

**CHARLOTTE COUNTY
AFFORDABLE HOUSING ADVISORY COMMITTEE**

MEETING AGENDA

**April 22, 2009 at 9:00 AM
Family Services Center
21450 Gibraltar Drive, Conference Room
Port Charlotte, Florida**

- I. Roll Call
- II. Approval of Minutes from February 22, 2009
- III. Report from Charlotte County Housing Services – Brandi Day
- IV. Report from The Housing Corporation – Brenda Bala
- V. Report from Habitat for Humanity – Mike Mansfield
- VI. Vote on proposal for use of Impact Fee Incentive Funds
- VII. Public Comments (limited to three minutes)
- VIII. Committee Member Comments

Adjournment

Next Meeting: The meeting will be held at 9:00 am on May 27th at the Family Services Center located at 21450 Gibraltar Drive in Port Charlotte.

***NOTE: IF YOU ARE UNABLE TO ATTEND, PLEASE CONTACT BRANDI DAY
AT 505-4884 SO YOU CAN BE RECORDED AS EXCUSED.***

Enclosures: Agenda; February 22, 2009 Minutes

CHARLOTTE COUNTY
AFFORDABLE HOUSING ADVISORY COMMITTEE
MINUTES
February 22, 2009

The meeting convened at the Family Services Center at 21450 Gibraltar Drive in Port Charlotte. Committee members present included Mike Mansfield, James Marshall, Jim Sweeney, Jim Kelley, Melissa Doyle Nancy Bell, Jean Farino, Jeff Ahrens, Melissa Doyle, Kristen Marsella and Barbara Melanson. The following people were also present:

Brandi Day, Charlotte County Housing Division,
Bob Hebert, Charlotte County Housing Division,
Vikki Carpenter, Charlotte County Human Services,
Kelly Studenwalt, Charlotte County Budget Office,
Doreen Stoquert, Charlotte County Budget Office,
Brenda Bala, The Housing Corporation of Charlotte County,
Diana Bella, The Housing Corporation of Charlotte County,
Jerry Durham, Charlotte County Landlord Association,
Marty Burton, Charlotte County Attorney's Office,
Debrah Forester, Charlotte County Economic Development,
Jean LeValley, Goodwill Housing,
Lucy Garner, Charlotte County Public Schools,
Ana Romillo, Restoration Roads Ministry,
John Hastings, Marsella Homes
Cherry Cash Prewitt, City of Punta Gorda and
Paula Rhodes, Norton Development.

Mr. Mansfield called the meeting to order at 9:00 am.

The question of approval of minutes from the January meeting was called. Ms. Burton reported that her name needed to be added as present at the January meeting. Ms. Melanson recommended approving the minutes from January 22, 2008 with that change. Ms. Bell seconded the motion. The minutes were approved unanimously.

Item VI, discussion of SHIP Goals Charts, was removed from the agenda. In addition, item VII was changed so that there would be a discussion of the Neighborhood Stabilization Program, but no vote on it.

Ms. Day presented an update on the Neighborhood Stabilization Program, which was an item on the agenda for discussion. In addition, the approval of the Local Housing Assistance Plan was announced. Ms. Day also asked for additional input for the Housing Services Customer Survey.

Ms. Bala reported that The Housing Corporation continues to see a lot of demand for foreclosure assistance. In 2008, The Housing Corporation received 1,200 requests for assistance. They have hired another credit counselor to assist with the demand. They have also hired a former banker to assist with programs part-time. They expect to see an increase in demand for this assistance. The Housing Corporation is also winding down its program in the Neighborhood Revitalization Area. Construction is expected to be completed within 60 days. The case management program has been working well. Some tenants are already in their homes.

Mr. Kelley asked if The Housing Corporation was receiving referrals from local banks. Ms. Bala said they were, but many clients are still waiting until the last minute to seek assistance. They are trying to do more outreach to encourage earlier contact. They are receiving about 25 calls a day for assistance.

Mr. Sweeney questioned how many of the 1,200 people from 2008 were served. Ms. Bala responded that The Housing Corporation was able to serve about 80 percent of those people with free of charge counseling. Of those, approximately 13-15 percent received funding to assist with their situation. The other 20 percent either could not be helped or were referred to other agencies for a different type of assistance.

Mr. Mansfield reported that Habitat for Humanity has a lot going on. They are preparing to close on six homes. They have completed their obligations to the County through the CDBG grant in Punta Gorda. The Builder's Blitz is expected to begin March 16th with nine homes. All but two slabs are in place. Most of the lots already have water and sewer hooked up. Mr. Mansfield thanked Ms. Marsella for her second year of participation in the Builder's Blitz. Habitat I also nearly finished with the Neighborhood Revitalization Area program. At this point, 20 homes are complete, all but four are under construction. Three units are in permitting.

In discussing the Neighborhood Stabilization Program, the Citizens Advisory Task Force representation was discussed. Representatives from the Task Force would be all members of AHAC that do not have a potential conflict with the program. Barbara Melanson, Melissa Doyle, and Barbara Lisby-Sowell would represent AHAC on the Task Force. Housing Services would look for additional representatives from the community to fill out the Task Force.

The committee began discussion of the proposals for the Neighborhood Stabilization Program. Ms. Marsella questioned who would be overseeing the different aspects of the program. Mr. Hebert responded that most of the work would be done through the County with Real Estate Services, Building Construction Services, and Purchasing. The Punta Gorda Housing Authority and the Housing Corporation would likely oversee the rental programs. GIS is currently working on mapping the foreclosed properties and expired building permits in the County.

Mr. Kelley questioned what was being done to coordinate with local banks. Mr. Hebert responded that The Housing Corporation had arranged for a meeting with the bankers who are part of the Cornerstone Lenders program. The County is already working with the County Clerk's office to find foreclosures.

Mr. Mansfield asked about the terms of sale for the properties, suggesting that \$170,000 was a lot of money for a unit. Mr. Durham agreed. Mr. Hebert responded that the \$170,000 figure is the high end of the cost spectrum. The County is being conservative in its estimates to reduce expectations.

Mr. Mansfield also asked about the timing for this. He reported that in the workshop the County held about the NSP program it was suggested that the County cherry-pick the units in order to move quickly through the process. Mr. Hebert added that the County will have about 12 months to encumber the funds by getting the contracts in place.

Mr. Durham asked if the units must be foreclosed. Mr. Hebert responded that, yes, that is part of the program requirements. The County is hoping to combine this with other funds to provide more services.

Mr. Sweeney asked about the map of the target areas and the ages listed. Ms. Day responded that this is information from the 2000 Census provided by GIS.

Mr. Hastings asked if the programs and target areas are a done deal. Mr. Hebert responded no. There are many factors to consider in the process that may impact the final results, including environmental reviews and historic properties.

Ms. Marsella asked if this would encourage overall employment in the County or just government employment. Mr. Hebert responded that the idea is to get local people working. It is expected to save three to four County jobs. Ms. Farina asked if local realtors would be used to identify properties. Mr. Hebert said that the County would use realtors who have listings with the banks. It is the County's intent to use everything local that is possible.

Mr. Mansfield inquired about the appraisal process. Mr. Hebert said this would be based on the cost approach. Mr. Durham commented that this would likely drive down appraised values in the neighborhoods of the homes being purchased.

The discussion on the Neighborhood Stabilization Program was closed.

During member comments, Ms. Sowell suggested that the County needs to concentrate on areas that already in the redevelopment process. Mr. Hebert responded that the money must be used throughout the County, including in Punta Gorda.

There were no additional comments from members or the public.

The meeting adjourned at 9:46.

Respectfully submitted,



Brandi Day,
Program Coordinator,
Charlotte County Housing Services