

**Special Called Public Meeting Minutes
April 6, 2016**

Location: Chapin Town Hall

Attending: Mayor Skip Wilson, Council Members Mike Clonts, Robbie Frick, Kay Hollis, and Gregg White; staff – Chris Clauson, Dan Lambert, Andy Metts, Karen Owens, Inga Whelchel, and Chief Zeigler.

Call to Order: Mayor Wilson called the meeting to order at 6:01 pm, and determined there was a quorum. Mayor Wilson offered a prayer and then proceeded with the Pledge of Allegiance. Mayor Wilson acknowledged that the appropriate notifications in compliance with the SC Freedom of Information Act had been met.

Presentation on Proposed “The Peaks at Chapin”: Mr. Chase Northcutt, President of Resource House Group – the developer of the project – presented a PowerPoint slideshow of the proposed project, which included the site plan, tenant selection, and income/rent structure. He explained this is not “Section 8” housing, but rather low income tax credit housing. He expressed that at this point only an application has been submitted to the State Housing Authority. He stated the tenants are required to have a job in order to pay the rent, and this project will not be subsidized housing. The rent was based on the median income in Lexington County of \$64,700 with rent based on two standards of 50% and 60% of that median income. The rent for a 1 BDR would range from \$440-\$500, 2 BDR would range from \$515-\$600, and 3 BDR would range from \$550-\$700. There would be criteria in the tenant selection that included a criminal background check, credit history check, income qualification, job verification, corporate approval, maximum two people per bedroom, and quarter property checks. He stated the units would house working class tenants.

Public Comments: There were approximately 150 people in attendance for the meeting. Approximately 40 people had questions and/or comments for Mr. Northcutt. The general consensus was staunch opposition to this project. The Mayor encouraged everyone to voice their opinion. Representative Chip Huggins suggested contacting his office and Senator Ronnie Cromer’s office with opinions/concerns, so they can present a package to the State Housing Authority. Reverend Kevin Sheppard asked that we focus on whether or not this town can support the additional families in regards to traffic, water/sewer demands, and school capacity.

Motion to adjourn the meeting was made by Mr. White; 2nd by Mr. Frick. Meeting was adjourned by unanimous vote at 7:50 pm.