

Affordable Housing Committee Meeting

Theodore D. Washington Municipal Building, Henry “Emmett” McCracken Jr. Council Chambers, 20
Bridge Street, Bluffton, SC

April 03, 2025

This meeting can be viewed live on [BCTV](#), on Sparklight Channel 9 and 113 or on Spectrum Channel 1304.

I. CALL TO ORDER

April 3, 2025, Affordable Housing Committee meeting was called to order at 10:01am.

II. ROLL CALL

PRESENT

Chair Fred Hamilton

Committee Member Gwen Chambers

Committee Member Meg James

Committee Member Denolis Polite

Committee Member Doug Magill

ABSENT

Council Member Emily Burden

III. ADOPTION OF MINUTES

1. March 6, 2025

A motion was made by Commissioner Magill to approve March 6, 2025, minutes.

The motion was seconded by Commissioner Chambers.

Voting Yea: Chair Hamilton, Commissioner James, Commissioner Polite.

IV. PUBLIC COMMENT

No public comment

V. OLD BUSINESS

No old business

VI. NEW BUSINESS

1. FY25 Neighborhood Assistance Program Budget Update

The budget for the Neighborhood Assistance Program for FY 2025 has been approved at \$400,000 by Town Council. An additional \$144,000 was added to the budget by a grant awarded to the program by Beaufort Jasper Housing Trust on August 22. That brings the 2025 fiscal year budget to \$544,000.

Twenty-five homes have received home repairs at a total of \$224,112 and one job is encumbered for \$11,020.

Seven homes have been serviced for septic pump outs or plumbing services at a total of \$3,463.

One home has been serviced for tree service at a total of \$450.00

One home has been demolished due to Hurricane Helene at a total of \$4,200.

Three homes are currently being worked on.

Four homes are waiting on estimates to be submitted.

One home will be visited by Save the Shutters.

One home is waiting for a walk through with the Town's building safety.

2. 2025 Fair Housing Month Proclamation

Staff Member Smalls shared the 2025 Fair Housing Month Proclamation that will be signed by Mayor Toomer at the May 8, 2025, Town Council Meeting.

The Community Housing Services Agency of Savannah is hosting a trolley tour to look at affordable/workforce housing across Chatham County. The Committee members will be attending on Friday, June 27, 2025.

Staff Smalls informed the Committee that trees have started to come down at the Town's affordable housing project, The May. Smalls will keep the Committee up to date with the project's progress through videos and pictures.

VII. DISCUSSION

1. Sophia Paulick, Development Specialist, Woda Cooper Companies Inc.

Sophia Paulick gave a summary of Woda Cooper Companies Inc. and how they have been building affordable housing developments throughout South Carolina. Ms. Paulick shared with us the projects that the company has done in neighboring towns.

Beaufort Memorial Hospital (BMH) is partnering with Woda Cooper to develop Livewell Terrace, a development that will be located on Buckwalter Road and will be a workforce housing project for BMH employees. Applications for this project have not yet been submitted to the Town of Bluffton.

VIII. ADJOURNMENT

The April 3, 2025, meeting was adjourned at 10:30am.

IX. NEXT MEETING DATE: Thursday May 1, 2025