

Charlotte County
Affordable Housing Advisory Committee
Meeting Minutes
December 17, 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
Pentelecuc, Kurt – Vice Chair	Non-Profit Provider of Affordable Housing
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
Monfiston, Nathalie	Home Building Industry
Soholt, Tanya	Home Building Industry

Staff/Guests Present: Colleen Turner, Rich Gromalski, Kelly Gammon, Carrie Walsh, CCHS; Shaun Cullinan, CCCD; Glinda Pruitt, CAO; Richard Lehmkuhl, City of Punta Gorda; James Cochran, faith community; Gabriel Fuster, DOH-C; Ray Jordan, EDO; Wayne Taylor and Darla Mini, Guardian Angels Ministries.

Changes to and Approval of Agenda

Agenda packet updated to add the Cumulative Scoring Matrix for Charlotte HOME item.

*Motion to approve the agenda as amended, Angela Hogan. Second, Kurt Pentelecuc. **Motion passed unanimously.**

Public Comment on Agenda Items:

Wayne Taylor, Guardian Angels Ministries, introduced himself and partner Darla Mini as a new non-profit interested in partnering in affordable housing in Charlotte County. He has an application pending for lot donation and for pre-qualification as an eligible non-profit.

*Motion to close public comments, Kurt Pentelecuc. Second, Michael Gravesen. **Motion passed unanimously.**

Approval of Minutes

The October 2025 minutes were presented. No correction noted.

*Motion to approve the October 2025 minutes, as presented, Terry Cochran. Second, Daniel Hughes. **Motion passed unanimously.**

Charlotte HOME

Staff gave an update on inquiries and applications from both non-profit and for-profit developers seeking incentives, subsidies, and funding for single-family development. Project updates were provided on: Villas on Scott St.; Blue Deep Creek; Paradise Rentals; Stillwater House; and Vincentian Villas. LGAO update: Murdock Square did not rank for 9% LIHTC RFA. HTG was able to extend the purchase/sale agreement for 1 year and intend to apply again for LGAO 2026, at which time they would qualify for 3 priority goals including LGAO support, 2 years of continuous LGAO support, and SADDA.

Review Committee Recommendation: The committee reviewed and scored six (6) applications from Habitat for Humanity for surplus lot donation for subsidized single-family houses for sale to households with income <80%AMI at an earlier open, public meeting. Their recommendation for approval was presented and discussed. It was agreed, the applications are updated to reflect the sales price, AMI eligibility (60-80%), and leveraged/collaborative venture. The votes are recorded as follows:

- Application #1: 229 Rockaway St. – motion to recommend approval, Angela Hogan; second, Kurt Pentelecuc; abstention, Tanya Soholt (conflict as Habitat for Humanity CEO declared; Form 8b retained); and unanimous vote.
- Application #2: 237 Rockaway St. – motion to recommend approval, Angela Hogan; second, Kurt

Pentelecuc; abstention, Tanya Soholt (conflict as Habitat for Humanity CEO declared; Form 8b retained); and unanimous vote.

- Application #3: 14162 Massey Ave. – motion to recommend approval, Angela Hogan; second, Denise Dull; abstention, Tanya Soholt (conflict as Habitat for Humanity CEO declared; Form 8b retained); and unanimous vote.
- Application #4: 16037 Galena Ave. – motion to recommend approval, Angela Hogan; second, Kurt Pentelecuc; abstention, Tanya Soholt (conflict as Habitat for Humanity CEO declared; Form 8b retained); and unanimous vote.
- Application #5: 16288 Chicopee Ave. – motion to recommend approval, Angela Hogan; second, Kurt Pentelecuc; abstention, Tanya Soholt (conflict as Habitat for Humanity CEO declared; Form 8b retained); and unanimous vote.
- Application #6: 17410 Geddes Ave. – motion to recommend denial, Angela Hogan; second, Kurt Pentelecuc; discussion around “highest and best use” of a parcel zoned RMF3.5; vote = 6 for denial, 2 opposed, 1 abstention, Tanya Soholt (conflict as Habitat for Humanity CEO declared; Form 8b retained).

AHAC Annual Report

The Annual Report draft was presented with highlights from incentive strategy review discussions throughout the year and overview of recommendations. No substantive recommendation for policy or ordinance changes at this time. Minor changes made to better reflect discussion and/or current practice.

*The updated Annual Report was approved for presentation to the BOCC by motion of Kurt Pentelecuc, second by Nathalie Monfiston. **Motion passed unanimously.**

AHAC By-Laws

Draft By-Laws will be brought to a future meeting for approval. Staff sought member input. The terms of by-laws were discussed and AHAC recommends as follows: 2-year terms; no limit on number of terms; annual election of chair/vice chair; possible move of all meetings to the 3rd Wednesday, August and December at a minimum. Discussion on attendance policy and cause for removal ensued. Based on the discussion, the following action was taken:

*Motion for removal of Citizen at Large member Brittany Perlino due to lack of attendance, Angela Hogan. Second, Denise Dull. **Motion passed unanimously.**

*Motion to recommend James Cochran, faith community, to fill the Citizen at Large seat, Denise Dull. Second, Kurt Pentelecuc. **Motion passed unanimously.**

Hurricane Housing Recovery (HHR) Program Update

Staff gave a brief update on the HHR program for Hurricane Ian. Florida Housing Finance Corporation has waived the rental/homeownership set aside and extended the expenditure deadline to June 2028 to accommodate a large number of affordable rental properties in need of rehab, rebuilding, and funding for new construction to replace lost units. A more detailed update to be provided at a later date.

YIGBY (Yes in God’s Back Yard) Work Group

Staff gave an overview of this new provision in the Live Local Act which allows local government to permit the development of affordable housing on land owned by a religious institution with a house of worship on site. There is opportunity here and staff are interested in pursuing BCC support of the provision. An AHAC work group is recommended to explore interest in the faith community and participate in technical assistance from Florida Housing Coalition should the County opt to move forward. Jim Cochran has agreed to work on this. Tanya Soholt and Denise Dull expressed interest as well. Staff will keep the group apprised on progress.

Non-Profit Pre-Qualification for Disposition of County Surplus Properties

Guardian Angels Ministries is seeking partnership with Charlotte County to bring affordable modular homes for sale to eligible buyers and the possibility of tapping into the SHIP Single-Family Construction strategy, Non-profit/Special Needs Rental strategy, and/or Charlotte HOME incentives including impact fee waiver, public fee subsidies, and land donation. They have submitted an application for the donation of six (6) surplus lots through Charlotte HOME that will be reviewed/scored in February. As land donation has required the pre-qualification

of interested non-profits, an application is brought for consideration. There was discussion with the applicant about their mission, financial capacity, and board governance. The County Attorney's office questioned whether the pre-qualification application was sufficient to make a determination. The lack of audited financials was raised as a minimum standard. The matter was tabled to February for request of a financial statement from the applicant.

Member/Agency Updates

- **Punta Gorda Housing Authority** – Kurt gave a HCV update; and reported they are funded for the next 30 days.
- **Blossom Construction** – Nathalie reports still working on USDA-RD and Babcock Ranch to deliver affordable housing units.
- **PORCH** – Denise gave an update on Scott St. progress; and AARP duplex design competition.
- **GCP** – Angela gave a HUD funding update; and announced the delay to the NOFO.
- **Mortgage/Banking** – Daniel shared that lots of folks from other counties are interested in what's going on in Charlotte County re: affordable housing; finding it difficult to find affordable properties; Hometown Heroes has funding.
- **Economic Development** – Jordan shared that several developers have shown interest in Live Local development and workforce housing.
- **City of Punta Gorda** – Rick shared that the boards are working together to navigate the water "take-over."
- **Habitat for Humanity** – Tanya announced their 600th home raising!
- **Planning & Zoning** – Michael was recognized for his service to P&Z and AHAC as this was his last meeting. His replacement is TBD.

There being no further business, the meeting was adjourned. The next regular meeting is 02.24.2026 10:00 am at the Family Services Center. (Note the date change. Conflict with rescheduled BCC meeting.)