

Affordable Housing Committee Meeting

April 11, 2024, Minutes

I. CALL TO ORDER

Chairman Fred Hamilton called the meeting to order at 10:05 am.

II. ROLL CALL

PRESENT

Town Councilman/Chairman Fred Hamilton

Commissioner Grace Staples

Commissioner Doug Magill

Commissioner Meg James, entered at 10:08

Commissioner Denolis Polite

Charlotte Moore, Principal Planner

Victoria Smalls, Workforce and Affordable Housing Manager

ABSENT

Town Councilman/Commissioner Dan Wood

Commissioner Gwen Chambers

III. ADOPTION OF THE AGENDA

Motion for adoption made by Commissioner Magill, Seconded by Commissioner Staples.

Voting Yea: Chairman Hamilton, Commissioner Polite.

IV. ADOPTION OF MINUTES

Adoption of March 7, 2024, minutes.

Motion for adoption made by Commissioner Magill, Seconded by Commissioner Polite.

Voting Yea: Chairman Hamilton, Commissioner Staples.

V. OLD BUSINESS

There was no old business.

VI. NEW BUSINESS

1. Neighborhood Assistance Program Budget Update

The budget for Fiscal Year 2024 Neighborhood Assistance Budget was adopted at \$290,000. As of February 14, the updated budget is \$304,000.

To date, 17 homes have been serviced for home repairs such as roofing and interior repairs totaling \$259,000. Twenty homes have been serviced for septic pump out totaling \$7,957, and two homes for tree service totaling \$6,180.

As of April 4, 2024, 39 homes have been serviced through the Neighborhood Assistance Program. Collectively, the program has a current balance of \$16,461.

Staff has stopped all repair work but is still accepting applications. Eight homes have been income verified and visited to inspect requested repairs. Contractors have been contacted to submit estimates. As staff reviews repairs, those in need of emergency repair will be taken care of first.

On May 1st, staff will do the third round of smoke alarm installations with Bluffton Township Fire District.

Commissioner Polite asked about residents that we haven't serviced how do they get connected with the fire department for smoke alarms. Staff member Smalls answered that she received permission from the Director of Growth Management to share the event on her social media page with the Town's telephone number provided.

Staff member Smalls encouraged the committee to please seek out trash companies that provide 15- & 30-yard trash bins for property cleanup. Prices have been high and maybe companies are willing to give a discounted rate.

Chairman Hamilton suggested reaching out to Waste Management.

2. 2024 Fair Housing Month Proclamation

Staff member Smalls presented the 2024 Fair Housing Month Proclamation to the committee. The proclamation was signed by Mayor Toomer at the April 9 Town Council meeting. Chairman Hamilton stated that he would like a member or members of the committee to be present next year to receive the proclamation.

VII. DISCUSSION

1. Bruce Morgan, Sr. Vice President of the Development, The Michaels Organization & Jimmy Hancock.

The PowerPoint presentation was presented via Zoom. Mr. Morgan reached out to the Town of Bluffton to discuss potential attainable housing while he was here in town.

Mr. Morgan gave the history of the organization and their involvement with producing housing for moderate income families. Mr. Morgan stated that the municipality should have land that is able to be put into a long-term land lease, a long-term tax abatement or contribution of infrastructure.

VIII. PUBLIC COMMENT

Commissioner Staples gave the committee an update on the home buying status of Shannon Greene. Ms. Greene is still in the running for a USDA housing loan. Her closing date has been pushed back and could possibly be set for May. USDA is running low on home loan funds but there's hope for an upcoming closing date for Ms. Greene.

IX. ADJOURNMENT

Chairman Hamilton adjourned the meeting at 10:45 am.