

**Charlotte County**  
**Affordable Housing Advisory Committee**  
**Meeting Minutes**  
February 24, 2026

**Roll Call:** The meeting was called to order at 10:00AM by Kurt Pentelecuc, Vice Chairman. Lance Welsh, Chairman, was on active-duty military reserve assignment. Absence excused. A quorum was present.

Committee Members Present:

Pentelecuc, Kurt – Vice Chair	Non-Profit Provider of Affordable Housing
Tiseo, Joseph	Local Elected Official
Hogan, Angela	Advocate for Low-Income Persons
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
Cochran, James	Citizen at Large, Faith Community

Staff/Guests Present: Colleen Turner, Rich Gromalski, Kelly Gammon, Luke Wright, Carrie Walsh, CCHS; Shaun Cullinan, CCCD; Glinda Pruitt, CAO; Richard Lehmkuhl, City of Punta Gorda; Gabriel Fuster, DOH-C; Mike Kane, Homes Made Possible; Brian Evjen, Newstar Development; Wayne Taylor, Guardian Angels Ministries; Erica Woods, Kitson & Partners.

**Changes to and Approval of Agenda**

Agenda packet updated to add the Cumulative Scoring Matrices for Charlotte HOME items.

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

**Public Comment on Agenda Items:**

Tanya Soholt, CEO Habitat for Humanity, shared Habitat’s 40-year history of delivering affordable single-family homes to households with income at or below 80% AMI in Charlotte County. She highlighted Habitat’s role as first mortgagee and silent 2<sup>nd</sup> mortgagee, the homeowner’s stake through sweat equity, homebuyer education, and affordable 1<sup>st</sup> mortgages at 30% of gross household income. She thanked the AHAC and BCC for their consideration of donating additional lots to further their mission.

**Election of Officers** – Tabled to the April 22, 2026 agenda.

**Approval of Minutes**

The December 2025 minutes were presented. No correction noted.

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

**New Member – Recommendation for Appointment**

Recruitment for the seat vacated by Michael Gravesen, Planning & Zoning, noted the acceptance of applications for any of the 11 sectors with prioritization of a P&Z representative. One application was received from Steve Viera, P&Z member.

\*Motion to recommend Steve Viera for appointment, Commissioner Tiseo. Second, Angela Hogan. **Motion passed unanimously.**

## Charlotte HOME

Staff gave an update on inquiries and applications from both single-family and multi-family developers seeking incentives, subsidies, and funding. Project updates were provided on: Villas on Scott St. (90% complete; ribbon cutting 4/16); Blue Deep Creek (30-40% complete; rezoning to increase density for phase 2 pending public hearing); Paradise Rentals (mixed income; 30-40% complete); Stillwater House (in permitting); and Vincentian Villas (in permitting). HHR loans for PHPC, Sovereign Parkside East and Harbor West, and Vincentian Villas phase I/II pending BCC authorization. LGAO update: Murdock Square - \$340,000 encumbrance released. 2026 LGAO RFA to be issued in May to accommodate AHAC/BCC schedule and August FHFC RFA due date.

The Review Committee held a public meeting on 02.23.2026 to review and score applications received for Charlotte HOME incentives, subsidies, and SHIP funding. Their recommendations are as follows:

- **Habitat for Humanity** – Four (4) surplus parcels requested for donation, Expedited Permitting, and Impact Fee waiver: 23141 Kellet Avenue; 26155 Hapsburg Rd.; 26156 Scham Rd.; and 26349 Deer Rd. All 4 applications achieved a cumulative score of 57, qualifying them for Tier II incentives.  
\*Motion to recommend donation of the 4 identified surplus parcels, and award Expedited Permitting and Impact Fee waiver, Angela Hogan. Second, Daniel Hughes. Tanya Soholt declared a conflict, signed form 8b, and abstained from the vote. **Motion passed 8/0; 1 abstention.**
- **Guardian Angels Ministries** – Five (5) surplus parcels requested for donation, Expedited Permitting, Impact Fee waiver, Utility Connection fees, LGAO Local Government Contribution, Environmental fees, DRI fees, and SHIP/HHR funding: 14338 Rice Ave.; 14348 Rice Ave.; 26349 Deer Rd.; 18087 Garth Ave.; and 26165 Scham Rd. The developer spoke up to withdraw the applications for Deer Rd. and Scham Rd. Discussion ensued. Staff shared that Guardian Angels Ministries did not demonstrate having met the definition of Subsidized Single-Family developer, this did not meet the Tier I threshold for eligibility (cumulative scores of 5 points each application) and are recommended for denial.  
\*Motion to accept the recommendation of denial of all Charlotte HOME incentives, subsidies, and funding, James Cochran. Second, Commissioner Tiseo. Discussion. **Motion passed unanimously.** Item must be presented to BCC for final disposition.
- **Gulf Breeze Apartments (PGDC/Newstar)** – Request for Expedited Permitting, permit fee subsidies (\$101,550), and SHIP funding (\$298,450) in support of the rehabilitation of Gulf Breeze Apts. This is in conjunction with a \$32M bond application through HFA Lee Co. Project qualifies for Tier IV incentives and 100% of requested Charlotte HOME fee subsidies (cumulative score = 102). Recommend approval. Due to AHTF uncertainties (almost fully encumbered), staff recommend awarding fees through additional SHIP funding, for a total award of \$400,000.  
\*Motion to recommend approval of 100% of requested Public Fee subsidies by BCC, with funding from the SHIP program, as appropriate, Angela Hogan. Second, Terry Cochran. Kurt Pentelecuc declared a conflict, signed form 8b, and abstained from the vote. **Motion passed 8/0; 1 abstention.**

## Local Housing Assistance Plan (LHAP) Technical Revisions

The 2020-2023 LHAP was reviewed for final technical revisions related to the Demolition/Reconstruction strategy. These changes are necessary to facilitate a Habitat for Humanity project where a “lot swap” was offered due to conditions of homeowner’s currently-owned parcel. Two (2) other text revisions were made to align with previous revisions to the 2023-2026 LHAP.

\*Motion to approve the 2020-2023 LHAP technical revisions, Commissioner Tiseo. Second, Daniel Hughes. Tanya Soholt declared a conflict, form 8b on file, and abstained from the vote. **Motion passed 8/0; 1 abstention.**

The 2023-2026 LHAP and new 2026-2029 LHAP (due May 2026) will be brought to the April AHAC meeting for review and consideration. There was discussion around certain strategies that AHAC members would like to work on via ad hoc committee. Volunteers include: Angela Hogan; Denise Dull; Tanya Soholt; Daniel Hughes; and Nathalie Monfiston. Staff will convene a meeting in the coming weeks.

### **Hurricane Housing Recovery (HHR) Program Update**

Staff shared the PowerPoint presentation slated for the 3/10 BCC Regular Agenda and reviewed the HHR plan, strategies implemented, estimated expenditures per strategy, and request for authorization to issue 5 loans for affordable rental rehabilitation and new development (Presbyterian Homes Port Charlotte - \$2.5M; Sovereign at Parkside East and Harbor West (\$400K/\$400K); and Vincentian Villas I/II (\$800K/\$800K). These loans will fully encumber the unexpended remainder of the \$7.1M allocation + \$800K in program income (interest). No new HHR applications accepted, effective 03.10.2026.

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

Staff shared that a process for non-profit application for pre-qualification to apply for affordable housing incentives, subsidies, and funding, as well as facility access and/or leased space at the FSC is under development. Minimum thresholds re: mission, experience, financial capacity, board governance, etc. are being established. Staff will share for preview prior to implementation.

### **Member/Agency Updates**

- **GCP** – Angela gave a HUD funding update; COAD home repair program still open ([www.coadfl.org](http://www.coadfl.org)). Red Cross is issuing grants for <80% AMI Helene/Milton displaced homeowners.
- **PORCH** – Denise shared that the ribbon cutting for Villas at Scott St. is on 4/16 8:30am.
- **Habitat for Humanity** – Tanya shared that applications are being accepted year-round. There are 2 closings/dedications this week.
- **Mortgage/Banking** – Daniel shared that several Purchase Assistance applicants are “not quite ready.” HUD certified housing counseling programs discussed. The ADU bill (S48/H313) passed the Senate but not the House yet. Florida Starter Homes bill (H1143) discussed.

There being no further business, the meeting was adjourned. The next regular meeting is 04.22.2026 10:00 am at the Family Services Center.