

**CHARLOTTE COUNTY
AFFORDABLE HOUSING ADVISORY COMMITTEE**

MEETING AGENDA

**February 25, 2009 at 9:00 AM
Family Services Center
21450 Gibraltar Drive, Conference Room
Port Charlotte, Florida**

- I. Roll Call
- II. Approval of Minutes from January 28, 2009
- III. Report from Charlotte County Housing Services – Brandi Day
- IV. Report from The Housing Corporation – Brenda Bala
- V. Report from Habitat for Humanity – Mike Mansfield
- VI. Discussion and vote on SHIP funding as detailed in Goals Charts for 2008-2011
- VII. Discussion and vote on Neighborhood Stabilization Program goals
- VIII. Public Comments (limited to three minutes)
- IX. Committee Member Comments

Adjournment

Next Meeting: The meeting will be held at 9:00 am on March 25th at the Family Services Center located at 21450 Gibraltar Drive in Port Charlotte.

*NOTE: IF YOU ARE UNABLE TO ATTEND, PLEASE CONTACT BRANDI DAY
AT 505-4884 SO YOU CAN BE RECORDED AS EXCUSED.*

Enclosures: Agenda; January 28, 2009 Minutes

CHARLOTTE COUNTY
AFFORDABLE HOUSING ADVISORY COMMITTEE
MINUTES
January 28, 2009

The meeting convened at the Family Services Center at 21450 Gibraltar Drive in Port Charlotte. Committee members present included Mike Mansfield, James Marshall, Jim Sweeney, Jim Kelley, Melissa Doyle Nancy Bell, Jean Farino, Jeff Ahrens, and Barbara Melanson. Melissa Doyle was excused. Kristen Marsella's absence was unexcused. The following people were also present:

Brandi Day, Charlotte County Housing Division,
Bob Hebert, Charlotte County Housing Division,
Diana Bella, The Housing Corporation of Charlotte County,
Jerry Durham, Charlotte County Landlord Association,
Martina Kuche, Charlotte County Growth Management,
Debrah Forester, Charlotte County Economic Development, and
Paula Rhodes, Primerica.

Mr. Mansfield called the meeting to order at 9:00 am.

Ms. Farino recommended approving the minutes from December 17, 2008. Mr. Kelley seconded the motion. The minutes were approved unanimously.

The next item of business was the discussion of housing funding priorities in light of the anticipated allocation of Neighborhood Stabilization Program and the state's impact fee incentive funds. A matrix was distributed detailing the programs, anticipated allocations, and possible programs that could be funded with each funding source.

Mr. Kelley questioned whether or not the county currently has a land bank and/or demo program. He suggested that, in these tight times, it might not be best to add new programs. Ms. Mansfield questioned who is most impacted by the increasing rate of foreclosure, investors or homeowners. Mr. Sweeney reported that, according to RealtyTrac, foreclosures in the county are up 40%.

Mr. Hebert provided an update on the Neighborhood Stabilization Program funds. The FL Department of Community Affairs has not yet released the application. The County is holding a local training on February 4th to discuss the funding and program options. Mr. Hebert also reported that the impact fee incentive funds are still in the state's budget and he has received word that the County is still in line to get up to \$2 million from that. However, he cautioned that neither of these funding sources is guaranteed at this point and the allocation of housing dollars should keep that in mind.

The committee members and guests were then asked to rank the 12 different program choices based on their priority. While the results were tabulated, the committee received other reports.

Ms. Day reported that Genesis Safe House has 36 units in residence and has completed its requirements for 52 residents to meet the HHR guidelines. Mr. Hebert added that the HHR program received an extension from FHFC.

Ms. Bella reported that the Housing Corporation recently moved to 4344 Laura Street in the Charlotte Harbor Area.

Mr. Mansfield reported that Habitat is on track to meet its obligations for both the CDBG program and the HHR program.

The results from the housing preference survey were as follows:

1. Foreclosure prevention
2. Homeowner rehab
2. Renter assistance
3. Down payment assistance
4. Acquisition/rehab for new homeowners
5. Homeless programs
6. Rental rehab (creation of new units)
7. CLT
8. New rental development
9. New home construction
10. Land Bank
11. Housing demolition

At this point, guests were also invited to make comments about the priorities. Ms. Rhodes encouraged the committee to continue to support the development of affordable rental housing, especially public housing. She pointed out that the surplus of available housing is not affordable to lower income households. Plus, the development of new housing creates jobs, which are very necessary in this current economy. She also stated that the development of public housing with the additional HUS subsidy is the best way to reach the lowest income households, even those who have no income.

Ms. Farino reported that there are four seniors at Gulf Breeze apartments who had to walk away from the home they owned because it became too expensive.

Mr. Mansfield reported that Habitat completed 36 homes in 2008 with an average payment of \$407 per month.

Ms. Lisby reported that, in her experience, families want to live in a single-family home and think they can afford to pay more rent for that. However, they don't consider the increased cost of utilities and end up returning.

Ms. Farino also added that it is important that all housing contracts going forward should require the use of local labor.

Mr. Sweeney reported that FHFC had a Board meeting and noted that this was the first time the legislature had redirected funds from projects that were already allocated over the past several years.

Ms. Rhodes reported that there may be some relief coming down from the federal level. There is a proposal for capital grants to replace the tax credit equity in the Low-Income Housing Tax Credit program, which would pay \$0.85 on the \$1.00.

Mr. Durham said the number one issue in the county is job creation and economic development.

Mr. Mansfield added that Charlotte County needs the members of AHAC to look out for their needs. This year promised to be more difficult than the last. We need to do the greatest good for the greatest number.

Mr. Sweeney reported that the current unemployment rate in Charlotte County of 9.9 percent is two points higher than DeSoto County.

No comments were made from the public. Ms. Bell thanked Ms. Day for her hard work. The meeting adjourned at 10:00.

The next meeting will be held February 25, 2009, at 9:00 am at the Family Service Center at 21450 Gibraltar Drive in Port Charlotte.

Respectfully submitted,

A handwritten signature in cursive script that reads "Brandi Day".

Brandi Day,
Program Coordinator,
Charlotte County Housing Services