

**CHARLOTTE COUNTY
AFFORDABLE HOUSING ADVISORY COMMITTEE
MINUTES**

January 15, 2014

Human Services

Main Conference room

1050 Loveland Blvd.

Port Charlotte, FL 33980

- I. ROLL CALL:** The meeting was called to order at 10:01 am by the Chairman, James Kelley. Roll was taken and a quorum was present.

Committee members present:

James Kelley, Chairman	Banking/Mortgage
Mike Mansfield	Not for Profit Housing Provider
Barbara Melanson	Charlotte County Employee -CCSB
Paula Hess	Planning & Zoning Board
Diana Bello	Not-for- Profit
Todd Peres	Essential Services Representative

Committee members Excused:

Others present:

Bob Hebert	Charlotte County Housing
Wilda Rock	Charlotte County Housing
Ken Quillen	Charlotte County Planning
Commissioner Stephen R. Deutchsh	Board of County Commissioner
Martha Burton	County Attorney's Office

II. Public Comments on Agenda Items

There was no public comment.

III. Approval of Previous Meeting Minutes

Minutes for October 16, 2013 meeting – Motion: to approve minutes as presented
Melanson, Mansfield Approved

IV. Old Business

A. Management Report – (Attached)

1. **HHR** – no comments or questions
2. **SHIP** – no comments or questions
3. **NSPI** – no comments or questions

4. **NSPIII** – Staff: The categories of allocation for the NSP 3 Grant had to be changed to reflect actual expenditures. HUD has acknowledged that the categories will need to be changed. The redirecting of the funds/categories, as recommended by the AHAC, has been approved by the Board of County Commissioners and the changes have been made.

V. New Business

A. Local Housing Assistance Plan (LHAP) Staff explained that the primary function of the AHAC is to make changes to the LHAP every cycle, which is every three years. Plan should reflect updated changes and coding issues, as per FHFC based on Federal and State regulations. Changes to be made this cycle will be an emphasis of special needs housing, housing for persons with physical disabilities or mentally challenged, and aging in place for seniors. Most SHIP funds are used for rehabilitation of owner occupied households, and homeownership. Households must also be income eligible. The LHAP is due in June in Tallahassee.

Hess: Are there any restrictions for homeownership?

Staff commented that there are restrictions. Client can't have liens or judgments; if they do they will be referred to Comprehensive Housing Resources, Inc. for credit counseling or foreclosure assistance. Client can't have owned a home within the three years.

Staff reports of a prototype house for County has been built, it is a four bedroom and 4.5 bath house built for special needs residents. Three tenants are submitting their rental application currently. They will have their own bedroom, bathroom and a screened lanai. Each tenant will have their own coaches/case manager or coordinator that supervises them and helps manage their finances. They will be responsible for utilities, mowing the grass and cleaning the home. There is a common kitchen, common area living room and a half bath for visitors. The tenants were living together in another location and landlord just raised their rent. There is no garage on the premises. There is a carport for staff and visitors. None of the expected tenants drives. There will be four separate leases, one for each tenant – rent will be based on 30% of their income, approximately \$250.00 per month.

There is interest in building other such homes, if more funds can be identified through the federal and state government grants for special needs and aging in place housing. There is a significant number of seniors do not want to live in a nursing home or assisted living homes or they live by alone. This house will not be run by the county, each tenant will have his/her own caregivers at whatever level of care they require. NSP3 funds used in construction for this house is \$267,000.00 approximately 3,500 square feet; block house, impact window, energy efficient building

Commissioner Deutsch: Ask about the CDBG section 8 Rehab program for the parkside area mostly residential, and assistance for storefronts.

Staff will look into this program which is not thought to be available here. Currently there is a pending CDBG application for CCU sewer expansion program. Since Charlotte County is not an entitlement community we must apply through Florida Department of Economic Opportunity not HUD. There are three categories: Economic Development, Neighborhood Revitalization and Commercial Revitalization. CDBG funds are only available for owner occupied houses and that are income qualified. In the Parkside area there is a high percentage of rentals making the revitalization CDBG grants not workable. Economic Development would have a better workable model.

Commissioner Deutsch mentioned about the Sibley Bay property as a possible site for a “special needs” housing unit.

VI. Other Business

A. Punta Gorda Housing Authority Report – No report – no representative present nor was a report submitted.

B. Charlotte County Habitat for Humanity Report

Mr. Mansfield reports just completed last NSP3 building – for special needs, which was discussed earlier. Most three bedroom two bath model homes were conveyed to Habitat. One of the homes is occupied and second one will be occupied next month. There will be several that will be completing their hours and classes in a couple of months.

Mansfield commented on speaking at a neighborhood watch group and offered private tours of the homes, open house was in November and another will be schedule for April.

Habitat model homes are stick build, but people from the Parkside Area preferred the block mode homes. Currently building block model on Hernando Avenue.

Area median income for Habitat was always at 60% now they will be accepting up to 80% AMI.

Mortgage Settlement fund – Habitat received \$780,000.00 for Charlotte County it will help 13 to 14 families. Funds can only be used for tear down or rehab to reduce the blight can not be used for new construction.

Fifty students from Ohio State University volunteered truss and roof placement on these homes.

Habitat will be partnering with Team PG for paint you heart out for one day help, not like previous program Brush with Kindness – which was an extended longer period of time. Team PG got Comcast to volunteer – there will be a Comcast Care day and over 120 volunteer will in East Punta Gorda. Habitat will be donating paint and providing site supervisors.

National partnership with the Habitat Int'l – Bank of America & Chase through their Bank Owned foreclosed house that are offered to Habitat. They noted that the program couldn't rebuild/rehab houses within timeframes so the times frames were expanded. Property was offered to County but Real Estate Services and the County Attorney's office rejected the donation so they were conveyed to Habitat. Two more properties which were partially constructed in the past 6 years were purchased at a reasonable price by Habitat which now is in the process of being completed.

Staff: since Hurricane Charlie 7.2 million dollars in County Grants were received in funds and close to 200 families were assisted (CDBG, SHIP, HHR, NSP1 and NSP3).

Staff reported that Stillwater Home, currently operated by CASL has its lease renewal pending the County Attorney's office. They do have 67% occupancy level, as of the end of last month they had 11 tenants – minimum occupancy is 14. Last year 141 clients were served. CASL currently leases Bishop House and Chara House. Clients are referred by Charlotte Behavior or Riverside Behavior Health Center. Clients are accepted only if they are detoxed prior to moving into Stillwater, as this is a dry facility – 3 clients have been expelled due to substance abuse. CASL intends to apply to the VA for a grant to get a capital per diem grant to buy the facility and to receive per diem payments for each client served.

Charlotte County was awarded the Emergency Solutions Grant in the amount of \$76,000.00 – to be used for rent and lodging for the homeless. It will be handled by the Family Services and they have a partnership with the Homeless Coalition and referral by School District – homeless kids/families.

Ms. Bello: Foreclosure Strategy on the LHAP, will they be changed or removed?

Staff responded: Activities will not change since we will not know if or when we will have funding for the programs. Narratives did change because of Hurricane Charley.

They will be new language in the narrative part coming from FHFC, HUD, and CDBG and State only some additional activities for more emphasis on special need, the mentally challenged and Seniors.

Next meeting to discuss about electing Chairman and Vice Chairman

VII. Next meeting date: April 16, 2014 at 10:00am, location:
Human Services Building – Main conference room,
1050 Loveland Blvd., Port Charlotte, FL 33980.

VIII. Adjournment at 10:42 am