

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

Present: Rich Estes, Chair, Debby Waid, Thomasena Stokes Marshall, Chris Brooks, Leo Russo, Sally Jacob, Michael Myer,  
Staff: Jeff Ulma, Eric Pohlman, Jack Little  
Also: Erika Wright, Chamber of Commerce

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

**1. Approval of Agenda**

The Committee approved the agenda.

**2. Public Comment and Correspondence**

Ms. Wright said the Chamber sees the affordable housing crisis as a talent retention crisis. She said Roper and MUSC have formed a Task Force to discover how they can retain employees being recruited. These include high level doctors who are hindered by traffic problems and are having to move away. They are making plans for seeking employer led solutions. She continued by saying the Task Force is beginning a public education campaign as well.

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

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

The Committee approved the minutes.

**4. Report on 501(c)3 Progress**

Ms. Stokes-Marshall reported she had spoken with Mr. John Burn and Mr. Clay Duffie of the Mount Pleasant Waterworks Commission about the article published by the Post and Courier. Mr. Duffie said the Waterworks is still interested in working with Housing for All-Mount Pleasant. She stated that Mr. Duffie also pointed out that Town Council seems unfavorable of the direction of the Committee. Discussion was held about the article and the reaction of the public.

Mr. Little stated the Committee was solely responsible for the establishing the 501(c)3.

Ms. Stokes-Marshall said the Task Force report approved by the Town Council included other aspects of the development of the effort and should not be confined to setting up the nonprofit.

Mr. Ulma said he reported at the Town Council retreat on the accomplishments made by the committee. He also said he and the Town Administrator were working with the attorneys to finalize the paperwork for the 501(c)3 application.

Ms. Stokes-Marshall said the State legislature is discussing an inclusionary zoning bill for the state. She pointed out other municipalities have come out in support of the bill. Mr. Ulma stated it would be the responsibility of this Committee to present this to Town Council. The Committee should be active in keeping the affordable housing issue before the general public.

Ms. Stokes-Marshall agreed the Committee should immediately activate the communications plan drawn up by Mr. Brock. Mr. Ulma said when the first successful housing project was completed, the public would have a better understanding of the issue and how it will be addressed.

Mr. Estes asked about the budget. He thought the total amount was being paid to the Consultant. A discussion about the budget followed.

## **5. Progress to Date**

Mr. Little reviewed the Committee's accomplishments to date.

## **6. Next Steps**

Mr. Ulma suggested after the application is filed, the Committee should focus on the public education campaign, searching for property and researching grants. Mr. Pohlman and Mr. Little said they have talked with individuals who are interested in using their property as affordable sites. Ms. Jacob suggested that a library of articles and information for the public education plan could be started as well.

Mr. Brooks said that once the 501(c)3 application is filed a publicity campaign could be launched. It was suggested that Town Council could be included in a forum for public education and could be invited to attend a future meeting. Mr. Ulma said it would be advantageous to meet individually with Town Council members beginning with Planning Committee of Council members.

## **7. Discuss Next Meeting Agenda**

Mr. Estes asked what needed to be included for next month's agenda. Mr. Little suggested that Mr. Brock should update and present the public Education effort. He suggested that the Committee could prioritize potential property donors and monetary donors. He also suggested that the target audience for the communications plan should be determined. Mr. Brooks said he would contact the Mount Pleasant Chamber of Commerce to request time to present at one of their upcoming meetings.

Mr. Ulma said Carolina One Real Estate is another group that is interested in being included in future discussions.

There being no further business, the meeting adjourned at 12:00 pm.

Submitted by,  
J. Little