

Charlotte County
Affordable Housing Advisory Committee
Meeting Minutes
December 18, 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
Pentelecuc, Kurt – Vice Chair	Non-Profit Provider of Affordable Housing
Tiseo, Comm. Joe	Local Elected Official
Mansfield, Mike	Home Building Industry
Hogan, Angela	Advocate for Low-Income Persons
Hughes, Daniel	Mortgage/Banking Industry
Dull, Denise	Non-Profit Provider of Affordable Housing

Staff/Guests Present: Colleen Turner, Carrie Walsh, Rich Gromalski, CCHS; Glinda Pruitt, ACA; Shaun Cullinan, CCCD; Sandra Weaver, CCU; Stephen Kipa, RES; Kay Tracy, Ray Jordan, Economic Development; Richard Lehmkuhl, City of Punta Gorda; Marcus Davis, Blue Sky Communities; Jessica Turner, Collaboratory; James Cochran, Faith Community; Nathalie Monfiston, Blossom Construction; Constantin Dumitrescu, Solis Investments, LLC.

Changes to and Approval of Agenda

The agenda was amended to add the Charlotte HOME Review Committee recommendation and cumulative scoring matrix for review/consideration.

*Motion to approve the agenda as amended, Mike Mansfield. Second, Kurt Pentelecuc. **Motion passed unanimously.**

Public Comment on Agenda Items:

Constantin Dumitrescu, Solis Investments, LLC, thanked the Review Committee and AHAC for their consideration of the Charlotte HOME application and stated that he is looking forward to the partnership.

*Motion to close public comments, Kurt Pentelecuc. Second, Denise Dull. **Motion passed unanimously.**

Approval of Minutes

The August 2024 minutes were presented. No correction noted.

*Motion to approve the August 2024 minutes, as presented, Daniel Hughes. Second, Angela Hogan. **Motion passed unanimously.**

AHAC Annual Report

Staff presented an updated draft of the annual report for review and finalization. Additional discussion held on a number of strategies and recommendations refined. Staff will prepare a final draft for public review and comment and public hearing. Discussion ensued about the timing of the public hearing and next AHAC meeting and combining the two for efficiency. No objections.

*Motion to reschedule February AHAC meeting to 02.19.2025 10:00 am, Angela Hogan. Second, Kurt Pentelecuc. **Motion passed unanimously.**

*Motion to set a public hearing on the AHAC annual report to the BCC on 02.19.2025 10:00 am, Angela Hogan. Second, Kurt Pentelecuc. **Motion passed unanimously.**

Charlotte HOME

- **Application** – The Review Committee recommends Solis Investments, LLC, for incentives and fee subsidies for Paradise Rentals, an 18-unit mixed income development with 10 proposed affordable units (<80% AMI), located on Aqui Esta in Punta Gorda. Solis Investments received a cumulative score of 103, qualifying it as Tier IV, eligible for impact fee waiver, expedited permitting, and 100% of public fee subsidies not to exceed \$650,000. A final fee schedule is pending to determine encumbrance amount for BCC consideration.

*Motion to approve Review Committee recommendation and presentation to BCC for fee subsidy

award, Angela Hogan. Second, Mike Mansfield. **Motion passed unanimously.**

- **Program Modifications** – Continued discussion was held about the conveyance of surplus land, land donation, and the challenges of subsidized single-family development. Updates to the Policy Definitions were made and recommendation to BCC regarding the disposition of surplus land were made in the annual report. Staff also shared a change to the scoring matrix to incentivize mixed income development. Final documents were reviewed for approval and recommendation to BCC. Policy updates will be addressed at a later meeting. With the approval of these documents, the dedicated webpage can be launched.

*Motion to approve the modifications to the Charlotte HOME application, scoring matrix, and policy definitions, Kurt Pentelecuc. Second, Daniel Hughes. **Motion passed unanimously.**

Hurricane Housing Recovery (HHR)/Disaster Assistance Update

Staff shared that subrecipient agreements are executed with Rebuilding Together Tampa Bay (RTTB), Center for Independent Living (CIL), and St. Vincent DePaul CARES (SVdP) and services are set to begin. The coadfl.org site and application portal are re-launched and accepting applications. Additional rental rehab applications are under consideration. SHIP Disaster funding has been allocated. Angela reports that roughly 220 open applications are currently in the queue. Human Services is primary funded agency accepting referrals at this time.

LHAP Amendment/Technical Revisions

2020-2023 LHAP and 2023-2026 LHAP were reviewed with recommended amendments and modifications made at last meeting incorporated. Discussion.

*Motion to approve proposed amendments/technical revisions to 2020-2023 LHAP, provided no substantive changes are recommended by FHFC, Kurt Pentelecuc. Second, Mike Mansfield. **Motion passed unanimously.**

* Motion to approve proposed amendments/technical revisions to 2023-2026 LHAP, provided no substantive changes are recommended by FHFC, Daniel Hughes. Second, Denise Dull. **Motion passed unanimously.**

Member Applications/Recommendation

Due to a recent vacancy on the AHAC, staff present two (2) past applicants not appointed to a previous vacancy for consideration – James Cochran and Natalie Monfiston. Members reviewed and discussed the applications and offered an opportunity for comments from applicants.

*Motion to recommend Natalie Monfiston, Blossom Construction, to represent the Home Building Industry, Angela Hogan. Second, Kurt Pentelecuc. **Motion passed unanimously.**

Member/Agency Updates

- **Blue Sky Communities** – Blue Deep Creek is in permitting and set to close in February!
- **PHGA** – Verandas III is nearing completion (2 of 3 C.O.s obtained) and leasing up; Oak Tree Village (30-units) were lost to Hurricane Milton. The buildings will be demolished.
- **Habitat for Humanity** – Several projects underway; 6 closings in January; hurricane impact overview provided.
- **PORCH** – Denise gave an update on the Scott St. project, which is in landscape design.
- **City of Punta Gorda** – Richard shared there is lots of interest in elevating homes in the PG area.
- **GCP** – Angela reported on Long Term Recovery; coadfl.org; and HUD housing counseling services.
- **Mortgage/Banking** – Daniel have an update on Hometown Heroes; purchase assistance discussions with staff were shared.

There being no further business, the meeting was adjourned. The next meeting is 02.19.2024 10:00 am at the FSC.