

# Affordable Housing Committee Meeting

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

December 05, 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 at 10:04 am.

## II. ROLL CALL

### PRESENT

Chair Fred Hamilton  
Council Member Emily Burden  
Committee Member Gwen Chambers  
Committee Member Meg James  
Committee Member Grace Staples  
Committee Member Doug Magill

### ABSENT

Committee Member Denolis Polite

## III. ADOPTION OF MINUTES

### 1. November 7, 2024

A motion was made by Committee Member Magill to approve November 7, 2024, minutes. The motion was seconded by Committee member Chambers.

Voting Yea: Chair Hamilton, Council Member Burden, Committee Member James, Committee Member Staples

## IV. PUBLIC COMMENT

Shannon Greene, Town of Bluffton Staff

Shannon gave an update on her battle and joy of becoming a homeowner.

## V. OLD BUSINESS

No Old Business

## VI. NEW BUSINESS

### 1. FY2025 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. Nineteen homes have received home repairs at a total of \$138,946.53. Six homes have been serviced for septic pump outs or plumbing services at a total of \$3,224. One home has been serviced for tree service at a total of \$200.00

One home is currently being serviced for repairs. Town Building Safety and Victoria Smalls inspected four homes this week for repairs and estimates have been requested.

Smalls let the committee know that the award from the BJHTF will be distributed in installments; the first \$50,000 has already been deposited and the Town will receive funds quarterly.

Committee Member Magill asked who puts in the estimates for jobs.

Staff answered that contractors are contacted and are asked to visit the homes and base their estimate from Building Safety's repair findings.

## VII. DISCUSSION

### 1. Forino Construction, Roger Bright, Director of Business Development

Roger Bright gave the committee an overview of how he started building affordable housing developments and his role with Forino Construction.

Committee member James asked Mr. Bright if his team would be willing to build affordable housing in Bluffton. Mr. Bright answered yes.

Committee member Burden asked who paid for the infrastructure and site work for the Harvey Place Project? Forino Construction paid the cost for the site and infrastructure.

Burden also asked if there is a minimum size of project that the team would be willing to work on.

Bright answered that yes, there would but he can't say without seeing the project idea.

Committee member Magill asked Mr. Bright where Forino headquarters are located. He responded that their headquarters are in Pennsylvania, South Carolina and Georgia.

### 2. Amanda Jackson Denmark, Pearce Scott Architects

Amanda gave a report on a local property owner who is building affordable housing. Denmark and the property owner have been working for over a year on the project and it is located at 97 Goethe Road. There will be three units on the property. These home will be rentals.

### 3. Heather Colin, Assistant Town Manager

Colin gave an overview of a new platform called ClearGov. This platform allows Council to see staff's updates to the Strategic Plan that Council has approved. Documents and plans can be viewed, and you can see who is working on what and how far the project is.

## VIII. ADJOURNMENT

The meeting was adjourned at 11:15 am.

**IX. NEXT MEETING DATE: Thursday, January 9, 2025**