

TOWN OF HILTON HEAD ISLAND
Public Planning Committee
Minutes of the April 10, 2019 – 2:00 p.m. Special Meeting
Benjamin M. Racusin Council Chambers

Committee Members Present: Chairman David Ames, Bill Harkins, Tom Lennox, Tamara Becker (alternate)

Town Council Present: Mayor McCann, Glenn Stanford

Planning Commissioners: Alex Brown, Judd Carstens, Peter Kristian, Caroline McVitty, Mike Scanlon

Town Staff Present: Marcy Benson, Senior Grants Administrator; Shawn Colin, Director of Community Development; Charles Cousins, Assistant to the Town Manager; Carolyn Grant, Communications Director; Josh Gruber, Assistant Town Manager; Brian Hulbert, Staff Attorney; Taylor Ladd, Senior Planner; Teri Lewis, Deputy Director of Community Development; Jennifer Ray, Deputy Director of Community Development; Steve Riley, Town Manager; Angie Stone, Director of Human Resources; Teresa Haley, Senior Administrative Assistant

1. Call to Order

Chairman Ames called the meeting to order at 2:00 p.m.

2. Freedom of Information Act Compliance

Public notification of this meeting has been published, posted, and distributed 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. Workforce Housing

Presentation by Lisa Sturtevant on the Workforce Housing Strategic Plan for the Town of Hilton Head Island:

Chairman Ames presented opening remarks. Ms. Ray then introduced Lisa Sturtevant. Dr. Sturtevant presented the Workforce Housing Strategic Plan (the “Plan”) as described in the agenda package.

General Discussion and Questions:

The general discussion and questions by the Town Council members and the Planning Commissioners included: compliments to Dr. Sturtevant for her work; workforce housing definitions; resale prices based on 10-year rolling average increase in AMI; various ownership structures and financing sources; mixed income projects; regional sharing of workforce housing trust fund; provide a local housing program funded jointly by Town and private employers and give priority housing to workers on the Island; the local program would be regulated by a housing committee; prioritize available land in terms of development; hospitality tax increase; vacant fee structure; construction quality; seasonality of the workforce; workforce housing is needed across all industries; transportation is a key component; redevelopment of commercial structures; qualifications for workforce housing;

procedures and organizations to maintain rents or sale prices at appropriate levels; recommendations reflect the values and goals of the community; benefits to transferable development rights; and maintaining current stock of affordable housing.

Public Comments:

The public comments received related to: the report is available on the Town's website; land behind the gated communities should be included as part of the solution; housing inventory is an issue; Town should explore investing resources off-Island for housing; quality of life protection; private section initiatives and accomplishments; flood insurance concerns; address opportunity zones; and PUD participation is component to solving the problem.

Closing Remarks:

The Committee thanked Dr. Sturtevant for her presentation.

5. Adjournment

The meeting was adjourned at 3:45 p.m.

Submitted by: Teresa Haley, Senior Administrative Assistant

Approved: May 29, 2019

David Ames, Chairman