

Affordable Housing Committee Meeting

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

January 09, 2025

This meeting can be viewed live on [BCTV](#), on Hargray 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

Committee Member Gwen Chambers

Committee Member Meg James

Committee Member Grace Staples

ABSENT

Committee Member Denolis Polite

Committee Member Doug Magill

III. ADOPTION OF MINUTES

1. December 5, 2024

A motion was made by Committee member Chambers to approve December 5, 2024, minutes. The motion was seconded by Committee member Burden.

Motion made by Committee Member Chambers, Seconded by Council Member Burden.

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

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-four homes have received home repairs at a total of \$171,401.53. 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

Currently three homes are being repaired, and one home is waiting for estimates to be submitted.

2. Proposed FY26 Neighborhood Assistance Program Budget Update

Staff is recommending the proposed 2026 budget as listed below.

\$350,000 for home repairs

\$10,000 for abatement/demolition of unsafe structures

\$10,000 for property clean-up

\$10,000 for septic pump-out

\$3,000 for private road repair

\$2,000 for E-911 addressing

\$15,000 for tree mitigation

RECOMMENDATION

Town Staff requests that the Affordable Housing Committee provide a recommendation to Town Council for the Neighborhood Assistance Program FY 2026 budget.

A motion was made by Chairman Hamilton, to approve the FY26 budget with modification to the home repair line to \$400,000 making the budget total \$450,000.00

Voting Yea: Council Member Burden, Committee Member Chambers, Committee Member James, Committee Member Staples

VII. DISCUSSION

Committee member Grace Staples gave a verbal resignation from the Affordable Housing Committee. Staples shared the heartache that came along with the resignation and gave Chairman Hamilton a thank you for his mentorship and dedication to the committee. Staples also thanked Vitoria Smalls for the work that she has put into the Neighborhood Assistance Program.

January 9, 2025, will be Staples' last meeting.

VIII. ADJOURNMENT

The meeting was adjourned at 10:21am.

IX. NEXT MEETING DATE: Thursday, February 6, 2025