

Charlotte County
Affordable Housing Advisory Committee
Meeting Minutes
August 20, 2025

Roll Call: The meeting was called to order at 10:00AM by Lance Welsh, chairman. A quorum was present.

Committee Members Present:

Welsh, Lance – Chair	Real Estate Professional
Pentelecuc, Kurt – Vice Chair	Non-Profit Provider of Affordable Housing
Tiseo, Comm. Joe	Local Elected Official
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, Rose Brooks, Luke Wright, Carrie Walsh, CCHS; David Moscoso, ACA; Richard Lehmkuhl, City of Punta Gorda; Jessica Turner, Collaboratory; James Cochran, faith community; Kendall Stephens and Helen Urie, Marion County; Tanya Soholt, Habitat for Humanity; Keith Norton, Babcock Ranch; Pam Mendoza, True Direct Path, LLC.

Changes to and Approval of Agenda

Agenda packet updated to change the order of items, provide corrected draft minutes, add Lender Guidelines to Purchase Assistance item, and add Quarterly Housing Report to Charlotte HOME item.

*Motion to approve the agenda as amended, Kurt Pentelecuc. Second, Commissioner Tiseo. **Motion passed unanimously.**

Public Comment on Agenda Items: None

*Motion to close public comments, Commissioner Tiseo. Second, Michael Gravesen. **Motion passed unanimously.**

Approval of Minutes

The June 2025 minutes were presented. No correction noted.

*Motion to approve the June 2025 minutes, as presented, Angela Hogan. Second, Michael Gravesen. **Motion passed unanimously.**

New Member Recommendation for Appointment

Tanya Soholt, new CEO of Habitat for Humanity Charlotte County applied to serve. The application and resume were provided to AHAC members in advance. Tanya took a moment to introduce herself and share her experience. With affirmative AHAC vote, the recommendation will be made for BCC appointment on 9/10/25.

*Motion to recommend Tanya Soholt to fill the vacant seat, Angela Hogan. Second, Kurt Pentelecuc. **Motion passed unanimously.**

SHIP Purchase Assistance program

The first meeting of the Lenders Consortium is scheduled for 9/17/25 9:00–11:00. Training will be provided to loan officers on what is required for a complete Purchase Assistance application packet and how to maintain eligibility to submit applications on behalf of buyers/borrowers. Mandatory semi-annual training will be offered to interested loan officers. Additionally, Habitat for Humanity is evaluating their role in obtaining assistance for their new homeowners. There is discussion about the possibility of a subrecipient agreement.

2022-2023 SHIP/HHR Annual Close-Out Report

*Motion to approve the 2022-2023 SHIP close-out and HHR interim Annual Report, Commissioner Tiseo. Second, Kurt Pentelecuc. **Motion passed unanimously.**

Local Government Area of Opportunity (LGAO) 2025

A draft LGAO Request for Applications (RFA) targeted to development within the City of Punta Gorda, in partnership with the County and Charlotte HOME program, was reviewed and discussed. Despite the fact that the County will not qualify for any of the priority goals this year, a decision was made to run concurrent RFAs for the County and the City, should they opt in at their 9/10 Council meeting.

*Motion to publish a County LGAO RFA and City LGAO RFA (if approved), simultaneously, Angela Hogan. Second, Michael Gravesen. **Motion passed unanimously.**

Local Housing Assistance Plan (LHAP) Update

Staff gave an update on the status of the 2020-2023 LHAP technical revision and 2023-2026 LHAP amendment. Both are slated for BCC approval on 9/10/25. Clean copies of the drafts being presented were provided.

Charlotte HOME

No new applications for review and/or recommendation to BCC at this time. The Quarterly Housing Report was provided and highlights discussed. Funded project updates included.

Legislative Update

Staff shared an update on several housing bills and housing-related budget items proposed in the 2025 Session. Key points: full SHIP/SAIL funding (Sadowski) PASSED; LHAP changes to require mobile/manufactured housing, allow lot rent as homeownership activity, and allow local jurisdictions to determine rental vs homeownership set asides FAILED; ADU requirement FAILED; Live Local amendments such as YIGBY and tax incentives PASSED; and the Rural Renaissance bill (minimum SHIP allocation from \$350K to \$1M) FAILED. Hometown Heroes program cut significantly.

Member/Agency Updates

- **Habitat for Humanity** – Tanya shared about her first 2 months with Habitat and her eagerness to work with staff and AHAC on affordable housing in Charlotte County.
- **PGHA** – Kurt shared that Oak Tree Village is currently under environmental review for the rebuild. Gulf Breeze is soon to be re-syndicated and efforts are underway to secure funds for rehab and to ensure continued long-term affordability.
- **Mortgage/Banking** – Daniel shared comments on the Purchase Assistance program and Lenders Consortium, updated on Hometown Heroes program (reduced funding and restricted to essential personnel), and spoke to the current interest rate and expected decrease in the future.
- **PORCH** – Villas at Scott Street update by Denise. Building is vertical and dried in! Working on an AARP duplex design competition. AHAC members invited to participate.
- **GCP** – Angela discussed the unknowns around federal funding. State funding is OK. FEMA's Disaster Case Management (DCM) contract awarded to Catholic Charities.
- **Regional HOME Coalition** – Jessica shared an update about meetings with Planners and developers.
- **CCSO** – Terry updated on Babcock Ranch's satellite CCSO office being open and units included in the rental discount program for first responders are filled!

Due to tight timelines for the LGAO RFA and FHFC application deadline, the October meeting is rescheduled to **Wednesday, October 15, 2025 at 10:00 am at the Family Services Center**. In addition, a Charlotte HOME Review Committee meeting will also be scheduled as needed for that date at **8:30 am** to review and score RFA submissions, if any. Proper notice will be made.

There being no further business, the meeting was adjourned.