

Charlotte County
Affordable Housing Advisory Committee
Meeting Minutes
April 27, 2022

Roll Call: The meeting was called to order at 10:00AM by Kurt Pentelecuc, Committee Vice-Chair. A quorum was present.

Committee Members Present:

Pentelecuc, Kurt, Vice Chair	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
Gravesen, Michael	Planning and Zoning Board
Finig, Brittany	Citizen at Large
Hancock, Robert	Citizen at Large
LeBeau, Joan	City of Punta Gorda

Staff/Guests Present: Colleen Turner, CCHS; Carrie Walsh, CCHS; Rich Gromalski, CCHS; Rose Brooks, CCHS; Shaun Cullinan, CCCD; Sandy Weaver, CCU; Glinda Pruitt, CAO; Frank Wells, Bright Community Trust (BCT). Colleen noted that the new Housing Specialist, Keara Davis, started today and is in orientation at this time or would be present for the meeting.

Public Comment on Agenda Items:

Frank Wells from Bright Community Trust addressed the AHAC with an update on the work of the land trust, opportunities for partnership, and construction timeline for the 4 lots donated to BCT through the County surplus property disposition process.

Critical Update:

Director Carrie Walsh commented on the housing and economic crisis faced by our community and provided a summary of recent and upcoming strategy sessions held among different groups to address affordable and workforce housing issues. She highlighted the focus of the June 21 Board workshop, requested by the AHAC in its annual report to discuss Accessory Dwelling Units, and its expansion to include a broader discussion on our approach to this crisis – including the revisiting of the use of ARPA funds for affordable housing. Commissioner Tiseo added his support for the use of ARPA funds and intent to advocate with the Board.

Approval of Minutes:

*Motion to approve the February 2022 minutes as presented, Commissioner Tiseo. Second, Mike Mansfield. **Motion passed.**

2018-19/2019-20 Annual SHIP Report Update:

Colleen gave an update on SHIP expenditures and encumbrances for the stated funding cycles and provided a copy of the uploaded annual report. FHFC approved extensions to both funding cycles to 12.31.2022. That extension includes the subrecipient agreement with the Gulf Coast Partnership for Rapid Re-housing. Staff will continue to press to get funds expended by the new deadline, but will continue to face COVID-related labor shortages and supply chain issues. Staff are working through the waiting list and have adjusted mortgaging practices to break projects up into multiple mortgages, reportable across funding cycles. Other strategies discussed.

*Motion to accept the annual SHIP update, Commissioner Tiseo. Second, Mike Meagher. **Motion passed.**

Charlotte HOME:

No update. No new applications. Mike Mansfield reported several Habitat applications in the works. Rich provided the trust fund balance and Colleen shared that the most recent monthly report to the Board is in the meeting packet.

Rental Monitoring Program:

Colleen shared that the first of the properties for monitoring are: Charlotte Crossing; Charlotte County Homeless Coalition; and Community and Supported Living (CASL). Initial meetings have occurred to review Agreements. Charlotte Crossing will have on-site file reviews on 05.03.2022. Their most recent FHFC monitoring found substantial compliance. The others are TBD. Colleen noted that the file review process would include a review of a pre-identified portion of total files and, if in substantial compliance, no further review required. If files have issues, all funded units' files will be reviewed.

LHAP Strategies:

Colleen provided a draft of the updated LHAP with recommendations from the March workshop. It was reviewed by Florida Housing Coalition and feedback provided. It will be submitted to FHFC for review and approval and then, final draft will be submitted to the BOCC for approval. Attendance at the Lee County Housing Finance Authority (LCHFA) regional meeting yielded an opportunity for possible sub-recipient agreement to administer a portion of our SHIP allocation for purchase assistance. Colleen will explore this further. It would be very helpful with such large allocations anticipated for years 2 and 3 of the LHAP. Discussion around how gap financing would be determined and made available to all prospective income eligible homebuyers was held, as was the distribution of increased workload via sub-recipient agreement with LCHFA and changes in Housing staffing patterns. All other strategy amendments/additions were reviewed. Clarification on Demolition/Replacement strategy as it pertains to flood zones was provided.

*Motion to approve the amended LHAP for submission to FHFC, Lynn Fitzpatrick. Second, Mike Meagher. **Motion passed.**

Affordable Housing Tax Force Update:

Carrie gave an update on the reconvening of the Affordable Housing Task Force (made up of County staff and the Gulf Coast Partnership and Community Foundation leadership) with the critical update. Angela Hogan will serve as the AHAC liaison to the task force.

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. As this is not a joint AHAC/BOCC workshop, AHAC participation will not be possible, but attendance is encouraged. A one-on-one session with Commissioner Deutsch and leadership from the Punta Gorda Housing Authority is scheduled in advance to inform anticipated discussion, as this is a topic of ongoing interest to him, in particular.

Government in the Sunshine:

Assistant County Attorney Glinda Pruitt introduced the purpose of the training and initiated the video training offered by County Attorney Janette Knowlton. Training on open meetings law was the focus. Discussion ensued.

Member/Agency Updates:

- **PGHA** – Kurt noted that they were awarded the 9% LIHTC for Verandas III, however, there will be a financing shortfall due to COVID pricing increases. He was encouraged to apply to Charlotte HOME for subsidies to offset those costs. Section 8 voucher update provided.
- **GCP** – Angie Hogan noted that occupancy for Jacaranda Place is anticipated for October 2022. A portion of units will be held for coordinated entry. SHIP RRH program progressing and she anticipates an increase once CV funds are exhausted in June. She gave an update on YHDP grant. Scott St. triplex update provided by project manager Mike Mansfield. Angela asked about reporting names/addresses of DV victims on SHIP RRH reports and annual report to the BOCC. The legal concerns were discussed. Colleen/Angie will follow up with guidance from CAO/FHC.
- **Giving Challenge** – Members were encouraged to use the remaining time to make donations to their favorite participating non-profit!

Adjournment: Meeting adjourned at approximately 11:30 AM