

Charlotte County
Affordable Housing Advisory Committee
Meeting Minutes
June 11, 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
Dull, Denise	Non-Profit Provider of Affordable Housing
Perlino, Brittany	Citizen at Large

Staff/Guests Present: Colleen Turner, Rich Gromalski, Kelly Gammon, Rose Brooks, Luke Wright, Carrie Walsh, CCHS; Glinda Pruitt, ACA; Richard Lehmkuhl, Adrianna Gehrke, Councilwoman Melissa Lockhart, City of Punta Gorda; Jessica Turner, Collaboratory; Gabe Fuster, DOH-Charlotte; Ray Jordan, Economic Development.

Changes to and Approval of Agenda

Agenda packet updated to provide Charlotte HOME Review Committee recommendation for consideration.

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

Public Comment on Agenda Items:

Scott Eller, CEO CASL, spoke to the Charlotte HOME Review Committee recommendation to fund the Stillwater renovation at the requested level, thanking the County for the support. He assured that the property will be reserved for those with income at or below 60% AMI in perpetuity. He cited the success of Jacaranda Place and shared a letter of national recognition from CFBHN for CASL's work in Permanent Supportive Housing (PSH).

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

Approval of Minutes

The April 2025 minutes were presented. No correction noted.

*Motion to approve the April 2025 minutes, as presented, Commissioner Tiseo. Second, Denise Dull. **Motion passed unanimously.**

Charlotte HOME

- **Applications and Inquiries** – Staff gave an overview of Habitat applications (11) and developer inquiries (2). Staff report having provided a presentation to Marion County AHAC and holding conversations with the cities of Ft. Myers and Orlando about the program and their intent to model a similar program after Charlotte HOME.
- **Review Committee Recommendation: CASL Stillwater** – Staff presented Review Committee recommendation. Application was resubmitted for review of HHR funding request at direction of BCC due to questions about other fund sources and size of County investment. Cumulative score of 83.67. Recommend award of additional \$850K in HHR funding. Minutes are available.

*Motion to approve Review Committee recommendation for BCC consideration made by Angela Hogan. Second, Denise Dull. **Motion passed unanimously.**

LURA Amendment Request: PORCH Rental Houses

PORCH has requested an amendment to the tenant eligibility criteria and LURAs. As the ELI limitation creates the potential for affordable rental units to be vacant for greater than 90 days, there is a deficit of affordable rental units for both Very Low-Income (VLI < 50% AMI) tenants and Low-Income (LI < 80% AMI) tenants, and

the County desires to limit vacancy of affordable rental units, it is proposed that if after 90 days, a unit remains vacant due to the inability to identify an ELI veteran tenant, the unit may be rented to a VLI or LI tenant.

*Motion to approve proposed LURA Amendments and advance to BCC for consideration, Michael Gravesen. Second, Terry Cochran. Denise Dull (PORCH director), Mike Mansfield (PORCH board member), and Angela Hogan (PORCH board member) abstained. Form 8B on file. **Motion passed with majority vote.**

*Motion to allow tenant recruitment effective July 1, Michael Gravesen. Second, Terry Cochran. Discussion. Not advised, per County Attorney. **Motion withdrawn.**

Local Government Area of Opportunity (LGAO) 2025

As the County supported an LGAO project in 2023 (Blue Deep Creek), we are not eligible for priority goals until 2026, diminishing the likelihood of award to nil. The City, however, is eligible for priority goals and multiple inquiries have been received regarding any planned RFA from developers with projects within the City. Councilwoman Lockhart was invited to discuss a possible partnership to administer an LGAO RFA on their behalf. Discussion ensued. Councilwoman Lockhart will introduce this to Council at their next meeting (during comments) to gauge their willingness to commit the funding and allow Charlotte HOME to administer an RFA. Staff will respond accordingly.

LHAP Amendment/Technical Revisions

The Ad Hoc committee convened 2 publicly noticed meetings to review, discuss, and revise the LHAP (5/8/25 and 5/30/25). All recommended revisions/amendments made since August 2024 were addressed and incorporated, as appropriate. Staff and committee members reviewed all revisions/amendments with AHAC, and gained final input on select matters such as: residency policy; award amounts; some loan terms; and CLT Capacity strategy terms. Final revisions to incorporate those items will be made by staff prior to submitting to FHFC for Conditional Approval and subsequent BCC Certification.

* Motion to approve the 2020-2023 LHAP technical revisions as modified, Michael Gravesen. Second, Commissioner Tiseo.

Motion passed unanimously.

* Motion to approve the 2023-2026 LHAP amendment as modified, Mike Mansfield. Second, Commissioner Tiseo.

Motion passed unanimously.

Legislative Update

Staff shared an update on several housing bills and housing-related budget items proposed in the 2025 Session. Key points: full SHIP/SAIL funding (Sadowski) PASSED; LHAP changes to require mobile/manufactured housing, allow lot rent as homeownership activity, and allow local jurisdictions to determine rental vs homeownership set asides FAILED; ADU requirement FAILED; Live Local amendments such as YIGBY and tax incentives PASSED; and the Rural Renaissance bill (minimum SHIP allocation from \$350K to \$1M) FAILED. Hometown Heroes program cut significantly.

Member/Agency Updates

- **PORCH** – Villas at Scott Street update by Denise. Building is under construction!
- **Habitat for Humanity** – Twenty-four (24) homes planned for this fiscal year. This is Mike's last meeting due to his June 30th retirement. He expressed his pride in serving Charlotte County and in particular, the work of the AHAC and how far it's come. Mike was celebrated. Commissioner Tiseo thanked him on behalf of the BCC for 17 years of exceptional service.
- **Mortgage/Banking** – Daniel shared comments on the Purchase Assistance program, the progress being made with lenders, and the quality of the strategy. Looking forward to the Lenders Consortium.

Due to a conflict with the Florida Housing Conference, being attended by both staff and some AHAC members, the August meeting is rescheduled to **Wednesday, August 20, 2025 at 10:00 am at the Family Services Center**. Proper notice will be made.

There being no further business, the meeting was adjourned.