

**CHARLOTTE COUNTY
AFFORDABLE HOUSING ADVISORY COMMITTEE
MINUTES
February 25, 2010**

The meeting convened at the Mid-County Regional Library at 2050 Forrest Nelson Boulevard in Port Charlotte.

I. ROLL CALL:

Committee members present: James Sweeney
James Marshall
Rosanna Goode
Christina Cupp

Committee Members Absent:
Jim Kelley
Barbara Lisby-Sowell
Jeff Ahren
Barbara Melanson
Melissa Doyle

Also present:

Bob Hebert, Charlotte County Housing Division,
Wilda Rock, Charlotte County Housing Division,
Doreen Stoquert, Charlotte County Budget & Fiscal
Ken Quillen, Charlotte County Growth Management,
Brenda Bala, The Housing Corporation of Charlotte County,
Diana Bello, The Housing Corporation of Charlotte County and
Mike Mansfield, Charlotte County Habitat for Humanity
Loraine Helber, Punta Gorda Housing Authority

II. New Member Introduction:

In the absence of the Chair, Mr. Hebert called the meeting to order at 10:00 am. Roll call was taken. Two new members introduced, Rosanna Goode representative of Home Building Industry and Christine Cupp Residential Home Builder representative. Currently there are 2 vacant positions in the committee: Non-for-profit provider and real estate representative. All present introduced themselves to the new members.

III. Minutes of November 25, 2009 Meeting:

The question of approval of minutes from the August meeting was delayed due to a lack of a quorum.

IV. January Housing Management Report

The Housing Management Report for the month of January 2010 was emailed with the Charlotte County Housing Corporation Report replaced and distributed.

V. Reports:

- **Charlotte County Habitat for Humanity:** Habitat has closed and has 21 occupied homes this past fiscal year. There are 19 scheduled to be complete by the end of June. 7 homes will be closed on in March. All 11 rehab homes purchased in Englewood are complete, 2 will close in March. Three of the nine partial construction homes in Port Charlotte that were purchased are near completion and will close in March. Photos of two homes showing before and after shots were passed around the table. Homes stood vacant for three years taking significant work to bring up to building codes. Trusses and sheathing were replaced on some of the homes. Thirty-eight partner families have had their new homes closed on and have moved in. Two more are selected for this fiscal year. Of the 142 mortgaged properties Habitat has a delinquency rate of 2%. Mr. Mansfield indicated that there is no reduction in the amount of people looking for help. They see 20 to 30 applications a month. Habitat homes have been built in all three areas of the county: Englewood, Port Charlotte and Punta Gorda.

- **Charlotte County Housing Corporation:** Brenda Bala explained the report is a snapshot of 30 days. The Housing Corp administers the County Homeownership program under SHIP; they have done the work for 16 to 22 down payment applications in process that unfortunately most are waiting for bank approval. Because of the economy, lenders are tight. What used to take 30 days is now taking 6 to 8 weeks. There is a meeting scheduled with lenders on March 11 to discuss this situation try to speed up the process. Rehab calls are received daily.

Foreclosure program July 1 till December 2009 had 250 cases with 3 full-time counselors. HUD requires credit counseling and their staff work with clients in mitigation with the lenders to refinance and have been successful in this effort.

They have a waiting list of 25 lease options candidates for NSP homes when they become available. They are working with clients, to get bank approval to be ready to go. All clients are trying to work towards homeownership. They will continue to work with them even though they may not get approved by bank.

- **Punta Gorda Housing Authority:** Jean Farino has retired as Director of Punta Gorda Housing Authority. Lorraine Helber is serving as Interim Executive Director and was introduced. This organization operates rental housing; the section 8 HUD Voucher program; and assists tenants in getting housing that qualify. Public housing is provided at Gulf Breeze Apartments with 171 units and Oak Tree Village with 30 public housing units. Most of the original

public housing units were destroyed in the Hurricane Charley season. They have been under construction to replace homes and their inventory of apartments. The senior housing units on Airport Rd are the next phase of construction. Both apartment complexes are running 100% occupancy rate. Section 8 has a waiting list and is closed. The current waiting list is considered a 5 year supply of applicants at approximately 700 households. There are only 341 vouchers countywide. The public housing waiting list is currently 6 to 9 months waiting time. Site plans for the Airport site has been approved by City of Punta Gorda. The Authority has insurance proceedings and recovery money still left over to add to project. It has a \$2 million gap in funding currently and they have applied for tax credit funding that is done by a lottery and not based on need or focus or population.

- **Neighborhood Stabilization Program:** Bob Hebert report on Neighborhood Stabilization Program. Thus far the County has acquired 5 properties; a list of all properties was passed around for those present to review. Construction request for proposals went on this week for two single residential homes. There are many pending offers including a contract accepted on a triplex for low to very low income households' rental units and two vacant lots have been purchased. Over twenty properties have been reviewed. Speculators/Investor are buying blocks of properties and this is stifling forward progress. It is required to purchase only Bank owned or Mortgage Company owned foreclosed properties. We are limited to paying no more than 99% of the appraised value. We did well for the first month. The biggest issue which affected participation by the Housing Corporation, the Housing Authority and Habitat for Humanity is the program income requirement. This means that any income generated from rental or sale of these properties must be returned to DCA within 10 days. This part of the program does not work with model that Housing Corporation and Habitat for Humanity uses. The County is not charging for these properties when titled to the not for profits. This is a DCA requirement which was added to the contract, not a HUD requirement. Mr. Mansfield from Habitat for Humanity & Mr. Hebert had a conversation with HUD representative from Miami. They also had conversation with HUD representative in Jacksonville. Mr. Hebert will be meeting with legislative delegation in the next couple weeks to try to get this provision removed.
- **Hurricane Housing Grant:** Mr. Hebert reported that the last County project under the HHR grant is being completed. This is Stillwater Home. Construction should be completed by middle of April. Mr. Hebert has been communicating with potential partners for joint venture to operate this youth homeless shelter. The County is attempting to maintain it as shelter as envisioned by the

founders, that is, for teenagers that are in school and homeless. The agency that successfully contracts to operate or run it will ultimately own the building.

Other project is Charlotte Crossing 124 units senior low income by Carlisle Group. This grant has extended another year by Florida Housing Finance Corporation now June 30, 2011 but only for this project as we currently understand.

Coastal Behavior Health reopened Kelly Hall by moving the Compass Program from Sarasota for youth for dependency issues to the Punta Gorda Site. This is usually a six month program for detox programs.

The Homeless Coalition is not operating two buildings – Bishop House and Chara House.

VI. Public Comments:

- The AHAC should consider the effect of impact fees for low income affordable housing. Brenda Bala & Mike Mansfield will present additional information at the next meeting to have the AHAC consider making a recommendation to the County Commission.
- County SHIP Rehab program – mandatory hookup to sewer system is an allowable cost and also repairs to a septic system. Inspection is not a covered expense.
- Mike Mansfield, City of Punta Gorda reduced their impact fees. Will have more information for low income or general for the Committee to review.
- Ken Quillen: The State is coming down hard on county septic systems that are older. Several development corporations sold these lots. Commissioner approved these developments and there were septic systems installed along waterfront and canals that are currently polluting the water.
- Mike Mansfield, SHIP money results in a lien on the homeowner. In many communities these are forgivable after a period of time. He is recommending having a forgivable mortgage. Currently the term is 30 years. Average person does not live in home for 30 years. SHIP liens are usually in 2nd or 3rd position. If there is a default the County will never see any of the funds returned. However, the cost to the county in legal fees to satisfy the mortgage is becoming a burden on county funds.

- Jim Sweeney suggested that we determine what DCA & HUD thinks about mortgage terms and if money is recaptured can it be used for legal fees and to recover on foreclosed homes.
- There are no SHIP funds in the State's next budget.
- Banks are getting tougher in their financing of our LMI Housing programs.

VII. Member Comments – NONE

VIII. Next Meeting Date. The next meeting of the Affordable Housing Advisory Committee will be on May 27, 2010 at 10:00am at the Mid-County Regional Library.

IX. Adjournment The meeting was adjourned at 10:13am.