



Town of Hilton Head Island HOUSING ACTION COMMITTEE MEETING Tuesday, July 16, 2024, 10:00 AM Minutes

1. Call to Order

Chairman Alderman called the meeting to order at 10:00 AM.

2. Adoption of Agenda

A motion to adopt the agenda was made by Ms. West and seconded by Mr. Bell. The motion passed unanimously.

3. Approval of the Minutes

a. Regular Meeting Minutes of May 13th, 2024.

Mr. Crawford and Mr. Bell noted that the Regular Meeting Minutes of May 13th, 2024 were in need of a minor revision. Item 3a on those minutes stated that Mr. Bell made a correction to the May meeting minutes when in fact Mr. Crawford had made the correction. The revision request was noted by Staff. Mr. Bell made a motion to approve the minutes under that condition that the revision be made. Mr. Crawford seconded. The motion passed unanimously.

4. Unfinished Business

a. Strategic Work Plan Alignment and Overview - Quincy White, Chief Housing Officer

Quincy White, Chief Housing Officer, began the introduction of the Strategic Work Plan Alignment and Overview and stated Staff had prepared a guidebook for the Housing Action Committee members to follow along with which Mr. White briefly reviewed. Mr. Bell inquired about the Northpoint Public-Private Partnership Agreement and when that would be presented to the Committee. Shawn Leininger, Assistant Town Manager, addressed Mr. Bell's comment by stating the Town has upcoming opportunities for the Committee's involvement in the Northpoint Project moving forward and that the executed agreement is a public document that is available to be shared.

Mr. White continued to move through the Strategic Work Plan and Workforce Housing Framework items and noted that there will be additional opportunities in regard to Habitat for Humanity and their role in Workforce Housing on Hilton Head Island. Mr. White stated that the Town intends to have their Principal Planner for Historic Neighborhoods present updates on a quarterly basis for the Home Safety and Repair Program as well as the Lateral Sewer Connection Program. Chair Alderman asked for clarification in the Housing Action Committee's role in the Home Safety and Lateral Sewer Connection Projects and

Staff clarified that they are simply being informed on progress as of now. Mr. White continued to touch on the remaining items, including the full "Finding Home" Implementation Plan, as well as additional priorities for Town Council consideration. Following the presentation, Chair Alderman called for Public Comment for this item, which there were none.

Ms. West asked Staff if the purpose of the presentation was to set parameters for the Committee which Mr. Leininger addressed by stating these are the priorities Staff has been given from Town Council as it relates to housing for the next 90–120 days and there is potential for more opportunities in the future. Various members on the Committee expressed concerns pertaining to their involvement in housing on the island, and Mr. Leininger went more in depth in terms of the Town Council Action Items process as it relates to the Committee and what the process will look like moving forward.

b. Displacement Mitigation Support Plan Recommendation - Quincy White, Chief Housing Officer

Quincy White, Chief Housing Officer, presented the Displacement Mitigation Support Plan Recommendation and explained that Staff has been working on this plan since March and has had several meetings with community stakeholders to develop the community-led initiative. A community response team will be set to be deployed to support any displaced residents facing a displacement event. Staff states that they recommend the Housing Action Committee review the Displacement Mitigation Support Plan and make a recommendation to Town Council.

The plan focuses on finding strategic solutions to support displaced residents by leveraging collaborative efforts by various teams and partners in the community. Community partners will lead the initiative to support displaced residents while utilizing private funding dedicated to displacement mitigation efforts. The Town conveyed multiple community meetings with stakeholders to develop a community response team and formulate this plan and lead partners were then selected based on their level of experience in managing displacement events. These lead partners include Christ Lutheran Church, The Community Foundation of the Lowcountry and The Deepwell Project.

Mr. Bell asked Staff if the Town would be providing any funding which Mr. White addressed by stating this would be a privately funded initiative through Deepwell as well as a donation-based fund established by The Community Foundation of the Lowcountry. Mr. Bell then asked for clarity on the specific role the Town will be playing in the plan, which Mr. White addressed by explaining their role in coordinating and guiding displaced residents to the appropriate resources. Ms. Jones-Anderson made additional comments regarding the plan and stated that she felt the plan did not address housing availability and resources. Ms. Gillis stated that she feels this plan is a good starting point and that the committee as well as the Town has delineated the important factors so far. Chair Alderman also noted that while the issue of affordable housing availability is still at the forefront, the plan is a worthy first step.

Chair Alderman opened up the floor to Public Comment regarding this item. Pastor June of Christ Lutheran Church took the podium to explain that she volunteered herself to be a resource for this plan, but she suggested that Mayor Perry convene multiple local churches to try and make this a group effort. Ms. June stated that she cannot commit her small congregation to the level of coordination outlined in the Memorandum of Understanding and that she would feel more comfortable if it was a group effort carried out by multiple churches. Mr. White displayed the chart containing all of the partners and explained that there are several other organizations supporting the three lead partners. Mr. Bell had additional comments regarding the Town budget and expressed that it was important that more funding be allocated to housing efforts. Ms. Graves-Sellers commented stating it was important that the plan is proactive as opposed to reactive to avoid a situation such as Chimney Cove from reoccurring. Chair Alderman suggested the chart be sent back for further discussion, and Ms. West suggested that a faith-based coalition be formed and noted as an action item for Staff.

Heather Wrath also made comments regarding the plan as it relates to the Beaufort-Jasper Economic Opportunity Commission which is a representative for those who are below the Federal Poverty Guideline which she states would be a resource that the Town and Committee should take advantage of as they receive significant federal funding. Ms. Wrath also noted that she was involved in the displacement efforts surrounding the Maui wildfires and suggests the Committee use their community resources. Katie Anderson made additional comments regarding the Finance and Administration Committee and outlined the specific funding available and allocated through this Committee. Mr. Leininger made additional comments regarding the funding pertaining to housing and the amount of funds the Town has committed. Mr. Leininger recommended that the Committee table the discussion regarding the Displacement Mitigation Support Plan and suggested it be reconvened during the work group section to allow for Staff to take a deeper dive into the document with the Committee. Ms. Fantano inquired about funding specified for displacement which Mr. Leininger addressed by stating the Town allocates funds to resources and support groups for displacement efforts.

Mr. Alderman suggested Staff review the document in terms of the Faith-Based Lead and church coalition, funding sources, as well as developing a plan for housing sources. No additional action was taken by the Committee regarding the plan.

c. Workforce Housing Program Updates - Quincy White, Chief Housing Officer

Quincy White, Chief Housing Officer, presented the Workforce Housing Program Updates. Mr. White stated that there was a Workforce Housing Symposium led by The Community Foundation of the Lowcountry where they had several speakers including Abundance Capital, Julie Davis - Executive Director of the Beaufort Housing Authority, as well as Claude Hicks - Executive Director of the Beaufort-Jasper Housing Trust. The event brought together key stakeholders to discuss and strategize pressing housing issues. Town Staff attended the Bluffton Chamber of Commerce Power-Hour as well as the Chamber of Commerce Public Policy Committee Meeting where Staff had the

opportunity to speak in regards to the high-level initiatives in terms of housing for Hilton Head Island as well as review some of the work currently being done. Mr. White was able to meet with Julie Davis one-on-one to discuss their initiatives as it relates to the Island.

Chair Alderman opened up the floor for Public Comment on this particular item. Heather Wrath took the podium a second time to address the Committee in regards to the Qualified Allocation Plan as well as the Price Competitive Grant. Ms. Wrath asked Mr. White if the Town had submitted for the grant to which he replied that they were aware of the grant, but no further action has been taken at this time.

d. Work Area Updates - Jack Alderman, Housing Action Committee Chair

Jack Alderman, Housing Action Committee Chairman, presented the Work Area Updates. Chair Alderman explained that he spoke with Marc Orlando, Town Manager, in regards to which work-group assignments might be more useful and how the Housing Action Committee can play a vital role in the research and decision making process. Marc Orlando and Shawn Collin, Assistant Town Manager, have been working collaboratively with Chair Alderman to tentatively assign each Committee Member to specific work-groups. Listed were Bryant Road and Muddy Creek which are in need of stabilization efforts, four Committee Members were assigned to this area. Land acquisition and development was also listed as a work area, four Committee Members were assigned to this area. Additionally, Land Management Ordinance was listed as a work area as the LMO will be undergoing an extensive review which in large part will help to encourage Workforce Housing efforts, four Committee Members were assigned to this area. Lastly, funding and communications were mentioned as more long-term work areas.

Vice-Chair West posed a question for Quincy White asking if Staff is keeping an eye on properties coming onto the market for potential Affordable or Workforce Housing efforts. Mr. Leininger stated that Mr. White has recently been tasked with establishing a relationship with the local real estate community and keep an eye on property movement. Vice-Chair West and Mr. Crawford asked additional questions regarding short-term rental regulations which Mr. Leininger also addressed. Ms. Graves-Sellars asked Chair Alderman if the work-groups would require a Chair position which he responded by stating that there should be a coordinating effort made by a member of the work-group. Ms. Varin asked for clarification regarding Staff participation in the work-groups which Chair Alderman provided. Mr. White provided some additional insight into the specific goals for the work-groups.

5. New Business

None

6. Public Comment - Non Agenda Items

None

7. Adjournment

The meeting was declared adjourned at 11:35 AM.

APPROVED: August 26th, 2024.

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