

Charlotte County
Affordable Housing Advisory Committee
Meeting Minutes
February 19, 2025

Roll Call: The meeting was called to order at 10:00AM by staff liaison, Colleen Turner. Lance Welsh, chairman not in attendance due to deployment. Kurt Pentelecuc, vice chairman not in attendance due to family matter. A quorum was present.

*Motion for Angela Hogan to serve as temporary chair, Mike Mansfield. Second, Terry Cochran. **Motion passed unanimously.**

Committee Members Present:

Tiseo, Comm. Joe	Local Elected Official
Mansfield, Mike	Home Building Industry
Hogan, Angela	Advocate for Low-Income Persons
Gravesen, Michael	Planning and Zoning Board Member
Hughes, Daniel	Mortgage/Banking Industry
Cochran, Terry	Essential Services Personnel
Dull, Denise	Non-Profit Provider of Affordable Housing
Perlino, Brittany	Citizen at Large
Monfiston, Nathalie	Home Building Industry

Staff/Guests Present: Colleen Turner, Rich Gromalski, Kelly Gammon, Rose Brooks, CCHS; Glinda Pruitt, ACA; Shaun Cullinan, CCCD; Ray Jordan, Economic Development; Carl Benge, City of Punta Gorda; Marcus Davis, Blue Sky Communities; Jessica Turner, Collaboratory; James Cochran, Faith Community; Renee Shipton, CIL; Meranda Pitt, DOH-C; Tricia Bramble, realtor.

Changes to and Approval of Agenda

The Charlotte HOME and Bachmann Tract items were reversed in order on the agenda.

*Motion to approve the agenda as updated, Commissioner Tiseo. Second, Terry Cochran. **Motion passed unanimously.**

Public Comment on Agenda Items: None

*Motion to close public comments, Kurt Pentelecuc. Second, Denise Dull. **Motion passed unanimously.**

Approval of Minutes

The December 2024 minutes were presented. No correction noted.

*Motion to approve the December 2024 minutes, as presented, Commissioner Tiseo. Second, Mike Mansfield. **Motion passed unanimously.**

Public Hearing on AHAC Annual Report

*Motion to call the public hearing to order, Commissioner Tiseo. Second, Terry Cochran. **Motion passed unanimously.**

Public Comments: Jessica Turner, Collaboratory, thanked the AHAC for their review of strategies and praised them for their good work. She noted the Regional Housing Study would be released soon.

*Motion to close the public hearing, Commissioner Tiseo. Second, Denise Dull. **Motion passed unanimously.**

The "Date Presented to Commissioners" was changed from February 25, 2025 to March 25, 2025. No other updates, changes, revisions to draft AHAC Annual Report suggested.

*Motion to approve AHAC Annual Report, Commissioner Tiseo. Second, Denise Dull. **Motion passed unanimously.**

Bachmann Tract

In light of the Palladium project not going through, Commissioners have requested AHAC input on future

plans for Bachmann Tract. The slide presentation from the 01.21.2025 BCC meeting was reviewed. Commissioner Tiseo gave an overview of "why AHAC" and shared his thoughts on the parcel. There was discussion about the size of the parcel and possibility of breaking it up into smaller parcels for mixed sizes of affordable housing developments and other priority County needs (disaster staging space; green space; etc.). The lack of infrastructure was discussed. The consensus was, master-planning will be key. Staff shared that an opportunity to apply for a NACo technical assistance (TA) "sprint" has been extended to study the use of County owned land for affordable housing. Bachmann Tract would be an excellent topic for that TA.

*Michael Gravesen made a motion to submit Bachmann Tract as the parcel to be studied in the NACo TA sprint, if selected, to produce a formal recommendation for BCC consideration. Second by Terry Cochran. **Motion passed unanimously.**

*Commissioner Tiseo made a motion to recommend that the BCC prioritize portions of the Bachmann Tract for affordable housing in any future Request for Proposal. Second by Terry Cochran. **Motion passed unanimously.**

Charlotte HOME

- **Applications and Inquiries** – Three (3) new inquiries by developers; 5 Habitat awards of impact fee waiver; PORCH updated application received.
- **Villas at Scott St.** – Peace River Community Housing Partners (PORCH) has requested a final extension to the Villas at Scott St. LURA's C.O. deadline due to site planning and other delays. They also seek an increase in AHTF encumbrance to cover additional eligible public fees and BCC consideration of support for a sewer extension. The Villas at Scott St. is an Affordable rental triplex for veterans (priority) with income at or below 30% AMI, in perpetuity. Construction completion anticipated for December 2025.

*Motion to approve the increase in public fee subsidies not to exceed \$60,000, Commissioner Tiseo. Second, Michael Gravesen. Angela Hogan and Mike Mansfield (PORCH board members) and Denise Dull (PORCH director) abstained due to conflict. Form 8B filed and retained with the minutes. **Motion passed.**

*Motion to recommend funding not to exceed \$150,000 toward a sewer extension, Commissioner Tiseo. Second, Michael Gravesen. Angela Hogan and Mike Mansfield (PORCH board members) and Denise Dull (PORCH director) abstained due to conflict. Form 8B filed and retained with the minutes. **Motion passed.**

- **Quarterly Housing Division Report** – The report was shared and highlights reviewed.

LHAP Amendment/Technical Revisions

* Motion to table to April to allow incorporation of Community Land Trust language/strategies and increased award amounts, Terry Cochran. Second, Commissioner Tiseo. **Motion passed unanimously.**

Member/Agency Updates

- **Habitat for Humanity** – Several projects underway; 3 closings in February and 3 in March.
- **Mortgage/Banking** – Daniel shared that SB 184 re: ADUs passed committee yesterday. Advised to keep on your radar.
- **County** – Carrie shared that she just came from PG City Council meeting where CDBG Interlocal Agreement was obtained. Moving forward toward urban qualification and entitlement status. Commissioner Tiseo further commented on progress.
- **GCP** – Angela reported that they are keeping an eye on the feds and impact on programs.

There being no further business, the meeting was adjourned. The next meeting is 04.23.2025 10:00 am at the FSC.