

Charlotte County
Affordable Housing Advisory Committee
Meeting Minutes
February 28, 2024

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
Pentelecuc, Kurt, Vice-Chair	Non-Profit Provider of Affordable Housing
Tiseo, Comm. Joe	Local Elected Official
Mansfield, Mike	Home Building Industry
Hogan, Angela	Advocate for Low-Income Persons
Meagher, Michael	Areas of Labor – Home Building Industry
Gravesen, Michael	Planning and Zoning Official
Hughes, Daniel	Mortgage/Banking Industry
Proudfoot, Kris	Mortgage/Banking Industry

Staff/Guests Present: Colleen Turner, Rose Brooks, Carrie Walsh, Rich Gromalski, CCHS; Glinda Pruitt, ACA; Shaun Culinan, CCCD; Sandy Weaver, CCU; Brittany Metzler and Danielle Berhel (new liaison), City of Punta Gorda; Ann Vickstrom, SVdP CARES; Hunter Scott, DOH; Nathalie Monfiston, Blossom Construction.

Public Comment on Agenda Items: None.

*Motion to close public comments, Mike Mansfield. Second, Michael Gravesen. **Motion passed unanimously.**

Approval of Minutes

The November 2023 minutes were presented. No correction noted.

*Motion to approve the November 2023 minutes, as presented, Mike Meagher. Second, Mike Mansfield.

Motion passed unanimously.

SHIP FY21 Annual Close-out Report

Staff presented the SHIP FY21 Annual Report for close-out. All funds expended and reconciled with Fiscal. All FY22 funds encumbered.

*Motion to approve SHIP FY21 Annual Close-out Report, Kurt Pentelecuc. Second, Mike Meagher. **Motion passed unanimously.**

Charlotte HOME

- **FHFC RFA and Project updates**

- **RFA 2023-201** – Staff shared that Blue Deep Creek developers () are finalizing a site plan to submit to the County, then will move to SP Approval, design and other permitting.
- **RFA 2022-206** – The Charlotte HOME recommendation for Strategic Group’s Sovereign East and West projects were tabled to 3/26 for additional work on requested fees and trust fund encumbrance details. Kurt noted that there is talk of Sarasota Housing Authority putting Project Based Vouchers on a majority of these units, making them technically Sarasota HA units. Discussion about impact on FHFC RFA and CH subsidies. Staff will follow up with developer.

- **Applications and Inquiries** – Staff have met with 4 developers since 12/1 re: affordable housing and Charlotte HOME incentives/subsidies.

- **Review Committee Recommendations – for BCC approval 03.12.2024**

- **St. Vincent de Paul CARES’ Vincentian Villas** – Review Committee members presented their cumulative scoring matrix and recommendation. Discussion. ***Motion** to approve Charlotte HOME

recommendation to BCC, as presented, Angela Hogan. Second, Mike Mansfield. **Motion passed unanimously.**

- **Monthly Housing Division Report** January report shared and noted for review. Per BCC/Admin direction, report will be quarterly moving forward (Jan/Apr/Jul/Oct).
- **Modifications to CH program** – A Special AHAC Meeting will be held on 3/27 at 8:30 am to consider recommendations to BCC on: timing of applications; eligible fees for subsidy; phased/split projects; duration of encumbrance; etc.

Hurricane Housing Recovery (HHR) Planning

Staff shared the plan to issue Notice of Funding Availability (NFA) and Request for Proposal (RFP) for sub-recipient organizations to assist with administration of certain strategies as identified in the LHAP. Date TBD.

Accessory Dwelling Unit (ADU) Pilot Project

Staff shared an update on progress toward pilot program proposal for BCC. Due to feedback from Florida Housing Coalition (FHC) during technical assistance, the recommendation is to not proceed, as primary concerns of P&Z and BCC cannot be mitigated/addressed. Staff will have 1:1s with the board to explain and to determine whether 2nd reading of ordinance is required.

Inclusionary Zoning

Staff provided reference information from FHC on Inclusionary Zoning, per member request. There was discussion about what “making the developer whole” means and whether Charlotte HOME incentives and subsidies are sufficient. Members are encouraged to continue their research on the subject for further discussion and possible recommendation to BCC in their 2024 Annual Report.

2023-2026 LHAP Technical Revisions

The 2023-2026 LHAP has been updated to align with recent technical revisions to the 2020-2023 LHAP (formatting, award amounts, etc.). With AHAC and FHFC approval, BCC Certification will be sought.

*Motion to approve the 2023-2026 LHAP technical revisions, Commissioner Tiseo. Second, Kurt Pentelecuc.

Motion passed unanimously.

Member/Agency Updates:

- **Habitat** – Lots of projects going. FPL increasing cost to drop transformers and insurance costs are barriers.
- **PGHA** – Verandas III should be leased up by Jan 2025. Section 8 HCV waiting list was open for 12 days and yielded >1200 applications to be selected by 1st lottery, then preferences. Lots of out of town applicants. HOTMA changes discussed.
- **GCP** – COAD/LTR has been priority, including FEMA coordination. PORCH CLT certification pending. New plan for HUD-certified Housing Counseling Agency shared.
- **Banking/Mortgage** – Daniel shared pending legislation and Governor’s reinsurance fund.
- **CCHS** – Seawall Repair program NFA/application period discussed (4/1-20/2024 www.coadfl.org).

There being no further business, the meeting was adjourned by motion/second by Kurt Pentelecuc/Mike Meagher and unanimous vote.

The Special meeting is scheduled for 03.27.2024 at 8:30 AM at the Family Services Center (FSC), 21500 Gibraltar Dr., Port Charlotte. The next regular meeting is 04.24.2024 10:00 am at the FSC.