

**Charlotte County**  
**Affordable Housing Advisory Committee**  
**Meeting Minutes**  
April 23, 2025

**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 Board Member
Hughes, Daniel	Mortgage/Banking Industry
Cochran, Terry	Essential Services Personnel

Staff/Guests Present: Colleen Turner, Rich Gromalski, Kelly Gammon, Rose Brooks, CCHS; Glinda Pruitt, ACA; Shaun Cullinan, CCCD; Richard Lehmkuhl, Adrianna Gehrke, City of Punta Gorda; Jessica Turner, Collaboratory; Meranda Pitt, DOH-C; Dana Goulet, Cong. Steube's Office; Kellie Dunson Allen, Habitat for Humanity.

**Changes to and Approval of Agenda**

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

**Public Comment on Agenda Items:** None

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

**Approval of Minutes**

The February 2025 minutes were presented. No correction noted.

\*Motion to approve the February 2025 minutes, as presented, Terry Cochran. Second, Commissioner Tiseo. **Motion passed unanimously.**

**Charlotte HOME**

- **Applications and Inquiries** – Presbyterian Homes, 120 units damaged by Ian and assisted with SHIP NP rental rehab, was too substantially further damaged by Milton and will be demolished and rebuilt. Rehab funds to be returned. Scoping meeting to discuss available funding toward rebuild pending.
- **Quarterly Housing Division Report** – The report was shared and highlights reviewed.
- **Project Updates** – Stillwater is seeking additional HHR funds to complete project due to loss of CoC Builds funding opportunity. Pending 5/13/25 BCC approval to execute loans. Paradise Rentals (Solis Investments) approved for incentives/subsidies 4/22/25.

**NACo Counties 4 Housing Solutions (C4HS) Sprint 2 / Bachmann Tract Follow-up**

Staff advised that the application for C4HS technical support on the use of County-owned land for Affordable Housing development was not awarded. Commissioner Tiseo and Carrie Walsh offered comments. Staff will continue to convey recommendation to reserve a portion for Affordable Housing, consider master-planning, disaster shelter/other options, etc.

**BCC Strategic Goal – Affordable Housing**

Staff reviewed the slides from the 4/17 BCC workshop and members discussed priorities. AHAC has two (2) recommendations for the BCC around funding the Affordable Housing Trust Fund (AHTF). Staff will submit on a future Consent agenda:

\*Motion made by Angela Hogan, second by Mike Mansfield, to recommend the BCC:

- Move the remaining \$1.6M in ARPA general fund revenue replacement set aside for affordable housing to the AHTF for the purpose of funding Charlotte HOME subsidies for future development, recognizing that the BCC can move funds back to general fund, if needed”; and
- Reallocate a percentage of general fund carry-forward to the AHTF on an annual basis.

**Motion passed unanimously.**

### **Region 5 SHIP Roundtable Presentation**

Charlotte County was invited to present at the 4/15 Region 5 SHIP Roundtable on our use of SHIP/HHR funds in disaster work, our AHAC engagement, and rental development/preservation efforts. Staff shared the slides and an overview of the discussion with Region 5 SHIP Administrators, staff and partners.

### **LHAP Amendment/Technical Revisions**

Staff shared complexities of the Community Land Trust (CLT) model and incorporation of CLT language/strategies, and requested the interest and expertise of certain AHAC members and community partners to work through the details. A request for an ad hoc committee was made, to assist with the CLT matters, consider strategies, policies, award amount adjustments, ensure all pending revisions are captured, and finalize the drafts of the 2020-2023 and 2023-2026 LHAPs for AHAC review in June. Volunteers: Lance Welsh; Angela Hogan; Denise Dull (PORCH); and Daniel Hughes. Partners: Bright Community Trust; Lee County Housing Development Corp.; and Habitat for Humanity. Meetings will be open to the public.

\* Motion to establish an ad hoc committee, as proposed, made by Angela Hogan. Second, Mike Mansfield.

**Motion passed unanimously.**

### **Legislative Update**

Staff shared an update on several housing bills and housing-related budget items moving through the 2025 Session. Discussion held on several items, including: LHAPs (mobile/manufactured housing); ADUs; Live Local amendments; and the Rural Renaissance bill (minimum SHIP allocation from \$350K to \$1M) and related implications for the network.

### **Member/Agency Updates**

- **GCP** – Angela further updated on legislative issues, HUD-CPD issues, etc. FEMA for Ian ends 6/30/25.
- **Habitat for Humanity** – Four (4) closings in April. Mike announced his June 30<sup>th</sup> retirement! He has served 17 years on the AHAC and is the last remaining “founding member.”
- **HOME Coalition** – Jessica shared that on 5/1, the Coalition celebrates 1 year. She shared Housing Services resources that are in beta testing.
- **Mortgage/Banking** – Daniel shared that SB 184 re: ADUs passed committee yesterday. Advised to keep on your radar.
- **CCSO** – Terry shared that Babcock Ranch has rental units up and running. 10% of their inventory is reserved for 80-120% AMI (workforce), and are hoping to increase that to 20%.

Due to scheduling conflicts, the June meeting is rescheduled to **Wednesday, June 11, 2025 at 10:00 am at the Family Services Center**. Proper notice will be made.

There being no further business, the meeting was adjourned.