

Charlotte County
Affordable Housing Advisory Committee
Meeting Minutes
February 25, 2021

Roll Call: The meeting was called to order at 10:00AM by Jim Kelley, Committee Chair. A quorum was present.

Committee Members Present:

Kelley, Jim	Banking Industry
Mansfield, Mike	Home Building Industry
Hogan, Angela	Advocate for Low Income Persons
Lynne Fitzpatrick	Real Estate Professional
Pentelecuc, Kurt	Non-Profit Provider of Affordable Housing
Tiseo, Comm. Joe	Elected Official
Welsh, Lance	Real Estate Professional
LeBeau, Joan	Liaison Punta Gorda City Council
Meagher, Michael	Areas of Labor – Home Building Industry
Pohopin, Joanna	Citizen at Large

Public Comment on Agenda Items:

Shawn Wilson, President Blue Sky Communities, addressed the Committee thanking them for their support of Jacaranda Terrace and Jacaranda Place and offering to be a resource for the AHAC as the committee works toward achieving it's affordable housing goals.

Scott Eller, CASL Inc., addressed the Committee thanking them for the Gertrude Avenue and Stillwater Ave. properties. The Gertrude Ave. property will be leased up shortly and CASL is currently looking at the redesign of the Stillwater property.

Approval of Minutes:

Motion to approve August 27, 2020 & October 22, 2020 minutes: Mike Mansfield, Second: Joe Tiseo

Motion Passed

Quarterly Housing Report:

Motion to approve Quarterly Housing Report as presented: Joe Tiseo, Second: Michael Meagher

Motion Passed

Charlotte HOME:

Staff presented a recap of the outcome of the 1/26/2021 BCC meeting presentation on Charlotte HOME as follows:

1. Regarding the set-aside for subsidized single family & small multi-family developments, the BCC passed a motion to set aside 25% or \$100,000.00 (whichever is greater) of the Trust Fund balance at the beginning of each fiscal year.
2. Regarding the clarification of "other" fees, the BCC decided to look at the fees that each applicant applied for on a case by case basis.
3. Regarding the authorization of an ongoing funding source for the Housing Trust Fund, the BCC decided that they would need to revisit this at a later date considering everything that is going on with COVID-19.
4. Regarding the delegation to staff to authorize incentive awards without AHAC or BCC approval, the BCC passed a motion to allow staff to award incentives up to \$2,500.00 without approval.

5. Regarding the AHAC recommendation to approve incentive awards to Blue Sky Communities for Jacaranda Place, the BCC passed a motion not to approve the award recommended by the AHAC.

Discussion ensued regarding the Standard Policy draft for Charlotte HOME. Topics discussed were leveraged investment - specifically the extra points on the scoring matrix if a tax credit project, the timeline for commencement/completion of project following an award, and the appeals process. Shaun Cullinan will work on the Transfer of Density Units section, Jean Stasio will work on the Appeals section as well as the sample Land Use Restriction Agreement (LURA). The vote on the Standard Policy for Charlotte HOME was tabled until next meeting.

Disposition of Surplus Properties:

Florida Statute requires that every three years the BCC is presented with a list of surplus properties that will be set aside for affordable housing. A list of available properties was sent out to AHAC members and all pre-qualified non-profits.

Pre-qualification of additional non-profits will take place every three years and align with the surplus property list of affordable housing per Florida Statute.

COVID-19 Financial Assistance and Homelessness Prevention:

Staff presented an overview of the final COAD report of assistance provided to the community. Charlotte County was informed by Florida Housing Coalition that any additional COVID related funding would be distributed to the Department of Children and Families (DCF) to administer. Charlotte County Human Services still has resources to assist residents with rent/mortgage/utility needs while we wait for DCF to get their program up and running.

Sadowski/SHIP Funding Update:

Staff encouraged AHAC members to advocate to stop the sweep of the Sadowski Trust Fund. If the fund is not swept, \$2.6M dollars would be awarded to Charlotte County for the 20/21 SHIP year.

BOCC Strategic Goal for Affordable Housing:

The BCC had a workshop on 2/16/2021 to discuss strategic goals including affordable housing. Staff was asked to report to the AHAC and seek input regarding a few items that will be discussed at a BCC affordable housing workshop in April 2021. 1) The BCC reviewed the bold goal of 2500 new affordable housing units and came up with a new goal of 1000-1500 units or a percentage year over year. The AHAC and Staff will be tasked to look at the new goal, make a determination as to attainability and make a recommendation back to the BCC. 2) The possibility of Charlotte County forming its own Housing Authority.

The AHAC decided to hold a half-day joint workshop with the Affordable Housing Task Force on March 30, 2021 to discuss these issues. Location of meeting TBD.

Member/Agency Updates: None

Adjournment: Meeting adjourned at 12:17PM