



# A WORKSHOP WILL BE CONDUCTED BY THE JASPER COUNTY COUNCIL.

Meeting Date: Monday, June 9, 2025, AT 10:00 A.M.

Place: Council Chambers, Jasper County Clementa C. Pinckney  
Government Bldg.  
358 3rd Avenue Ridgeland, SC 29936

Watch In Person or Live via YouTube at:

[https://www.youtube.com/channel/UCBmloqX05cKAsHm\\_ggXCJIA](https://www.youtube.com/channel/UCBmloqX05cKAsHm_ggXCJIA)

For more information, call 843-717-3696. Instructions may also be found  
at the Jasper County website [www.jaspercountysc.gov](http://www.jaspercountysc.gov)



**JASPER COUNTY COUNCIL**  
**SPECIAL CALLED WORKSHOP**  
Jasper County Clementa C. Pinckney Government Bldg  
358 3<sup>rd</sup> Avenue Ridgeland, SC 29936  
Monday, June 9, 2025  
Agenda

**10:00 AM**

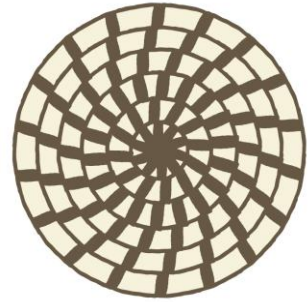
- **Call to Order by Chairman Kemp**

*Clerk's Report of Compliance with the Freedom of Information Act.*

*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.*

- **Pledge to the Flag and Invocation**
- **Approval of Agenda**
- **Claude Hicks, Beaufort Jasper Housing Authority: Affordable Housing** - To discuss purpose, statutory authority, operations, funding, results of the Beaufort – Jasper Housing Authority.
- **Discussion of the Ridgeland – Claude Dean Runway Length Justification Study**
- **FY 2025-2026 Budget**
- **Adjourn**

***Special Accommodations Available Upon Request to Individuals with Disabilities***, please contact the Jasper County ADA & Civil Rights Coordinator, ***Tisha Williams*** in person at 358 Third Avenue, Ridgeland, South Carolina, by telephone at ***(843) 717-3690*** or via email at [jcadministrator@jaspercountysc.gov](mailto:jcadministrator@jaspercountysc.gov) no later than 48 hours prior to the scheduled meeting.



**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 County | City of Beaufort | Town of Bluffton  
City of Hardeeville | Town of Hilton Head Island  
Jasper County | Town of Port Royal  
Town of Ridgeland | Town of Yemassee



# 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

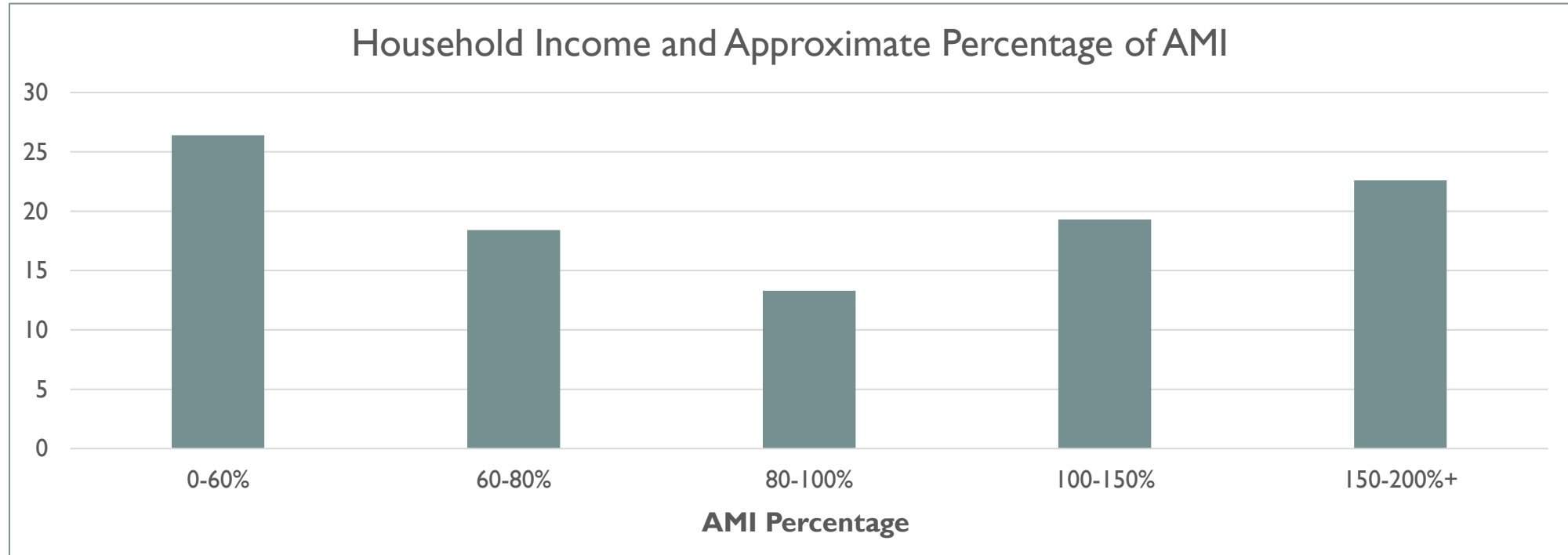
# HOUSING AFFORDABILITY

## 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

### Hilton Head Island-Bluffton-Port Royal, SC

Share of Median Income

(Toggle between Affordability Index & Homeownership Cost as a Percent Share of Median Income; by Metro)

Share of Median Income Greater than 30% OR Index less than 100 = Unaffordable

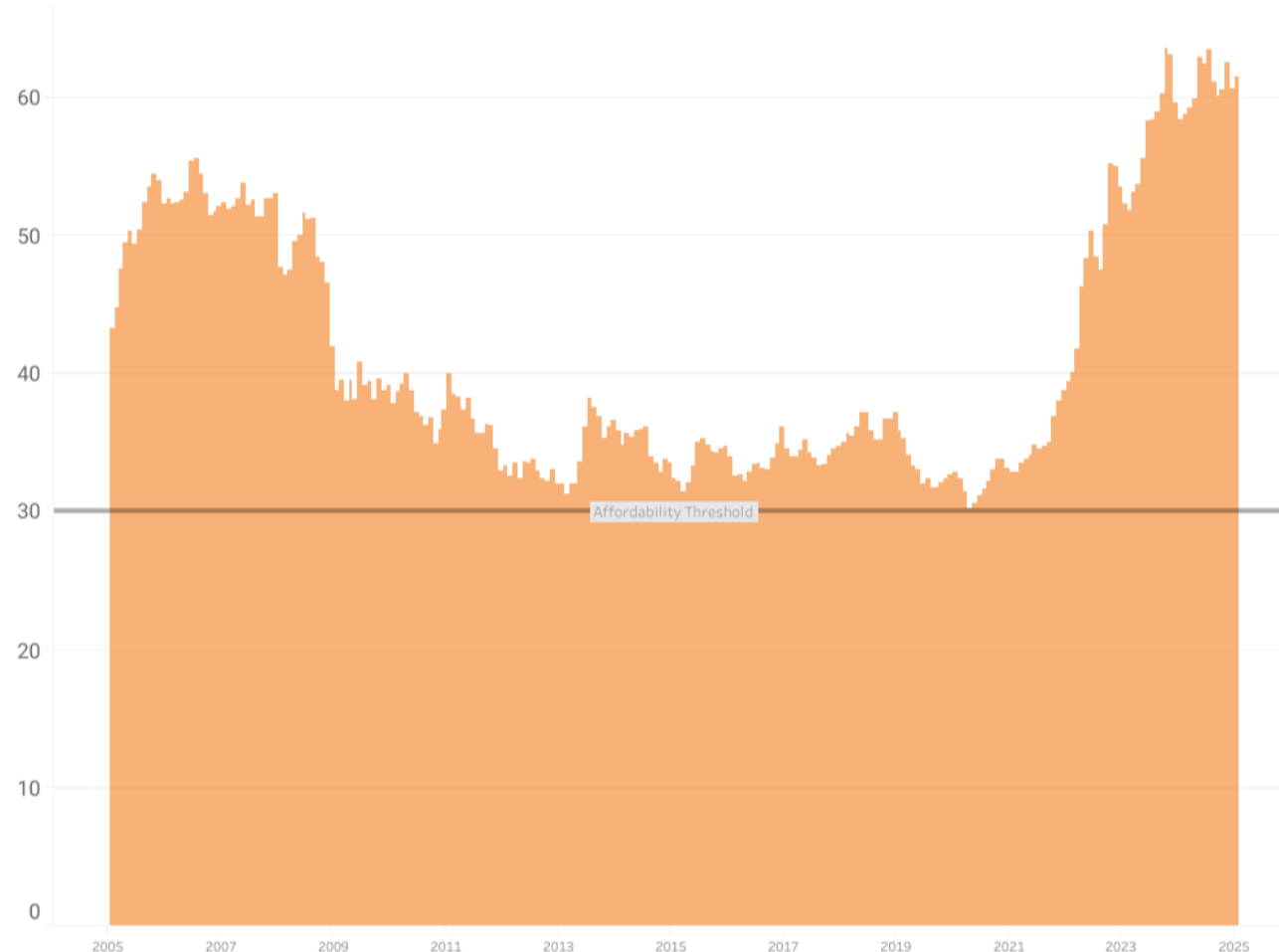
Source: Federal Reserve Bank of Atlanta

Select Metro >>>

Hilton Head Island-Blufft..

Select Parameter >>>

Share of Median Income



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**

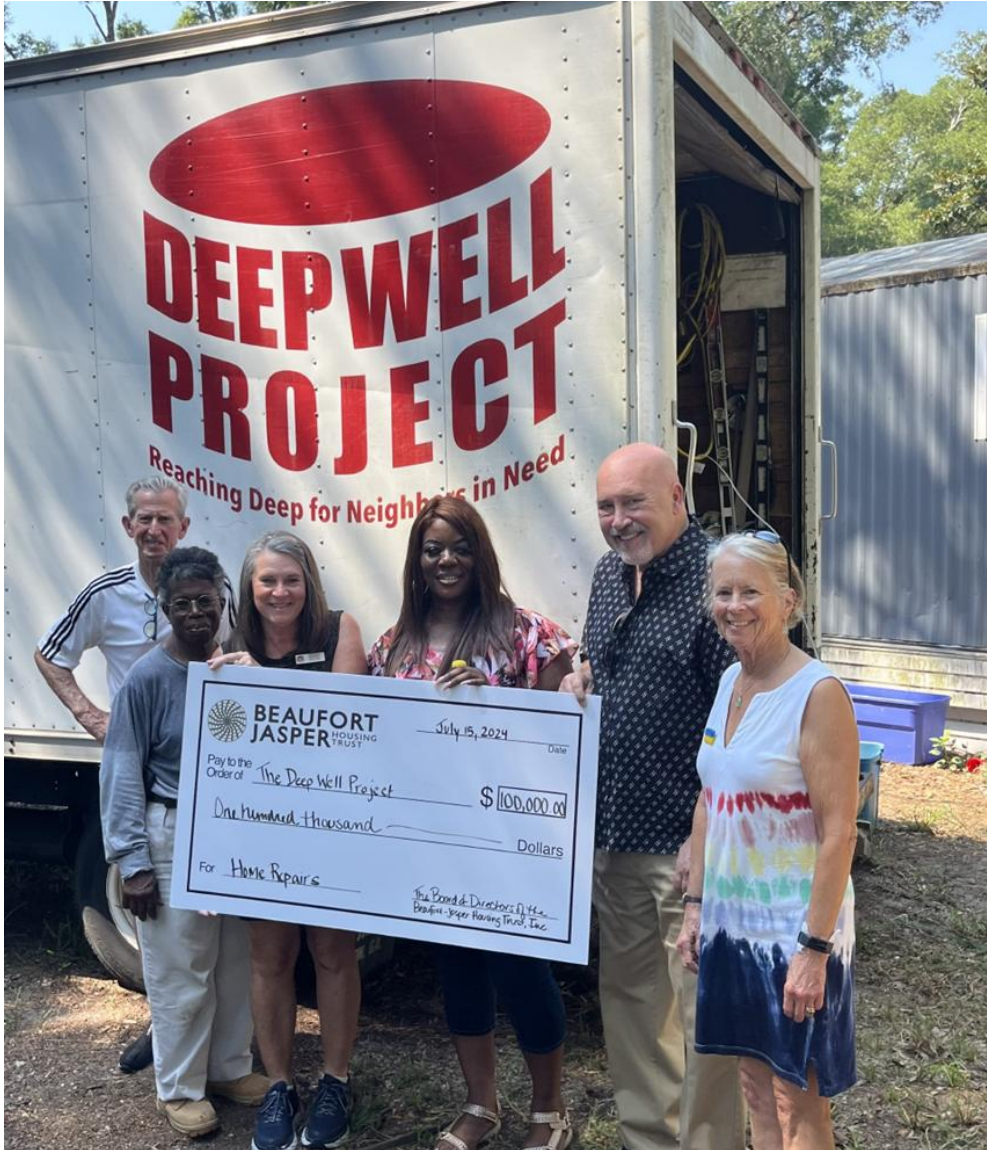


## The development of workforce and affordable housing must be **INTENTIONAL**

- 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 \$619,000 in funding	Creation of New Homeowners through Homebuyer Assistance \$365,000 in funding
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
<i>21 Existing Townhomes purchased by CCDC, BJHT fiscal agent for Beaufort County. \$600,000 committed by the County and various other entities.</i>	<i>Organizations that have spent funding, report long waiting lists and continuing need in their service areas.</i>	<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



# 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

