

Affordable Housing Committee Meeting

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

May 01, 2025

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

I. CALL TO ORDER

May 1, 2025, Affordable Housing Committee Meeting was called to order at 10:02am.

II. ROLL CALL

PRESENT

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

ABSENT

Commissioner Gwen Chambers

Newly elected Commissioner Veronica Navarro gave a brief introduction of herself and her background.

III. ADOPTION OF MINUTES

1. May 1, 2025

A motion was made by Commissioner Magill to approve the May 1, 2025 Affordable Housing Committee Meeting.

The motion was seconded by Commissioner James.

Voting Yea: Chair Hamilton, Council Member Burden, Commissioner Polite

Abstain: Commissioner Navarro

IV. PUBLIC COMMENT

No public comment

V. OLD BUSINESS

No old business

VI. NEW BUSINESS

1. FY25 Neighborhood Assistance Program Budget Update

The budget for the Neighborhood Assistance Program for FY 2025 has been approved at \$400,000 by Town Council. An additional \$144,000 was added to the budget by a grant

awarded to the program by Beaufort Jasper Housing Trust on August 22. That brings the 2025 fiscal year budget to \$544,000.

Twenty-five homes have received home repairs at a total of \$262,832 and two jobs are encumbered for \$14,447.

One home has been demolished due to Hurricane Helene at a total of \$4,200.

One home requested a roll away trash bin for property clean up for a total of \$644.

Seven homes have been serviced for septic pump outs or plumbing services at a total of \$3,463.

One home has been serviced for tree service at a total of \$450 and another encumbered for \$945.

As of April 24, seven homes are waiting on estimates, five homes are being serviced, and three homes are waiting on income verification.

Chairman Hamilton, explained to Commissioner Navarro that the report that was given is the committee's focus, which is home repair, and the Town takes great pride on being able to help our income qualified residents stay safe and dry in their homes.

Staff member Smalls let the committee know that at the time of the meeting, the available funds are \$257,000. Smalls would like to utilize as much of these funds as possible before the end of the current fiscal year.

VII. DISCUSSION

1. 2025 Area Median Income Limits

Staff member Smalls shared the current Beaufort County Area Median Income (AMI) for 2025. Smalls stated that she wants the committee to see the difference in AMI dating back to 2019, and to let them know that this chart is how families are qualified or not qualified for assistance from most non-profit agencies. The numbers are calculated based on the number of people living in the home over the age of 18.

Smalls provided, some housing costs dating back to 2019 to what the current year average house cost is, for Beaufort County.

Smalls let the committee know that she wants everyone to be aware of the housing market and how numbers are calculated for our program.

VIII. ADJOURNMENT

The May 1, 2025, meeting was adjourned at 10:32am.

IX. NEXT MEETING DATE: Thursday, June 5, 2025