

**CHARLOTTE COUNTY
AFFORDABLE HOUSING ADVISORY COMMITTEE**

MEETING AGENDA

**February 27, 2008 at 9:00 AM
Family Services Center
21450 Gilbralter Drive, Conference Rm
Port Charlotte, Florida**

- I. Roll Call
- II. Approval of Minutes of January 23, 2008
- III. Speaker: Bob Root, Charlotte County Director of Economic Development
- IV. HHR – Recipient Update
- V. SHIP
3 year plan
- VI. Multi Family Report
- VII. The Housing Corporation Report - Brenda Bala
- VIII. SHIP/Recycled Funds Report
- IX. Public Comment - Limited to Three Minutes. Must Address Housing Issues.
- X. Committee Member Comments

Adjournment

Next Meeting: The meeting will be held on March 26, 2008 at the Family Services Center located at 21450 Gibraltar Drive in Port Charlotte.

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

Enclosures: Agenda; January 23, 2008 Minutes; SHIP, Multi-Family and Recycled funds Reports

CHARLOTTE COUNTY
AFFORDABLE HOUSING ADVISORY COMMITTEE
MINUTES
January 23, 2008

The meeting convened at 9 a.m. at the Family Services Center at 21450 Gibraltar Drive in Port Charlotte. Committee members present included Melissa Doyle, Jeanette Deptula, Jim Kelley, Jeff Ahrens, Barbara Melanson, and Lou Anne Curtis. Loraine Helber, Charlotte County Housing Coordinator, was present.

Motion was made by Jim Kelly and seconded by Jeanette Deptula to approve the November 28, 2007 minutes. Motion carried; none opposed.

Ms. Helber provided an update of the Board of County Commissioners' (BCC) vote at the December 11, 2007 BCC meeting regarding the proposals for the use of \$4,992,000 of HHR funds. The BCC provided a commitment of funds to the Housing Corporation for purchase of homes for lease/option opportunities; Habitat for Humanity for construction of homes in the revitalization area; Goodwill for rehabilitation of Williams Place and Restoration Roads for a transitional facility for homeless youth between 14-18 years of age.

A SHIP update was provided by Ms. Helber. The 2007 annual report made to the State in September 2007 is being updated and forwarded to the State by January 31, 2008. The report revision is necessary because Charlotte County received a six month extension to expend the remainder of the funds in the close out year 2004-2005.

Ms. Helber also explained that Charlotte County needs to submit a new 3-year plan to the State by May 2008, so she will provide a draft to the committee for discussion at the February meeting. She also informed the committee that the State now requires that each local Affordable Housing Advisory Committee evaluate local housing policies, ordinances and the comprehensive plan and report to the BCC and include recommended changes. The report must be filed with the BCC no later than December 31, 2008 and every three years thereafter.

The Multi-family report, the Housing Corporation Report and the SHIP/Recycled report was shared with the Committee. Brenda Bala said the Housing Corporation has funded over \$3,116,000 since January 1, 2007 for homeowner programs. The Housing Corporation has received 500 calls since last Spring regarding Foreclosure Prevention. More than 150 households have avoided foreclosure due to financial assistance or counseling assistance.

Tom Rapp, Assistant County Attorney, provided Sunshine Law training to committee members.

The next meeting will be held February 27, 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

Multi-Family Rental Housing Report
January 2008

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 January 2008, the complex reported 91.7% occupancy.

The Pines of Punta Gorda is a 336 unit affordable housing apartment complex located on Taylor Road in Punta Gorda. In January 2008, the manager reported a 63% occupancy rate.

Charlotte Crossings is an affordable senior 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. Carlisle has applied to the County for its site clearing permit.

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 January 2008, 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. Marian Manor has submitted all required documents to State underwriting. The project should be on the State Board's agenda for underwriting approval in March. Closing of State funds and construction should follow shortly thereafter.

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. Submittal of revised plans to the County is anticipated soon.

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 four months. The project should be placed in service soon.



The Housing Corporation

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CHARLOTTE COUNTY CORNERSTONE LOAN PROGRAM ♦ AND ♦ REHABILITATION PROGRAM

ACTIVITY REPORT

PERIOD BEGINNING 01-01-08 ENDING 01-31-08

Total Number of Applications Received 13
Total Number of Applications Processed 13
Total Number of Applications Approved 6
Total Number Minority Applications Received 2

Total Number of Down Payment/New Construction Applications Approved 4
Total Number of Rehabilitation Assistance Applications Approved 2

Total SHIP Dollars Funded 335,912.97
Total Rehab SHIP Dollars Funded 65,409.43
Total Down Payment/New Const. SHIP Dollars Funded 270,503.54
Total Cornerstone Loan Mortgages Generated 385,200.00

APPLICANT INFORMATION

Head of Household:	Male <u>4</u>	Female <u>2</u>	
Head of Household Race:	White	<u>5</u>	
	Black	<u>1</u>	
	Hispanic	<u>0</u>	
	Other	<u>0</u>	
Head of Household Age:	0 - 18	<u>0</u>	
	19 - 25	<u>1</u>	
	26 - 40	<u>3</u>	
	41 - 64	<u>2</u>	
	64+	<u>0</u>	
Family Size:	1 Person	<u>3</u>	▶ Total Clients Assisted <u>3</u>
	2 - 4 Persons	<u>3</u>	▶ Total Clients Assisted <u>9</u>
	5+ Persons	<u>0</u>	▶ Total Clients Assisted <u>0</u>
			▶ Total All Sizes <u>12</u>
Types of Rehabilitation:	Roof	<u>1</u>	
	Plumbing	<u>1</u>	
	AC/Heat	<u>0</u>	
	Windows/Doors	<u>1</u>	
	Exterior Paint	<u>1</u>	
	Living Space	<u>0</u>	
	Handicapped Access	<u>0</u>	
	Electrical	<u>0</u>	
	Sewer	<u>0</u>	
	Other	<u>1</u>	
Income Level:	Very Low	<u>2</u>	
	Low	<u>2</u>	
	Moderate	<u>2</u>	

Note: Many homes have multiple needs

Note: Income levels are based on family size

Report on SHIP Strategies for the months of

July, 07

Through June, 08
January, 2008

Funds expended by Strategy	Acct No.	Amount expended
Down Payment Assistance	82.0015	1,591,813.72
Housing Construction	82.0021	293,249.61
Housing Corporation	82.0022	88,498.14
Housing Rehab	82.0024	254,740.74
Foreclosure Prevention	82.0032	80,053.15
Homebuyer's Club	82.0041	54,400.02
Rental Rehab	82.0042	0.00
Rental - New Construction	82.0043	710,000.00
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		3,096,583.94

Total Funds received

Program Income		
HABITAT	\$	-
THE PINES MORTGAGE	\$	-
REFINANCE	\$	138,307.85
Recaptured Funds		
CORNERSTONE	\$	-
SALE OF HOME	\$	4,342.00
HOUSING CORP. REPAYMENT OF CONST. LOAN	\$	403,993.86
OTHER	\$	-
Total Recycled Funds Received	\$	546,643.71
SHIP funds received from Florida Housing Finance YTD	\$	1,111,531.00
Interest Received YTD	\$	164,642.98
Total SHIP Funds and Interest Received	\$	1,276,173.98
GRAND TOTAL FUNDS RECEIVED YR TO DATE	\$	1,822,817.69

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