

Charlotte County
Affordable Housing Advisory Committee
Meeting Minutes
October 27, 2021

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

Committee Members Present:

Welsh, Lance, Chairman	Real Estate Professional
Pentelecuc, Kurt, Vice Chairman	Non-Profit Provider of Affordable Housing
Kelley, James	Banking/Mortgage Banking
Mansfield, Mike	Home Building Industry
Hogan, Angela	Advocate for Low Income Persons
Meagher, Michael	Areas of Labor – Home Building Industry
Fitzpatrick, Lynne	Real Estate Professional
Tiseo, Comm. Joe	Local Elected Official
Peres, Todd	CC Essential Services Personnel
Gravesen, Michael	Planning and Zoning Board

Staff/Guests Present: Colleen Turner, CCHS; Carrie Walsh, CCHS; Rich Gromalski, CCHS; Joshua Hudson, CCEDO; Brittany Fining, CCHC; Brian Roskamp, CASL; Kayleigh Dunna, CCHS; Debbi Warner, CCHS; Tara Blackson, CCHS; Geoff Harlan, Blue Sky Communities.

Public Comment on Agenda Items: none

New Member Appointment:

Two applications were presented from Citizens At Large: Robert Hancock; and Brittany Fining. Robert was not present. Brittany was invited to speak and shared her experience with homeless and low-income persons in Charlotte County. Mike Mansfield shared his endorsement and made a motion to appoint Brittany Fining. Second: Jim Kelley

Motion Passed

Approval of Minutes:

Jim Kelley noted the misspelling of his last name in 2 places.

Motion to approve August 25, 2021 minutes as amended: Jim Kelley; Second, Kurt Pentelecuc

Motion Passed

Approval of Quarterly Report:

Motion to approve Quarterly Report: Jim Kelley, Second: Kurt Pentelecuc

Motion Passed

Local Housing Assistance Plan (LHAP):

Review of final LHAP as approved by Florida Housing Finance Corporation (FHFC). Colleen shared updates on the sub-recipient agreement with the Gulf Coast Partnership for Rapid Re-Housing (RRH) and the Non-Profit/Special Needs Rental Strategy. Letters will be sent to eligible affordable housing providers about the funding opportunity for repairs.

Charlotte HOME:

Staff shared a Program-to-Date Report on Charlotte HOME. Blue Sky submitted a back-up application for funding to support an application for the 4%/SAIL RFA and the Review Committee recommended approval of the maximum \$650,000 in incentives plus an additional \$1,000,000 loan from the County to offset the delta between the 9% and 4%/SAIL deal. Due to the RFA deadline, this recommendation went directly to the BOCC and they approved a \$1,503,818 soft pay loan. Discussion ensued.

Motion to ratify Charlotte HOME Review Committee recommendation to BOCC: Mike Mansfield.

Second: Commissioner Tiseo.

Motion Passed

Charlotte HOME is on the BOCC Regular and Land Use agenda on 12/14/2021 for discussion and guidance per AHAC request at the August meeting.

Comp Plan Review – Final Comments:

Staff were asked to incorporate AHAC member comments already submitted, address Charlotte HOME throughout, and finish updating the tables wherever possible. No other comments were submitted.

AHAC Annual Report:

Members completed their review of the remaining incentive strategies and finalized their draft report. A public hearing will be held on 11/16/2021 at 10:00 am with a period of public review and comment in advance. Final AHAC approval of incentive strategy recommendations will be secured and submitted for BOCC consideration in December. A presentation to AHAC on Density will be asked of Community Development staff at a future meeting.

HOME Consortium with DeSoto and Highlands Counties:

Preliminary discussions have been held with DeSoto and Highlands Counties about the possibility of forming a HOME Consortium to access federal housing dollars. Hardee, Hendry and Glades were suggested as possible partners as well.

Rental Monitoring Program

Staff presented a draft Rental Monitoring guide. Questions around income certification criteria were discussed. Clarification will be sought from FHFC re: requirement of 6 consecutive paystubs and 2 consecutive tax returns. Approval tabled to future meeting.

LURA/Contract Monitoring and Enforcement: Tabled

Member/Agency Updates: None

Adjournment: Meeting adjourned at 12:15 PM