



**Town of Hilton Head Island
Public Planning Committee
Thursday, March 22, 2018 – 3:00 p.m.
Benjamin M. Racusin Council Chambers
AGENDA**

As a Courtesy to Others Please Turn Off All Cell Phones and Pagers during the Meeting.

- 1. Call to Order**
- 2. Freedom of Information Act Compliance**
Public notification of this meeting has been published, posted, and mailed in compliance with the Freedom of Information Act and the Town of Hilton Head Island requirements.
- 3. Approval of Agenda**
- 4. Approval of Minutes** – February 22, 2018 Meeting and February 28, 2018 Workshop
- 5. Unfinished Business**
 - a. Update on Trolley Service
 - b. Staff recommendation on two-month schedule for Affordable Housing Initiative
- 6. New Business**
 - a. Discussion on State's proposed Inclusionary Zoning Ordinance
 - b. GIS mapping of underutilized commercial structures
- 7. Committee Business**
- 8. Appearance by Citizens**
- 9. Adjournment**

Please note that a quorum of Town Council may result if four or more of their members attend this meeting.

Please note that meetings are now held on the fourth Thursday of each month at 3:00p.m.

TOWN OF HILTON HEAD ISLAND
Public Planning Committee
Minutes of the February 22, 2018 – 3:00 p.m. Regular Meeting
Benjamin M. Racusin Council Chambers

Committee Members Present: Chairman David Ames, Kim Likins, Bill Harkins

Committee Members Absent: None

Town Council Present: Mayor David Bennett, Marc Grant, Tom Lennox, John McCann

Town Staff Present: Marcy Benson, Senior Grants Administrator; Shawn Colin, Deputy Director of Community Development; Charles Cousins, Director of Community Development; Anne Cyran, Senior Planner; Brian Hulbert, Staff Attorney; Teri Lewis, LMO Official; Jayme Lopko, Senior Planner; Jennifer Ray, Planning & Special Projects Manager; Teresa Haley, Senior Administrative Assistant

1. Call to Order

Chairman Ames called the meeting to order at 3:00 p.m.

2. Freedom of Information Act Compliance

Public notification of this meeting has been published, posted, and mailed in compliance with the Freedom of Information Act and the Town of Hilton Head Island requirements.

3. Approval of Agenda

The Public Planning Committee approved the agenda by general consent.

4. Approval of the Minutes – January 25, 2018 Meeting

The Public Planning Committee approved the minutes of the January 25, 2018 meeting by general consent.

5. Unfinished Business – None

6. New Business

a. Recommendations from the Gullah Geechee Task Force (Task Force)

Lavon Stevens, Chairman of the Task Force presented the recommendations as provided in the Committee's packet. The Task Force recommends the Committee forward the recommendations to Town Council with a recommendation for approval.

The Committee expressed support of these recommendations. The Committee made general inquiries regarding the Town staff position to serve as the liaison to the Gullah community, and the partnership with NIBCAA and other organizations.

Mr. Harkins moved to forward the recommendations to Town Council with a recommendation for approval. Ms. Likins seconded. The motion passed with a vote of 3-0-0.

b. Update on Trolley Service

Ms. Cyran presented statements regarding the update. Palmetto Breeze, with assistance from Town staff, is planning the route, the trolley design and a marketing plan in anticipation of trolley service beginning July 2018. A Critical Path outlining the related tasks and deadlines was provided in the Committee's packet. Palmetto Breeze signed a contract with Hometown Trolley on January 16, 2018. The contract states the three trolleys must be delivered by July 16, 2018. Hometown Trolley plans to start construction of the trolleys on June 1 and to complete construction by June 20. Palmetto Breeze will spend two weeks preparing the trolleys and training the drivers before service begins. The draft route for the first season of service proposes to connect Coligny Beach Park to Shelter Cove Community Park, Shelter Cove Harbour, and Park Plaza. Palmetto Breeze will present the proposed trolley design and service name to the Committee for review and a recommendation to Town Council this spring.

Mary Lou Franzoni then presented statements regarding the trolley service and answered questions presented by the Committee. Ms. Franzoni noted the RFP for marketing is scheduled to be issued late next week, and also a mobile app for payment is being looked into.

The Committee complimented the project. The Committee discussed and made inquiries regarding: the proposed route; performing a study to determine what the community needs are; balancing the budget and the community needs for hours/days of operation; objectively evaluating community response; hearing from the users; creating a mobile app for making fare payments and rating the experience; use of monies devoted by Town Council last year; measuring success if starting service this year at a non-optimal time (July); performance evaluation on usage; marketing helping the evaluation; creating an online survey for users; park and rides; signage is scheduled to be in place before July; consideration behind Deallyon stops in the proposed route; thoughts on Pope Avenue corridor stops; pursuit of conversations with Sea Pines trolley and Palmetto Dunes buggy; and partnering with organizations in the pursuit of excellence and sustainability in support of the Town's Vision.

Chairman Ames indicated to Ms. Franzoni he would be interested in her proposal to the Town as to what the Town's reasonable expectations might be. So that the Town may measure its investment against fair measures of progress.

c. Update on SoLoCo

Mayor Bennett presented statements regarding the recent Southern Lowcountry Regional Board (SoLoCo) Meeting. The meeting discussions included: the current population of the City of Hardeeville is approximately 5,700 and the total population projection for 2028 is 28,000; growth of both Beaufort and Jasper Counties; the projected number of households is roughly 45,000 and commercial acres is over 4,000; traffic growth; automobile growth; regional and city challenges; affordable housing; infrastructure; adequate healthcare; regional cohesion; quality education; entertainment. Mayor Bennett indicated SoLoCo is the location to continue to have a dialogue regarding these issues.

d. Discussion on affordable housing tax credit allocation process

Mayor Bennett presented the white paper regarding Hilton Head Island and The Low Income Housing Tax Credit (LIHTC) as provided in the Committee's packet.

Since the inception of the Low Income Housing Tax Credit (LIHTC) in 1986, Hilton Head Island has received less than four-tenths of 1% of the \$1.88 Billion of the LIHTC's awarded in the State of South Carolina. The analysis provided in the Committee's packet identifies changes necessary for Hilton Head Island to successfully access the LIHTC through the State of South Carolina's Qualified Allocation Plan that is administered by the South Carolina State Housing Finance and Development Authority.

A summary of the recommended changes are as follows:

- Prioritize Demand in scoring applications for the LIHTC
- Measure Accessibility and Availability in scoring Positive Site Characteristics
- Create a Workforce Housing Set-Aside
- Analyze Development Costs by prevailing Construction Cost Conditions
- Redefine Underserved Areas

The recommendations outlined above and discussed in this analysis should be vetted and incorporated into the Qualified Allocation Plan for the State of South Carolina expeditiously for implementation into the 2019 Low Income Housing Tax Credit (LIHTC) application round.

The Committee discussed and made inquiries regarding: certain changes can be and have been made at the State level versus the Federal level; changing the way of measuring "underserved" areas; Federal qualifications to receive tax credit; State Housing Authority role; Hilton Head Island has received no tax credit awards for new construction since 1991; this tax credit is responsible for 85% of the affordable rental production today; Hilton Head Island is without this resource and working in the 15%; and utilizing support within the community at large (e.g. the Chamber, the Greater Island Council).

Chairman Ames proposed the Public Planning Committee approve the white paper in concept and recommend that the full Town Council review it for the next Town Council meeting.

Ms. Likins moved to approve. Mr. Harkins seconded. The motion passed with a vote of 3-0-0.

7. Committee Business

Chairman Ames noted the discussion at the last Town Council meeting about the sensitivity of the Stoney issue regarding the corridor. Chairman Ames asked if Mayor Bennett would agree to ask Councilman Grant and Alex Brown, Chairman of the Planning Commission, to come back to the Public Planning Committee with a recommendation regarding how the Town should best enter into conversations with that community that might begin to build trust. Mayor Bennett agreed it would be wise to have Councilman Grant or Mr. Brown shepherd that discussion. Councilman Grant and Mr. Brown were in agreement to do so.

Chairman Ames asked for an update on housing consultant responses. Ms. Ray indicated the RFP was published on Sunday, February 11 and responses are due by March 5. No responses have been received to date, however, responses are usually received on the due date.

Chairman Ames asked if there is a better estimate of the County housing study completion date. Ms. Ray indicated the County currently has three surveys out that are due by March 16. Ms. Ray is not

aware of a specific date for a draft report, but believes it will come right on the heels of receiving the survey data.

Chairman Ames asked about a conceptual presentation of the RFP for the Vision Phase 2 for the March 22 PPC meeting. Ms. Ray indicated Staff is putting together a recommendation and plans to gather input from the Vision Project Management Team at its March 16 meeting, which can be discussed at PPC's March meeting.

The Committee presented statements regarding aligning Staff resources with the demand that's facing the Town. The Committee believes it would be helpful to have discussions with the Town Manager and management staff to make sure Town Council is properly balancing and prioritizing staff and expectations of demand. This would be appropriate timing as budget discussions are approaching. The Committee expressed its support to the Town Manager and Staff.

Mr. Harkins moved to recommend to the Mayor, and from Mayor to the full Town Council, that Town Council undertake an infrastructure review in light of the plethora of demand that's facing the Town. Ms. Likins seconded. The motion passed with vote of 3-0-0.

8. Appearance by Citizens

John Lundin presented statements regarding telecommunications and information services through fiber devices.

Morris Campbell presented statements regarding being mindful of staff workload; giving staff the opportunity to develop community relationships; and working together to build affordable housing and find transportation solutions.

9. Adjournment

The meeting was adjourned at 4:38 p.m.

Submitted by: Teresa Haley, Senior Administrative Assistant

Approved:

David Ames, Chairman

TOWN OF HILTON HEAD ISLAND
Public Planning Committee
Minutes of the February 28, 2018 – 3:00 p.m. Special Meeting
Benjamin M. Racusin Council Chambers

Committee Members Present: Chairman David Ames, Kim Likins

Committee Members Absent: Bill Harkins

Town Council Present: Mayor David Bennett, Marc Grant, Tom Lennox, John McCann

Town Staff Present: Marcy Benson, *Senior Grants Administrator*; Shawn Colin, *Deputy Director of Community Development*; Charles Cousins, *Director of Community Development*; Teri Lewis, *LMO Official*; Jenn Jennifer Ray, *Planning & Special Projects Manager*; Brian Hulbert, *Staff Attorney*; Jenn McEwen, *Cultural & Arts Network Director*; Taylor Ladd, *Senior Planner*; John Troyer, *Finance Director*; Teresa Haley, *Senior Administrative Assistant*

Panelists: Mike Kosdrosky, *Executive Director, Aspen/Pitkin County Housing Authority*; Jason Peasley, *Executive Director, Yampa Valley Housing Authority*; Evelyn Dobson, *Chief Executive Officer, Delray Beach Community Land Trust, Inc.*; Ferline Mesidort, *Neighborhood Services Administrator, City of Delray Beach*; Paul D'Angelo, *Housing Development Specialist, City of Asheville*; Josh Martin, *Senior Advisor to the Mayor, City of Charleston*

1. Call to Order

Chairman Ames called the meeting to order at 3:04 p.m.

2. Freedom of Information Act Compliance

Public notification of this meeting has been published, posted, and mailed in compliance with the Freedom of Information Act and the Town of Hilton Head Island requirements.

3. Approval of Agenda

The Public Planning Committee approved the agenda by general consent.

4. Affordable Workforce Housing

Welcoming Remarks:

Mayor Bennett welcomed all in attendance and presented opening remarks regarding affordable workforce housing.

Introduction:

Shawn Colin, Deputy Director of Community Development, thanked everyone for attending and provided a brief history of events leading up to this point. The main purpose of today's workshop is for the members of Town Council in attendance to ask meaningful questions of the Panelists as the Town moves forward to program for Hilton Head Island.

Jennifer Ray, Planning & Special Projects Manager, introduced the Panelists.

Presentations by Panelists:

A presentation was made by each jurisdiction outlining a brief history, current programming and organizational structure, and comments on lessons learned that could benefit Hilton Head Island. The Panelists provided information on their respective municipality's role in the process, how the project was funded, and resourceful partnerships.

Town Staff and Town Council members made inquiries specific to each community.

General Discussion and Questions from Town Council to Panelists:

The discussion and questions from Town Council members and Town Staff to the Panelists pertained to: means to provide housing opportunities for certain low income levels with multiple family members; providing financial support through certain terms and conditions in the development agreement; balancing affordable housing and cost of living; providing and maintaining infrastructure, roads and sidewalks; funding; affordable housing tax credits; and enabling legislation to create a balance of the toolkit.

Public Comments:

The public comments received related to: tools to handle or improve Nimbyism; and incentives for existing homeowners to provide affordable housing.

Closing Remarks:

Mayor Bennett thanked the Panelists and Town staff for their participation and efforts.

5. Adjournment

The meeting was adjourned at 6:05 p.m.

Submitted by: Teresa Haley, Senior Administrative Assistant

Approved:

David Ames, Chairman