

**CHARLOTTE COUNTY
AFFORDABLE HOUSING ADVISORY COMMITTEE
MINUTES
February 15, 2012
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 James Kelley. Roll was taken and a quorum was present.

Committee members present:

Jeff Ahrens	Citizen
Mike Mansfield	Not for Profit Housing Provider
James Sweeney	Low Income Advocate
James Kelley, Chairman	Banking/ Mortgage
Cecy Cowger Glenn	Not-for-Profit
James Marshal	Planning & Zoning Board Member

Committee members Excused:

Barbara Melanson	Charlotte County Employee-CCSB
Christine Cupp	Residential Home Building

Others present:

Stephen R. Deutsch	Commissioner
Bob Hebert	Charlotte County Housing Division
Vikki Carpenter	Charlotte County Director, Human Services Dept.
Lorraine Helber	Punta Gorda Housing Authority
Mary VanHouten	Charlotte County Housing Division

II. **Approval of Previous Meeting Minutes**

Minutes of the November 16, 2011 AHAC meeting

MOTION: James Kelley Approved /Mike Mansfield second to approve - passed.

III. **Old Business:**

- A. Committee reviewed the draft plan for SHIP lien/mortgage adjustments in cases of pending foreclosure or short sale. The draft was presented to the Florida Finance Housing Commission; the response was this is a local decision that may be made by the Board of County Commissioners with

recommendation from the Affordable Housing Advisory Committee. A decision was made to approve and adopt the policy. **Motion by Mike Mansfield to approve, Cecy Cowger Glenn second the motion to recommend to the Board the policy as presented - approved.** This will be presented to the Board of County Commissioners as an agenda item for their next meeting in March.

B. Funding status report

1. SHIP

SHIP year 2008/2009 had a balance of \$1,000.00 when closed out. This balance was carried forward to the next year. SHIP year 2009/2010 had a balance of \$6,000.00 at close out. This will be carried over to the next fiscal year at close out. The County received an allocation for SHIP year new allocation of \$350,000 along with the balance carried over from previous year 2011 to 2012 will be used to complete ongoing projects. A Request for Proposal (RFP) was sent out for a developer partner to submit bids to be used as mixed complex. Remaining SHIP funds for rehab or down payment will be dependent on the costs for the final NSP I projects as well as the Sibley Bay property development. There were no SHIP funds in the new state budget for 2012/2013 fiscal year.

The HHR grant will close out as of June 2012 with the last project being completed.

2. NSP I

The final NSP I projects are being completed consisting of two duplexes on Fitzhugh Street in Punta Gorda. The funds to complete these projects will be SHIP funds because the NSP I funds are all depleted. They will be conveyed to the Housing Authority when completed to use as inventory for their low income housing programs.

3. NSP III

NSP III is getting started. This consists of the Parkview area with eight properties having been acquired to date. The Charlotte Desoto Building Industry Association is planning to use one of these properties as an energy efficient/green house to be used as a model for a year to showcase the energy efficiencies. The house will then be used as an affordable housing home in the home ownership program. The remaining properties will be reworked or rebuilt as affordable housing units.

A housing committee has been formed within Team Port Charlotte that meets monthly including County representatives from Housing and Code Enforcement, Habitat along with community members.

This department will be down to 1.5 FTE's by the end of February with reduction on SHIP funding. Housing is not taking any applications for rehab or down payment assistance until the current projects are completed.

4. Other

Hurricane Housing Recovery funds were provided to the Homeless Coalition to build the Genesis Safe House and the purchase of the Chara House in Punta Gorda and the Bishop House in Port Charlotte. Funds were not generated in sufficient amounts to keep the Chara and Bishop Houses in operation. Recently it was leased to a company (CASL) that has been using it for transitional housing for individuals with mental diagnoses and challenges. The building was empty and not operational for more than 180 days resulting in a loss of the special exception the property had enjoyed allowing for the operation by Chara House. This made any operation a non-compliant use under the City codes. Discussion has suggested that the Homeless Coalition to file a Burt Harris Act against the City of Punta Gorda to try to force a settlement would allow operations to continue at this facility. There were many issues with the current operations including the lack of night management on site and other issues expressed by the neighbors to the property in this residential neighborhood. .

The Stillwater House lease comes up May 6th, 2012. The Board approved a six month extension to their lease to allow the operations to prove themselves and to become self-sufficient. The weekly reports show that the conditions have not changed except they went from one resident to five and back down to four this week. They have not received any other grants except for \$8,000.00 from the Homeless Coalition. The County has funded all building overhead since the beginning.

IV. Next meeting Date:

The next meeting of the Affordable Housing Advisory Committee will be on May 16, 2012 at 10:00 AM at Human Services Building. Located at 1050 Loveland Boulevard, Port Charlotte, FL 33980

V. Adjournment: The meeting was adjourned at 10:40 am