

**CHARLOTTE COUNTY
AFFORDABLE HOUSING ADVISORY COMMITTEE
MINUTES
August 17, 2011
Building and Growth Management
Conference room
18400 Murdock Circle
Port Charlotte, FL 33948**

- I. **ROLL CALL:** The meeting was called to order at 10:00 am by the Chairman, James Kelley. Roll was taken and a quorum was present.

Committee members present:

Jim Kelley – Chairman	Banking/Mortgage
Jeff Ahrens	Citizen
Cecy Cowger-Glen	Not-for-Profit
Mike Mansfield	Not for Profit Housing Provider
James Marshall	Planning & Zoning Board Member
James Sweeney	Low Income Advocate
Barbara Melanson	Charlotte Co. Employee-CCSB

Others present:

Stephen R. Deutsch	Commissioner
Bob Hebert	Charlotte County Housing Division
Kelly Studenwalt	Charlotte Co. Budget & Fiscal Services
Mary VanHouten	Charlotte County Housing Division

II. **Approval of Previous Meeting Minutes**

- A. Minutes of the May 18, 2011 AHAC meeting

MOTION: Jim Kelly/Cecy Cowger-Glenn, Approved

III. **New Business:**

- A. Staff had committed to present a plan for review and consideration to provide for the individual review of foreclosures and settlement of loan amounts in the case of client refinancing and mortgages that go back to 1996. Some are as small as \$1,500 for thirty years and the County is getting requests from realtors, bankers, attorneys, property owners and surviving family members to settle for less than the amounts as liened. Staff reported that this plan is not drafted at this time because there are two major questions that the Florida Housing Finance Corporation has not

answered. It is anticipated that staff will have this to Committee members as soon as possible for the next meeting. Staff is looking for input and thoughts on this.

IV. Local Housing Advisory Plan

A. Board of County Commissioner Actions:

The Local Housing Assistance Plan as presented to the committee and approved by the AHAC for recommendation to the Board of County Commissioners was presented and approved by the Board. Staff explained the process ending with the submission to the Florida Housing Finance Corporation is to review and make recommended changes at the AHAC level and then submit to the Board of County Commissioners which can either make changes or accept as presented and after that approval it is submitted to Florida Finance Housing Corporation. The Board accepted the LHAP as presented. It was then sent to the FFHC who responded with comments and suggested changes.

B. Florida Housing Finance Corporation comments were presented for review. The changes made consisted of wording changes, the combining of "Foreclosure prevention" strategies and program and statute references changes. Once final approval is received from the FHFC the AHAC will receive a final version via email.

C. The County received notice that it has been allocated \$350,000.00 for fiscal year 2013-2014. This is returning to the standard allocation levels that were experienced prior to the 2004 Hurricane season. Funds are now prohibited for use on new construction and can only be used for housing rehabilitation as directed through the legislature. The changes must be approved since the money was released last week.

V. Agency Report

A. Habitat for Humanity

1. Mr. Mansfield spoke about Habitat for Humanity which has put forty families into homes some in partnership with the County.
2. The Brush with Kindness program is to fix up neighborhood properties as funded with County funds and is a continuance of the "Paint Your Heart" program. Identified and qualified are thirteen new candidates. All except four are completed with two under construction. Three roofs were put on houses that were still damaged from Hurricane Charley. There has been a good response with the program expending the

\$100,000.00 allocated for the project by the County. The plan is to do this again in the next fiscal year.

3. Habitat for Humanity has two slabs on the ground and under construction. They have had two lots donated by Charlotte Technical Institute, who has partnered with building habitat houses.
4. Charlotte County has completed a lot swap with Habitat for Humanity for lots that cannot be built on for buildable lots.
5. NSP1 is almost completed with four remaining under construction; a triplex, duplex and a single family home. One project remaining on Fitzhugh Ave. in Punta Gorda will be completed if funds remaining.

B. Other County Housing Grant Programs:

1. Staff spoke about NSP1 and NSP 3. NSP1 had twenty-four properties acquired and completed with funds.
2. Issues with a potential historic house in Punta Gorda. The City would like to keep and preserve this property. The NSP properties next to this parcel will be built with similar structure as the Gulf Breeze Apartments. This will be the last project of the NSP1 with approximately \$200,000.00 left being fully spent.
3. The Hurricane Housing Recovery grant projects are all completed. The commissioners will have to determine whether or not to extend the leases for the Stillwater Home for another six months or a year or not at all.
4. A land swap for property with Charlotte County Utilities has been accomplished to enable a NSP lot to be used for a new lift station.
5. Charlotte Crossing, senior living, is the last project of the HHR located in Deep Creek will have their grand opening soon. It is nearly 50% occupied.
6. Stillwater home had to have at least twelve to fourteen occupants by June for the HHR requirements, this was accomplished. It is fully furnished including a very expensive commercial kitchen. This facility has a twenty year restriction to us as low income housing. They have strict rules they have to enforce to live at the house. They have three occupants and three more applicants. They will also need to have adequate staff on hand to run facility. Staff has recommended that they need to contact area hospitals for the donation of toiletries. The Stillwater organization is looking for grants to keep it open, it has had no operational grants at this time.

7. NSP3 funded through U.S. Department of HUD, has the same requirements as NSP1 with the exception that the demolition of abandoned properties is allowed.
8. Of the fifteen houses that are now County owned, previously under a lease option expired. The occupants were sent a letter regarding a straight lease for twelve months. The tenants have had credit counseling and most are unable to purchase the house. This is being worked through individually over the next month.

VI. Next meeting Date:

The next meeting of the Affordable Housing Advisory Committee will be on November 16, 2011 at 10:00 AM at the Building Construction Services Conference Room, 18400 Murdock Circle, Port Charlotte, FL 33948

VII. Adjournment: The meeting was adjourned at 11:05 am