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## SECURITY VILLAGE IN BERKELEY COUNTY, SC (PHASE 1)

A Housing Community Offering Transitional Beds for Those Experiencing Homelessness & Affordable Housing Units for Vulnerable Populations

### **Overview and Objective:**

This project will seek to acquire and transform approximately 5 acres of land in Moncks Corner, SC into a housing community for those experiencing homelessness and other vulnerable persons. With the continued development boom the county is currently experiencing, the needed inventory for affordable, workforce and stabilized housing options is extremely low. Maintaining this pace without intentional intervention will result in a growing population unable to secure safe and affordable housing. This Security Village will serve as a pilot that can be replicated. Additionally, it will harness the collective resources of public, private, government and nonprofit partners who share the same vision of housing security in Berkeley County, SC.

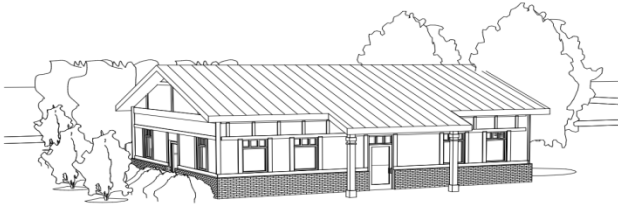
The Security Village will be managed by the Grace Impact Development Center, Inc. (GIDC) and in concert with strategic partners.

### **Shelter and Housing Conditions in Berkeley County:**

Berkeley County is considered one of the fastest growing counties in the country. As the largest county in the state of South Carolina (land mass), it is negligent that there are currently no shelter beds available anywhere in the county. The county is participating in the regional development of the Berkeley, Charleston and Dorchester counties and seeing the mass influx of new residents (both by choice and by force of rising housing costs) moving into the county as a consequence.

Additionally, the Berkeley County School District reports that there are more than 3,000 students who meet the McKinney-Vento definition of homelessness which defines homeless children and youth as individuals who lack fixed, regular and adequate nighttime residence. It is difficult to quantify, but there are noted cases of students who are independently homeless within the school district. Without shelter beds in the county, providing safe and secure shelter for these individuals while keeping them on their educational track is impossible. According to records, Berkeley County reported zero in homelessness for many years. In 2020, GIDC in partnership with the Lowcountry Continuum of Care and Berkeley County School District participated in the national Point-in-Time Count. This was the first time organizations from Berkeley County participated in the count (<https://abcnews4.com/news/local/from-homeless-to-helping-those-in-need-in-berkeley-county>). With federal dollars tied to the count of documented homeless cases in the county, Berkeley County cannot receive a fair share of federal dollars to support initiatives without shelter beds to help document the true need.

CHIC Community Building: 212 Cooper St./ Mailing Address: P.O. Box 1777  
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### **Project Design:**

The first phase of this project will focus on establishing the homeless shelter pods and the infrastructure for the vulnerable housing units. Given that land cost and infrastructure are what makes “affordable” housing difficult, this first phase will allow for more models to attract full funding and/or help cash flow the construction of the housing units. The structural needs to bring the homeless shelter pod community to life are significantly less than the housing component and a better strategic beginning. Maximizing the attention of being the first shelter option in Berkeley County will greatly assist GIDC in leveraging other funding and programming partners in the overall project.

Our intent is to continue our relationship with the Clemson School of Architecture and solicit their help in the design of the community. This partnership could drastically reduce the design cost while fostering a great and beneficial partnership. The design will seek to incorporate the two objectives of the project in a way that provides safe and aesthetic boundaries for each demographic. The Shelter Pod community will consist of 35 pods for shelter, 3 restroom pods, 1 laundry facility and 2 office pods for our social service partners to have a presence on-site. This functionality will assist in providing key services (mental health, medical/dental, permanent housing, social services, Veteran Affairs, etc.) to clients and assist in total wrap around care.

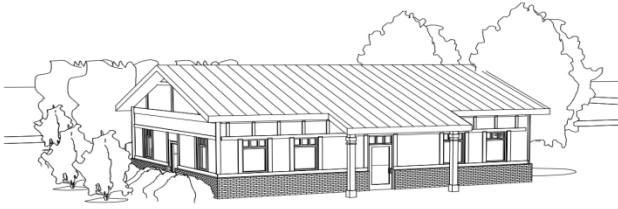
GIDC will build capacity to staff the Shelter Pod community as deemed necessary for project scope and design. The project lead will also utilize nonprofit, CBO and local churches to help support ongoing operations. For security, GIDC will work with the Moncks Corner Police Department and Berkeley County Sheriff’s Department for increased patrols and the possibility of a community satellite office on-site. Currently, WW Solar Energy International is welcoming a partnership to help provide solar options that will minimize electric costs for the project.

Through public partnerships and effective promotions, GIDC believes the merits of this project will inspire continued interest and support from county industries, municipalities and grant funders.

### **Sustainability:**

GIDC will continue to collaborate with counterparts, strategic partners and grantors to provide the continued funding necessary to operate this community. With so much focus on our local feeding sites, this will be another way for congregations to provide monthly support to the operational fund for this project. Additionally, our organization will seek to work with Berkeley County and the Town of Moncks Corner to become an added line item to their yearly budget for providing critical services to both. Successfully executing these plans will provide project sustainability and position this project to be replicated in other strategic areas of Berkeley County.

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**Proposed Strategic Partnerships:**

Berkeley County, Town of Moncks Corner, Berkeley Community Mental Health, Department of Social Services, Clemson School of Architecture, Trident United Way, Fetter Healthcare Systems, Lowcountry Continuum of Care, Kennedy Center, Berkeley Electric Coop, Santee Cooper, WW Solar Energy International

**Homeless Shelter Pods:**

25 single pods with capacity for 1-2 people  
10 family pods with capacity for 4 people  
3 restroom pods  
1 laundry facility  
2 office pods for on-site partner service organizations

**Vulnerable Housing Units (Seniors and Persons with Disabilities):**

15-20 one-bedroom units with a caretaker's chamber

**Phase 1 - \$2,275,000 (6–12-month timeline):**

Land acquisition - \$600,000  
Site design/master plan - \$75,000  
Site prep for Shelter Pods - \$50,000  
Infrastructure for Housing Units - \$800,000  
Capacity Building - \$200,000  
Process Development - \$25,000  
Purchase of Shelter Pods - \$500,000  
Marketing/Promotion/Fundraising - \$25,000

**Phase 2 - \$1,000,000 (24–36-month timeline):**

Secure funding, financing and/or a combination of the two to build 20 one-bedroom units with a caretaker's chamber at a \$50,000/unit cost.

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