

Charlotte County
Affordable Housing Advisory Committee
Meeting Minutes
February 23, 2022

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
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
LeBeau, Joan	City of Punta Gorda

Staff/Guests Present: Colleen Turner, CCHS; Carrie Walsh, CCHS; Rich Gromalski, CCHS; Shaun Cullinan, CCCD; Sandy Weaver, CCU; Glinda Pruitt, CAO; Nancy Semon, media.

Colleen provided a quick staffing update: The Housing Specialist position is advertised. Interviews mid-March. Glinda Pruitt will be serving as the County Attorney representative to the AHAC. Sandy Weaver will serve on Charlotte HOME Review Committee, representing CCU.

Public Comment on Agenda Items: none

New Member Recruitment:

Staff reported attempts to recruit from the banking/mortgage industry with no success. Thanks to Morgan Cook for her assistance. Robert Hancock submitted his application again – as Citizen at Large.

*Motion to recommend Robert Hancock, Citizen at Large, for appointment, Mike Mansfield. Second, Kurt Pentelecuc. Discussion. **Motion passed.**

Approval of Minutes:

*Motion to approve the December 2021 minutes as presented, Commissioner Tiseo. Second, Mike Mansfield. **Motion passed.**

SHIP Quarterly and Annual Reports:

Colleen gave an update on SHIP reporting. They continue to work with Florida Housing Coalition to be fully trained on reporting procedures/software and reconcile expenditures with Fiscal. Early indications are that 2018-19 funds are significantly under-spent due to COVID-related delays. Efforts continue to complete the annual report by the 3/31 deadline. Reports will be presented at the April AHAC meeting for approval.

Charlotte HOME:

The first monthly Housing division report to the BOCC was presented on 2/22/2022. It included a Charlotte HOME application from PORCH for incentives and subsidies for the Scott St. triplex currently under development. Due to the AHAC meeting schedule and timing of BOCC meetings, the Review Committee's recommendation was approved by the BOCC and ratification by AHAC is requested.

*Motion to ratify the BOCC award of impact fee waiver (\$8,067) and utility connection fees (\$17,049), Lynn Fitzpatrick. Second, Mike Meagher. Abstain: Mike Mansfield; Kurt Pentelecuc; Angela Hogan. **Motion passed.**

HOME Consortium Update:

Carrie updated on progress. HUD Miami Field Office responded to the request to join and provide lead agency status for the seven-county region in which the other six counties report to the Jacksonville Field Office. It was advised that the counties work together to get the initial steps executed by the March deadline and they would let us know their decision. Given the tight timeframe, counties have elected to take the time necessary to work through those commitments in the coming year and submit the letter of intent next year. No objection. Discussion ensued about accessing HOME ARP and/or HOME balance of State dollars. Angela Hogan agreed to lead an ad hoc committee to work this further. Kurt Pentelecuc and Lynn Fitzpatrick agreed to participate.

Rental Monitoring Program:

The final draft of the Rental Monitoring guide was presented. The guide has been reviewed and approved by Florida Housing. Staff are prepared to implement. There was discussion around staff capacity.

*Motion to approve the Rental Monitoring guide, Commissioner Tiseo. Second, Mike Mansfield.
Motion passed.

LHAP Strategy Discussion:

A thorough review of the Local Housing Assistance Plan (LHAP) was initiated for technical revisions to existing strategies, potential new strategies and typographical/content errors. AHAC members made one definitive recommendation for technical revision and requested a workshop to work through the entire plan. Colleen will send a meeting doodle poll to select a date for a March workshop, time 9am-noon at the FSC with Teams option.

*Motion to revise LHAP section E. Multi-family Construction strategy to clarify the terms of the loan for For-profit developers (repayable at 2.5% interest), Non-profit developers (forgivable at 0%), and Competitive RFP (0-3%), Kurt Pentelecuc. Second, Lynn Fitzpatrick. Abstain: Angela Hogan. **Motion passed.**

BOCC Workshop Planning:

A workshop with the Board of County Commissioners has been scheduled for 06.21.2022 at 9:00 am per the AHAC recommendation in the annual report to the BOCC. The focus of the workshop is the reduction of barriers to the production of Accessory Dwelling Units (ADUs) and Density. AHAC members will attend and participate. Preparations will continue at the April 27th meeting.

Healthy Charlotte Workgroup:

Healthy Charlotte is a collaborative group of health and human services providers/professionals that work to develop the County's Community Health Improvement Plan (CHIP). Affordable housing is identified as a social determinant of health. A workgroup is being formed to assess the housing crisis through a health lens. Colleen Turner and Mike Mansfield are Healthy Charlotte members. Additional AHAC members were invited to participate. Discussion ensued about this being a duplication of effort and resulted in no additional volunteers to serve. DOH and/or reps from the workgroup are invited to attend AHAC meetings for discussion.

Member/Agency Updates:

None.

Adjournment: Meeting adjourned at 12:18 PM