

**CHARLOTTE COUNTY
AFFORDABLE HOUSING ADVISORY COMMITTEE
MINUTES**

April 23, 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 Vice-Chairman, Mike Mansfield. Roll was taken and a quorum was present.

A. Committee members present:

Mike Mansfield	Not for Profit Housing Provider
E. K. Chandler	Planning & Zoning Board
Todd Perez	Essential Services Representative
Diana Bello	Not for Profit Provider
Jeffrey Harvey	Charlotte County Employee – CCSB

Committee members Excused:

James Kelley, Chairman	Banking/Mortgage
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Others present:

Commissioner Stephen R. Deutsch	Board of County Commissioner
Marilyn Miller	Charlotte County – County Attorney
Lynne Fitzpatrick	Real Estate Broker
Dan Revallo	Clerk of Court
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 ESG
Jessica Ralston	Charlotte County Family Services/ ESG

II. Public Comments on Agenda Items

There was no public comment.

III. Approval of Previous Meeting Minutes

Minutes for January 21, 2015 meeting: Correction noted to change Diana Bello to excused status in the minutes. **Motion: to approve minutes as presented with correction; Chandler, Harvey: Approved.**

IV. Old Business

A. Management Report

1. **SHIP** – Staff reviewed the quarterly Management Report. The Housing Division has received a request from PGHA \$75,000 from SHIP funds for Veranda Phase 1 local match funds. The funds will be moved to a different Fiscal Year because of funding delays and an expected occupancy date of September 2016) construction to begin June 2015. In the future, PGHA will also receive a requested \$95,000 for Phase 2 when the funding process is completed. This development is intended for Senior Housing with a total of 173 units when built out.
2. **NSP**: NSP1 final closeout documents sent to The Florida Department of Economic Opportunity. The County is waiting for the signed documents to be returned. The NSP3 grant is in the process of being closed out with HUD. A site visit was conducted by Project Manager Dean Taylor from HUD Miami office with a follow up conference call and exit session with additional HUD representatives. Some of the concerns have to do with contract relationships with CC Habitat for Humanity which was agreed to by HUD – Washington. The Miami office did not have a record of the meeting that this was agreed to and is researching this potential finding. At the exit session it was indicated that there may be findings based on this issue but there will be no recalling of funds. Mr. Taylor commented that the County has fulfilled its contractual responsibilities very well and served the public purpose as required. Mr. Taylor also visited the Habitat offices, two rental properties and three Home ownership properties. The tenants reported they were very satisfied with their housing and the multiple agencies involved. He also visited the special needs property built under this grant.

V. New Business

A. Government in the Sunshine: a video was presented to those present. The video was generated by the County Attorney's Office on the topic of Government in the Sunshine and the Florida Sunshine Act. Discussion followed.

A Government in the Sunshine brochure was distributed to those present. Attorney Miller offered that the County has an open door policy if in doubt, call. Ms. Fitzpatrick asked if there is a separate email system required?

Attorney Miller stated it is the nature of the record not where is located. If on an Advisory Board email should be copied or forwarded to the county. For this Board it should be forwarded to Housing staff.

VI. Other Business

A. Punta Gorda Housing Authority Report – was not present for a report.

B. Charlotte County Habitat for Humanity Report –

Mr. Mansfield reported 12 homes will be completed by end of this fiscal year, June 30, 2015. Six homes in finishing stages and are to be completed in next couple of weeks. The remaining six homes will be completed in 1 ½ months.

Typically Habitat loses volunteers at this time of the year with a slow down after Easter.

Habitat partnered with Team Punta Gorda for the Paint Your Heart Out program. 7 homes were painted in one day.

This Saturday Habitat is partnering with Team Parkside and Comcast Cares. 5 homes are to be painted to beautify the Parkside Area.

The National Mortgage Settlement Fund proceeds have been spent. Charlotte County Habitat received \$900,000 which represents 15 homes for families in need. With the reflection of the 100% occupancy rate in the rentals, more families are coming to Habitat because there are no rentals available or people cannot find low cost housing in this county.

HUD provides an annual Fair Market Value for each area of the country. In Charlotte County a 3 bedroom 2 bath house is renting for \$1,300 or more per month. Currently the County monthly rental charges are between \$150.00 and \$450.00. A household with a minimum wage job is struggling to pay for housing and eat, let alone other living expenses. There simply is not an inventory of affordable housing available anywhere you look.

C. Community Development: Nothing to report per Mr. Quillen

D. Community Discussion: Mr. Mansfield: Habitat is still able to help out people. Their average mortgage monthly payment is \$450.00. There is no more MSF or other funding sources available. Habitat had 29 houses closing this year and next fiscal year it will be only 16.

Mr. Chandler: I had the opportunity to visit rental units and speak with some of the tenants in the special needs house. The unit is ADA compliant, space was well thought out. Tenants are happy living there.

Staff: the county provides this building with Sun coast New Options, a state funded agency provides services for the tenant; job and life skill coaches, help with paying bills, and guardian type services.

Mr. Mansfield: the property located at Lakeshore Circle was built with NSP3 funds. It was recognized by the State and HUD as a great concept. If there was more funding available the county would build more of these type of units. It is very successful to this point. We need financial resources to continue this work.

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

VIII. Adjournment at 10:59 am