

Charlotte County
Affordable Housing Advisory Committee
Meeting Minutes
February 22, 2023

Roll Call: The meeting was called to order at 10:00AM by Colleen Turner, staff liaison. A quorum was present.

Committee Members Present:

Tiseo, Comm. Joe	Local Elected Official
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
Hancock, Robert	Citizen at Large

Staff/Guests Present: Colleen Turner, Rich Gromalski, Rose Brooks, Mary Prod, Tara Blackson, and Carrie Walsh, CCHS; Shaun Cullinan, CCCD; Sheriff Bill Prummell, CCSO; Denise Dull, PORCH; Keith Murphy, real estate professional; Phil Holloway, Rest Ashored Homes, Inc.; Hunter Scott, DOH; Cynthia McMullen, Strategic Group; P.J. Brooks, CASL.

Public Comment on Agenda Items: None

Approval of Minutes

*Motion to approve the November and December 2022 minutes as presented, Commissioner Joe Tiseo. Second, Michael Meagher. **Motion passed.**

Charlotte HOME

Verandas III – County loan commitment letter provided. Credit underwriting process continues.

LGAO – Vesta Esperanza Village application submitted for RFA 2022-201 but received a lottery number that renders them unlikely to be funded. \$340,000 LGAO funding de-obligated.

Vincentian Villas – SVDP Cares – While the application for RFA 2022-109 was not selected, St. Vincent DePaul Cares is re-submitting for RFA 2023-102 and requests an extension to the obligation of \$650,000 in Charlotte HOME subsidies until May. (These funds were previously reported incorrectly as de-obligated.) *Motion to extend the obligation of awarded subsidies through May 2023, Angela Hogan. Second, Commissioner Joe Tiseo. **Motion passed.**

Monthly Housing Division Report shared with packet and noted for review.

SHIP Program

- **SHIP-DR for insurance deductibles** – a program update was provided/discussed.
- **SHIP FY20/FY21** – A draft SHIP annual report was shared with the packet and reviewed. FY20 funds nearly expended. FY21 funds over-encumbered as staff are working to ensure expenditure by 06.30.2023. It is possible that an additional extension will be requested. There remains demographic data for entry on some items. Staff are working to fully update the document, shift encumbered funds accordingly, reconcile with Fiscal, and upload to the FHFC database on a more regular, frequent basis. Members, staff and guests were reminded about the need to secure

these documents due to sensitive nature of the information included and were encouraged to leave documents with staff for shredding.

- **RFA for Special Needs Non-Profit Rental Rehab** – RFA issued on 01.26.2023 with an application deadline of 02.21.2023. An information session was held on 02.03.2023 with several housing providers present. A total of three (3) applications were received with a total request amount well below the \$1.5M earmarked. An overview of the applications was provided and applicants present for the meeting responded to questions. AHAC members will review and submit scoring sheets to staff by 03.17.2023. Final awards to be determined at called March meeting.
- **Housing and Hurricane Recovery program (HHRP)** – FHFC announces that HHRP funding will be administered by local SHIP offices. The funding will align with FY23 SHIP funding. The current LHAP will serve as the funding plan and SHIP annual report as the reporting mechanism. The total \$60M appropriation is being allocated to Ian/Nicole-affected counties using FEMA and other data to determine allocation amounts. The first \$20M has been allocated, with Charlotte County receiving \$2,273,260 (\$2,039,114 County/\$234,146 Punta Gorda). The current LHAP will need to be revised/amended to incorporate special HHRP provisions. Discussion to follow.

AHAC Annual Report to BCC

Incentive strategies were given a final review with recommendations to the BOCC established. A summary of the discussion(s) will be incorporated into the report as staff prepare the draft plan for public inspection in advance of the public hearing, slated for 03.29.2023.

FY20-23 LHAP Revisions/Amendments

Existing LHAP strategies were reviewed and modifications suggested. Additional strategies were discussed and samples from other jurisdictions shared. Members requested staff provide a draft with their recommendations for maximum awards, per-development caps, and additional strategy(ies) for incorporation at the March called meeting.

FY23-26 LHAP Development

The FY23-26 LHAP is due to FHFC in May 2023. Discussion ensued as to preferred strategies to maintain, add or delete. Members requested a draft for consideration at the March called meeting. To prevent confusion and provide a comprehensive overview of all SHIP/HHRP activities, the new LHAP will be presented simultaneously with the revised/amended current LHAP and AHAC annual report at the 05.23.2023 BOCC meeting.

Member/Agency Updates: None

Adjournment: Meeting adjourned. The next meeting is scheduled for 03.29.2023 at 10:00 AM at the FSC 21500 Gibraltar Dr., Port Charlotte, Teaching Kitchen. Public Hearing on AHAC annual report scheduled.