

**CHARLOTTE COUNTY
AFFORDABLE HOUSING ADVISORY COMMITTEE**

MEETING AGENDA

**January 23, 2008 at 9:00 AM
Family Services Center
21450 Gibraltar Drive, Conference Rm
Port Charlotte, Florida**

- I. Roll Call
- II. Approval of Minutes of November 28, 2007
- III. HHR – Recipient Summary
- IV. SHIP
 - 2007 Annual report status
 - 3 year plan
 - Committee report requirement for December 2008
- V. Multi Family Report
- VI. The Housing Corporation Report - Brenda Bala
- VII. SHIP/Recycled Funds Report
- VIII. Sunshine Law Training
- IX. Public Comment - Limited to Three Minutes. Must Address Housing Issues.
- X. Committee Member Comments

Adjournment

Next Meeting: The meeting will be held on February 27, 2008 at the Family Services Center located at 21450 Gibraltar Drive in Port Charlotte.

*NOTE: IF YOU ARE UNABLE TO ATTEND, PLEASE CONTACT LORAIN HELBER
AT 505-4889 SO YOU CAN BE RECORDED AS EXCUSED.*

Enclosures: Agenda; November 28, 2008 Minutes; SHIP and Multi-Family Report;

CHARLOTTE COUNTY
AFFORDABLE HOUSING ADVISORY COMMITTEE
MINUTES
November 28, 2007

The meeting convened at 9 a.m. in the Housing Division office at 410 Taylor St. in Punta Gorda. Committee members present included Jean Farino, Melissa Doyle, Jeanette Deptula, Jim Kelley, Sandy Adomatis, Jeff Ahrens, Barbara Melanson, Earline Oliver and Lou Anne Curtis. Loraine Helber, Charlotte County Housing Coordinator, was present.

Motion was made by Sandy Adomatis and seconded by Jean Farino to approve the July 25, 2007 minutes. Motion carried; none opposed. Motion was made by Sandy Adomatis and seconded by Melissa Doyle to approve the September 26, 2007 minutes. Motion carried; none opposed. Motion was made by Jim Kelley and seconded by Jeanette Deptula to approve the October 24, 2007 minutes. Motion carried; none opposed.

Ms. Helber entertained nominations for Chair and Vice Chair. Lou Anne Curtis nominated Jean Farino and Sandy Adomatis seconded the nomination. Motion carried, none opposed. Lou Anne Curtis nominated Sandy Adomatis to serve as Vice Chair and Melissa Doyle seconded the nomination. Motion carried; none opposed.

Ms. Helber provided information and scoring of all proposals received in response to a Request for Proposals for the use of \$4,992,000 of HHR funds. The funds were available because Hampton Point, who had received the commitment of funds in 2005, announced they would be unable to perform. The committee discussed the proposals. Jean Farino, AHAC member and Executive Director of the Punta Gorda Housing Authority, abstained from discussion and voting because the Housing Authority had submitted an application. Jim Kelley moved that the four proposals receiving the highest scores be recommended to the BCC at the December 11, 2007 meeting. Barbara Melanson seconded the motion. Motion carried; none opposed.

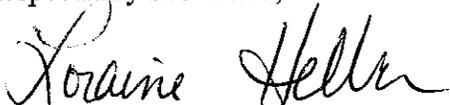
The Multi-family report, the Housing Corporation Report and the SHIP/Recycled report was shared with the Committee.

Ms. Helber announced that the TDU ordinance was approved yesterday at the BCC meeting, but that the affordable housing language was removed due to voiced opposition from conservation groups in the County.

Representatives of Restoration Roads and Marian Manor spoke regarding their proposals during public comment.

There is no scheduled meeting in December. The next meeting will be held January 23, 2008, at 9am at the Family Service Center at 21450 Gibraltar Drive in Port Charlotte. The meeting was adjourned.

Respectfully submitted,



Loraine Helber, Housing Coordinator



The Housing Corporation

1620 Tamiami Trail ♦ Suite 103 ♦ Port Charlotte ♦ Florida ♦ 33948 ♦ (941) 255-9454 ♦ fax (941) 624-3253

CHARLOTTE COUNTY CORNERSTONE LOAN PROGRAM ♦ AND ♦ REHABILITATION PROGRAM

ACTIVITY REPORT

PERIOD BEGINNING 01-01-07 ENDING 12-31-07

Total Number of Applications Received 194
Total Number of Applications Processed 194
Total Number of Applications Approved 105
Total Number Minority Applications Received 44

Total Number of Down Payment/New Construction Applications Approved 85
Total Number of Rehabilitation Assistance Applications Approved 20

Total SHIP Dollars Funded 3,116,350.93
Total Rehab SHIP Dollars Funded 546,464.30
Total Down Payment/New Const. SHIP Dollars Funded 2,569,886.63
Total Cornerstone Loan Mortgages Generated 7,421,414.00

APPLICANT INFORMATION

Head of Household: Male 47 Female 58

Head of Household Race: White 85
Black 10
Hispanic 7
Other 3

Head of Household Age: 0 - 18 1
19 - 25 22
26 - 40 31
41 - 64 36
64+ 15

Family Size: 1 Person 37 ▶ Total Clients Assisted 37
2 - 4 Persons 63 ▶ Total Clients Assisted 171
5+ Persons 5 ▶ Total Clients Assisted 25
▶ Total All Sizes 233

Types of Rehabilitation: Roof 6
Plumbing 13
AC/Heat 5
Note: Many homes have multiple needs Windows/Doors 13
Exterior Paint 7
Living Space 1
Handicapped Access 0
Electrical 6
Sewer 0
Other 4

Income Level: Very Low 17
Low 46
Moderate 42

Note: Income levels are based on family size



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CHARLOTTE COUNTY CORNERSTONE LOAN PROGRAM ♦ AND ♦ REHABILITATION PROGRAM

ACTIVITY REPORT

PERIOD BEGINNING 01-01-07 ENDING 11-30-07

Total Number of Applications Received 188
Total Number of Applications Processed 188
Total Number of Applications Approved 94
Total Number Minority Applications Received 43

Total Number of Down Payment/New Construction Applications Approved 76
Total Number of Rehabilitation Assistance Applications Approved 18

Total SHIP Dollars Funded 2,921,680.22
Total Rehab SHIP Dollars Funded 502,086.13
Total Down Payment/New Const. SHIP Dollars Funded 2,419,593.89
Total Cornerstone Loan Mortgages Generated 6,774,896.00

APPLICANT INFORMATION

Head of Household:	Male <u>41</u>	Female <u>53</u>	
Head of Household Race:	White	<u>76</u>	
	Black	<u>8</u>	
	Hispanic	<u>7</u>	
	Other	<u>3</u>	
Head of Household Age:	0 - 18	<u>1</u>	
	19 - 25	<u>20</u>	
	26 - 40	<u>28</u>	
	41 - 64	<u>32</u>	
	64+	<u>13</u>	
Family Size:	1 Person	<u>34</u>	▶ Total Clients Assisted <u>34</u>
	2 - 4 Persons	<u>55</u>	▶ Total Clients Assisted <u>149</u>
	5+ Persons	<u>5</u>	▶ Total Clients Assisted <u>25</u>
			▶ Total All Sizes <u>208</u>
Types of Rehabilitation: Note: Many homes have multiple needs	Roof	<u>5</u>	
	Plumbing	<u>12</u>	
	AC/Heat	<u>5</u>	
	Windows/Doors	<u>12</u>	
	Exterior Paint	<u>7</u>	
	Living Space	<u>1</u>	
	Handicapped Access	<u>0</u>	
	Electrical	<u>5</u>	
	Sewer	<u>0</u>	
	Other	<u>4</u>	
Income Level:	Very Low	<u>14</u>	
	Low	<u>43</u>	
	Moderate	<u>37</u>	

Note: Income levels are based on family size

Multi-Family Rental Housing Report
December 2007

Murdock Circle Apartments, a 264 unit affordable housing apartment complex located on Collingswood Boulevard, was constructed with assistance from a tax exempt bond in 2001. In December 2007, the complex reported 93% occupancy.

The Pines of Punta Gorda is a 336 unit affordable housing apartment complex located on Taylor Road in Punta Gorda. In December 2007, the manager reported a 62% occupancy rate.

Charlotte Crossings is an affordable housing apartment complex to be constructed on Sandhill Boulevard. The Carlisle Group has been approved by the Board of County Commissioners ("BCC") to receive a \$3,224,000 loan from HHR funding. Revised plans call for construction of three buildings with 124 rental units. Final plans have been submitted to Charlotte County for review. Fish & Wildlife approved Carlisle's Habitat Conservation Plan; the Take Permit has been received. Construction should begin in the spring of 2008.

Hampton Point Apartments is a 284 unit affordable housing apartment complex for non-elderly households developed by Picerne Development of Altamonte Springs, Florida. The complex has 13 buildings, with 2, 3, and 4 bedroom units. In December 2007, Hampton Point reported 77% occupancy. Phase II construction has been cancelled. The BCC withdrew the \$4,992,000 HHR commitment.

Charleston Cay is a 128 unit affordable housing apartment complex under construction on Harborview. Wendover Housing Group was approved by the BCC for a grant of \$1,250,000 of HHR funding and an additional \$250,000 in SHIP funds. Both are funded as a zero percent interest loan. In December 2007, the complex reported 100% occupancy.

Marian Manor is 31 affordable housing rental units to be constructed by the Diocese of Venice on Vick Street in Charlotte Harbor. The project was awarded a total of \$806,000 of HHR funds and SHIP assistance of \$465,000 by the BCC. Marian Manor received notice in December 2007, that the project will receive primary funding from the State's 2007 Universal Cycle

The Punta Gorda Housing Authority ("PGHA") has been awarded \$450,000 of SHIP funds to rebuild rental units destroyed during the hurricanes. The Gulf Breeze Apartments will have 171 units. The final plat was approved by the Punta Gorda City Council on May 16, 2007. Construction has begun; 14 buildings are under roof. Occupancy is expected in phases beginning in June 2008.

Special Needs

Ellicott Circle Apartments is a 14 unit complex to be constructed by Goodwill Industries of SW Florida on Ellicott Circle. This project is affordable housing for disabled Charlotte County residents. Primary financing is through the HUD Section 811 (Supportive Housing for Persons with Disabilities) program. SHIP funds of \$260,000 will provide gap financing. Goodwill successfully closed the HUD loan on August 14, 2007. Construction is underway; buildings are under roof.

Coastal Safe Haven, a proposed 52 bed facility, will provide housing to Charlotte County homeless individuals who have been diagnosed with mental illness or substance abuse. The Charlotte County Board of Zoning approved the special exception request for zoning density. Kelly Hall is emptied and ready for rehab. The Contractor is finalizing bids with subcontractors. Coastal Safe Haven received \$500,000 in HHR funding.

Genesis Chara House, an existing 16 bedroom dormitory type building with 42 beds in Punta Gorda, was remodeled. This facility houses single mothers with infants or toddlers where the families may stay up to two years. The Chara House received \$1,433,944 in HHR funds and \$240,000 in SHIP funds. The facility is fully operational.

Genesis Bishop House is a six bedroom, 12 bed emergency housing with kitchen/dining facility for single pregnant women. The Bishop House received \$406,800 in HHR funds and \$100,000 in SHIP funding. The facility is fully operational.

Genesis Safe House, a proposed 54 bed shelter, is designed to house 30 single men and eight single women. It will also have four family units, each capable of housing a family of four. The Safe House received \$1,400,090 in HHR funds and \$600,000 in County sales tax proceeds. The Safe House has been under construction for the last three months. The project should be placed in service soon.

Report on SHIP Strategies for the months of July, 07 Through June, 08
December, 2007

Funds expended by Strategy	Acct No.	Amount expended
Down Payment Assistance	82.0015	1,321,310.18
Housing Construction	82.0021	213,059.13
Housing Corporation	82.0022	88,498.14
Housing Rehab	82.0024	189,331.31
Foreclosure Prevention	82.0032	64,091.11
Homebuyer's Club	82.0041	45,333.35
Rental Rehab	82.0042	0.00
Rental - New Construction	82.0043	683,764.00
Non Profit Rental Rehab	82.0046	0.00
Loan Loss Reserve	98.0033	3,328.56
Community Land Trust	82.0051	20,500.00
GRAND TOTAL EXPENDED GRANT YR TO DATE		2,629,215.78

Total Funds received

Program Income		
HABITAT	\$	-
THE PINES MORTGAGE	\$	-
REFINANCE	\$	89,772.38
Recaptured Funds		
CORNERSTONE	\$	-
SALE OF HOME	\$	4,342.00
HOUSING CORP. REPAYMENT OF CONST. LOAN	\$	403,993.86
OTHER	\$	-
Total Recycled Funds Received	\$	498,108.24
SHIP funds received from Florida Housing Finance YTD	\$	756,057.00
Interest Received YTD	\$	144,131.77
Total SHIP Funds and Interest Received	\$	900,188.77
GRAND TOTAL FUNDS RECEIVED YR TO DATE	\$	1,398,297.01

Emergency Hurricane Funds included in above Expenditures

Expenditures	
State fiscal year 04-05	277,450.49
State fiscal year 05-06	850,283.01
State fiscal year 06-07	292,841.01
State fiscal year 07-08	0.00
Expended to date	1,420,574.51