

Affordable Housing Committee Meeting

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

July 11, 2024

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

I. CALL TO ORDER

The meeting was called to order by Committee member Emily Burden at 10:12am

II. ROLL CALL

PRESENT

Chair Fred Hamilton arrived at 10:23am

Council Member Emily Burden

Committee Member Gwen Chambers

Committee Member Denolis Polite

Committee Member Grace Staples

Committee Member Doug Magill

ABSENT

Committee Member Meg James

III. ADOPTION OF MINUTES

1. June 6, 2024

Motion made by Committee Member Magill, Seconded by Committee Member Chambers.

Voting Yea: Committee Members Burden, Polite and Staples.

IV. PUBLIC COMMENT

V. OLD BUSINESS

VI. NEW BUSINESS

1. FY2025 Neighborhood Assistance Budget Update

The budget for the Neighborhood Assistance Program (NAP) has been approved at \$400,000. The final budget was approved at the June 11, 2024, Town Council meeting.

Beaufort Jasper Housing Trust Fund awarded the NAP with \$144,000 that will be placed in the home repair portion of the budget. Funds will be available at the start of the fiscal year.

Three homes have started receiving repairs at a total of \$31,040.

Nine homes are in the queue to have contractors visit for estimates. Those repairs consist of roofing, flooring, and bathroom repairs, and an additional three homes will receive tree service.

Committee member Magill, wanted to know how long the application process takes from start to finish. Staff explained the process from application submission all the way through invoice

processing. Committee member Magill asked about emergency situations such as fallen trees. Smalls answered that emergency situations will be handled first with Director approval and taken care of. Septic system cleanouts are also considered an emergency due to sanitation issues. Septic jobs do not need income verification.

Committee member Staples asked how many homes we have repaired or provided services for last fiscal year. The answer is 45 homes.

Beaufort Jasper Housing Trust Fund

Claude Hicks, the Director of the Housing Trust, and Jennifer Tuckwiller, Director of Operations provided background on the Housing Trust Fund and presented the committee with a grant check in the amount of \$144,000 to be added to the NAP budget for the fiscal year. This grant will be used to do major home repairs this current fiscal year.

VII. DISCUSSION

1. Housing Incentives, Kevin Icard, Growth Management Director
2. Town of Bluffton Employee Homebuying Program Update

Growth Management Director, Kevin Icard gave an overview of current and potential affordable housing incentives.

Director Icard gave examples of different types, such as cottage courts, and the concept of Missing Middle Housing.

Both committee members Chambers and Polite want to have a copy of the presentation and have access to the recording. Staff made copies before the meeting was over and the presentation can be found on the County channel.

Committee member Staples asked if the affordability time frame place on The May located at 1095 May River Road will be 30 years. Staff will look into our records to check the affordability time.

Chairman Hamilton recommended that the Affordable Housing Committee have a workshop prior to the Town Council Workshop. This workshop will be to discuss the options that were presented and have more comments, questions and dialogue on the discussion.

Chairman asked the committee to do some research and bring some ideas to the table to make our program stronger.

VIII. ADJOURNMENT

Chairman Hamilton adjourned the meeting at 11:02 am

IX. NEXT MEETING DATE: Thursday, August 1, 2024