

Affordable Housing Committee Meeting

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

July 02, 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, July 2, 2026, Affordable Housing Committee Meeting was called to order at 10:10am by Chairman Hamilton.

II. ROLL CALL

PRESENT

Chairman Fred Hamilton
Committee Member Gwen Chambers
Committee Member Meg James
Committee Member Veronica Navarro

ABSENT

Council Member Emily Burden
Committee Member Denolis Polite
Committee Member Doug Magill

III. ADOPTION OF MINUTES

1. June 4, 2026

Motion made by Committee Member James, Seconded by Committee Member Chambers.
Voting Yea: Chair Hamilton, Committee Member Navarro

IV. PUBLIC COMMENT

Carol Oster - A resident of Hilton Head and former resident of New York.

Carol has a background in affordable housing and does consulting here in the low country. She is attending today's meeting to get information on affordable housing opportunities in the area to help her family members find homes here.

Rashad Rivers - A Beaufort County resident & student at USCB.

Rashad is interested in starting a development group to manage affordable housing projects.

V. OLD BUSINESS

VI. NEW BUSINESS

1. FY27 Neighborhood Assistance Budget Update

Town Council approved the 2027 Fiscal Year budget for the Neighborhood Assistance Program at \$450,000.00.

Five home repair projects are in progress and awaiting contractor estimates.

Staff expressed excitement about managing the program under its own department and beginning work immediately.

VII. DISCUSSION

1. Previous Years Budget Overview Fiscal Year 2020 to 2026

Staff presented a six-year review of the program, noting:

- Program awareness has grown significantly through referrals and word-of-mouth.
- Partnerships with churches, Habitat for Humanity, and community organizations have increased participation.
- Many senior citizens living in mobile homes have benefited from repairs.
- Some households receive assistance over multiple years to address different repair needs as funding allows.
- Total Program Expenditures: \$1.81 million
- Total Household Projects Assisted: 244
- Approximately 95% of all expenditure was on home repairs.
- Annual spending increased by approximately 600% from 2020 to 2026.
- Home repair projects increased from 8 homes in 2020 to 36 homes in 2026.

Committee members agreed these accomplishments should be highlighted in Town Communications because of their significant community impact. Committee members discussed expanding outreach efforts

- Providing Spanish informational materials & partnering with Hispanic churches and community organizations.
- Including information in existing Town mailings instead of creating separate mail campaigns.
- Continuing to avoid door-to-door outreach to prevent residents from feeling targeted.

2. 115 Bluffton Road Affordable Housing RFP Update

- The Town received seven development proposals.
- A staff review committee evaluated each proposal based on:
 - Financial stability
 - References
 - Affordability (AMI levels)
 - Overall project qualifications
- Four proposals were selected to advance to the interview stage. The top four developers will participate in oral presentations during the week of July 20th.
- A developer recommendation is expected to be presented to Town Council in August.

VIII. ADJOURNMENT

Thursday, July 2, meeting was adjourned at 10:27am

X. NEXT MEETING DATE: Thursday, August 6, 2026