

**Charlotte County**  
**Affordable Housing Advisory Committee**  
**Meeting Minutes**  
August 24, 2022

**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, Chair	Real Estate Professional
Pentelecuc, Kurt, Vice Chair	Non-Profit Provider of Affordable Housing
Mansfield, Mike	Home Building Industry
Meagher, Michael	Areas of Labor – Home Building Industry
Fitzpatrick, Lynne	Real Estate Professional
Tiseo, Comm. Joe	Local Elected Official
Finig, Brittany	Citizen at Large
Gravesen, Michael	Planning and Zoning Official
Peres, Todd	CC Essential Services Personnel
LeBeau, Joan	Liaison, Punta Gorda City Council

Staff/Guests Present: Colleen Turner, Rich Gromalski, Rose Brooks, Keara Davis, and Carrie Walsh, CCHS; Shaun Cullinan, CCCD; Glinda Pruitt, CAO; Sandy Weaver, CCU; Justin Corder, Norstar Development; Hunter Scott, DOH; Captain Andy Rodriguez, CCSO; Gary Moerke, Maryanne Hood, and Paul Kaiser, SVDP Sacred Heart; Eduardo Gloria, Catholic Charities Venice; Michael Raposa, SVDP Cares; Ron Matthews, Matthews Management Group; Dwayne Jordan, NACA; and Terri Jones, Finance of America.

**Public Comment on Agenda Items**

None

**Approval of Minutes**

\*Motion to approve the June 2022 minutes as presented, Commissioner Tiseo. Second, Kurt Pentelecuc. **Motion passed.**

**SHIP Interim Annual Report – FY19, FY20, FY21**

Colleen presented the DRAFT interim annual report and gave an update on SHIP expenditures and encumbrances for the stated funding cycles. The report will be updated and uploaded to FHFC on 09.15.2022 with required BCC certification sought at the next available meeting (late Sep/early Oct). It was noted that this DRAFT report will change dramatically before upload as multiple expenditures are pending, missing data will be included, and comments will be amended to reflect the expenditure extensions and fluid/incomplete entries that will not be solidified until the last entry prior to the 12.31.2022 deadline.

\*Motion to approve the DRAFT SHIP Interim Annual Report, Commissioner Tiseo. Second, Lynne Fitzpatrick. **Motion passed.**

## **Charlotte HOME**

An update was provided and reviewed. Discussion around Review Committee recommendations ensued.

**Verandas III** – A revised application was submitted by PGDC/Norstar to seek funding to meet the delta for the 9% LIHTC award. In addition to the previously awarded \$513,525 (contingent upon the 4%/SAIL award), they are seeking \$2m. Discussion ensued. Commissioner Tiseo noted the increase in Developer fees and his disagreement with the justification. Staff committed \$400,000 in SHIP funds toward the delta. The Review Committee recommends full AHTF subsidy at \$650,000. The remainder (approx. \$1.46m) will have to be taken to the BCC for consideration of a low-interest loan to be negotiated. \*Motion to approve the Review Committee recommended \$650,000 subsidy and referral of balance to BOCC for consideration, Mike Mansfield. Second, Mike Meagher. Kurt Pentelecuc abstained. **Motion passed.**

**Vincentian Villas** – St. Vincent DePaul Cares has submitted an application for incentives and subsidies in support of a 30+ unit, Permanent Supportive Housing development for persons with special needs. They will apply for FHFC's RFA 2022-209 for HOME ARP funds, due on 9/27/2022. The Review Committee recommends incentives (expedited permitting and impact fee waiver) and 100% of available subsidy for water/sewer connection and other fees, in the amount of \$650,000. A pro forma is still being developed based on the outcome of AHAC support and will be prepared in time for BCC review.

\*Motion to approve the Review Committee recommended \$650,000 subsidy, Mike Mansfield. Second, Commissioner Tiseo. **Motion passed.**

**LGAO** – Florida Housing Finance Corporation (FHFC) will issue RFA 2022-201 for the 9% LIHTC on or about 11/10/2022. A local RFA for LGAO and local preference will need to be issued. Staff are seeking recommendation for the local RFA, commitment from AHAC for ad hoc review committee, and set aside of \$340,000 from the AHTF for local government verification of contribution to the preferred developer. Discussion.

\*Motion to recommend local RFA and set aside of \$340,000 from AHTF to BOCC, Commissioner Tiseo. Second, Kurt Pentelecuc. **Motion passed.**

## **Notice of Funding Availability – FY21 (updated) and FY22**

An NFA for FY21 to add the new LHAP strategy for Emergency Home Repair will be issued in the very near future, as will an NFA for FY22 for all LHAP strategies. The goal is 9/1/2022 with application start date of 10/1/2022. (FY22 NFA may be delayed until FY19 funds are expended.)

## **AHAC Annual Report to BCC – Prioritization of Incentive Strategies**

The AHAC Annual Report is due to the BCC and FHFC in December. A review of all 11 incentive strategies was conducted and the following will be discussed at length at the October meeting, with recommendations to the BCC in December, as appropriate: Expedited Permitting (as it pertains to DOH septic permits, specifically); Flexible Densities (Shaun to review for updated language reflecting current practice and considerations); Accessory Dwelling Units (pilot project); Process of Ongoing Review (formalized); Public Land Inventory (pre-qualification and next step RFA).

## **LHAP Strategies**

The final approved 2021-23 LHAP is published on FHFC's and County's websites. FY21 funds are in play and will include the Emergency Home Repair strategy soon. FY22 funds will be noticed in coming weeks. FY23 allocation will not be released until FY19 and FY20 funds are expended. The Non-profit/Special Needs/Low-income Rental strategy was discussed. FHFC has confirmed that SHIP funds can be used to rehab private rentals with

land use restriction/affordability period/annual monitoring. AHAC members felt there was value in exploring this further for possible LHAP technical revision. More discussion to come.

**Rental Monitoring**

Colleen updated members on progress. Staff remain committed to completion and report to AHAC/BOCC in December.

**NACA Homebuyer Workshop**

Staff provided a flyer and representatives from NACA gave an overview of the 10/8/2022 event being held at the FSC and the services offered through their organization to prospective home buyers.

**Member/Agency Updates:**

None

**Adjournment:** Meeting adjourned shortly after 12:00 PM. The next meeting is 10/27/2022 at 10:00 AM at the FSC 21500 Gibraltar Dr., Port Charlotte, Teaching Kitchen.