

Affordable Housing Committee Meeting

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

August 06, 2026

This meeting can be viewed live on [BCTV](#), on Sparklight Channel 9 and 417 or on Spectrum
Channel 1304.

I. CALL TO ORDER

The Thursday, August 6, 2026, Affordable Housing Committee Meeting was called to order at 10:05am by Chairman Hamilton.

II. ROLL CALL

PRESENT

Chair Fred Hamilton

Committee Member Meg James

Committee Member Denolis Polite

Committee Member Doug Magill

Committee Member Veronica Navarro

ABSENT

Council Member Emily Burden

Committee Member Gwen Chambers

III. ADOPTION OF MINUTES

1. July 2, 2026

Motion made by Committee Member Magill, Seconded by Committee Member James.

Voting Yea: Chair Hamilton, Committee Member Polite, Committee Member Navarro

IV. PUBLIC COMMENT

Robert Johnson – a Bluffton resident interested in becoming more involved in community outreach. Mr. Johnson expressed his interest in learning more about the town’s affordable housing efforts.

V. OLD BUSINESS

VI. NEW BUSINESS

1. FY27 Neighborhood Assistance Budget Update

Town Council approved the 2027 Fiscal Year budget for the Neighborhood Assistance Program at \$450,000.00.

A total of 5 homes has received or are on schedule to receive repairs at a total of \$53,784.86.

These repairs consist of roofing, flooring, stairs and plumbing.

As of July 28th, one home is waiting on income verification.

Applications are being processed as soon as they are submitted, and staff continue to work diligently to ensure residents are living in their homes safe and dry.

VII. DISCUSSION

Judge Bush / 97 Goethe Road

- The committee discussed scheduling a site visit with Judge Bush.
- A tentative visit was discussed for Tuesday, August 25, after 11:30 a.m.
- Staff will coordinate the date and time with Judge Bush.

1095 May River Road Project

- The project continues to experience a delay involving Beaufort County GIS and street naming.
- Because the development will have two roads, six potential street names are needed—three options for each road.
- Proposed names included Lowcountry-themed options such as Tidal Marsh, Salt Meadow, Heron Haven, River Reed, Foundation, Harmony, Cornerstone, Bluff Oak, and Bluff Heritage.
- The committee favored incorporating Fred Hamilton's full name into one street name, with “Legacy” receiving positive consideration.
- Final street names need to be established quickly so they can move through the Planning Commission process and allow the subdivision plat application to proceed.

115 Bluffton Road Affordable Housing Project

- The Review Committee completed four developer interviews and narrowed the candidates to one preferred developer.
- The preferred developer will be presented to Town Council in Executive Session for consideration on 8/11.
- Staff expect a decision shortly afterward, with the goal of publicly announcing the selected developer the following week.
- Committee members expressed strong confidence and excitement about the selected developer and the project.

VIII. ADJOURNMENT

Committee member Magill made a motion to adjourn at 10:26am, Seconded by Committee Member James.

Voting Yea: Chair Hamilton, Committee Member Polite, Committee Member Navarro

X. NEXT MEETING DATE: Thursday, September 3, 2026