

**CHARLOTTE COUNTY
AFFORDABLE HOUSING ADVISORY COMMITTEE**

MEETING AGENDA

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

- I. Roll Call
- II. Approval of Minutes of March 26, 2008
- III. Speaker: Ted Brown, Baker Law
Counsel for The Wilder Companies, developers of the Loop
- IV. SHIP
3 year plan
2008 Housing Fair, August 20
Committee Seats
- V. Multi Family Report
- VI. The Housing Corporation Report - Brenda Bala
- VII. SHIP/Recycled Funds Report
- VIII. Public Comment - Limited to Three Minutes. Must Address Housing Issues.
- IX. Committee Member Comments

Adjournment

Next Meeting: The meeting will be held on May 28, 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; March 26, 2008 Minutes; SHIP, Multi-Family and Recycled funds Reports

CHARLOTTE COUNTY
AFFORDABLE HOUSING ADVISORY COMMITTEE
MINUTES
March 26, 2008

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

Motion was made by Barbara Melanson and seconded by Jim Kelly to approve the February 2008 minutes. Motion carried; none opposed.

Ms. Helber led a review and discussion of the 2008-2011 Local Housing Assistance Plan (LHAP) draft to be forwarded to the Board of County Commissioners (BCC) for approval before forwarding to the State for acceptance. Ms. Helber noted that since all SHIP hurricane recovery funds have been spent, the number of households that will be served during the next 3-year plan will be greatly reduced from previous years. Foreclosure prevention will be a priority during the next year, as well as commitments to the revitalization area and the community land trust. A motion was made by Jim Kelley and seconded by Earline Oliver to recommend the plan to the BCC.

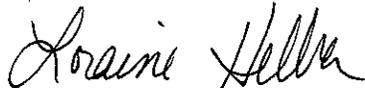
The Multi-family report, the Housing Corporation Report and the SHIP/Recycled report were shared with the Committee. The Housing Corporation (HC) is applying for rehabilitation funds through the Department of Agriculture to assist households in rural areas. The area north along SR 17 is defined as a rural area and would be the focus of HC should they receive the grant.

Mike Mansfield, Executive Director of Habitat for Humanity, provided an update of Habitat's efforts in the Revitalization Area during public comment. John Saffer, president of the Landlord Association, shared the concerns of the Landlord Association with the committee.

The next meeting will be held April 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 Manager



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 01-01-08 ENDING 03-31-08

Total Number of Applications Received 26
Total Number of Applications Processed 26
Total Number of Applications Approved 20
Total Number Minority Applications Received 4

Total Number of Down Payment/New Construction Applications Approved 18
Total Number of Rehabilitation Assistance Applications Approved 2

Total SHIP Dollars Funded 733,551.27
Total Rehab SHIP Dollars Funded 72,467.84
Total Down Payment/New Const. SHIP Dollars Funded 661,083.43
Total Cornerstone Loan Mortgages Generated 1,370,550.00

APPLICANT INFORMATION

Head of Household: Male 11 Female 9

Head of Household Race: White 16
Black 3
Hispanic 1
Other 0

Head of Household Age: 0 - 18 0
19 - 25 7
26 - 40 6
41 - 64 6
64+ 1

Family Size: 1 Person 10 ▶ Total Clients Assisted 10
2 - 4 Persons 10 ▶ Total Clients Assisted 26
5+ Persons 0 ▶ Total Clients Assisted 0
▶ Total All Sizes 36

Types of Rehabilitation: Roof 1
Plumbing 1
AC/Heat 0
Note: Many homes have multiple needs Windows/Doors 1
Exterior Paint 1
Living Space 0
Handicapped Access 0
Electrical 0
Sewer 0
Other 1
Income Level: Very Low 3
Low 11
Moderate 6

Note: Income levels are based on family size

Multi-Family Rental Housing Report
April 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 March 2008, the complex reported 96.2% occupancy.

The Pines of Punta Gorda is a 336 unit affordable housing apartment complex located on Taylor Road in Punta Gorda. In March 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 cleared the site.

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 March 2008, the complex reported 99 % occupancy.

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 March 2008, Hampton Point reported 74% 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 June. 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; Construction is nearing completion. The Housing Authority will begin taking rental applications in May for June lease up.

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 provided gap financing. Construction should be complete in May. Goodwill is accepting application for units now.

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 site survey is complete and the Contractor is finalizing bids with subcontractors. Coastal Safe Haven received \$500,000 in HHR funding. Plans have been submitted to the County for review and permitting.

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 Housing Coalition is expecting the CO, and the project should be placed in service soon.

Williams Place, a 12 unit complex in Punta Gorda for persons with physical disabilities, received HHR funds for rehabilitation. Grant documents have been drafted and are being reviewed by HUD. Work should begin soon.

Restoration Roads, a new non-profit creating transitional housing for homeless youth between the ages of 13-18, received HHR to purchase and rehabilitate a group home in the revitalization area. The property has been purchased and bids for the work are being reviewed. Work should begin this summer.

Report on SHIP Strategies for the months of

July, 07

Through June, 08
March, 2008

Funds expended by Strategy	Acct No.	Amount expended
Down Payment Assistance	82.0015	1,952,518.61
Housing Construction	82.0021	306,825.28
Housing Corporation	82.0022	115,810.64
Housing Rehab	82.0024	263,449.15
Foreclosure Prevention	82.0032	101,295.15
Homebuyer's Club	82.0041	72,533.36
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	7,691.12
Community Land Trust	82.0051	20,500.00
GRAND TOTAL EXPENDED GRANT YR TO DATE		3,550,623.31

Total Funds received

Program Income		
HABITAT	\$	-
THE PINES MORTGAGE	\$	-
REFINANCE	\$	181,297.35
Recaptured Funds		
CORNERSTONE	\$	-
SALE OF HOME	\$	32,903.74
HOUSING CORP. REPAYMENT OF CONST. LOAN	\$	403,993.86
OTHER	\$	-
Total Recycled Funds Received	\$	618,194.95
SHIP funds received from Florida Housing Finance YTD	\$	1,111,531.00
Interest Received YTD	\$	194,952.06
Total SHIP Funds and Interest Received	\$	1,306,483.06
GRAND TOTAL FUNDS RECEIVED YR TO DATE	\$	1,924,678.01