

Affordable Housing Committee Meeting

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

March 06, 2025

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

I. CALL TO ORDER

The meeting was called to order at 10:00am.

II. ROLL CALL

PRESENT

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

ABSENT

Commissioner Gwen Chambers

III. ADOPTION OF MINUTES

January 9, 2025

A motion was made by Commissioner Magill to approve January 9, 2025, minutes.

Motion made by Commissioner Magill, Seconded by Council Member Burden.

Voting Yea: Chair Hamilton, Commissioner Polite.

IV. PUBLIC COMMENT

Quinn P. Baldree, Coastal States Bank

Mr. Baldree is a Commercial Broker with Coastal States Bank. His bank will be working with State of Mind Developers overseeing the financial side of The May, the town's Affordable Housing Project.

V. OLD BUSINESS

None

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-three homes have received home repairs at a total of \$207,932, two jobs are in the queue for payment and one job is awaiting approval for \$8,500.

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 \$450.00

One home has been demolished due to Hurricane Helene at a total of \$4,200.00.

All together 31 homes have been serviced through the Neighborhood Assistance Program, with three homes in the lineup.

We currently have a remaining balance of \$306,794.

There are currently two homes being repaired, four waiting on estimates, one home waiting on approval and two homes that have to be visited by building safety.

Staff member Smalls let the committee know that she has added two new contractors to our list - Monarch Roofers and Mya's Roofing.

Commissioner Magill asked who made the decision to demolish the mobile home. Smalls let Magill know that the homeowner reached out and asked for the demo due to a tree falling on the mobile during Hurricane Helene. Building Safety made the decision to demolish.

Smalls let the Committee know that she will be teaming up with the Watershed Dept as well as our Public Works team to host a White Goods Property Cleanup Event. This event will help the residents of Buck Island & Simmonsville Roads to get rid of large unwanted appliances. The event will take place on Monday, June 9. More information will be provided.

Commissioner James said to please let the Committee know if additional people are needed.

Smalls let the Committee know that the Community Housing Services Agency of Savannah is hosting a trolley tour to see their affordable and workforce housing developments across Chatham County.

Smalls would like the committee to pick a date that is open for everyone to attend on the same day.

Commissioner Magill asked if there were 25FY leftover funds, would those funds roll over into the next year. Chairman Hamilton answered yes. The remaining funds will be rolled over and available for use in the next fiscal year.

VII. DISCUSSION

Mark Maxwell, Town of Bluffton Special Projects Manager

Mark gave an update on the progress of The May located at 1095 May River Road. The Town has signed a construction contract with Workforce State of Mind to start phase two of construction. Site clearing and site prepping should be started in the next few weeks.

VIII. ADJOURNMENT

The meeting was adjourned at 10:25 am.

IX. NEXT MEETING DATE: Thursday, April 3, 2025