

**TOWN OF MOUNT PLEASANT, SOUTH CAROLINA  
WORKFORCE HOUSING COMMITTEE  
MARCH 27, 2018  
MINUTES**

Present: Rich Estes, Chair, Debby Waid, Thomasena Stokes Marshall,  
Leo Russo, Dr. Sally Jacob, Michael Myer, Daniel Brock, Benjy Cooke  
Staff: Jeff Ulma, Eric Pohlman, Liz Boyles, Jack Little  
Also: Town Council members: Bob Brimmer, Kathy Landing, Kevin Cunnane  
Erika Wright, Chamber of Commerce, Eddy Medina, Choate Construction  
Josh Dix, Charleston Trident Association of Realtors, Eddy Medina,  
LuAnne Rosenweig, Debby Padgett and Carl Alhert

Mr. Estes called the meeting to order at 11 am.

**1. Approval of Agenda**

The Committee approved the agenda.

**2. Public Comment and Correspondence**

Mr. Estes asked the guests to introduce themselves. Several were from Charleston Area Justice League.

Ms. Eddy Medina explained that the Charleston Area Justice League has a new focus each year, and this year's focus is on affordable housing.

Being no further public comments, Mr. Estes continued with the agenda.

**3. Approval of Minutes from February 2018 meeting**

The Committee approved the minutes.

**4. Presentation to Town Council on Affordable Housing**

Mr. Estes reviewed the history of the affordable/workforce/senior housing task force. He shared that some teachers, firemen, police officers and other working professionals cannot afford to live in Mount Pleasant. In 2016, Town Council made the decision to begin a 501(c)3 to investigate the need for workforce housing. Task Force members were invited to become a part of the working committee.

Ms. Waid reported that the Committee is currently finalizing the paperwork to file for the 501(c)3. She said the Committee has been invited to serve on the Board of Directors for the new nonprofit. She spoke about the need of funding for the new nonprofit and possible contributors. She stated that the need for workforce housing has been discussed at the Comprehensive Plan Forum meetings.

Ms. Boyles updated the Committee on the progress of the Comprehensive Plan Forum and stated that workforce housing is one of the top issues being discussed.

Mr. Brock stated that one of the goals of the Committee is to have an education component. He stated the Charleston Chamber of Commerce has concerns about keeping work talent in the local area as often the workforce relocates due to the higher housing costs.

Ms. Kathy Landing thanked the Committee for their work and progress. She referred to a successful workforce housing program she recently witnessed in Colorado.

Ms. Erika Wright, Chamber of Commerce, stated that the Chamber recognizes a need for workforce housing in the Charleston area.

Mr. Kevin Cunnane expressed his concern about the density in Mount Pleasant. The Committee discussed density with the council members and the different affordable housing models that could be used and different funding strategies that could be followed.

The Committee discussed with the council members that affordable housing would be a long-term project and would not be solved in the immediate future. It was also noted that the strategy of creating affordable housing communities should involve many different model types.

Mr. Estes thanked the council members and other attendees for taking time to attend the meeting and invited them to remain for the remainder of the meeting.

## **5. Report on the 501 (c) 3 Progress**

Mr. Little reported that he, staff, and Mr. Ryan Oberly, attorney for the Committee,

had a conference call to discuss what is still needed to file for the 501(c)3.

*Ms. Jacob moved to have a subcommittee with Ms. Waid as chair to work with staff and the attorney on completing the outstanding items. Mr. Russo seconded the motion. All in favor.*

*The Committee agreed that Mr. Estes, Ms. Waid, Mr. Brock and Mr. Russo would be on the subcommittee.*

The subcommittee agreed to meet on March 28<sup>th</sup> at 9 am.

The Committee discussed the need for additional funding and a desire to obtain a commitment from the Town on some future funding.

Ms. Stokes Marshall suggested that the Committee ask the Town to allocate funds to Housing for All—Mount Pleasant as it moves forward.

The Committee discussed how much should be requested from the Town and it was suggested that a 50% match of the new budget should be requested. It was noted that the funding would be used for securing office space, staffing, and public education efforts.

Ms. Waid suggested that the most successful projects are those that receive support from their respective municipalities.

Ms. Stokes Marshall suggested that as new, larger employers move to Mount Pleasant, the Committee should contact them for contributions.

Mr. Estes suggested that a funding request should be presented to the Finance Committee and potentially presented at the April Town Council meeting.

*Ms. Jacob moved to submit a budget request to the Finance Committee. Mr. Estes seconded the motion. All in favor.*

## **6. Strategies Going Forward**

FUNDING—Mr. Little suggested that the public education campaign should be started followed by a funding campaign.

Ms. Jacob suggested Ms. Waid begin looking for grants. Ms. Waid stated that she has several grants already identified.

Mr. Estes suggested that the public education campaign should be launched after the 501(c)3 status is approved.

COMMITTEE DEVELOPMENT—Ms. Jacob recommended that once the 501(c)3 is established, the board should have one-third of its members composed of residents who would qualify for affordable housing. The Committee agreed.

## **7. Next Steps**

Mr. Little stated that the subcommittee would meet to finalize the paperwork for the 501(c)3 status. Once approved by the Secretary of State, the nonprofit would be established.

*Ms. Stokes Marshall moved to establish a grant subcommittee with Mr. Russo as chair. Ms. Waid seconded the motion. All in favor.*

Ms. Stokes-Marshall suggested that the Committee and the Town join other municipalities in support of the inclusionary zoning bill currently in the state legislature.

Mr. Josh Dix said he was the State Board of Realtors' representative and that the Board of Realtors is in the process of completing a study of affordable/workforce/senior housing.

Ms. Waid stated that the inclusionary zoning bill is still active in the State House of Representatives.

Ms. Stokes Marshall suggested that the Committee should actively advocate for this issue. It was suggested that the Committee could send correspondence to the Municipal Association of South Carolina (MASC). Mr. Little stated that he would forward the MASC contact information to the Committee.

## **8. Next Meeting Agenda**

Mr. Estes stated the next meeting is scheduled for April 24<sup>th</sup>. He stated that the Committee would discuss finalization of the 501(c)3 paperwork and the public education campaign.

There being no further business, the meeting adjourned at 12:40 pm.

Submitted by,  
J. Little