

Charlotte County
Affordable Housing Advisory Committee
Meeting Minutes
December 7, 2022

Roll Call: The meeting was called to order at 10:00AM by Kurt Pentelecuc, Committee Vice Chair. A quorum was present. *Note: this is the regular December meeting, rescheduled due to holiday.

Committee Members Present:

Pentelecuc, Kurt, Vice Chair	Non-Profit Provider of Affordable Housing
Tiseo, Comm. Joe	Local Elected Official
Mansfield, Mike	Home Building Industry
Meagher, Michael	Areas of Labor – Home Building Industry
Fitzpatrick, Lynne	Real Estate Professional
Hogan, Angela	Advocate for Low-Income Persons
Finig, Brittany	Citizen at Large
Gravesen, Michael	Planning and Zoning Official

Staff/Guests Present: Colleen Turner, Rich Gromalski, Rose Brooks, Mary Prod, and Carrie Walsh, CCHS; Shaun Cullinan, CCCD; Glinda Pruitt, CAO; Denise Dull, GCP; Nancy Semon, media.

Public Comment on Agenda Items

None

BCC Affordable Housing Bold Goal – Gordon Burger

Gordon Burger, Director of Budget and Administrative Services, led a discussion on the BCC's affordable housing goal of 200 new units each year. As a part of strategic planning, AHAC's input is critical as a stakeholder in the goal. Lively discussion ensued around the impact of accelerated growth, extended inflation, recession and lan recovery.

Charlotte HOME

Verandas III – Negotiated terms to be presented to BCC on 12.13.2022

LGAO – Vesta Esperanza Village to be presented to BCC on 12.13.2022

Bright Community Trust – BCT reached out shortly after the storm to seek interest in rezoning 4 lots donated from single-family to allow for duplexes. Discussion ensued. While the notion of turning 4 affordable units into 8 is desirable, the room felt that the challenges would be too great to overcome to make it worth their while. Expediting a rezoning isn't feasible, nor is another extension to the LURAs. Community Development's Shaun Cullinan did, however, note that for all 4 properties, a "single family detached home could have a guest suite that is structurally attached, with or without cooking facilities." With cooking facilities, it could be a mother-in-law suite or ADU-like and even income-producing for the homeowner. Staff will communicate feedback to BCT.

SHIP Program Update

- **SHIP-DR for insurance deductibles** – a program update was provided/discussed.
- **SHIP FY20** – Due to hurricane related delays and administration of disaster response/recovery programs, including SHIP-DR, a request for additional expenditure deadline extension to 06.30.2023 will be made.
- **RFA for Special Needs Non-Profit Rental Rehab** – Housing partners are struggling with FEMA claims at this time. It was recommended that the RFA be delayed until after the first of the year with an application deadline prior to the February AHAC

meeting where an unconflicted ad hoc review committee will be identified. Staff will open the RFA in January for 30 days for \$1.5M in SHIP funds with a 10-unit (or \$300,000) cap per development.

Disaster Recovery Programs

FEMA registration deadline extended to 01.12.2023; encourage registration. American Red Cross is offering individual financial assistance, as is Unite FL (state sheltering/housing assistance). CDBG-DR is anticipated. Staff attended a Teams meeting on 12.06.2022 in preparation (no allocation amount or timeline provided).

AHAC Annual Report to BCC – Prioritization of Incentive Strategies

This item was discussed briefly and timeline for completion determined. There may be actions related to septic permits and surplus properties that will inform discussion planned for the February 2023 meeting.

Member/Agency Updates:

Habitat for Humanity – Closing with a SHIP down-payment client scheduled for tomorrow (12.08.2022).

Real Estate – Lynn reported only 8 available rentals listed in MLS and provided lists.

PGHA – Kurt reported that the 2 & 4 bedroom waiting list opens on 12.14.2022. The Housing Choice Voucher waiting list will open in the Spring.

Adjournment: Meeting adjourned. The next meeting is scheduled for 02.22.2023 at 10:00 AM at the FSC 21500 Gibraltar Dr., Port Charlotte, Teaching Kitchen.