com

Mail: Lisa Huff

SC Department of Commerce
Business Incentives & Grants Administration
1201 Main Street, Suite 1600
Columbia, SC 29201

GRANT PROGRAM CATEGORIES

There are three broad grant program categories:

- **Community Development**
- **Business Development**
- **Regional Planning**



The Community Development Program is further broken down into several subcategories to address infrastructure, community facilities, and neighborhood priorities as follows:

Community Development Program

COMMUNITY INFRASTRUCTURE

\$8,000,000 est.

APPLICATION REQUEST **March 20, 2026**
APPLICATION DEADLINE **April 20, 2026**

WATER

SEWER

DRAINAGE

ROADS

MINIMUM FUNDING AMOUNT - \$50,000

MAXIMUM FUNDING AMOUNT -
\$1,000,000 est.

LOCAL PRIORITIES \$2,000,000 est.

APPLICATION REQUEST **August 21, 2026**
APPLICATION DEADLINE **September 21, 2026**

ECONOMIC DEVELOPMENT

PUBLIC HEALTH & SAFETY, QUALITY OF
LIFE, AND SUSTAINABILITY

RESILIENCY AND NARROW THE DIGITAL
DIVIDE

MINIMUM FUNDING AMOUNT - \$50,000
MAXIMUM FUNDING AMOUNT - \$300,000

COMMUNITY ENRICHMENT

\$7,953,616 est.

APPLICATION REQUEST **August 21, 2026**
APPLICATION DEADLINE **September 21, 2026**

BROWNFIELD PROJECTS/DEMOLITION OBSOLETE
BUILDINGS

DOWNTOWN STREETScape IMPROVEMENTS*
PLANNING FOR REGIONAL INFRASTRUCTURE
(\$50,000 maximum)

LIBRARIES

PUBLICLY OWNED FACILITIES

TRANSPORTATION-ORIENTED PUBLIC FACILITIES

PUBLIC SAFETY FACILITIES/SERVICES

DEMOLITION VACANT, DILAPIDATED STRUCTURES
TO ADDRESS/SUPPORT CRIME PREVENTION

FIRE SUBSTATIONS OR FIRE TRUCKS

HEALTH CLINIC FACILITIES/EQUIPMENT

PUBLIC FACILITY MODIFICATIONS

NEW SIDEWALKS IN LMI AREAS

MINIMUM FUNDING AMOUNT - \$50,000
MAXIMUM FUNDING AMOUNT - \$750,000

GRANT PROGRAM CATEGORIES

Business Development Program: \$250,000

This program provides financial resources for local governments to pursue opportunities that create new jobs, retain existing employment, stimulate private investment, and revitalize or facilitate the competitiveness of the local economy. Funding will be prioritized based on the following order:

1. New or expanding businesses tied to job creation
2. Area economic development activities not associated with job creation
3. New or expanding local businesses that provide essential goods and services in predominately LMI communities

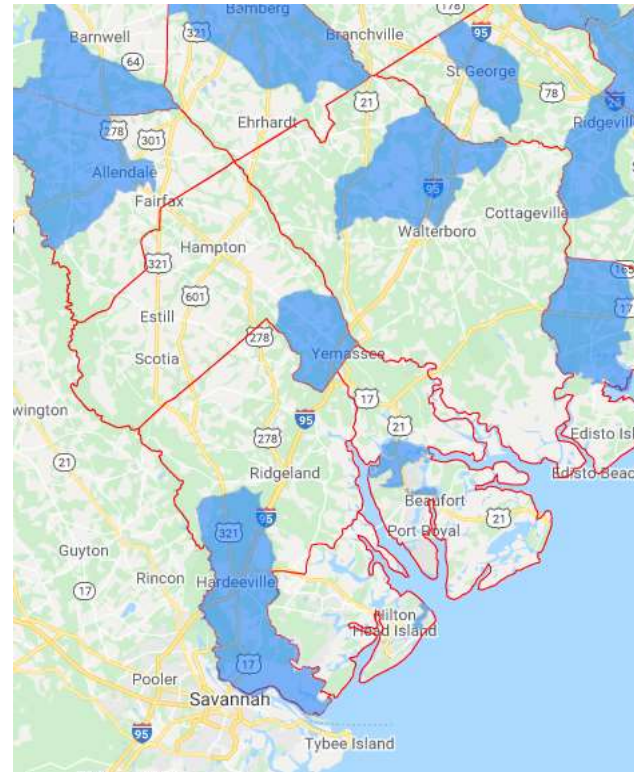
Regional Planning Program: \$500,000

This program is designed to provide CDBG funds to Councils of Governments to assist local governments in developing plans and building local community development capacity.

State TA & Admin: \$ 704,749

OPPORTUNITY ZONES

Projects located in Opportunity Zones will receive an additional 10 bonus points (scoppportunityzone.com)



PERFORMANCE THRESHOLD

A unit of local government can apply for an additional Community Development grant if it has no more than two open CDBG grants (excluding Business Development or Regional Planning grants).

However, the open grants must not have exceeded a **30-month grant period**.

PERFORMANCE THRESHOLD



No more than one Streetscape project.



No more than one Ready to Go project.



No more than one project for the same general target area/neighborhood open at the same time, unless the current project is under construction.

FAIR HOUSING IS THE LAW

Also, as a part of the requirements of the program, the locality is expected to undertake activities that promote Fair Housing. Title VIII of the Civil Rights of 1968 stipulates that we all have the right to be treated fairly regardless of our **race, color, religion, sex, disability, familial status, or national origin.**

- In the sale and rental of housing
- In residential real estate transactions
- In the provision of brokerage services
- If you believe that you have been a victim of discriminatory housing practices, you have avenues by which the matter can be investigated.



Beaufort County and Lowcountry Council of Governments are committed to Fair Housing.

- For more information contact LCOG at **(843) 473-3990.**

LMI QUALIFIED

Beaufort County		<u>1 Person</u>	<u>2 Person</u>	<u>3 Person</u>	<u>4 Person</u>	<u>5 Person</u>	<u>6 Person</u>	<u>7 Person</u>	<u>8 Person</u>
	80% Limits	\$61,700	\$70,500	\$79,300	\$88,100	\$95,150	\$102,200	\$109,250	\$116,300
Colleton County		<u>1 Person</u>	<u>2 Person</u>	<u>3 Person</u>	<u>4 Person</u>	<u>5 Person</u>	<u>6 Person</u>	<u>7 Person</u>	<u>8 Person</u>
	80% Limits	\$38,100	\$43,550	\$49,000	\$54,400	\$58,800	\$63,150	\$67,500	\$71,850
Hampton County		<u>1 Person</u>	<u>2 Person</u>	<u>3 Person</u>	<u>4 Person</u>	<u>5 Person</u>	<u>6 Person</u>	<u>7 Person</u>	<u>8 Person</u>
	80% Limits	\$38,100	\$43,550	\$49,000	\$54,400	\$58,800	\$63,150	\$67,500	\$71,850
Jasper County		<u>1 Person</u>	<u>2 Person</u>	<u>3 Person</u>	<u>4 Person</u>	<u>5 Person</u>	<u>6 Person</u>	<u>7 Person</u>	<u>8 Person</u>
	80% Limits	\$42,600	\$48,650	\$54,750	\$60,800	\$65,700	\$70,550	\$75,400	\$80,300

2025 Income Limits effective June 1, 2025 (cdbgsc.com)

BEAUFORT COUNTY/ LOWCOUNTRY REGIONAL HOME CONSORTIUM

The Beaufort County/Lowcountry Regional HOME Consortium (LRHC) is comprised of the following counties: Beaufort, Colleton, Hampton, and Jasper and all 21 municipalities in the region.

BEAUFORT COUNTY/ LOWCOUNTRY REGIONAL HOME CONSORTIUM

TOP THREE OBJECTIVES:

**Rehabilitation of
substandard housing**

**Increase accessibility to
adequate and affordable
housing**

**Support the
development and
availability of safe,
decent, and affordable
housing**

BEAUFORT COUNTY/ LOWCOUNTRY REGIONAL HOME CONSORTIUM



Beaufort, Hampton, Colleton and Jasper Counties have areas that are in need of affordable housing, rehabilitation of substandard housing, and demolition of vacant/dilapidated houses.



As the housing stock ages, there becomes a greater need for rehabilitation of substandard houses and the number of vacant/dilapidated houses increases while increasing the number of persons at risk for homelessness.



Please give us a list of the priority housing needs for your area to be considered in our upcoming 2026-2027 Annual Action Plan to be submitted to HUD by April 30, 2026.