

Charlotte County
Affordable Housing Advisory Committee
Meeting Minutes
March 29, 2023

Roll Call: The meeting was called to order at 10:00AM by Lance Welsh, chairman. A quorum was present.

Committee Members Present:

Welsh, Lance, Chair	Real Estate Professional
Tiseo, Comm. Joe	Local Elected Official
Mansfield, Mike	Home Building Industry
Meagher, Michael	Areas of Labor – Home Building Industry
Fitzpatrick, Lynne	Real Estate Professional
Hogan, Angela	Advocate for Low-Income Persons
Fining, Brittany	Citizen at Large
Gravesen, Michael	Planning and Zoning Official
Hancock, Robert	Citizen at Large
Peres, Todd	CC Essential Services Personnel
LeBeau, Joan	Liaison, Punta Gorda City Council

Staff/Guests Present: Colleen Turner, Rich Gromalski, Rose Brooks, Mary Prod, and Carrie Walsh, CCHS; Shaun Cullinan, CCCD; Sandra Weaver, CCU; Terry Cochran, CCSO; Denise Dull, PORCH; Phil Holloway, Rest Ashored Homes, Inc.; Hunter Scott, DOH; Jarret Mathilde, Blue Sky Communities; Brittany Metzler, City of Punta Gorda; Tomas Yi, St. Vincent dePaul Cares.

Public Comment on Agenda Items: None

Approval of Minutes

*Motion to approve the February 2023 minutes as presented, Michael Meagher. Second, Michael Gravesen. **Motion passed.**

Public Hearing

A public hearing on the AHAC Annual Report to the BOCC was called to order by the chairman. Staff shared the date of public notice and period of availability of the report to the public for review and comment via electronic version on the AHAC webpage and/or hard copy at the Family Services Center. The report was reviewed and recommendations read. There were no public comments submitted or made during the hearing.

*Motion to close the public hearing, Commissioner Tiseo. Second, Mike Mansfield. **Motion passed and public hearing closed.**

AHAC Annual Report to BCC

*Motion to approve the AHAC Annual Report to BOCC with recommendations, as presented, Commissioner Joe Tiseo. Second, Mike Mansfield. **Motion passed.**

The report will be presented to the BOCC, with updated LHAPs, at the 05.23.2023 meeting.

Region 5 AHAC Workshop for Elected Officials and BOCC Update

Commissioner Tiseo gave an overview of the semi-annual regional meeting and the value in convening with others across the region to share strategies, investments, and progress on affordable housing development. The Live Local Act was discussed. The PowerPoint slides were provided. Commissioner Tiseo also shared the BOCC's ongoing commitment to reducing barriers and providing funding to meet the board's bold goal of 200 new affordable units per year.

FY20-23 LHAP Revisions/Amendments

Updates to the existing LHAP strategies were reviewed and modifications suggested. The added strategy for Acquisition/Rehab/Resale was discussed and concerns about legal sufficiency of the language and process were shared by Legal.

*Motion to approve the proposed technical revisions with suggested updates, Michael Gravesen. Second, Angela Hogan. **Motion passed.**

*Motion to approve the plan amendment to incorporate Acquisition/Rehab/Resale, if no substantive changes are recommended by Legal, Michael Gravesen. Second, Angela Hogan. **Motion passed.**

FY23-26 LHAP Development

*Motion to approve the draft FY23-26 LHAP, as presented, Mike Mansfield. Second, Michael Meagher. **Motion passed.**

To prevent confusion and provide a comprehensive overview of all SHIP/HHRP activities, the new LHAP will be presented simultaneously with the revised/amended current LHAP and AHAC annual report at the 05.23.2023 BOCC meeting.

Charlotte HOME

Non-profit/Special Needs Rental Rehab – Staff shared that all 3 applications for the RFA were accepted, reviewed by Charlotte HOME Review Committee, and are recommended for full funding. Staff received 1 AHAC member review, 1 recusal due to conflict of interest, and one email with questions. Those questions of Blue Sky/Jacaranda Place were asked and answered. Staff will work with applicants to secure insurance/FEMA documentation and proceed with mortgages/funding.

FHFC RFA update

- **2022-206 HOME for Ian-affected Counties** – Staff shared that the applications from Sovereign/N Vision for two 32-unit developments will be funded. A Charlotte HOME application for incentives/subsidies is anticipated in the near future.

- **2023-304 RRLP Financing for Ian-affected Counties** is pending with the goal of funding 2 developments in Charlotte County. Staff have fielded calls from developers and anticipate at least 2 applications.

- **RFA 2023-108 Housing Credit and RRLP Financing for Homeless Housing Developments located in Medium and Large Counties Affected by Hurricane Ian and Nicole** – St. Vincent DePaul Cares re-submitted for RFA 2023-102, however, did not meet criteria. They will apply for RFA 2023-108, which will not be decided until 06.06.2023. They request an extension to the obligation of \$650,000 in Charlotte HOME subsidies until June 30.

*Motion to extend the obligation of awarded subsidies through May 2023, Mike Mansfield. Second, Angela Hogan. **Motion passed.**

- **Monthly Housing Division Report** shared with packet and noted for review.

Member/Agency Updates:

- **Habitat for Humanity** – Mike requested an April agenda item to discuss homeowner and flood insurance.

- **GCP** – Angela reports that SHIP-RRH funding is expended and additional funds requested. She also shared that a Long-Term Recovery (LTR) Director has been hired to serve as “air traffic controller” for disaster funding/assistance provided by VOADs and COAD partners. The Neighborly software for on-line applications is expected to “go-live” in mid-to-late April.

- **Staff** shared that a meeting with Englewood Chamber of Commerce is scheduled for April to discuss affordable housing strategies. A flyer for the 03.30.2023 County Hurricane Recovery & Rebuild workshop was provided.

Meeting adjourned. Next meeting 04.26.2023 at 10:00 AM at the FSC 21500 Gibraltar Dr., Port Charlotte