

**Charlotte County**  
**Affordable Housing Advisory Committee**  
**Meeting Minutes**  
April 22, 2021

**Roll Call:** The meeting was called to order at 10:00AM by Jim Kelley, Committee Chair. A quorum was present.

Committee Members Present:

Kelley, Jim	Banking Industry
Mansfield, Mike	Home Building Industry
Hogan, Angela	Advocate for Low Income Persons
Pentelecuc, Kurt	Non-Profit Provider of Affordable Housing
Tiseo, Comm. Joe	Elected Official
LeBeau, Joan	Liaison Punta Gorda City Council
Meagher, Michael	Areas of Labor – Home Building Industry

**Public Comment on Agenda Items:**

Geoff Harlan, Blue Sky Communities addressed the committee with an update on Jacaranda Place. Building permits are expected by the end of June; Florida Housing Finance Corporation credit underwriting process is complete and expected to be approved at FHFC Board meeting on 4/30/2021; closing on financing - 7/15/21; 12-13 month estimate for construction with completion in July/August 2022.

**Approval of Minutes:**

Motion to approve December 17, 2020 minutes: Mike Mansfield, Second: Joe Tiseo

**Motion Passed**

Motion to approve February 25, 2021 minutes: Mike Mansfield, Second: Kurt Pentelecuc

**Motion Passed**

**Quarterly Housing Report:**

Motion to approve Quarterly Housing Report as presented: Joe Tiseo, Second: Angela Hogan

**Motion Passed**

**Annual SHIP Report:**

Committee commended Staff for great job on completion of Annual Report.

Motion to approve Annual SHIP Report as presented: Mike Mansfield, Second: Kurt Pentelecuc

**Motion Passed**

**Charlotte HOME:**

Staff recommended that there be a cover sheet added to the Charlotte HOME application packet whereby applicants of incentives that do not require a LURA would sign that they agree to perform as indicated on the application. Committee and staff discussed the means by which Charlotte HOME's award of impact fee waivers and other incentives are protected. Should there be a LURA, contract or agreement executed for every incentive award whether single family or multi-family? Should Charlotte HOME defer the impact fees rather than waive them? Staff requested that the AHAC approve the exhibits as presented and table the policy to a future meeting.

Motion to approve Charlotte HOME Exhibits as presented: Mike Meagher, Second: Angela Hogan

**Motion Passed**

**BOCC Strategic Goal for Affordable Housing:**

Staff reviewed slides that Carrie Walsh, Human Services Director, presented at the Board of County Commissioners Focus Area Workshop held on 4/20/2021. These slides included affordable housing accomplishments such as the Affordable Housing Toolkit, Charlotte HOME, the Affordable Housing Trust Fund, the LGAO process and the process for transferring properties to non-profits. Affordable Housing Initiatives still in progress include the review of the affordable housing section of the Comp Plan, planning for the County to become an entitlement community, strengthening our partnership with the Lee County Housing Finance Agency and many others.

The Board of County Commissioners also agreed to revise the previous goal of 3600 units of affordable housing by 2024, to a 5-year goal of 1000 units; 200 units per year.

Staff and committee agreed to form two ad hoc committees to address revisions needed to the Rental Assistance/Eviction Prevention and Single Family Housing Construction strategies in the 2021-2023 Local Housing Assistance Plan. The ad hoc committees will consist of both AHAC members and County staff. Committee members, Angela Hogan and Mike Mansfield volunteered to lead the ad hoc committees – Angela, the Rental Assistance committee and Mike Mansfield the Single Family Housing Construction committee. These two committees will meet over the next few months and report back to the AHAC in June 2021.

**Member Recruitment:**

Staff pointed out that Ken Chandler's term on the AHAC expired in May 2020. His seat on the AHAC as representative from the Planning & Zoning Board will need to be filled. Staff will look to the P & Z Board for a recommendation on a member to serve on the AHAC.

**Member/Agency Updates:**

Mike Mansfield reported that they are likely to complete 28 projects this year, not 30 like was planned. This is in part due to the availability of product and the time it takes to receive it. Habitat's delinquency rate is at 2% - historically low. Mike also pointed out the lack of work force and its impact on affordable housing in general.

**Adjournment:** Meeting adjourned at 12:03PM