



Consideration of an Ordinance to Amend the Town of Bluffton's Comprehensive Plan to Incorporate a Housing Impact Analysis

Presentation to Town Council

June 11, 2024

Department of Growth Management

Kevin Icard, AICP

Proposed Comprehensive Plan Amendment



- **State Act 57 (2023):** Allows up to 15% of Town's collected accommodations tax (ATAX) to be used by Town to support workforce housing
- **“Workforce Housing”:** Housing that is 30% to 120% of the local Area Median Income (\$106,400)
- **Potential Yearly Funds:** Approximately \$150k/yr would be available thru December 31, 2030
- **How Funds Can be Used:** Town may distribute to Non-Profit and For-Profit organizations to develop workforce housing, internal transfers on or debt-service for capital projects, funds for government sponsored housing program (e.g., Neighborhood Assistance Program). Also allows Town to issue bonds to develop workforce housing.
- **Comprehensive Plan Amendment:** State requirement along with Housing Analysis
- **State Review Process:** Housing Analysis be submitted to SC Dept of Revenue and Tourism Expenditure Committee before amendment adopted by Town Council

Comprehensive Plan Criteria



1. **Section 3.3.3.A.** Consistency with the intent of the overall policies in the Comprehensive Plan. **Yes**
2. **Section 3.3.3.B.** Consistency with demographic changes, prevailing economic trends and/ or newly recognized best planning practices that would deem the proposed amendment necessary and proper for the advancement of the Town of Bluffton's goals. **Yes**
3. **Section 3.3.3.C.** If applicable, the ability of public infrastructure and services to sufficiently accommodate the requested amendment to the Comprehensive **N/A**
4. **Section 3.3.3.D.** Appropriate and efficient use of public funds, the future growth, development and redevelopment of its area of jurisdiction, and consideration of the fiscal impact on property owners. **Yes**
5. **Section 3.3.3.E.** Enhancement of the health, safety, and welfare of the Town of Bluffton. **Yes**
6. **Section 3.3.3.F.** Consistency with applicable South Carolina planning law and consideration of case law. **Yes**
7. **Section 3.3.3.G.** Impact on the proposed amendment on the provision of public services. **N/A**
8. **Section 3.3.3.H.** The application must comply with applicable requirements in the Applications Manual. **Yes**

Next Steps



Comprehensive Plan Amendment Procedure	Date	Complete
Step 1. Planning Commission Public Workshop	April 24, 2024	✓
Step 2. Planning Commission Public Hearing and Recommendation	May 22, 2024	✓
Step 3. Town Council – 1st Reading	June 11, 2024	✓
Step 4. Town Council Meeting – Final Reading and Public Hearing	July 9, 2024 (Tentative)	x

Motion



*“I move to **Approve** the Comprehensive Plan Amendment to incorporate the Housing Impact Analysis into the Town of Bluffton Comprehensive Plan.”*



QUESTIONS & DISCUSSION