

**Charlotte County**  
**Affordable Housing Advisory Committee**  
**Meeting Minutes**  
November 29, 2023

**Roll Call:** The meeting was called to order at 10:01AM by Kurt Pentelecuc, vice-chairman. A quorum was present.

Committee Members Present:

Pentelecuc, Kurt	Non-Profit Provider of Affordable Housing
Tiseo, Comm. Joe	Local Elected Official
Mansfield, Mike	Home Building Industry
Meagher, Michael	Areas of Labor – Home Building Industry
Finning, Brittany	Citizen at Large
Robert Hancock	Citizen at Large
Gravesen, Michael	Planning and Zoning Official
Hughes, Daniel	Mortgage/Banking Industry

Staff/Guests Present: Colleen Turner, Rose Brooks, Carrie Walsh, Rich Gromalski, CCHS; Glinda Pruitt, Assistant County Attorney; Sandy Weaver, CCU; Matthew Pelletier, liaison City of Punta Gorda; Terry Cochran, CCSO; Denise Dull, PORCH; Therese Everly, PJ Brooks, CASL; Geri Waksler, citizen.

**Public Comment on Agenda Items:** None

#### **Approval of Minutes**

The October 2023 minutes were presented. No correction noted.

\*Motion to approve the October 2023 minutes, as presented, Comm. Tiseo. Second, Mike Meagher. **Motion passed unanimously.**

#### **Public Hearing on 2023 AHAC Annual Report to BCC**

The draft 2023 AHAC Annual Report to BOCC was posted for public review and comment 30 days in advance of public hearing and proper notice made. The public hearing was called to order. Public comments were accepted. Geri Waksler, retired Land Use Attorney, commented regarding the flexible density strategy and density cap (TDU ordinance). Stating that “no cap exists,” she explained her position: the County can set the density; she was there at the inception of the TDU ordinance; it can be modified; she is willing to work with the AHAC, BCC, staff to do so.

\*Motion to close Public Comments, Mike Mansfield. Second, Commissioner Tiseo. **Motion passed unanimously.**

\*Motion to close Public Hearing, Commissioner Tiseo. Second, Mike Mansfield. **Motion passed unanimously.**

#### **2023 AHAC Annual Report to BCC**

Confirmed there were no changes to the draft Annual Report. Discussion ensued about the ADU Pilot Project. Geri Waksler asked to comment, stating that Charlotte County already has a history of waiving density for ADUs in Babcock Ranch.

\*Motion to approve 2020 AHAC Annual Report for presentation to the BCC, Commissioner Tiseo. Second, Mike Mansfield. **Motion passed unanimously.**

#### **Region 5 AHAC Workshop for Elected Officials and BCC Update**

Commissioner Tiseo updated the members on the last quarterly meeting and discussion on the Live Local Act (LLA). Other large and small counties are doing similar things in their jurisdictions. Emphasis is on LLA.

## Live Local Act

Discussion was had about various aspects of the LLA and impact on Charlotte County. The letter sent to BCC on behalf of the AHAC was shared and discussed. Staff agreed to look into Inclusionary Zoning, as did Kurt Pentelecuc and Geri Waksler, and provide information regarding the meaning of “making the developer whole” for further discussion.

## Charlotte HOME

- **FHFC RFA update** - Staff shared that Blue Deep Creek was awarded the 9% LIHTC via FHFC RFA 2023-2021. They will resubmit an application for fee subsidies as a part of credit underwriting and securing all forms of financing.
- **Applications and Inquiries** Goodwill Industries is seeking SHIP funding through the Non-profit/Special Needs Rental strategy for Harbor Place (14 special needs units) and Williams Place (12 special needs units). Scopes of work resubmitted to remove request for ineligible expenses. St. Vincent DePaul CARES has applied for phase I of Vincentian Villas in response to RFA 2024-102 SAIL and HOME ARP for Small PSH for Persons with Special Needs.
- **Review Committee Recommendations – for BCC approval 02.27.2024**
  - **CASL/Stillwater** - \*Motion to accept Review Committee recommendation for 100% Tier IV subsidies contingent upon amended application, Mike Mansfield. Second, Michael Meagher. **Motion passed unanimously.**
  - **Sovereign at Parkside East** - \*Motion to accept Review Committee recommendation for 100% Tier IV subsidies, Mike Mansfield. Second, Commissioner Tiseo. **Motion passed unanimously.**
  - **Sovereign at Harbor West** - \*Motion to accept Review Committee recommendation for 100% Tier IV subsidies, Mike Mansfield. Second, Commissioner Tiseo. **Motion passed unanimously.**
- **Monthly Housing Division Report** October report shared and noted for review.

## Member/Agency Updates:

- **BCC** – Palladium is working through preliminary site plans with Community Development on the Bachman Tract. There was discussion re: the 400 affordable units mix and phased approach.
- **Habitat** – 4 closings scheduled for December. Mike thanked staff for their hard work to keep his applications moving smoothly.
- **PORCH** – ADU pilot discussed. Florida Housing Coalition is very excited that CC is pursuing this.
- **PGHA** – The groundbreaking for Verandas III is scheduled for 01.18.2024 at 10am.
- **CCHS** – Staff gave an update on FSC phase 2. There will be a ribbon cutting and open house on 02.15.2024 4-6pm. Building A retrofits should be complete prior to that. Additional partners sought. An update on CDBG/Urban Qualification provided.

There being no further business, the meeting was adjourned at 11:30 am. The next meeting is scheduled for 02.28.2024 at 10:00 AM at the Family Services Center, 21500 Gibraltar Dr., Port Charlotte.

***\*Please note, February meeting will be held in the multi-purpose room on the Boys and Girls Club side of Building B. Please use Boys and Girls Club parking lot and entrance.***