



**Town of Hilton Head Island
Public Planning Committee Special Meeting
Wednesday, December 20, 2017 – 3:00p.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**
- 5. Unfinished Business**
- 6. New Business**
 - a. Workforce Housing - Policy Discussion
- 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.

Workforce Availability continues to be a key priority for Town Council. The two main subcomponents of workforce availability are housing and transportation. The below questions were designed to help guide decisions related to workforce availability.

Workforce Availability – Housing Component

Policy Questions

- What is the target?
 - Should it be tied to a certain percentage of household income and household net worth, i.e. AMI? If so, what are the percentages?
 - Should this be limited to housing the workforce? Should this be directed towards:
 - Existing employees living on HHI?
 - Existing employees living off island?
 - New employees being attracted to work on HHI?
- Should the Town participate in a regional effort by contributing to funding of off-island affordable housing? If so, is there a way to require that those units be occupied for a certain period of time by people working on HHI?
- What role does transportation play in the success of both Town and regional projects?
- What does success look like after 1 year?
- Should it focus on programs that create successful opportunities in the private sector or should the Town be an active participant in project development (solely or in public-private partnership)?
- Should there be any location restrictions or should it be island-wide?
 - Should it be in PD-1s or only non PD-1 areas?
 - Should it be located in close proximity to areas with a high commercial concentration?
- Should a Housing Authority, Redevelopment Authority or similar entity implement and manage this effort?
- Should the goal be home ownership or rental?
- Should affordable projects be required to remain affordable for a set period of time or in perpetuity?
- Should it be large scale projects or multiple smaller projects that can be integrated into neighborhoods?
- How should the Town prioritize areas for redevelopment?
 1. redevelopment
 2. adaptive re-use
 3. vacant land
- Are any of the following housing types off of the table:
 - apartments
 - houses
 - dormitories
 - accessory dwelling units
 - garage apartments
 - mobile homes
 - tiny homes
 - townhouses
- Should the Town develop a program to maintain existing affordable housing units?