

# Affordable Housing Committee Meeting

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

October 2, 2025

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

## I. CALL TO ORDER

The Thursday, October 2, 2025, meeting was called to order at 10:00am by Chairman Hamilton.

## II. ROLL CALL

### PRESENT

Chair Fred Hamilton  
Council Member Emily Burden  
Commissioner Meg James  
Commissioner Doug Magill  
Commissioner Veronica Navarro

### ABSENT

Commissioner Gwen Chambers  
Commissioner Denolis Polite

## III. ADOPTION OF MINUTES

### 1. September 4, 2025

A motion was made by Commissioner James to approve September 4, 2025, minutes. The motion was seconded by Commissioner Navarro.

Voting Yea: Chair Hamilton, Council Member Burden

## IV. PUBLIC COMMENT

Michael Fries: eXp Realty LLC and a 2026 student in the Hilton Head- Bluffton Leadership Program

## 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.

Thirteen homes have received home repairs at a total of \$106,270. These repairs consist of roofing, flooring, decks and plumbing. One home has received tree services for \$761. A total of \$107,031 has been paid to date.

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

Four homes are waiting on estimates to be submitted for repairs to begin. Smalls projected that 20 homes will be repaired by the end of October.

Staff Smalls, let the committee know that the NAP has used the full \$144,000 grant from BJHT and that 14 homes were able to receive repairs from these funds.

Smalls provided information on the progress of The May: Stormwater mains have been installed; conduit is going in; and compaction and gravel work will follow. Building pads have been prepped and vertical construction is on track to begin. Dominion Energy is scheduled to install poles and power in a month. Target completion for the development is Q1 2026. The Committee requested that the project developers attend a future meeting for accountability.

Smalls gave the committee dates to place on their calendar for upcoming events.

- Smoke Alarm Blitz: Partnership with Bluffton Fire Dept. and Red Cross.  
Tentative dates are Nov. 8 or Nov. 15 at Fuller Court (Habitat community).  
Smoke alarms installation is always open to additional individual requests.
- The next November AHC meeting falls on Strategic Planning Day, we will need to cancel November meeting.
- Homebuyer Workshop the location will be The Bluffton Rotary Center. The Town of Bluffton will sponsor the workshop; Pinnacle Partners and Coastal States Bank will be the presenters. The topics discussed will be credit scores, home maintenance & insurance, mortgage process, debt-to-income ratio, required documents, etc.
- Bluffton Hispanic Business Expo, October 11 from 9am to 4pm at Bluffton High School.

## **VII. DISCUSSION**

## **VIII. ADJOURNMENT**

Thursday, October 2, 2025, meeting was adjourned at 10:25am.

## **IX. NEXT MEETING DATE: Thursday, November 6, 2025**