

**Charlotte County**  
**Affordable Housing Advisory Committee**  
**Meeting Minutes**  
August 21, 2024

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

Committee Members Present:

Welsh, Lance, Chair	Real Estate Professional
Tiseo, Comm. Joe	Local Elected Official
Mansfield, Mike	Home Building Industry
Hogan, Angela	Advocate for Low-Income Persons
Gravesen, Michael	Planning and Zoning Official
Hughes, Daniel	Mortgage/Banking Industry
Cochran, Terry	Essential Services Personnel
Dull, Denise	Non-Profit Provider of Affordable Housing
Perlino, Brittany	Citizen at Large

Staff/Guests Present: Colleen Turner, Carrie Walsh, Rose Brooks, Kelly Gammon, CCHS; Glinda Pruitt, ACA; Shaun Cullinan, CCCD; Brittany Metzler, City of Punta Gorda; Marcus Davis, Blue Sky Communities; Jessica Turner, Sara Burke, Collaboratory; James Cochran, faith community; Mike Kane, Homes Made Possible; Chris Reesor, RTTB; Alan Pike, citizen; Kellie Allen, Habitat for Humanity; Carol Tornatore, citizen.

### **Changes to and Approval of Agenda**

The quarterly Housing Report was added to the packet. SHIP Annual Close-Out Reports added for review and approval. Documents were added to the Charlotte HOME program modifications item. Brittany Perlino, inadvertently removed from the agenda, was added back to the roster/roll call.

\*Motion to approve the agenda as amended, Mike Mansfield. Second, Commissioner Tiseo. **Motion passed unanimously.**

### **Public Comment on Agenda Items: None**

\*Motion to close public comments, Commissioner Tiseo. Second, Mike Mansfield. **Motion passed unanimously.**

### **Approval of Minutes**

The July 2024 minutes were presented. No correction noted.

\*Motion to approve the July 2024 minutes, as presented, Angela Hogan. Second, Commissioner Tiseo. **Motion passed unanimously.**

### **SHIP Annual Close-Out Reports**

Reconciliation of FY22 Annual Report (AR) revealed some errors in FY20 and FY21 ARs. Florida Housing Finance Corporation (FHFC) released them for correction and re-certification. All 3 reports presented.

- **FY20** – \*Motion to approve corrected FY20 AR and recommend for recertification by the BCC, Mike Mansfield. Second, Michael Gravesen. **Motion passed unanimously.**
- **FY21** – \*Motion to approve corrected FY21 AR and recommend for recertification by the BCC, Mike Mansfield. Second, Commissioner Tiseo. **Motion passed unanimously.**
- **FY22** – \*Motion to approve FY22 AR and recommend for certification by the BCC, Terry Cochran. Second, Mike Mansfield. **Motion passed unanimously.**

### **AHAC Annual Report – Review of Incentive Strategies**

The following 6 of the 11 affordable housing incentive strategies were reviewed and discussed:

- **Expedited Permitting** – The process is “working better now than ever.” The City now recognizes the Charlotte HOME award letter and offers expedited permitting. No recommendations.
- **Modification of Impact Fees** – Discussion about waiver of impact fees on Workforce housing.

CCSO, CCPS, Fire/EMS are all in need of Workforce housing. Members recognized the loss of impact fee revenue and cost of services and projects. Incentives are needed to attract Workforce Housing, however, there aren't enough resources and the statute does not allow for impact fee waiver on units reserved for those >80% AMI. The Live Local Act does. The 2023 AHAC recommendation for coordination with the City on impact fee waiver is complete.

- **Flexible Densities** – Density remains a challenge for affordable housing. A “closed system” was created over 40 years ago that limits Charlotte County considerably. Discussion shifted to ADUs.
- **Accessory Dwelling Units (ADU)** – Discussion held about the pending 2<sup>nd</sup> public hearing on the proposed ADU ordinance. Recommendation: close the file and start over. Consensus was that ADUs for Affordable housing is not feasible at this time. Florida Housing Coalition feedback indicates enforceability is the challenge. Suggest one-on-ones with the BCC for guidance. The question was raised whether Charlotte County just does not want ADUs? The density cap is the first issue. Enforcement is second. NIMBYism is also a factor.
- **Process of Ongoing Review** – Staff reports an upcoming impact fee rate increase in late 2025 in line with 2026 sales tax. Information will be provided to AHAC for review and input.
- **Public Land Inventory** – Discussion held about amending the currently suspended triennial process. Staff recommend giving direct access to the surplus inventory through year-round Charlotte HOME applications. Engage Real Estate Services manager Stephen Kippa in future discussions.

### **Charlotte HOME**

- **Quarterly Housing Report** – Shared for information.
- **Recommendation to BCC for modifications to CH program** – Members and staff reviewed the updated documents. The County Attorney requested additional time to research, and staff will need to incorporate additional edits, therefore, the vote on recommended changes was tabled.  
\*Motion to table Charlotte HOME program modifications to the next meeting, Mike Mansfield. Second, Daniel Hughes. **Motion passed unanimously.**

### **LHAP Technical Review**

Staff reviewed several areas of the Local Housing Assistance Plan (LHAP) where technical revisions are warranted for consistency, clarity, and award levels/constraints. Input received will be considered and incorporated for future review and approval by AHAC, BCC, and FHFC.

### **Member/Agency Updates**

- **Habitat for Humanity** – Mike reports 2 closings next week and about 12 homes under construction.
- **PORCH** – Denise gave an update on the Scott St. project.
- **Brittany Perlino** – Brittany shared that while she is no longer with the Homeless Coalition, she does still remain very interested in affordable housing initiatives in Charlotte County. Representing Citizens at Large, she intends to continue on the AHAC.
- **Collaboratory** – Jessica Turner shared that 4 of the 6 Regional Housing Study reports are complete.
- **GCP** – Angela reports that their new Stars Academy is open! Also, there is a \$5M NOFO for Permanent Supportive Housing construction – CoC Build.

There being no further business, the meeting was adjourned by motion/second Mike Mansfield/Terry Cochran and unanimous vote. The next regular meeting is 10.23.2024 10:00 am at the FSC.