

Charlotte County
Affordable Housing Advisory Committee
Meeting Minutes
April 24, 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
Hughes, Daniel	Mortgage/Banking Industry
Proudfoot, Kris	Mortgage/Banking Industry

Staff/Guests Present: Colleen Turner, Carrie Walsh, Rich Gromalski, Kelly Gammon, CCHS; Glinda Pruitt, ACA; Shaun Culinan, CCCD; Sandy Weaver, Syndi Merriman, CCU; Danielle Berhel (liaison), City of Punta Gorda; Terry Cochran, CCSO; Chris Reesor, RTTB; Denise Dull, PORCH; Geoff Harlan, Blue Sky Communities; Jessica Turner, Collaboratory.

Approval of Agenda

*Motion to approve the agenda as amended, Commissioner Tiseo. Second, Kurt Pentelecuc. **Motion passed unanimously.**

Public Comment on Agenda Items:

- Geoff Harlan, Blue Sky, provided an update on Blue Deep Creek. Working through DRC and the permitting process.
- Jessica Turner, SW FL Housing Coalition, shared information from the Regional Housing Study and the need for affordable housing.
- Terry Cochran, CCSO, shared his interest in serving on the AHAC to represent Essential Services Personnel. He's been a regular attendee and an advocate for Essential Services and workforce housing.
- Denise Dull, PORCH, shared her interest in serving on the AHAC to represent the NP Provider of Affordable Housing. She is active in affordable housing as a landlord and on the RRH side. She sits on the Regional Housing Coalition and regularly attends AHAC. PORCH is nearing CLT certification and seeking CHDO status.

*Motion to close public comments, Mike Mansfield. Second, Kurt Pentelecuc. **Motion passed unanimously.**

Approval of Minutes

The February 2024 and March 2024 minutes were presented. No correction noted.

*Motion to approve the February 2024 minutes, as presented, Commissioner Tiseo. Second, Kurt Pentelecuc. **Motion passed unanimously.**

*Motion to approve the March 2024 minutes, as presented, Commissioner Tiseo. Second, Kurt Pentelecuc. **Motion passed unanimously.**

Resignations and New Member Recruitment/Recommendations

Staff shared that four (4) applications have been received thus far for the existing vacancy. In addition, Mike Meagher announced that he is resigning from the AHAC effective at the close of the meeting. Staff reminded that, as we meet the minimum 6 of 11 categories, applicants can be from any of the categories. Members

discussed the 4 candidates and formulated their recommendation to the BCC:

*Motion to recommend Terry Cochran (Essential Services Personnel) and Denise Dull (Non-profit Provider of Affordable Housing), in that order, for the existing vacancy and new vacancy respectively, Mike Mansfield. Second, Kurt Pentelecuc. **Motion passed unanimously.**

Quarterly Housing Division Report

Staff reviewed some key points on the quarterly report. There was discussion about the trust fund status and the unencumbrance of the \$736K set aside for the Bachman Tract. Members shared thoughts about next steps for that parcel and for the Sibley Bay parcel in Charlotte Harbor.

Charlotte HOME

- **FHFC RFA and Project updates** SVDP CARES awaits FHFC review committee scoring 4/25. No follow-up from The Strategic Group re: pending Charlotte HOME award (awaiting updated fee schedule).
- **Applications and Inquiries** – Staff continue to field inquiries and provide information regarding affordable housing and Charlotte HOME incentives/subsidies.
- **Affordable Housing Trust Fund** – An updated spreadsheet was shared that includes additional information as requested by BCC. Note that the document does not reflect the unencumbrance of the \$736K for Bachman yet.
- **Recommendation to BCC for modifications to CH program** – In follow-up to the 3/27 meeting discussion, members and staff reviewed the updated documents. The land donation/surplus land disposition process and suggested changes were discussed at length. To give the County Attorney a chance to research, the vote on recommended changes was tabled. Staff will incorporate member suggestions for next meeting.

*Motion to table Charlotte HOME program modifications to the June meeting, Commissioner Tiseo. Second, Kurt Pentelecuc. **Motion passed unanimously.**

Hurricane Housing Recovery (HHR)

Notice of Funding Availability (NFA) and Request for Proposal (RFP) issued on 4/19 with an application deadline of 5/31.

BCC Strategic Planning – Affordable Housing Bold Goal

Staff provided the previous BCC strategic planning slides related to affordable housing for discussion and input on updates. Suggestions include: tax incremental funding (TIF); Charlotte HOME efficiencies; streamline and strengthen the land donation/conveyance policy.

Upcoming Meeting Dates

Staff have conflicts with 2 upcoming meeting dates and request rescheduling. A proposed schedule for the remainder of 2024 was provided for consideration.

*Motion to approve the proposed meeting schedule for the remainder of 2024, Commissioner Tiseo. Second, Mike Mansfield. **Motion passed unanimously.**

Member/Agency Updates: None.

There being no further business, the meeting was adjourned by motion/second Commissioner Tiseo/Kurt Pentelecuc and unanimous vote. The next regular meeting is 07.10.2024 10:00 am at the FSC.