

**CHARLOTTE COUNTY
AFFORDABLE HOUSING ADVISORY COMMITTEE
MINUTES
January 21, 2015
Human Services
Main Conference room
1050 Loveland Blvd.
Port Charlotte, FL 33980**

I. ROLL CALL: The meeting was called to order at 10:02 am by the Vice-Chairman, Mike Mansfield. Roll was taken and a quorum was present.

A. Committee members present:

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|----------------|-----------------------------------|
| Mike Mansfield | Not for Profit Housing Provider |
| E. K. Chandler | Planning & Zoning Board |
| Todd Perez | Essential Services Representative |
| Earlene Oliver | Citizen Resident Representative |

Committee members Excused:

| | |
|------------------------|----------------------------------|
| James Kelley, Chairman | Banking/Mortgage |
| Jeffrey Harvey | Charlotte County Employee – CCSB |
| Diana Bello | Not-for-Profit |

Others present:

| | |
|---------------------------------|--|
| Commissioner Stephen R. Deutsch | Board of County Commissioner |
| Lorraine Helber | Punta Gorda Housing Authority |
| Bob Hebert | Charlotte County Housing |
| Wilda Rock | Charlotte County Housing |
| Ken Quillen | Charlotte County Community Development |
| Rose Brooks | Charlotte County Housing |
| Rich Gromalski | Charlotte County Housing |
| Doreen Stoquert | Charlotte County Fiscal |
| Stephanie Thomas | Charlotte County Family Services |

II. Public Comments on Agenda Items

There was no public comment.

III. Approval of Previous Meeting Minutes

Minutes for November 19, 2014 meeting – Motion: to approve minutes as presented
Chandler, Oliver Approved.

IV. Old Business

A. Management Report

1. SHIP – Staff: review of Management Report which shows funds allocated with the three SHIP years that are open. It will be the last report for HHR as it was

closed. NSP1 is in the process of being closed. There is a spreadsheet that lists several projects that the Charlotte County participated in since Hurricane Charley. Also included is occupancy rate for rental housing.

2. NSPIII – Staff: NSP3 in the process of being closed.

V. New Business

1. Rental Housing: Staff: The County owns 13 properties; most from Housing Corporation when it ceased operations with others from the NSP1 & 3 programs. Currently there are 3 vacant properties – 3 bedroom & 2 bath houses. We have one application pending. Lakeshore property has one tenant that is not renewing the lease, but we do have another applicant for that property and there is a fourth room that is vacancy. The Stillwater House's current occupancy is 15.

Deutsch: When you have a vacancy for a County owned property what is the procedure for certification and getting applicant into the unit.

Staff: People are referred to the Charlotte County Housing Division. Staff then begins the verification and certification process. The SHIP intake process is undertaken for all rentals.

Deutsch: What if an applicant is on a Section 8 waiting list or has a voucher?

Staff referred this to the Housing Authority.

Deutsch: Question to Helber: Is it possible that if you have a person on the Section 8 waiting for them to apply for County own property?

Helber: The County as a landlord can choose to participate in Section 8 vouchers if they wish, and voucher holder can choose their rental property, they are free to chose any rental property if they wish.

Deutsch: Now if you aware that there is a vacancy and if you have someone in Port Charlotte do you ever suggest that the County should take that section 8 applicants?

Helber: For those who have Section 8 vouchers, we then suggest to go to the www.floridahousingsearch.org which is a database of available rental properties. It is not our job to help them find rentals; we do encourage all landlords to be listed on the website.

Deutsch: So, you don't have a list of landlords with vacancies?

Helber: We do not have the resources to maintain that. Florida Housing Search website is free and a wonderful service, so we do not feel the need for duplication.

Deutsch: I'm getting educated.

Mansfield: I also learned today. I didn't know that www.floridahousingsearch.org existed.

2. Meeting Date: Staff: The AHAC normal meeting day is an issue for two of our members. They notified staff that they both now have meetings on Wednesday mornings related to their employment. This makes it difficult to attend the AHAC which are on the same day and time as normal AHAC meetings. Those Committee members present were poled to determine if the Third Thursday of the month would be acceptable. This would make the next and subsequent quarterly meetings will be held on the third Thursday of the month. This will make the next AHAC meeting on April 23, 2015 at 10:00am at the same place.

VI. Other Business

A. Punta Gorda Housing Authority Report – Helber: The PGHA is applying for the 9% tax credit for the final project of The Veranda phase 2 to replace senior housing that was destroyed in Hurricane Charley. Construction will begin on the 60 replacement units for Senior Housing – The Veranda phase 1.

The PGHA received about ½ million dollars for emergency rental which was spent in less than 18 months. The PGHA is hoping to get recycled funds from those projects that did not succeed in spending all their funds, although they don't expect it.

B. Charlotte County Habitat for Humanity Report -

Mr. Mansfield reported that HFH has 10 new homes under various phases of construction - All the way from permitting to trim out; basically from Punta Gorda, Port Charlotte and West County. They also have 3 rehab homes that are under construction on Lakeshore Circle, Lee Terrace and West Tarpon.

Deutsch: Any hope that they Paterson Foundation will step up to help out rehabbing veteran homes as they did last year?

Mansfield: The legacy campaign is over and that is highly unlikely. HFH will continue to help veterans. We are currently helping a veteran to replace windows and hurricane shutters. HFH is accepting and seeking applicants for doing exterior repairs for those with 60% Area Median Income. If HFH cannot help them they will refer them to Charlotte County Housing for SHIP Rehab Assistance or other organizations.

At the last AHAC meeting it was mentioned that HFH is finishing up Mortgage Settlement Funds. The last home will be completed end of this month prior to June's deadline. They may have a slight chance to receive more funding, as others were not able to use up all the MSF funds. HFH is hopeful that they will get more to funds to help 14 to 15 additional families.

C. Community Development: Mr. Quillen reported that In November the Board of County Commissioners adopted several ordinances related to home occupation regulation. The forms for this were distributed to members and attendees. Under the old regulation the application/permit fee was \$880.00 and it allowed home business operation only by Special Exemption to run a business out of a home.

Under new regulation it was divided under two categories (Minor & Major). Minor businesses will be permitted and approved by staff administratively with no customers allowed to come to house. The house can be used as an office, use of computer, internet, writer/author or hobby turned into a business. There is no fee for permit/application.

Deutsch: How to do enforce this compliance? Is it Code Enforcement job?

CD Staff: We require an application, and then we issue a letter of approval and a certificate.

Deutsch: what is the penalty of non-compliance?

CD Staff: not familiar with the penalties for the code enforcement codes or zoning codes. It's a registry, and then they would have to have a business license.

SURVEY: Housing Staff distributed a County survey on behalf of Fiscal Services Department. It can be done online or completed and mailed into Fiscal offices. The purpose is to get public input regarding what services are important to them. Should some services be increased, maintained or eliminated.

VII. Next meeting date: April 23, 2015 at 10:00am, location:
Human Services Building – Main conference room,
1050 Loveland Blvd., Port Charlotte, FL 33980.

VIII. Adjournment at 10:35am