

Affordable Housing Committee Meeting

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

September 04, 2025

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

I. CALL TO ORDER

II. ROLL CALL

PRESENT

Chair Fred Hamilton
Commissioner Gwen Chambers
Commissioner Denolis Polite
Commissioner Doug Magill
Commissioner Veronica Navarro

ABSENT

Council Member Emily Burden
Commissioner Meg James

III. ADOPTION OF MINUTES

1. July 10, 2025

A motion was made by Commissioner Magill, Seconded by Commissioner Chambers.
Voting Yea: Chair Hamilton, Commissioner Polite, Commissioner Navarro

IV. PUBLIC COMMENT

Rebecca Y. Hinson, CEO/Owner of Skyline Construction

Skyline Construction is licensed in South Carolina and North Carolina. They build custom homes as well as commercial buildings.

Nathan Riley, Financial Sales Manager, First Citizens Bank.

First Citizens is looking to do more community partnerships and strengthen their first time homebuyers' program.

Joey Ryan, Coastal States Bank

V. OLD BUSINESS

VI. NEW BUSINESS

1. FY26 Neighborhood Assistance Budget Update

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

Thirteen homes have received home repairs at a total of \$99,552. These repairs consisted of roofing, flooring, decks and plumbing. One home has received tree services for \$761.

A total of \$100,313 has been paid to date.

Applications are being processed weekly, and contractors are responding to estimate requests promptly.

VII. DISCUSSION

1. Joey Ryan, Coastal States Bank, Mortgage Loan Officer

Mr. Ryan will be the resource lender to ensure potential buyers for homes at “The May” have a knowledgeable point of contact familiar with program requirements.

Mr. Ryan’s role begins once the housing project nears completion—he’ll handle mortgage qualification, counseling, and helping clients through the purchase process.

His primary focus is ensuring first-time buyers fully understand the mortgage process, monthly costs, escrow, tax deductions, debt-to-income (DTI), and down payment requirements.

Buyers will be qualified within three income levels: Under 60% AMI, 60–80% AMI and up to 100% AMI. Home purchase prices will be aligned with these income levels. Income is measured at the household level, not just the applicant.

Mr. Ryan is interested in hosting a first-time homebuyer workshop in collaboration with local realtors and stakeholders to boost attendance.

2. Debra S. Stewart, Pinnacle Financial Partners, Community Engagement Advisor

Danny Gerald, Pinnacle Financial Partners, Community Mortgage Advisor

Pinnacle Partners’ mission is to expand homeownership for low- to moderate-income borrowers, provide small business owners with access to capital, partner with nonprofits, municipalities, schools, churches, and developers to support affordable housing initiatives.

Some of the key-holder products that Pinnacle Financial Partners provides are conventional fixed rate loans, down payment and private mortgage insurance. Other services included in their portfolio are credit repair, construction loans and Individual Taxpayer Identification Number loans.

VIII. ADJOURNMENT

IX. NEXT MEETING DATE: Thursday, October 2, 2025