

Charlotte County
Affordable Housing Advisory Committee
Meeting Minutes
November 16, 2022

Roll Call: The meeting was called to order at 10:00AM by Lance Welsh, Committee Chair. A quorum was present. *Note: this is the regular October meeting, rescheduled due to Hurricane Ian.

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
Hogan, Angela	Advocate for Low-Income Persons
Tiseo, Comm. Joe	Local Elected Official
Fining, Brittany	Citizen at Large
Gravesen, Michael	Planning and Zoning Official
Fitzpatrick, Lynne	Real Estate Professional
Hancock, Robert	Citizen at Large

Staff/Guests Present: Colleen Turner, Rich Gromalski, Rose Brooks, Mary Prod, and Carrie Walsh, CCHS; Shaun Cullinan, CCCD; Glinda Pruitt, CAO; Brian Evjen, Newstar Development; KC George, Middleburg Development; Terry Cochran, CCSO.

Amendment to Agenda

*Motion to amend the agenda to add FHFC RFA 2022-206 HOME ARP, Angela Hogan. Second, Mike Mansfield. **Motion passed.**

Public Comment on Agenda Items

None

Approval of Minutes

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

FHFC RFA 2022-206 HOME Financing to Be Used for Rental Developments in Certain Hurricane Ian Impacted Counties

Colleen gave an overview of the RFA and special provisions for proposed developments in Charlotte County to access state bonds and non-competitive tax credits (4%/SAIL) to increase number of units and per unit development costs. It was suggested that staff reach out to Blue Sky developer to inquire about the feasibility of Jacaranda Terrace for this RFA.

Charlotte HOME

Verandas III – Developer terms were presented to the BOCC and staff were directed to address several items and negotiate suggested terms for reconsideration. Underway.

Vincentian Villas – St. Vincent DePaul Cares’ application for FHFC’s RFA 2022-209 for HOME ARP funds was not selected. They intend to resubmit for RFA 2023-102 SAIL Financing For Smaller Permanent Supportive Housing Developments For Persons With Special Needs, issued in December 2022. There was discussion about keeping the

\$650,000 in subsidies obligated until the outcome of this RFA.

*Motion to obligate Charlotte HOME subsidies for Vincentian Villas up to \$650,000 through February 2023 (revisit at February AHAC meeting), Kurt Pentelecuc. Second, Mike Mansfield. **Motion passed.**

LGAO – RFA issued 10.24.2022. One application received by 11.08.2022 deadline. Vesta Esperanza Village is a proposed 72-unit affordable development presented by Newstar and Middleburg Development. AHAC and Charlotte HOME review committee members individually reviewed/scored the proposal for a cumulative score of 101 points.

*Motion to recommend Vesta Esperanza Village for selection for LGAO 2022 local preference, local government contribution of \$340,000 contingent upon award of 9% LIHTC, and consideration of incentives and maximum Tier IV subsidy totaling \$464,272, Mike Mansfield. Second, Michael Meagher. **Motion passed.**

SHIP Funding Update

- **SHIP-DR for insurance deductibles** – a program update was provided/discussed.
- **Prioritization of unencumbered SHIP funds** – a review of unencumbered SHIP funding through FY23 was conducted and discussion of priorities ensued with the following outcome:
 - \$572,000 SHIP-DR for insurance deductibles (no additional SHIP funds)
 - \$360,000 for Rapid Re-Housing
 - \$1.5M for Rental Rehabilitation RFA
 - \$400,000 for Disaster Assistance and Emergency Repairs
 - \$500,000 for Purchase Assistance and Owner-Occupied Rehab
 - \$250,000 for Demolition/Reconstruction

AHAC Annual Report to BCC – Prioritization of Incentive Strategies

Due to time constraints, this item was tabled to the next meeting.

Rental Monitoring

Due to hurricane response/recovery, rental monitoring activities have been suspended until further notice.

Member/Agency Updates:

CCHS – Colleen shared that Florida Rural Legal Services will hold office hours at the FSC to assist with disaster-related needs (insurance/FEMA appeals; landlord/tenant rights)

Habitat for Humanity – siding, soffit and fascia repairs are being made to 50-60 Habitat homes at no charge to the homeowner

PORCH – Scott St. triplex is experiencing engineering delays

Real Estate – Lynn updated on rentals in the inventory (few to be had) and increases in rent; she also cited a Landlord Subsidy offered in Coral Springs/Broward Co. for review.

Adjournment: Meeting adjourned. The next meeting is rescheduled for 12/07/2022 at 10:00 AM at the FSC 21500 Gibraltar Dr., Port Charlotte, Teaching Kitchen.