

Charlotte County
Affordable Housing Advisory Committee
Meeting Minutes
April 22, 2026

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, Joseph	Local Elected Official
Hughes, Daniel	Mortgage/Banking Industry
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
Viera, Steve	Planning & Zoning Official

Staff/Guests Present: Colleen Turner, Rich Gromalski, Kelly Gammon, Luke Wright, CCHS; Shaun Cullinan, CCCD; Glinda Pruitt, CAO; Richard Lehmkuhl, City of Punta Gorda; Gabriel Fuster, DOH-C; Mark Dunser, MD Pressure Cleaning; Erich Chatham, Civitas (CDBG Consultant).

Changes to and Approval of Agenda

Agenda updated to move Consolidated Plan to top, prior to public comment.

*Motion to approve the agenda as amended, Denise Dull. Second, Kurt Pentelecuc. **Motion passed unanimously.**

Public Comment on Agenda Items: No public comments.

*Motion to close public comments, Kurt Pentelecuc. Second, Daniel Hughes. **Motion passed unanimously.**

Consolidated Plan – Stakeholder Input

Erich Chatham, Civitas, provided an overview of the CDBG Consolidated Plan and stakeholder/citizen input plan. He shared information related to the Housing Needs Assessment and Housing Market Analysis that have been conducted, and the desire for specific input from stakeholders and the community at large on the prioritization of identified needs. Discussion ensued. Stakeholder input received in this meeting, as well as several other scheduled meetings, will be incorporated into the narrative along with community survey responses for consideration in action planning. Participants were encouraged to take both the stakeholder survey and the community survey – links provided.

Approval of Minutes

The February 2026 minutes were presented. No correction noted.

*Motion to approve the February 2026 minutes, as presented, Kurt Pentelecuc. Second, Denise Dull. Steve Viera abstained, as he was not an appointed member at the February meeting. **Motion passed with majority vote (8/0/1).**

Member Resignation and Recruitment

Angela Hogan submitted her resignation from the AHAC via email on 04.10.2026. A recruitment notice has been submitted for inclusion on upcoming BCC meeting agendas. Will consider representation from any of the 11 mandated categories.

AHAC By-Laws

The final draft by-laws were reviewed and discussed.

*Motion to adopt by-laws, Denise Dull. Second, Kurt Pentelecuc. **Motion passed unanimously.**

Election of Officers – Tabled to the August 19, 2026 agenda. Current officers agreed to continue.

Charlotte HOME

The Quarterly Housing Division Report was shared and reviewed with AHAC. Staff gave an update on applications and inquiries. Project updates were provided. The 2026 Local Government Area of Opportunity (LGAO) Request for Applications will be published on 05.04.2026 with an application deadline of 06.05.2026. A Review Committee will be held on 06.15.2026 with recommendation brought to AHAC on 06.24.2026. A recommendation for local preference and \$340K contribution will be taken to the BCC on 07.28.2026, if applicable. The Charlotte HOME website www.CharlotteCountyFL.gov/CharlotteHOME is now live.

2023-2026 Local Housing Assistance Plan (LHAP) Technical Revision

Proposed technical revisions were presented and discussed.

*Motion to approve the 2023-2026 LHAP technical revisions for BCC certification, Commissioner Tiseo. Second, Kurt Pentelecuc. **Motion passed unanimously.**

2026-2029 LHAP

A new LHAP was presented that includes only the strategies that are currently being utilized successfully. An amendment can be made at a later date to incorporate current 2023-2026 LHAP strategies under review/revision/pilot that are determined to be necessary and effective.

*Motion to approve the 2026-2029 LHAP for BCC certification, Kurt Pentelecuc. Second, Nathalie Monfiston. **Motion passed unanimously.**

Disposition of Surplus Properties – 15504 Orangeade

Staff presented information about the status of 15504 Orangeade, a single-wide mobile home owned by the County located on a parcel of land owned by the County with lifetime rights granted to one Roswitha Thompson. Ms. Thompson is now deceased and disposition of the parcel and mobile home was discussed. Non-profits polled were not interested in applying for the property, nor did staff/AHAC members believe it is suitable for non-profit rental in general, and is a depreciating asset would not have long-term affordability. Discussion ensued on property value and alternatives for disposition. The consensus was to have an appraisal done and sell the property, depositing the proceeds in the Affordable Housing Trust Fund for future use.

General Housing Program Funding Update

Staff gave an overview of current housing funding, expenditure deadlines, encumbrances, and priorities for remaining funds and future funding anticipated in the next funding cycle.

Member/Agency Updates

- **Mortgage/Banking** – Daniel shared that Purchase Assistance applications are up by 18-19% in Q1. Cited lower interest rates. Shared a Purchase Assistance story about a successful application that addressed safety.
- **PGHA** – Kurt shared that the bond hearing for Gulf Breeze is next week.
- **Babcock Ranch** – Nathalie shared an update on affordable housing strategies underway in Babcock.
- **City of Punta Gorda** – Rick discussed PG's surplus land opportunities. City Council rejected the offer to facilitate an LGAO RFA on their behalf.
- **PORCH** – Denise shared that the ribbon cutting for Villas at Scott St. was a success and thanked AHAC members for coming out. The AARP Duplex Design Competition will be announced in the next couple months.
- **Habitat for Humanity** – Tanya expressed her thanks for the 5 donated lots and the 4 that are pending. 4/29 home dedication. Update on the Demo/Recon client they are working with.
- **BCC** – Commissioner Tiseo shared an update on Murdock Village and the potential for 60-70 affordable units on 4.5 acres.
- **Planning & Zoning** – Steve expressed his appreciation for the discussion and looking forward to serving.
- **County Attorney** – Glinda noted they have a new attorney on staff – Angelo. She went on to thank the AHAC for the important work they do and her gratitude for being able to do it with them.

There being no further business, the meeting was adjourned. The next regular meeting is 06.24.2026 10:00 am.