



JASPER COUNTY COUNCIL
SPECIAL CALLED WORKSHOP
Jasper County Clementa C. Pinckney Government Bldg
358 3rd Avenue Ridgeland, SC 29936
Monday, June 9, 2025
Minutes

Officials Present: Chairman John Kemp, Vice Chairman Joey Rowell and Councilman Joe Arzillo
Absent: Councilman Chris VanGeison

Staff Present: County Administrator Andrew Fulghum, County Attorney David Tedder, Kimberly Burgess, Danny Lucas, Chief Russell Wells, and Videographer Jonathan Dunham.

The workshop was called to order at 10AM by Chairman Kemp. *The Clerk's Report of Compliance with the Freedom of Information Act was read as follows for the record. In accordance with South Carolina Code of Laws, 1976, Section 30-4-80(d), as amended, notification of the meeting and the meeting agenda were posted at least 24 hours prior to the meeting on the County Council Building at a publicly accessible place, on the county website, and a copy of the agenda was provided to the local news media and all person's or organizations requesting notification.*

2. Pledge of Allegiance and Invocation:

The Pledge to the Flag was given and the Invocation was given by Councilman Rowell.

3. Approval of the Regular Agenda:

Motion to approve: Councilman VanGeison

Second: Councilman Rowell

Vote: Unanimous

The motion passed.

Claude Hicks, Beaufort Jasper Housing Authority: Affordable Housing – Mr. Hicks prepared a presentation (this item is attached as Attachment "A")for Council on this item for this agenda. He was present to discuss the overall purpose, statutory authority, operations, funding, results of the Beaufort – Jasper Housing Authority. Mr. Hicks discussed who the Beaufort – Jasper Housing Trust was and noted that their mission was to create and preserve workforce. He also mentioned that they are a 501(c)(3) organization. The Board of Directors consists of 9 members appointed by contributing jurisdictions, SoLoCo and 8 members from housing-related professions. He discussed why housing matters to the areas related to Economic Growth, Quality of Life and Regional Collaboration. Housing affordability (as based on the 2025 HUD Income Limits and the American Community Survey was reviewed. The presentation showed that data including both Beaufort and Jasper Counties had not had a single period of affordability in over 21 years. The discussion of the fact that development of workforce and affordable housing must be intentional. The presentation also covered the Beaufort – Jasper Housing Trust Program platforms including the creation of workforce and affordable housing; preservation of existing

workforce/affordable housing stock through home repair; and the creation of new homeowners through homeowner assistance programs. He also provided a listing of the grantees that they have worked with to provide housing , home repairs and to provide assistance to first time home buyers. The progress to date was discussed along with what was up next for the Beaufort – Jasper Housing Trust. The state and local policy initiatives were reviewed with Council. The Save the Date for a “Blueprint for Change: A solutions forum on workforce and affordable housing featuring Dr. Laura Ullrich on September 24, 2025, from 9AM to 12pm by invitation only was extended to Council. This invitation was convening public and private leaders to develop actionable strategies and forge partnerships to accelerate housing solutions.

Discussion of the Ridgeland – Claude Dean Runway Length Justification Study

Mr. Fulghum about what the Council wished to do with the study. He reminded them that the former council through a runway length analysis to determine the ultimate length for the solar primary runway. He mentioned that staff had worked back in 2023 with Holt Consulting Company to identify a scope of services to conduct a runway length justification study at a cost of \$240,806.00. Staff then worked with the Department of Commerce, and they offered a \$160,000.00 grant to assist with the project. He also mentioned that they had gotten some private funding from Congaree Golf Partners in the amount of \$80,000.00 and noted that the amount due from the County was only \$806.00. Mr. Fulghum said the state would like to see this submitted to the FAA. He noted that the funders are looking for an answer from Council regarding what action they will be taking. He noted that they would be talking with the Airport Commission on Wednesday night to get a recommendation from them also. He mentioned that there was no financial obligation to send it to the FAA. Chairman Kemp stated that he had put this on the agenda because Council had postponed it and wanted the Airport Commission to give them guidance on what to do. Mr. Dean, Vice Chairman mentioned that they had seen the presentation. He noted that the Airport Commission wanted to know how much the County would be on the hook for should the FAA and State fund their shares. He said any information passed on to them would help with their decision. Mr. Fulghum noted that the process of having the FAA review this study and noted that the proposed runway length was going from 4200 to 5400 feet. He said that then the FAA would review and say if it was justified or not, and if so then they would let them know if they would be interested in partnering to fund it. Council discussed this item and how the procedures with the FAA would go. They also asked what the portion to the County would be if the FAA approved of this request. Ms. Burgess said in the past the County’s portion after the FAA was about 5%. Chairman Kemp mentioned that at the last participation for the Airport being at 5% how much was that dollar amount of participation. Staff noted that the amount of County participation was 1.5 million. Council also asked for a hard copy of the presentation and a copy of the Executive Summary. Mr. Fulghum said they would get this for Council.

FY 2025-2026 Budget

Ms. Burgess was present to address this request. Vice Chairman Rowell asked about the budget workshop on June 11th. He said he had some ideas for the future to streamlined things. The Council discussed some areas with staff. Ms. Burgess clarified some of the specific changes that were made. Mr. Fulghum noted that they would eventually have a list of changes that would have to be adopted by motion. Chairman Kemp reviewed his questions that he had sent over on the budget and staff provided answers. Chairman Kemp discussed the need for forecasting as it pertained to the budget. They discussed a working fund, and Councilman Arzillo mentioned pulling everything into one fund. This would give them a better idea of what they had financially they explained. The Cash Carry Forward was also discussed as was the Fund Balance. Ms. Burgess gave a short review of how the intricacies of the budget process worked when it pertained to the budget preparation. They discussed revenues, expenditures, savings, emergency occurrences, and the separation of line items on the budget. They also discussed budget requests that they had received and how that would proceed moving forward. They also

discussed the organization of the budget so that when it got to the readings and what would need to be done by June 30th. They also discussed the School Board and how that affected the County budget. Mr. Fulghum noted that they had received the MOU from the Treasurer and that all parties had signed.

Motion to adjourn: Councilman Arzillo

Second: Councilman Rowell

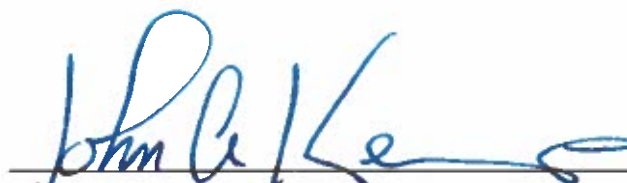
Vote: Unanimous

The motion passed.

For more information on this meeting please go to our YouTube Channel for the video go to https://www.youtube.com/channel/UCBmloqX05cKAsHm_ggXCJIA . There are also Closed Captions available for all of our County Council videos. Just click the "CC" button to follow along.

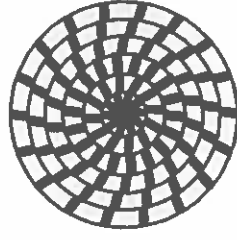
The motion passed and the meeting adjourned.



Wanda H. Giles, Clerk to Council

John A. Kemp, Chairman

Attachment "A"



BEAUFORT
JASPER HOUSING
TRUST

JASPER COUNTY COUNCIL WORKSHOP

June 9, 2025

WHO IS THE BEAUFORT- JASPER HOUSING TRUST, INC.?

- Mission is to create and preserve workforce and affordable housing
- 501(c)(3) organization
- Board of Directors consisting of 9 members appointed by contributing jurisdictions and SoLoCo and 8 members from housing-related professions



BEAUFORT-JASPER HOUSING TRUST

BOARD OF DIRECTORS

- Dick Stewart, City of Beaufort*
- Matthew Davis, City of Hardeeville*
- Caitilin Reid, At-Large
- Christian Kata, At-Large
- Ashley Feaster, At-Large
- Carmen Washington, At-Large
- Courtney Hampson, Town of Bluffton*
- Ethan James, At-Large
- David House, At-Large
- James Williams, At-Large
- Jan Malinowski, At-Large
- Matthew Garnes, Town of Yemassee*
- Victoria Smalls, SoLoCo (At-Large)*
- Wendy Zara, Beaufort County*
- Tom Henz, At-Large
- Camika Beaton, Jasper County*
- Christine Rogers-Raetsch, Town of Port Royal*
- Open Seat, Town of Hilton Head*

*indicates Oversight Board Member

WHY HOUSING MATTERS?

Economic Growth

Housing affordability impacts economic growth and workforce stability

Quality of Life

Housing availability affects quality of life and has a direct effect on the overall health and well-being of community members

Regional Collaboration

A regional approach allows for strategic planning and partnerships that produce results for the benefit of every community

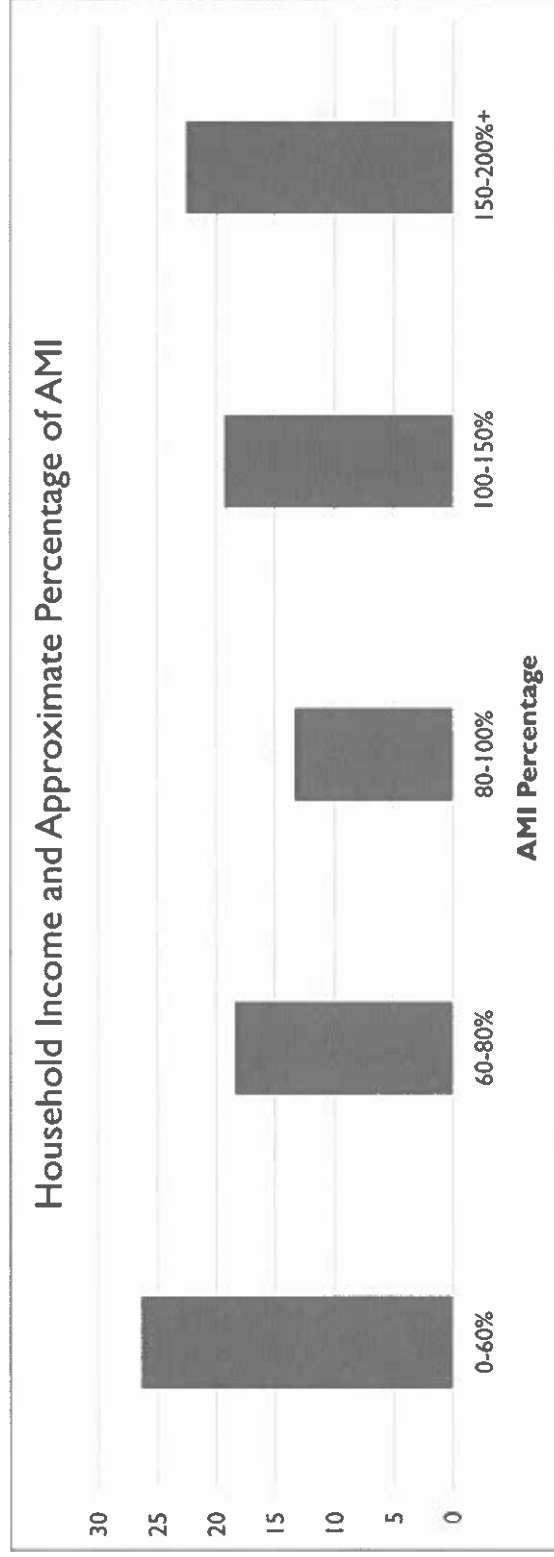
HOUSING AFFORDABILITY

BASED ON 2025 HUD INCOME LIMITS

% Area Median Income	Beaufort	Monthly Affordability	Jasper	Monthly Affordability
50% - Very Low	\$55,100	\$1,378	\$38,000	\$950
80% - Low	\$88,100	\$2,203	\$60,800	\$1,520
100% - Median Family Income	\$112,500	\$2,813	\$78,600	\$1,965
120% - Moderate	\$135,000	\$3,375	\$94,320	\$2,358

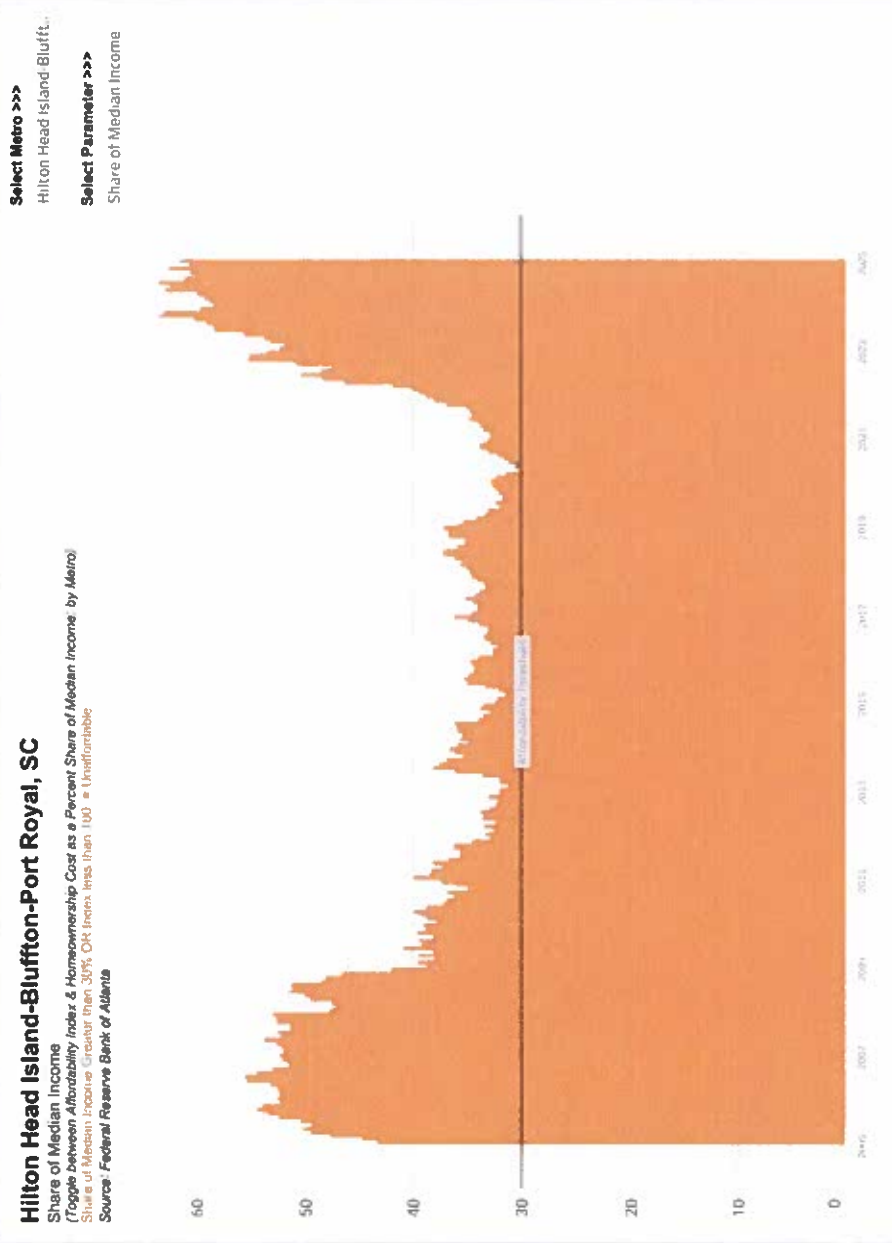
AMERICAN COMMUNITY SURVEY DATA

MISSING MIDDLE - ONLY 13.3% OF BEAUFORT COUNTY HOUSEHOLDS HAVE INCOME BETWEEN 80-100%AMI



HOUSING AFFORDABILITY

DATA SHOWS UNAFFORDABLE FOR THE LAST 21 YEARS



The Hilton Head MSA
 (includes both Beaufort
 and Jasper Counties)
 has not had a single period of
 affordability in over 21 years.
 And the gap has become more
 severe since the pandemic.

January 2025

Hilton Head Island-Bluffton-Port Royal, SC
 Share of Median Income = 61%

Median Household Income: \$82,347

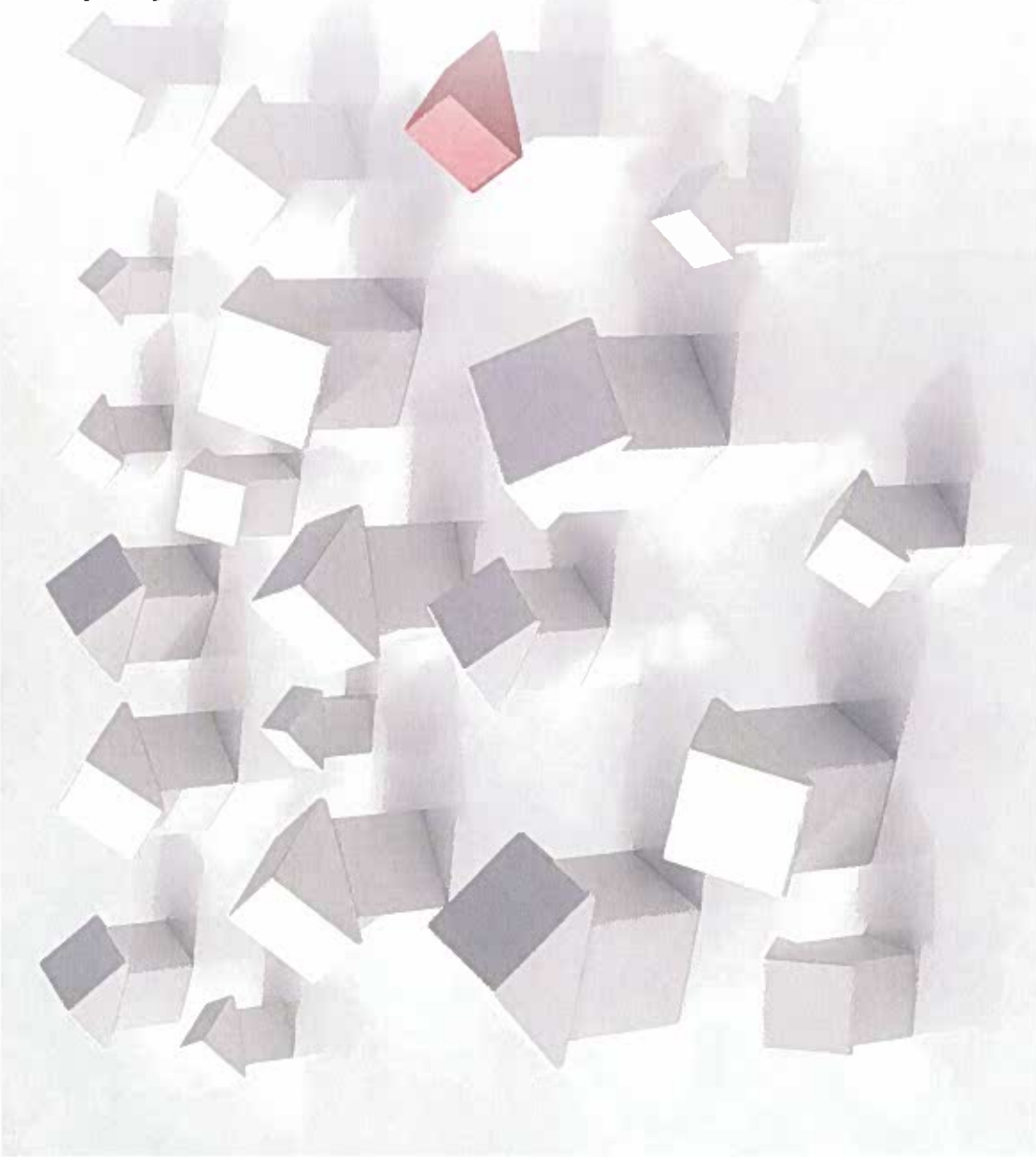
Median Home Price: \$557,667

Interest Rate: 7.0%

Median Monthly Principal & Interest Payment: \$3,325

Median Monthly Total Payment (P&I, Tax, Insurance, PMI): \$4,220

Source: Federal Reserve Bank Atlanta Home Ownership Affordability Monitor



The development of workforce and affordable housing must be INTENTIONAL

- The development and construction of workforce housing cannot exclusively be accomplished in the private marketplace.
- Workforce housing must be public-private partnerships that include federal, state and local assistance, philanthropic and charitable donations and tax credit equity.

BEAUFORT-JASPER HOUSING TRUST, INC. PROGRAM PLATFORMS

- Creation of workforce and affordable housing
- Preservation of existing workforce/affordable housing stock through home repair programs
- Creation of new homeowners through homebuyer assistance programs



GRANTEE PARTNER ORGANIZATIONS

- The Deep Well Project
- Habitat for Humanity of the Lowcountry
- Beaufort Memorial Hospital Foundation
- Beaufort Jasper Economic Opportunity Commission
- Jasper County Neighbors United
- Rise with Living Hope
- St. Helena Gullah Community Housing Project
- Town of Bluffton

Progress to Date

Creation of New Workforce/Affordable Housing	Preservation of Existing Workforce/Affordable Housing	Creation of New Homeowners through Homebuyer Assistance
64 new units in Beaufort, Carrington Manor \$500,000 loan	At halfway point in grant cycle, 40 homes repaired and over 50% of \$619,000 funding spent	At halfway point in grant cycle, 17 new homeowners with nearly 40% of \$365,000 funding spent
21 Existing Townhomes purchased by CCDC, BJHT fiscal agent for Beaufort County. \$600,000 committed by the County and various other entities.	Organizations that have spent funding, report long waiting lists and continuing need in their service areas.	<i>Despite the region's strong housing market and high-interest rate environment, this program is making strides and positive impacts for new homeowners.</i>

What's Next for Beaufort-Jasper Housing Trust, Inc.?



Access SC Housing Trust Fund for Home Repairs



Add part -time employee for home repair programs



Launch City of Beaufort repair program



Develop an Outreach and Advocacy Committee



Complete first funding cycle for grants and evaluate next steps



Develop a process for land donations



Work with jurisdictions to identify target areas for the development/rehabilitation of workforce/affordable housing

STATE POLICY INITIATIVES

- Streamline the state home repair program's application and inspection processes and align state funding priorities with local repair needs
- Increase and create gap funding resources to encourage construction of workforce housing
- Provide low interest mortgage opportunities for first-time homebuyers
- Encourage the revision of the Qualified Allocation Plan (QAP) to ensure equitable access to LIHTC resources for coastal and rural communities
- Expand funding opportunities and create incentives for private sector development and public-private partnerships for workforce housing initiatives

LOCAL POLICY INITIATIVES

- **Partner with Local Jurisdictions to Drive Policy Change**
 - Update housing components in comprehensive plans
 - Identify and secure land for housing development through advocacy for land donations and strategic planning
 - Remove regulatory barriers by modernizing zoning codes and policies that currently hinder workforce and affordable housing development.
 - Strengthen incentives to encourage housing growth without imposing additional regulatory burdens (i.e., density bonus)
- **Expand Infrastructure Access & Reduce Costs**
 - Work across sectors to ensure that essential infrastructure—water, sewer, roads, and transit—reaches housing developments, making projects more feasible and cost-effective
- **Overcome Resistance & Build Public Support**
 - Engage the community to address misconceptions and counter NIMBY opposition that stalls much-needed housing projects.
 - Highlight the economic impact—show how stable housing supports local businesses, schools, and essential services
- **Facilitate Regional Cooperation through a 2025 Solutions Forum – see next slide**
 - Convene public and private leaders in early fall 2025 to develop actionable strategies and forge partnerships that accelerate housing solutions



SAVE THE DATE

BLUEPRINT FOR CHANGE:

A solutions forum on workforce and
affordable housing

Convening public and private leaders
to develop actionable strategies and forge partnerships
to accelerate housing solutions

Featuring Dr. Laura Ullrich

SEPTEMBER 24, 2025

9am – 12pm

By Invitation

