

Charlotte County
Affordable Housing Advisory Committee
Meeting Minutes
August 25, 2021

Roll Call: The meeting was called to order at 10:00AM by Jim Kelley, Committee Chair. A quorum was present.

Committee Members Present:

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| Kelley, James, Chairman | Banking/Mortgage Banking |
| Mansfield, Mike | Home Building Industry |
| Hogan, Angela | Advocate for Low Income Persons |
| Pentelecuc, Kurt | Non-Profit Provider of Affordable Housing |
| Pohopin, Joanna | Citizen at Large |
| Meagher, Michael | Areas of Labor – Home Building Industry |
| Fitzpatrick, Lynne | Real Estate Professional |
| Welsh, Lance | Real Estate Professional |
| Tiseo, Comm. Joe | Local Elected Official |
| Peres, Todd | CC Essential Services Personnel |

Public Comment on Agenda Items:

Geoff Harlan, Blue Sky Communities addressed the committee with an update on Jacaranda Place. Permitting is almost complete. Construction is underway and progressing quickly.

Introduction of Planning and Zoning Appointee:

Staff introduced Michael Gravesen, Charlotte County Planning & Zoning Committee. Mr. Gravesen's application for appointment will be before the Board of County Commissioners on 9/14/2021.

Annual Election of Officers:

Members voted and approved the appointment of Lance Welsh as Chair and Kurt Pentelecuc as Vice-Chair effective at the next regular meeting of the AHAC.

Approval of Minutes:

Motion to approve April 22, 2021 & June 24, 2021 minutes: Mike Mansfield, Second: Joe Tiseo
Motion Passed

Comp Plan Review:

Staff noted that it is critical that AHAC members review the existing Comp Plan and make recommendations for changes/updates. Changes/updates should be submitted in writing to either Colleen or Doreen by 9/30/2021 with a formal recommendation to be presented at the October AHAC meeting. Shaun Cullinan, Community Development, noted that the final report is due on 4/1/2022 with public hearings to be held in February and March 2022.

Approval of Quarterly Report:

Motion to approve Quarter Report: Joe Tiseo, Second: Kurt Pentelecuc
Motion Passed

LHAP Technical Revisions:

Motion to approve LHAP Technical Revision: Joe Tiseo, Second: Kurt Pentelecuc
Motion Passed

LGAO 2021 Update:

Recommendation to the Board of County Commissioners was to move forward with Blue Sky Communities and their project Jacaranda Terrace which received Charlotte County's local preference for the last two years. BCC approved this recommendation on 7/27/2021.

Multi-family Mortgage Revenue Bond (MMRB) Issuance by Lee County Housing Finance Authority:

The Punta Gorda Housing Authority and Norstar Development have submitted a Short Form application to the Housing Authority of Lee County to issue MMRB's on behalf of Charlotte County. The Short Form is a part of their backup plan for the financing of Verandas III in the event that they do not receive the 9% tax credit funding. The Housing Authority of Lee County needs County approval in order to submit the application to Florida Housing Finance Corporation.

Motion to approve: Joe Tiseo, Second: Lance Welsh.

Motion Passed – Kurt Pentelecuc abstained

Charlotte HOME:

Staff gave an update on Charlotte HOME. Since the last AHAC meeting, the Charlotte HOME committee has received, reviewed, and approved three applications for impact fee waivers and expedited permitting. The committee also received an application from the Punta Gorda Housing Authority (PGHA) for their Verandas III project. The committee is recommending to the AHAC to approve the PGHA's application for incentive awards.

There was discussion around the procedure that Charlotte HOME applicants gain access to all available funding options. It was decided that the Charlotte HOME application should include all funding types available, including SHIP. The AHAC recommends that we go to the BCC asking for their preference when it comes to reporting on Charlotte HOME and Trust Fund expenditures.

Motion to approve Policies and Procedures: Mike Mansfield, Second: Kurt Pentelecuc

Motion Passed

Motion to approve Review Committee Recommendation for PGHA: Mike Mansfield, Second: Joe Tiseo

Motion Passed – Kurt Pentelecuc abstained

Motion to recommend the BCC advise the AHAC on Charlotte HOME reporting: Kurt Pentelecuc, Second: Joe Tiseo

Motion Passed

Annual Review of Affordable Housing Incentives – AHAC Annual Report:

Staff noted that there will be a Public Hearing in November 2021 to vote on approval of the final report.

The AHAC discussed the following incentive strategies: Expedited Permitting, Modification of Impact Fees, Flexible Densities, Reservation of Infrastructure Capacity. Details of this discussion will be documented in the AHAC Annual Report.

The remaining 7 incentive strategies will be discussed at the October 2021 AHAC meeting.

Member/Agency Updates: None

Adjournment: Meeting adjourned at 12:18PM