

Charlotte County
Affordable Housing Advisory Committee
Meeting Minutes
October 25, 2023

Roll Call: The meeting was called to order at 10:00AM by Kurt Pentelecuc, vice-chairman. A quorum was present.

Committee Members Present:

Pentelecuc, Kurt	Non-Profit Provider of Affordable Housing
Tiseo, Comm. Joe	Local Elected Official
Mansfield, Mike	Home Building Industry
Meagher, Michael	Areas of Labor – Home Building Industry
Hogan, Angela	Advocate for Low-Income Persons
Finig, Brittany	Citizen at Large
Gravesen, Michael	Planning and Zoning Official
Hughes, Daniel	Mortgage/Banking Industry
Proudfoot, Kris	Mortgage/Banking Industry

Staff/Guests Present: Colleen Turner, Rose Brooks, Carrie Walsh, CCHS; Janette Knowlton, County Attorney; Shaun Cullinan, CCCD; Matthew Pelletier, City of PG; Terry Cochran, CCSO; Hunter Scott, DOH; Denise Dull, PORCH; Jessica Turner, Regional Housing Coalition; Angela Hatcher, Blue Sky Communities; Therese Everly, CASL; Jen Fagenbaum, Family Promise SSC.

Changes to Agenda

Staff corrected the December meeting date and provided an updated agenda.

*Motion to approve change to the agenda, Mike Mansfield. Second, Comm. Tiseo. **Motion passed.**

Public Comment on Agenda Items:

Jessica Turner shared her thoughts on the 10.24.2023 Land Use meeting and willingness to work with staff to develop the draft ADU program proposal.

Approval of Minutes

The August 2023 minutes were presented. No correction noted.

*Motion to approve the August 2023 minutes, as presented, Comm. Tiseo. Second, Mike Meagher. **Motion passed.**

New Member Welcome and Introductions

After the August meeting, staff received a resignation from AHAC member Lynn Fitzpatrick. Due to the timing, the BCC opted to appoint both Daniel Hughes, Bayport Lending and Kris Proudfoot, Centennial Bank to serve in the 2 vacancies. Daniel and Kris were welcomed and given the opportunity to share their background and thoughts about serving.

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- **FHFC RFA update** - Staff shared that Blue Deep Creek was selected for award of 9% LIHTC via FHFC RFA 2023-201. The FHFC Review Committee's recommendation will be considered by the FHFC board on 10.27.2023. There are other RFAs pending and webinars associated with each posted on the FHFC site: <https://www.floridahousing.org/programs/developers-multifamily-programs/competitive/2024/>
- **Applications and Inquiries** Sovereign East/West seeking fee waivers/subsidies in conjunction with the award of FHFC RFA 2022-206; meeting scheduled 11.03.2023. Several Habitat applications pending.

Met with CASL 11.20.2023 to discuss Stillwater; application pending. Goodwill Industries submitted an application for over \$700K in SHIP Non-profit Rental Rehab for 2 properties; see LHAP discussion below for additional information.

- **Program Updates** – An amended and restated Resolution will be presented to the BCC on 11.14.2023 to bifurcate Tier I awards from Tier II/III/IV awards and clarify roles of Review Committee, AHAC, and BCC.
- **Monthly Housing Division Report** September report shared and noted for review.

AHAC Annual Report

- The 11 incentive strategies were reviewed and discussed and recommendations to the BCC drafted. *See draft annual report for summary of discussions and recommendations.*
*Motion to approve the recommendations for draft, public inspection, and comment in advance of adoption at a public hearing, Mike Meagher. Second, Michael Gravesen. **Motion passed.**
- *Motion to hold a public hearing on 11.29.2023 at 10:00 am, Mike Meagher. Second, Mike Mansfield. **Motion passed.** Staff will give proper public notice and publish draft.
- There was discussion on the Live Local Act (LLA) and the 11.21.2023 BCC workshop on the local impact. AHAC shared their concern with the emphasis on development of units for MI households (120% AMI) and recommendation for advocacy for a change to the Act to require a mix of affordability to include LI/VLI/ELI units when seeking incentives, flexibilities, etc. through the LLA.
*Motion to craft said recommendation to the BCC to be signed by the vice-chairman, Comm. Tiseo. Second, Angela Hogan. **Motion passed.**

Hurricane Housing Recovery Program (HHRP) – In the interest of time, staff stated that they are working to get NFA ready for public notice and consider potential sub-recipients for certain LHAP strategies.

Local Housing Assistance Plan (LHAP)

- Staff shared that a SHIP Rental Rehab applicant has requested \$30,000 in “Legal and Administrative fees” in each of their 2 applications. This is not permitted under this LHAP strategy, however, FHFC suggested the AHAC consider “Service Delivery Fees.” Discussion ensued, not in favor.
*Motion to reject the inclusion of Service Delivery Fees for Sponsor applications for SHIP funding, Mike Meagher. Second, Mike Mansfield. **Motion passed.**
- A draft of technical revisions to the 2020-2023 LHAP (for FY2023) were reviewed, including: the reordering of strategies; streamlining of loan terms for consistency and clarity, as needed; allow for sub-recipients in multiple strategies and for admin funding up to 10%; require BCC approval for awards in excess of \$150,000; increase the Demo/Reconstruction maximum award to \$150,000; and minor formatting and text amendments.
*Motion to recommend technical revisions to FHFC and BCC for approval, Mike Meagher. Second, Mike Mansfield. **Motion passed.**

Member/Agency Updates: None.

*Motion to reschedule the December meeting to 11.29.2023 in conjunction with the public hearing on the AHAC annual report to BCC, Mike Meagher. Second, Brittany Fining. **Motion passed.**

There being no further business, the meeting was adjourned. The next meeting is scheduled for 11.29.2023 at 10:00 AM at the Family Services Center, 21500 Gibraltar Dr., Port Charlotte.