



Town of Hilton Head Island HOUSING ACTION COMMITTEE MEETING Monday, March 11, 2024, 10:00 AM Minutes

1. Call to Order

Chairman Alderman called the meeting to order at 10:00 AM. Present were: Jack Alderman, Chairman; Sandy West, Vice-Chairman; Stuart Bell, Ayaks Castellanos; Sandy Gillis, Luanna Graves Sellars; Sarah Jones-Anderson; and Mark Okner. Absent was Candace Birkenhauer.

2. Adoption of Agenda

A motion to adopt the Agenda as presented was made by Mr. Bell and seconded by Ms. Gillis. The motion passed unanimously.

3. Approval of the Minutes

a. Regular Meeting Minutes of February 15, 2024

There being no changes, a Motion to approve the Minutes of the regular meeting of February 15, 2024, was made by Ms. Gillis and seconded by Mr. Castellanos. The Motion passed unanimously.

4. Appearance by Citizens

Chairman Alderman covered several administrative items, including an announcement that an appearance will be made at the Town Council meeting on March 19 by the Chairman and Quincy White, at which time a report will be presented on behalf of the Housing Action Committee, and such report will be made quarterly going forward. He announced that the April meeting of the Committee would be canceled due to a workshop planned for April 3, 2024, on the Anti-Displacement Plan. He noted that as a result of the vote at the last meeting, a recommendation to remove Candace Birkenhauer from the Committee due to non-attendance will be presented to Town Council for approval. The Chairman also noted that CivicClerk is the new platform for retrieval of the agenda, agenda packet, approved minutes, and other notices.

Several citizens appeared before the Committee with questions and/or comments, which were either addressed by the Committee or will be responded to by Town Staff.

5. Unfinished Business

a. Program Updates - Quincy White, Chief Housing Officer

Mr. White presented the timeline for implementation of the Displacement Project Plan,

as included in the agenda packet, which resulted from a productive meeting with external partners and community stakeholders held on March 8, 2024. He noted many of those partners are expected to attend the Workshop planned for April 3rd to assist in establishing that plan. He reported on his attendance in February at the Housing Conference with the Urban Land Institute held in Austin, Texas, where he was exposed to the best practices in regard to workforce housing from around the country. He reported that the small homes series in the Communications Plan is currently undergoing project development process, and the LMO is undergoing a comprehensive review. He also commented on an insightful meeting with Lowcountry Housing Partners, and noted that further updates will be forthcoming in future Committee meetings.

Missy Luick reported on her attendance at the Georgia Affordable Housing Coalition Annual Conference last week and her participation with the City of Atlanta on a panel entitled "Obstacles to Opportunities for Workforce Housing," and important sessions she attended, including one that stressed the significance of negotiation upfront of long-term Development Agreements for Public/Private Partnerships.

Questions from the Committee members were addressed by Mr. White and Ms. Luick.

b. Work Area Updates - Housing Action Committee

Chairman Alderman reviewed the 6 work areas for smaller groups within the Housing Action Committee, with continued review, adjustment, and reports needed. The Displacement Work Group has been busy with Mr. White in putting together the upcoming workshop, and the Communications Plan Work Group has been working with Andrew Davis and will need to work with Staff before reporting back to the Committee. The other 4 work areas and Committee Members assignments included: Tracking assigned to the Chairman and Mr. Bell; Planning and Land Availability assigned to the Chairman, Mr. Castellanos, and Ms. Jones-Anderson; Funding assigned to Mr. Bell, Ms. Jones-Anderson, chaired by Ms. West; and Understanding the Market assigned to the Chairman and Mr. Okner. He noted that he and Mr. Okner would be meeting with the Chamber of Commerce to discuss the needs for area businesses, and he asked that the other work groups schedule meetings and report back to the Committee.

A discussion followed of other matters to be explored, including the availability of town-owned land, which Ms. Luick advised could be discussed at a future meeting. She noted that a comprehensive accounting of all Town-owned property is currently available on the Town website, a link to which she will provide to the Committee members.

c. Open Discussion and Review of Approved Actions - Housing Action Committee

Discussion ensued concerning what limitations and tools the Town might have in connection with encouraging the use of private developers' land for workforce housing, and the need for an educational program advising developers of the Town's interest to

participate through public/private partnerships. Comments were received from several citizens endorsing the efforts to inventory Town-owned property, the educational program proposed, incentives that could be offered, and making the development permitting process easier. Ms. Luick noted that the Town is working through a Planning Districts Project to identify both residential and commercial vacant land or underdeveloped properties, as well as commercial properties over a certain age, that are classified as "susceptible to change," which may offer opportunities for workforce housing and/or commercial conversion.

6. New Business

- a. Discussion of the Displacement Mitigation Strategy and Support Plan - Quincy White, Chief Housing Officer

Mr. White presented a memo, which is included in the agenda packet, outlining the background, summary, team response, anticipated timeline, and draft overview for the development of the Displacement Mitigation Strategy and Support Plan. He noted that additional time to further develop the Plan is being provided with the cancellation of the April meeting and expected comments and suggestions received at the April workshop. The final Plan will be presented at the May meeting to begin the public review process. At some point, he noted the need for a rental analysis as a part of the Plan. Tammie Hoy Hawkins, Town Housing Consultant, appearing remotely, addressed the issue of timing for the rental analysis, and Chairman Alderman expressed a desire to be ready when the next displacement happens. Ms. Luick expressed confidence that the April 3rd workshop will build on the outline, and the rules and responsibilities will be further discussed and mapped in the full Plan document. Details for the April 3rd workshop will be forthcoming. Mr. White reported that there has been no update on additional members to be added to the Committee, and Chairman Alderman urged applicants to apply for the three open spots on the Committee. Mr. White agreed to provide the Committee with an update of any developments that have been made on the state level.

7. Adjournment

A motion to adjourn was made by Ms. West and seconded by Ms. Sellars. The motion passed unanimously, and the meeting was adjourned at 11:00 AM.

Approved: May 13, 2024

The recording of this Meeting can be found on the Town's website at www.hiltonheadislandsc.gov