

**CHARLOTTE COUNTY  
AFFORDABLE HOUSING ADVISORY COMMITTEE  
MINUTES  
January 28, 2016  
Human Services Main Conference room  
1050 Loveland Blvd.  
Port Charlotte, FL 33980**

**I. ROLL CALL:** The meeting was called to order at 10:05 am by Chairman, Jim Kelley. Roll was taken with a quorum present.

**A. Committee members present:**

Mike Mansfield	Not for Profit Housing Provider
Todd Peres	Essential Services Representative
Diana Bello	Not for Profit Provider
Jeffrey Harvey	Charlotte County Employee – CCSB
Lynne Fitzpatrick	Real Estate Broker
Commissioner Duffy	Liaison CC Board of County Commissioners

**Committee members excused:**

E.K. Chandler	Planning & Zoning Board
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**Committee members unexcused:**

Earlene Oliver	Citizen Resident Representative
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**Others present:**

Bob Hebert	Charlotte County Housing
Courtney Martin	Charlotte County Housing
Rose Brooks	Charlotte County Housing
Doreen Stoquert	Charlotte County Fiscal
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 July 23, 2015 meeting: **Motion: to approve minutes as presented; Approved.**

**IV. Old Business**

None

**A. Management Report**

1. SHIP – The Quarterly SHIP Management was presented and discussed.

**V. New Business**

**A. Ship Allocation-** Management handed out an update on the allocation of SHIP funds so far this year. Current year funding- Allocation \$808,578 current fiscal year. Of that money \$85,952 is restricted to the city of Punta Gorda. 75% of the funds are to be spent on construction projects; 65% must go to homeownership programs which include housing rehab and down payment assistance; and 25% for special needs-rehab or down payment assistance. There are no waiting lists for programs. Applicants are accepted first come first ready basis.

## VI. Other Business

A. Punta Gorda Housing Authority Report – No one present to make a report. The management of the PGHA submitted that they expect to open wait list for housing this spring. The county contributed \$170,000 to help with the Veranda project.

B. Charlotte County Habitat for Humanity Report – Mr. Mansfield reported that Habitat is pouring 1 slab per week for the next 8 weeks (weather permitting) and there are 8 in process at the current time. Habitat has plans to close on 15 more homes by the end of the fiscal year - June 30, 2016. There have been no slowdowns on inquiries and income qualifications are 60% below the median income. Habitat has currently scheduled the paint your heart out programs in the City as well as the Parkside area. There have been 8 clients accepted for this program. The project takes a day to paint with a day prior to prep. There are 150 volunteers. Habitat of Florida provided Charlotte County Habitat with approximately \$1 million from State of Florida allocations. These funds helped 16 families into homes. This program was from a one-time stimulus program and it is now gone and not expected to continue.

Habitat was chosen to participate in the: No margin, no mission” program in which they received consulting from the Paterson Foundation to start an earned income business plan. Habitat Cleanout and removal was started from this. Habitat has three local retail stores that sell donated items. Unwanted items are donated to the stores and the money will go back into housing. A new program is, for a small fee, Habitat will come in, clean out the unwanted goods and bring them into their stores for sale. This reduces items being little taken to the landfill.

C. Community Development: A representative was not present for a report

D. Committee Discussion:

**Ms. Fitzgerald:** There are currently approximately 21 rentals in the MLS the lowest price being \$900 for a one bedroom. The price of rent has more than doubled since 2012. Season rentals are as much as an annual rental.

**Mr. Harvey:** Schools have seen a loss in enrollment. Losing on average 10 students per month due to families are having trouble with being able to afford to continue to live in the area.

**Staff:** This further supports the primary issue in the county for workforce availability, economic development, homelessness and new job creation. There is an extreme shortage of Affordable, low income and workforce housing in the County.

E. Introductions Bob Hebert: New Liaison replacing Commissioner Truex is Commissioner Duffy.

**VII. Next meeting date:** To be Determined:  
Human Services Building – Main conference room,  
1050 Loveland Blvd., Port Charlotte, FL 33980.

**VIII. Adjournment at 11:05 am**