

Charlotte County
Affordable Housing Advisory Committee
Meeting Minutes
June 22, 2022

Roll Call: The meeting was called to order at 10:18AM by Kurt Pentelecuc, Committee Vice-Chair. A quorum was present.

Committee Members Present:

Pentelecuc, Kurt, Vice Chair	Non-Profit Provider of Affordable Housing
Mansfield, Mike	Home Building Industry
Hogan, Angela	Advocate for Low Income Persons
Meagher, Michael	Areas of Labor – Home Building Industry
Fitzpatrick, Lynne	Real Estate Professional
Tiseo, Comm. Joe	Local Elected Official
Finning, Brittany	Citizen at Large

Staff/Guests Present: Colleen Turner, CCHS; Rich Gromalski, CCHS (via Teams); Rose Brooks, CCHS; Keara Davis, CCHS; Shaun Cullinan, CCCD; Glinda Pruitt, CAO; Brian Evjen, Norstar Development; Glama Carter, DOH; Hunter Scott, DOH; Captain Andy Rodriguez, CCSO; and Nancy Semon, Sun Times.

Agenda Revision

*Motion to add Healthy Charlotte to the agenda, Commissioner Tiseo. Second, Angela Hogan.

Motion passed.

Public Comment on Agenda Items

Brian Evjen, Norstar Development, explained that the Verandas III was awarded Charlotte HOME impact fee waivers and fee subsidies based on the 4%/SAIL application as back-up to their 9% LIHTC application. While they were awarded the 9% deal, an increase in construction costs have resulted in an overall increase in cost of the project of more than 10%. In order to move forward with credit underwriting, they will have to identify the fund source for the difference.

Healthy Charlotte

Colleen shared that she is the Chair of Healthy Charlotte, and they are in the process of a reorganization. She explained that Healthy Charlotte is a collaboration of local health and human services providers all working to improve community health through strategies identified in the Community Health Improvement Plan (CHIP). Several AHAC members participate on either the steering committee, stakeholder committee, or both. As discussed at a previous meeting, affordable housing is a key social determinant of health and is a priority for Healthy Charlotte partners. In lieu of creating a separate task force on affordable housing, representatives from DOH Glama Carter and Hunter Scott will be attending AHAC meetings and helping to bring a health lens to the table and track how the AHAC's work impacts the CHIP as it relates to housing as a social determinant of health. Welcome Glama and Hunter.

Approval of Minutes

*Motion to approve the April 2022 minutes as presented, Commissioner Tiseo. Second, Mike Mansfield. **Motion passed.**

SHIP Expenditures/Encumbrances 2018-present; 2022-23 allocation

Colleen gave an update on SHIP expenditures and encumbrances for the stated funding cycles and an update on the 2022-23 allocation - \$1.8 million. She also noted that the recent sale of Charleston Cay yielded \$1.5 million in program income that can be used without regard to rental/home ownership set-asides. (Note, the property will remain affordable under tax credit program under FHFC.) Staff will continue to press to get 2018-19 and 2019-20 funds expended by the 12.31.2022 extended deadline. The 2021-22 SHIP allocation of \$1.2 million has an expenditure deadline of 06.30.2024 and the 2022-23 funds have a deadline of 06.30.2025. A

marketing approach with the Public Information Office has yielded over 300 calls/emails from contractors interested in working with the SHIP program. Rich is following up with them now. An increase in available contractors will help move projects through the process more quickly and assist with expending funds in a more timely manner.

Charlotte HOME

An update was provided and reviewed. Discussion around Jacaranda Place tenancy ensued.

The August 2021 Charlotte HOME application from PGHA/Norstar for the 4%/SAIL deal for Verandas III was discussed. There was clear support for the project and a preference to cover as much of the remaining need with SHIP as possible, and to bring back any remaining delta for AHAC consideration and recommendation to the BOCC.

*Motion to allow the August 2021 application awarding impact fee waiver and other incentives based on 4%/SAIL award to be accepted for consideration for incentives based on the 9% LIHTC award without resubmission, Commissioner Tiseo. Second, Angela Hogan. **Motion passed.**

Colleen highlighted the application from PORCH and the fact the SHIP award amounts will be increased commensurate with the final LHAP approval that increases award amounts. This does not require AHAC vote.

Final LHAP Amendment for BOCC Approval

Colleen shared that very few changes were initiated by Rob Dearduff, FHFC, and that the review committee conditionally approved the amendments pending acceptance of those changes and certification by the BOCC. Exhibits A and C (admin budget and housing goals charts) were updated by staff and presented. With AHAC approval, the LHAP amendment will be brought to the BOCC for adoption and certification at their regular 07.26.2022 meeting.

*Motion to approve the final LHAP for certification by the BOCC, Mike Mansfield. Second, Kurt Pentecuc. **Motion passes.**

Discussion around the Non-profit, Special Needs, Low-income Rental strategy was held. Staff recommended that applications from developers should flow through Charlotte HOME as the access point, however, would not require Review Committee, AHAC or BOCC review/approval. Members agreed. Further, Colleen noted that the GCP has fielded requests from private landlords seeking assistance with repairs, and that GCP and PGHA report that about 50% of HUD inspections fail due to needed repairs, limiting housing for voucher holders and those receiving HUD-based rental assistance. Allowing private landlords to access these funds via no/low interest forgivable SHIP loans bound by a LURA requiring ongoing affordability for the term or payback would increase the affordable housing inventory and serve as the catalyst for a rental registry. Members encouraged staff to explore and bring back options, but not to delay the LHAP approval in progress.

Rental Monitoring

Colleen updated members on progress. Charlotte Crossing is complete and in substantial compliance. The Homeless Coalition file reviews are scheduled for 6/30. CASL file reviews are pending scheduling. The process is slow but moving forward. Staff are still committed to completion and report to AHAC/BOCC in December.

Regional AHAC Workshop

Commissioner Tiseo gave an overview of the May 2022 regional AHAC workshop for elected officials with targeted discussion around the use of American Rescue Plan Act (ARPA) funds for affordable housing. The slides from the workshop were provided. After much discussion, members agreed to make a formal recommendation to the BOCC. Colleen will see that the item gets on the 7/12 BOCC meeting agenda in advance of the 7/19 workshop.

*Motion to recommend the Board of County Commissioners authorize County Administration to set aside a portion of the American Rescue Plan Act (ARPA) allocation for the development of affordable housing, considering all permitted uses under the rule, Mike Mansfield. Second,

Michael Meagher. **Motion passed.**

BOCC Workshop Review

A workshop with the Board of County Commissioners was held 06.21.2022 as per the AHAC recommendation in the annual report to the BOCC. While the main focus was Accessory Dwelling Units, other affordable housing strategies were discussed. The board was amenable to a pilot project for ADUs and had interesting conversation about density, child care assistance, and the use of ARPA funds for affordable housing.

Member/Agency Updates:

- **Lynn Fitzpatrick** – Lynn provided the most recent market rental analysis report.
- **GCP** – Angie Hogan requested that a future AHAC agenda include a discussion about a formal Expedited Permitting agreement with DOH.
- **Habitat for Humanity** – Mike Mansfield quipped that “the struggle is real.” Construction theft is on the rise and Habitat has fallen prey. Captain Rodriguez shared his experience and agreed that cameras must become the norm. (By the way... the bad guys were caught within 36 hours!) Mike went on to commend staff (Rich and Rose in particular) for their hard work and commitment to partnership with Habitat.

Adjournment: Meeting adjourned at 12:16 PM