

Affordable Housing Committee Meeting

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

March 12, 2026

This meeting can be viewed live on [BCTV](#), on Sparklight Channel 9 and 417 or on Spectrum Channel 1304.

I. CALL TO ORDER

The Thursday, March 12, 2026, Affordable Housing Committee Meeting was called to order at 10:09am by Chairman Hamilton.

II. ROLL CALL

PRESENT

Chair Fred Hamilton
Committee Member Gwen Chambers
Committee Member Denolis Polite
Committee Member Doug Magill

ABSENT

Council Member Emily Burden
Committee Member Meg James
Committee Member Veronica Navarro

III. ADOPTION OF MINUTES

February 5, 2026

Motion made by Committee Member Magill, Seconded by Committee Member Polite.
Voting Yea: Chair Hamilton and Committee Member Chambers

IV. PUBLIC COMMENT

Residents of Shady Glen - 212 Shady Way, Bluffton SC

Residents voiced their concern about lot rent increase and would like information on how the increases can be controlled.

Jeremy Bullock Grants Administrator for the Town of Bluffton

V. OLD BUSINESS

VI. NEW BUSINESS

1. FY26 Neighborhood Assistance Budget Update

The budget for the Neighborhood Assistance Program for FY 2026 has been approved at \$450,000 by Town Council.

A total of 34 homes has received repairs at a total of \$298,622.22.

These repairs consist of roofing, flooring, stairs, plumbing, tree service and property cleanup.

One home is waiting for material to be delivered and repairs will start, two homes are waiting for estimates to be submitted, three homes need to be visited by building safety and one home is waiting for income verification.

Applications are being processed weekly, and staff continue to work diligently to ensure residents are living in their homes safe and dry.

Over the past month, staff has explored two potential program enhancements:

- ADA-related improvements. After consulting with staff and legal, the recommendation is to maintain our current approach. Expanding into more complex ADA construction such as building ramps—could create liability and operational challenges beyond our current scope.
- Staff also reviewed our current funding structure and recent project costs. While material and labor costs have increased, our current process—obtaining multiple estimates and working collaboratively to prioritize repairs—continues to be effective.
- As of right now, no changes will be made to the current policy.

Public Works will be hosting a property clean up event on April 16. We partnered on this event last year and we are opening it up to more neighborhoods. The event will be advertised throughout the community by door hangers, town social media pages and emailed to local churches.

VII. DISCUSSION

1. Jarrod Burgess, Developer, MARIAN Group

Shelby Miles, Manager of Government Relations, MARIAN Group

Representatives from the MARIAN Group proposed an affordable housing development project to the committee. This proposal represents a significant opportunity, as it is the first time in many years that a developer has approached the Town with a project dedicated entirely to income-restricted affordable housing. The development team has met with Town Council members and senior staff and is seeking partnership and support to advance the project within an expedited timeframe.

To support the success of this project, the developer has requested: Annexation of the property into the Town of Bluffton, rezoning to allow for the proposed development, consideration of increased density allowances and staff support to help navigate local and state processes efficiently. These actions are necessary to position the project competitively for state funding.

The Affordable Housing Committee expressed strong support for the project, citing the clear and growing need for affordable housing within the community.

VIII. ADJOURNMENT

The Thursday, March 12, meeting was adjourned at 10:50am

XI. NEXT MEETING DATE: Thursday, April 2, 2026

DRAFT