

Charlotte County
Affordable Housing Advisory Committee
Meeting Minutes
December 15, 2021

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

Committee Members Present:

Welsh, Lance, Chairman	Real Estate Professional
Pentelecuc, Kurt, Vice Chairman	Non-Profit Provider of Affordable Housing
Mansfield, Mike	Home Building Industry
Hogan, Angela	Advocate for Low Income Persons
Meagher, Michael	Areas of Labor – Home Building Industry
Fitzpatrick, Lynne	Real Estate Professional
Tiseo, Comm. Joe	Local Elected Official
Peres, Todd	CC Essential Services Personnel
Gravesen, Michael	Planning and Zoning Board
Fining, Brittany	Citizen at Large

Staff/Guests Present: Colleen Turner, CCHS; Carrie Walsh, CCHS; Rich Gromalski, CCHS; Shaun Cullinan, CCCD; Jean Stasio, CAO; Nicky James, ECP; Nicole Hansen, ECP.

Public Comment on Agenda Items: none

New Member Recruitment:

Staff shared that Jim Kelley has resigned from the AHAC, as he is retiring. Congratulations, Jim. Discussion ensued re: recruitment. Robert Hancock is still interested, but does not currently work in the banking industry. AHAC members requested outreach to Economic Development, banks, Chamber of Commerce, etc. to attempt to recruit from the banking/mortgage industry. If Robert is still interested, his application will be reconsidered as well.

Brittany still needs an orientation packet.

Charlotte HOME:

Staff shared that it does not appear that Blue Sky/Jacaranda Terrace will receive either the 9% or the 4%/SAIL deals. Norstar/Verandas III will receive the 9% tax credit. Final results will be available shortly after the 1st of the year.

The 12/14/2021 presentation to the BOCC was well-received. Guidance around incorporating SHIP and other housing funds for the development of affordable units into Charlotte HOME as the single portal for developers was approved, as was the proposed reporting schedule.

AHAC Annual Report:

The Annual Report was presented to the BOCC on 12/14/2021. All recommendations were accepted, with the one exception of creating an affordable housing impact fee to be leveraged on all regular residential and commercial development as a recurring source of funding for the affordable housing trust fund. Alternatives were discussed, including: a ballot initiative; millage/partial millage; etc.

Staff will work to implement policy/procedure modifications, schedule the workshop to discuss accessory dwelling units and other strategies, and any other required changes within the next 90 days.

Comp Plan Review – Final Recommendation:

Motion to forward current updates to Community Development now for incorporation and

bring the final document back for approval of updated charts/data, Michael Gravesen; Second, Commissioner Tiseo. Discussion.

*Amendment – Staff to update with current Schimberg data and submit as final, Michael Gravesen; Second, Commissioner Tiseo.

Motion Passed

HOME Consortium Update:

Carrie updated on progress. There are seven possible counties involved: Charlotte; DeSoto; Glades; Hardee; Hendry; Highlands; and Okeechobee. HOME dollars are SHIP-like funds, only federal. The federal appropriation goes to entitlement communities based on a formula and the balance for competition. A consortium can only be created by contiguous counties. Of the 7, only Charlotte reports to the Miami HUD field office. The others report to Jacksonville. We would need Miami's permission to create a consortium with counties outside their jurisdiction. Attempted contacts to Miami office have been unsuccessful. The Jacksonville office is amenable. We'll proceed with planning while we await Miami's response.

Member/Agency Updates:

PORCH – Angela gave an update on the 5 single family homes and 1 vacant lot donated to them by the County. All 5 homes are rented (to ELI veterans) and development of Scott St. triplex (3 2br/2ba for vets) is underway. Habitat for Humanity (Mike Mansfield) is serving as the project manager.

Habitat for Humanity – 3 homes are delayed due to water softeners and other supply chain issues.

CCHS – A NOFA for 19/20 and 20/21 SHIP funds was advertised 11/15/2021. Application accepted starting 12/15. The sub-recipient agreement with the Gulf Coast Partnership for Rapid Re-Housing is nearly complete.

Adjournment: Meeting adjourned at 11:44 PM