

**CHARLOTTE COUNTY
AFFORDABLE HOUSING ADVISORY COMMITTEE
MINUTES
April 20, 2011
Murdock Administration Center
Building B, Room 106
185000 Murdock Circle
Port Charlotte, FL 33948**

I. ROLL CALL:

In the absence of a Chairperson, The meeting was called to order at 10:00 am by Bob Hebert. Roll call was taken with a quorum present of current membership.

Committee members present: Cecy Cowger-Glenn
Christine Cupp
Jim Kelley
Barbara Melanson
James Sweeney

Committee members absent: Jeff Ahrens
James Marshall

Others present: Marty Burton, Charlotte County, County Attorney
Doreen Stoquert, Charlotte County Budget & Fiscal Services
Bob Hebert, Charlotte County Housing Division,
Wilda Rock, Charlotte County Housing Division,

II. Minutes of previous meetings for ratification of actions without a quorum:

1. February 25, 2010 AHAC Meeting
2. May 27, 2010 AHAC Meeting

MOTION: Cecy Cowger Glenn/Jim Kelley, Approved

3. August 26, 2010 AHAC Meeting

MOTION: Christine Cupp/Barbara Melanson, Approved

III. New Business

A. Committee Structure

There was a discussion of the recent history of this committee and the need to establish a firm date for meeting, the duties of this committee and the current openings being sought for this Committee.

There are four volunteers being sought: one representing the Home Building Industry, a for-Profit Provider and one not for profit provider of low income housing; One representing a Charlotte

County Essential Services Personnel and one Real Estate Professional. All are posted through the County Board Office. Discussion was had regarding meeting frequency and the current meeting needs to review and make recommendations to the Board of County Commissioners about the Local Housing Assistance Plan (LHAO) due to the Board in May. Establishing a quorum has been a problem in the last year due to vacancies and lack of attendance. It was determined that there would be two rapid meetings to accommodate the LHAP recommendations. Meetings for LHAP recommendation are scheduled for May 3 & 18. The place and time to be determined.

B. Committee Chairmanship

Jim Kelley/Chair & Barbara Melanson/Vice Chair (**MOTION:** Cecy Cowger Glen/ Christine Cupp, Approved)

IV. Local Housing Assistance Plan (LHAP)

- A.** Staff Recommendation: committee will meet every 2 weeks for LHAP review and public comment (2 meetings).
- B.** The State Housing Initiative Partnership (SHIP) will be closing June 30, 2011 due to no additional funding being forthcoming from the State of Florida. This will include the Down Payment Assistance Program as well as the Rehabilitation Program. With Program income being gathered for operations and the sale of property, there will be some housing activities continuing. Additional federal funds from the Neighborhood Stabilization (NSP) will continue that program in Charlotte County.

Even though the County will not be receiving any additional SHIP funds unless the Legislature provides for them in this year's budget, The County still needs to submit the LHAP.

Staff distributed its review the LHAP Draft showing sections which are highlighted, crossed out or added for the Committee consideration. Committee member questioned 501© (3) or could 506 be added. Committee members were asked to review the LHAP for the next meeting to discuss potential changes.

Public notice – public comment to be posted for review of LHAP

C. Program Updates:

- Stillwater Home lease with Peace Lutheran Church is being processed
- The Brush with Kindness in concert with the Family Services Center, Housing and Habitat for Humanity has \$100,000.00 allocated to be spent by June 30, 2011. Progress is being made with the deadline expected to be met.

- NSP I final stage of rehab & construction, and conveyance of properties to non-profit organizations
- NSP III initial documentation is being completed. This grant is directly from HUD and not DCA. Actual activities are expected to start May 1, 2011. We are hopeful that funds may be redirected back to the County that FI. DCA recaptured erroneously from the NSP I, if our NSP III program is successful.
- The SHIP down payment program has closed.
- SHIP Rehab program will close on May 1, 2011
- Lease option homes that were in the Housing Corporation's Home Ownership Program and now owned by the County has fifteen clients currently receiving credit counseling. It appears that only three current occupants will be able to get bank loans with the remaining more than likely not qualifying. There are issues related to no rent payments, leases expiring and the potential eviction of tenants due to Uniform Relocation Act (URA) that requires moving and housing expenses to be paid by the County.
- There are three Community Land Trust (CLT) homes still under Housing Corp that are being reviewed for the possible transfer of ownership to the County.

V. Next Meeting Date:

Meetings for Committee determination of LHAP recommendations are schedule for May 3 & 18. The place and time to be determined

VIII. Adjournment: The meeting was adjourned at 11:07 am.