

**CHARLOTTE COUNTY  
AFFORDABLE HOUSING ADVISORY COMMITTEE**

**MEETING AGENDA**

**August 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 July 23, 2008
- III. Review of AHAC Duties and Protocol
- IV. Report from Sub-Committee Meeting
- V. Connie Thrasher, Executive Director, Charlotte County Homeless Coalition  
Discussion of Homeless Housing Needs
- VI. The Housing Corporation Report - Brenda Bala
- VII. SHIP/Recycled Funds Report – Brandi Day
- VIII. Multi Family Report – Brandi Day
- IX. SHIP Update
  - Annual Report
- X. Public Comment - Limited to Three Minutes. Must Address Housing Issues.
- XI. Committee Member Comments

Adjournment

Next Meeting: The meeting will be held on September 24, 2008 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; July 23, 2008 Minutes; SHIP, Multi-Family and Recycled funds Reports

CHARLOTTE COUNTY  
AFFORDABLE HOUSING ADVISORY COMMITTEE  
MINUTES  
July 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 Jim Kelley, Jean Farino, Mike Mansfield, Barbara Lisby-Sowell, Barbara Melanson, Jeff Ahrens, Jim Sweeney (arrived at 9:07), Melissa Doyle and Nancy Bell. Kristin Marsella was excused. James Marshall had an unexcused absence. The following people were also present:

Brandi Day, Charlotte County Housing Division,  
Vikki Carpenter, Charlotte County Human Services,  
Carol Iddings, Charlotte County Human Services,  
Jeff Crimer, Charlotte County Growth Management,  
Bob Hebert, Charlotte County Government,  
Brenda Bala, The Housing Corporation of Charlotte County,  
John Hastings, Marsella Homes,  
Sherry Luridee, Charlotte County Landlord Association, and  
John Saffer, Charlotte County Landlord Association,

Ms. Farino called the meeting to order at 9:00 am and introduced Vikki Carpenter, the Director of Charlotte County Human Services. Ms. Carpenter reviewed the duties and responsibilities of the Affordable Housing Advisory Committee per state statute and the local county ordinance.

Motion was made by Nancy Bell and seconded by Jim Kelley to approve the June 2008 minutes. Motion carried; none opposed.

The next order of business was the election of a new chairman and vice chairman for the Committee. Jim Sweeney made a motion to delay the vote by one to two months in order for the Committee members to become more familiar with each other. Jim Kelley seconded the motion. Jean Farino said that she would prefer to step down immediately. The motion was called to a vote and failed by a vote of seven to two.

Jean Farino nominated Mike Mansfield for chairman. Jim Kelley said he would be willing to take on the position of vice chairman. A vote was called on this and passed unanimously. Mike Mansfield was welcomed as the new chairman.

Ms. Day introduced Jeff Crimer from the County's Growth Management Department. He reviewed the Affordable Housing Programs matrix provided to all Committee members during the June meeting. The matrix details various programs to be considered by AHAC for recommendation to the Board of County Commissioners. This includes all of the programs to be considered according to the state statute as well as additional recommendations. In addition to his discussion of the items listed in the matrix, Mr. Crimer suggested:

- Increasing awareness of existing housing programs,
- Homeownership education and counseling,
- Foreclosure prevention,
- Reviewing the definition of "family,"
- Promoting green design,

- Working to Comabat NIMBYs by creating by-right areas for the development of affordable housing and speed up the development process.

During Mr. Crimer's presentation, John Staffer, a representative of the Charlotte County Landlord Association, questioned why the county is continuing to build affordable housing when there are so many rentals available. A discussion ensued during which Jim Sweeney and Barbara Lisby-Sowell offered to attend one of the Landlord Association meetings and discuss opportunities with them to improve their occupancy.

In the SHIP report, there was a discussion of the planned Housing Fair. The Housing Fair will be held on October 18, 2008, from 10:00 am until 2:00 pm at the Gulf Breeze Apartments clubhouse. An update on the status of the Homeless Coalition's projects was also provided. The Coalition is working to create a faith-based group to help fund these projects and get them opened quickly. Also, it was reported that the Williams Place contracts are in place.

The multifamily report included news that occupancy at local properties continued to decline.

Brenda Bala provided a report from The Housing Corporation. Within the Revitalization Area, they have two homes under construction and expect them to be completed within 30 to 45 days. A third house has undergone a demolition. A fourth house is under contract. Three sites are pending. All of these units will include three bedrooms, 1/5 baths, and a one car garage. The Community Land Trust has five homes occupied by happy homeowners. There are two units available. The trust is looking for two more building sites. All of these units will have three bedrooms and two baths. Jim Sweeney asked for a report on the costs of the housing construction. Ms. Bala reported that, at this time, no reports have been prepared as their first quarterly report on the Revitalization Area projects is not due until August.

There were no public comments.

There were no comments from the Committee members.

The next meeting will be held August 27, 2008, at 9am at the Family Service Center at 21450 Gibraltar Drive in Port Charlotte.

The meeting was adjourned at 10:15.

Respectfully submitted,



Brandi Day,  
Program Coordinator,  
Charlotte County Housing Services

## **AHAC SUB-COMMITTEE MEETING**

**August 13, 2008**

**2:00 pm**

The meeting was called to order at 2:00 pm by Mike Mansfield, Chairman of the Affordable Housing Advisory Committee. Committee members Kristin Marsella, James Marshall, and Jean Farino were in attendance. In addition John Hastings from Marsella Homes and Brandi Day with Charlotte County Housing Services were present.

Mr. Mansfield reviewed the purpose and order of the meeting. The purpose was to continue preparation of the AHAC recommendations to the Board of County Commissioners of actions to take in order to improve the supply of affordable housing within the County.

Mr. Sweeney recommended that our action be to recommend collecting data to quantify the need for new regulations and incentives and the performance of existing regulations and incentives.

Ms. Day reminded the group of the requirements of the state statute. By state law, the group must provide a report that includes consideration of 12 specific programs as well as any others that Committee deems suitable. That report must be presented to the Board in early November in order to meet the year-end deadline.

The group then proceeded to discuss each of the 12 program requirements.

### **Expedited Processing:**

Because of concerns that newcomers to affordable housing within the county would not be able to navigate the expedited permitting process and, therefore, would not receive this benefit, the sub-committee recommended:

A simple, understood, and consistent process should be established. This process should allow the Housing Manager to sign the Expedited Permitting Requests rather than the County Administrator to shorten the time required to receive the expedited permitting request. Information about this program, as well as an application, should be posted on the County web site.

### **Streamlined Review Process:**

As part of the expedited permitting process, the sub-committee considered a more streamlined review process. However, based on the experience of the committee members and the recommendation from Jeff Crimer with Charlotte County growth Management, the sub-committee agreed that no actions need to be taken in this area.

### **Modification of Impact Fee Requirements**

Mr. Mansfield reported that the City of Punta Gorda has a deferred impact fee program, but it is not beneficial to him because it just placed the cost on the back end of the transaction with a second mortgage on the house. As a result, Habitat has decided to pay the fees up front. He

would prefer that the City and Charlotte County mirror each other in their approach to this to provide more consistency in developments.

Mr. Sweeney commented that the waived impact fees do not apply to new rental housing. He recommended that the County needs to seek additional sources of funding and suggested SHIP funds and interest earned on the impact fee trust fund.

Ms. Marsella recommended waiving or modifying the fees in Community Rehabilitation Area when the development is rehab of existing properties.

Mr. Mansfield suggested that the committee all agreed to some sort of modification of impact fees. However Mr. Sweney disagreed and believed that all impact fees should be consistent. A consensus was then reached that a funding source should be made available to pay for these fees for affordable housing developments. SHIP should not be that funding source as it is already used to produce affordable housing.

Ms. Marsella recommended zoning a specific area that might have reduced impact fees or a rebate on fees in order to stimulate development within that zone.

Mr. Sweeney recommended a fee of one cent per square foot to be placed on developments to go into a trust fund for impact fees.

Ms. Marsella also suggested that the penny sales tax monies be used since they are intended to provide infrastructure improvements as are the impact fees.

Mr. Mansfield agreed that AHAC should work with the County to see what are viable sources of funding.

After much discussion, the sub-committee made the following recommendation:  
There should be no special modification or waiving of impact fees for affordable housing developments. However, it would be beneficial to have a dedicated source of funding to help affordable housing providers pay the impact fees. Possible funding sources include:

- fees charged to developers of both residential and commercial properties (other than affordable housing providers);
- interest from the impact fee trust fund;
- another source of state funds;
- a one cent per square foot fee on development;
- the penny sales tax dollars.

### **Flexibility in Densities**

The need for more flexibility in densities was unanimously approved by the sub-committee.

There was discussion about how to achieve this. The final recommendation was:

The County should create a density bank for unused density within the county that can be used in specially designated sending zones where the development of higher density, more affordable housing would be desirable.

A secondary consideration was the idea of Inclusionary Zoning. This also received the full support of the sub-committee. The final recommendation was: Inclusionary Zoning should be mandatory for large residential developments within the County. However, it should also be incentivised.

### **Reservation of Infrastructure Capacity**

The sub-committee agreed that infrastructure is not a concern for the County at this point in time. No action needs to be taken.

### **Affordable Accessory Dwelling Units**

Ms. Farino reported that she has an accessory dwelling unit attached to her house and she was not required to get any special permitting.

Ms. Marshall relayed the experience the Planning and Zoning Board had with the proposed Babcock ranch development. The result was that accessory dwelling units would be allowed within the development, but they would count as units of density.

Mr. Sweeney proposed that they be allowed with a limit on their size.

Mr. Marshall was concerned about keeping them affordable as well as the impact on existing infrastructure.

Mr. Sweeney said that these units are important for the special needs population.

Ms. Farino added that they are important for senior households as well.

Based on this discussion, the sub-committee concluded that:

The County should encourage the development of accessory dwelling units, possibly as a Special Exception (with a decreased application fee) primarily to assist elderly and disabled individuals. Occupancy in these units should be limited.

### **Transfer of Development Rights**

The sub-committee believes this issues was covered in their discussion of flexible densities. No additional recommendations were made.

### **Reduction of Parking and Setback Requirements**

The sub-committee concluded that this is not an issue within the county at this time. No recommendations were made.

### **Flexible Lot Configuration**

This was an important issue for the sub-committee members. They discussed reduced set-back requirements and other ways to make better use of oddly configured lots. The conclusion of the sub-committee was:

The County should allow for flexibility on setbacks to allow for the construction of affordable housing on “non-conforming” and irregularly shaped lots.

### **Modifications of Sidewalk and Streetwalk Requirements**

Mr. Sweeney suggested that this would only apply to larger developments within the County. Mr. Mansfield agreed that any smart developer would provide sidewalks and other infrastructure in an infill development to be consistent with the surrounding area.

The sub-committee concluded that:

Reduced sidewalk and streetwalk requirements could be used as an incentive for the inclusion of affordable housing in a large-scale development.

### **AHAC Consideration of Any Proposal That May Increase Housing Costs**

Mr. Sweeney reminded the committee that the existing plan does include this requirement, but is concerned that is not effective. Mr. Mansfield agreed that a more detailed policy should be in place to ensure follow through on this item.

The sub-committee concluded that:

AHAC does need to have review of actions by the County that will impact the cost of housing. This needs to be part of the review process and procedures should be put in place to ensure this is accomplished.

### **Printed Inventory of Public Lands Suitable for Affordable Housing**

Mr. Sweeney proposed that these lands could be established as sending zones for increased density.

Mr. Mansfield reported that there is a new state statute that requires this be done. He would like AHAC to be involved in designating these lands as suitable for affordable housing and increasing access to this list. He suggested that a Request for Proposals should be issued annually to seek developers for any public land available and suitable for affordable housing.

The sub-committee's final recommendation was:

The County should make a list of public lands available to AHAC and they will determine what is suitable for affordable housing development. This list will then be made available to the general public, preferably via the County's web site.

### **Promotion of Development Near Transportation Hubs, Employment Centers, and Mixed Use Development**

Mr. Mansfield reported that this is a key element for Habitat for Humanity. They try to stay near existing services.

Mr. Marshall said this is already part of the County's Comprehensive Plan. However, there are no incentives built in. It is very difficult to get zoning changes outside of the defined Urban Service Area.

Mr. Sweeney suggested that this concept be used to identify sending areas for density.

Mr. Mansfield encouraged the group to consider incentives for development as that is the charge of the committee. If all things are equal, what would encourage a developer to build near existing services?

Mr. Marshall said that building already must occur within infill areas. East County is already comprised of primarily environmentally sensitive lands.

Mr. Mansfield suggested that the County needs to more closely define sending areas near services and use it as a redevelopment tool. Perhaps money could be granted for development within certain areas.

The recommendation of the sub-committee was:  
Incentives need to be created to encourage development within specific neighborhoods near existing services to encourage neighborhood redevelopment.

The next meeting will be held August 20, 2008, at 2pm at the Family Service Center at 21450 Gibraltar Drive in Port Charlotte.

The meeting was adjourned at 3:25.

Respectfully submitted,

A handwritten signature in cursive script that reads "Brandi Day".

Brandi Day,  
Program Coordinator,  
Charlotte County Housing Services

## **Multi-Family Rental Housing Report July 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. The complex reported 89% occupancy in August, up from 87% in July.

**The Pines of Punta Gorda** is a 336 unit affordable housing apartment complex located on Taylor Road in Punta Gorda. The manager reported a 64% occupancy rate for the past three months.

**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 is expected to be completed in late summer 2009. Carlisle has cleared the site.

**Charleston Cay** is a 128 unit affordable housing apartment complex 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. The complex reported 100 percent occupancy in August.

**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. Hampton Point reported 75% occupancy for August, up from 65% in June and 71% in June.

**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. Contracts have been signed. Construction is expected to begin in September.

**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. The first 31 units have been completed and are fully leased. The first move-ins occurred June 12th. Phase II is expected to be complete in July. Construction is expected to be complete by December 2008.

## Special Needs

**Harbor Place Apartments** (*formerly known as Ellicott Circle*) 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 has been completed and the units are ready for occupancy. Three tenants have moved in at this point. All the units have been leased.

**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. Construction has begun.

**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. Operations at the facility have been temporarily suspended pending new sources of operational funding.

**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 Homeless Coalition recently received the CO. The Homeless Coalition is meeting with local churches and other faith-based organizations to develop a plan to open the facility in the fall.

**Williams Place**, a 12 unit complex in Punta Gorda for persons with physical disabilities, received HHR funds for rehabilitation. Grant documents have been signed. Renovations have begun. The property currently has three units that are leased but not occupied in order to accommodate the renovation schedule.

**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 purchase. Renovations have begun. The property is expected to open in January 2009.

**CHARLOTTE COUNTY  
CORNERSTONE LOAN PROGRAM ♦ AND ♦ REHABILITATION PROGRAM**

**ACTIVITY REPORT**

PERIOD BEGINNING 01-01-08 ENDING 07-31-08

Total Number of Applications Received 53  
 Total Number of Applications Processed 53  
 Total Number of Applications Approved 45  
 Total Number Minority Applications Received 8

Total Number of Down Payment/New Construction Applications Approved 34  
 Total Number of Rehabilitation Assistance Applications Approved 11

Total SHIP Dollars Funded	<u>1,242,875.33</u>
Total Rehab SHIP Dollars Funded	<u>233,190.82</u>
Total Down Payment/New Const. SHIP Dollars Funded	<u>1,009,684.51</u>
Total Cornerstone Loan Mortgages Generated	<u>2,283,286.00</u>

**APPLICANT INFORMATION**

Head of Household:                      Male 27 Female 18

Head of Household Race:	White	<u>37</u>
	Black	<u>3</u>
	Hispanic	<u>3</u>
	Other	<u>2</u>

Head of Household Age:	0 - 18	<u>0</u>
	19 - 25	<u>10</u>
	26 - 40	<u>15</u>
	41 - 64	<u>14</u>
	64+	<u>6</u>

Family Size:	1	Person	<u>20</u>	➤ Total Clients Assisted	<u>20</u>
	2 - 4	Persons	<u>22</u>	➤ Total Clients Assisted	<u>57</u>
	5+	Persons	<u>3</u>	➤ Total Clients Assisted	<u>19</u>
				➤ Total All Sizes	<u>96</u>

Types of Rehabilitation:	Roof	<u>2</u>
	Plumbing	<u>5</u>
	AC/Heat	<u>4</u>

Note: Many homes have multiple needs	Windows/Doors	<u>4</u>
	Exterior Paint	<u>1</u>
	Living Space	<u>0</u>
	Handicapped Access	<u>0</u>
	Electrical	<u>1</u>
	Sewer/septic	<u>6</u>
	Other	<u>1</u>

Income Level:	Very Low	<u>10</u>
	Low	<u>29</u>
	Moderate	<u>6</u>

Note: Income levels are based on family size

**Report on SHIP Strategies for the SFY**

**July, 2008 Through July, 2008**

<b>Funds expended by Strategy</b>	<b>Acct No.</b>	<b>Amount expended</b>
Down Payment Assistance	82.0015	90,120.29
Housing Construction	82.0021	-117.85
Housing Corporation	82.0022	0.00
Housing Rehab	82.0024	13,403.34
Foreclosure Prevention	82.0032	0.00
Homebuyer's Club	82.0041	9,066.67
Rental Rehab	82.0042	0.00
Rental - New Construction	82.0043	0.00
Non Profit Rental Rehab	82.0046	0.00
Loan Loss Reserve	98.0033	0.00
Community Land Trust	82.0051	0.00
<b>GRAND TOTAL EXPENDED GRANT YR TO DATE</b>		<b>112,472.45</b>

**Total Funds received**

Program Income		
HABITAT	\$	-
THE PINES MORTGAGE	\$	-
REFINANCE	\$	-
Recaptured Funds		
CORNERSTONE	\$	-
SALE OF HOME	\$	-
HOUSING CORP. REPAYMENT OF CONST. LOAN	\$	-
OTHER	\$	-
<b>Total Recycled Funds Received</b>	<b>\$</b>	<b>-</b>
Funds released from State for 07/08	\$	14,485.00
SHIP funds received from Florida Housing Finance YTD	\$	383,142.00
Interest Received YTD	\$	7,599.58
<b>Total SHIP Funds and Interest Received</b>	<b>\$</b>	<b>405,226.58</b>
<b>GRAND TOTAL FUNDS RECEIVED YR TO DATE</b>	<b>\$</b>	<b>405,226.58</b>

# Hurricane Housing Recovery Grant Management Report

31-Jul-08

County Operating Funds	\$	1,099,008.00	\$	658,360.25
<b>Operating/Contractual Expenses</b>	<b>\$</b>	<b>1,099,008.00</b>		

Account Title	Budgeted	Expenditures
Down Payment Assistance	\$ 2,169,202.00	\$ 2,702,858.43
Housing Rehabilitation	\$ -	\$ 48,992.00
Foreclosure Prevention	\$ -	\$ 44,063.68
New Construction/Rehab for Sale, Non Profit	\$ -	\$ -
Mobile Home Replacement	\$ 96,705.00	\$ 110,073.64
Contractual operating expenses Rehab/DPA	\$ 264,920.00	\$ 264,918.00
Community Land Trust	\$ 1,050,000.00	\$ 266,542.11
Contractual operating expenses CLT	\$ 75,000.00	\$ 75,000.00
New Construction/Rehab, Private Developers	\$ -	\$ -
Non-Profit Rental Rehab/Construction	\$ 736,405.00	\$ -
Multi-family New Construction	\$ 5,280,000.00	
Charleston Cay		\$ 1,250,000.00
Charlotte Crossing	\$ 3,224,000.00	\$ -
Marion Manor	\$ 806,000.00	\$ -
Revitalization Area	\$ 3,750,000.00	
Housing Corporation		\$ 382,129.76
Habitat for Humanity		\$ 1,010,000.00
Mobile Moving Expenses	\$ 77,890.00	\$ -
Extremely Low - Income (ELI) Housing	\$ 4,520,834.00	\$ 4,649,489.39
<b>Program Expenses</b>		<b>\$ 10,804,067.01</b>
<b>Operating Expenses</b>		<b>\$ 658,360.25</b>
<b>Total Expenses</b>		<b>\$ 11,462,427.26</b>

Account Title	Budgeted	Revenues
<u>Operating/Contractual Revenues</u>	\$ 22,050,956.00	\$ 18,020,956.00
County Operating Funds	\$ 1,099,008.00	\$ 1,099,008.00
Interest Earned		\$ 1,723,178.58
<b>Operating/Contractual Revenues</b>	<b>\$ 23,149,964.00</b>	<b>\$ 20,843,142.58</b>

Account Title	Budgeted	Revenues
Down Payment Assistance	\$ 2,169,202.00	\$ 2,169,202.00
New Construction/Rehab for Sale, Non Profit	\$ -	\$ -
Mobile Home Replacement	\$ 96,705.00	\$ 96,705.00
Contractual operating expenses All Homeownership	\$ 264,920.00	\$ 264,920.00
Community Land Trust	\$ 1,050,000.00	\$ 1,050,000.00
Contractual operating expenses CLT	\$ 75,000.00	\$ 75,000.00
New Construction/Rehab, Private Developers	\$ -	\$ -
Non-Profit Rental Rehab/Construction	\$ 736,405.00	\$ 736,405.00
Multi-family New Construction	\$ 5,280,000.00	
Charleston Cay		\$ 1,250,000.00
Charlotte Crossing		\$ 3,224,000.00
Marion Manor		\$ 806,000.00
Revitalization Area	\$ 3,750,000.00	
Housing Corporation		\$ 1,650,000.00
Habitat for Humanity		\$ 2,100,000.00
Mobile Moving Expenses	\$ 77,890.00	\$ 77,890.00
Extremely Low - Income (ELI) Housing	\$ 4,520,834.00	\$ 4,520,834.00
Investment and LGSFTF interest income earned	\$ 1,723,178.58	
<b>Program Revenues Received</b>		<b>\$ 18,020,956.00</b>
<b>Operating Revenues Received</b>		<b>\$ 1,099,008.00</b>
<b>Total Grant Revenues</b>		<b>\$ 19,119,964.00</b>

Affordable Housing Projects Spreadsheet  
July 30, 2008

Project	Total Proj. Est. Cost	Balance	Contract	Expected	Expected	Draw	Draw	Draw	Project Status - Remarks	Units/	Target	Target
	Approved by BCC	Available	Signed	Start	Finish	# 1	# 2	# 3		Beds	Population	Income
<b>HHR</b>												
Charleston Cay (Wendover Housing Group)	\$1,250,000	\$0	7/21/2006	Apr-07	Oct-07	\$1,250,000.00			Fully operational.	128	Non-Elderly	50/60%AMI
Charlotte Crossing (Carlisle Development Group)	\$3,224,000	\$3,224,000		Sep-08	Jun-09				Lot has been cleared. Construction should begin in September.	124	Seniors	60% AMI
Coastal Safe Haven (Coastal Behavior)	\$500,000	\$71,345	10/10/2006	Feb-08	Jun-08	\$100,000.00	\$86,360.14	\$242,295.00	Renovations are underway..	52	Special Needs	30% AMI
Genesis Bishop House (Homeless Coalition)	\$406,800	\$0	2/24/2006	Feb-06	Jul-06	\$327,213.52	\$37,005.43	\$42,581.00	Facility completed	16	Special Needs	30% AMI
Genesis Chara House (Homeless Coalition)	\$1,433,944	\$0	12/19/2005	Dec-05	Jun-06	\$1,356,473.56	\$49,588.38	\$27,882.06	Facility completed	42	Special Needs	30% AMI
Genesis Safe House (Homeless Coalition)	\$1,400,090	\$0	12/19/2005	Aug-07	Jun-08	\$122,288.47	\$226,738.85	\$1,051,062.98	Facility completed	52	Special Needs	30% AMI
Hampton Point Apartments (Picerne Development Group)	\$4,992,000	\$0				\$4,992,000.00			Developer withdrew; would have been 192 units		Non-Elderly	60% AMI
Marion Manor (Diocese of Venice)	\$806,000	\$806,000		Mar-08	Jun-09				State Underwriting expected August 2008; construction to begin in September.	31	Non-Elderly	50/80%AMI
Habitat for Humanity (Homes for Revitalization Area)	\$2,100,000	\$1,090,000		Jan-08	Jun-09	\$240,000.00	\$420,000.00	\$350,000.00	Contracts signed. 29 lots have been purchased. Eight homes were completed.	30	Non-Elderly	<80% AMI
Housing Corporation (Rehab for Lease/Purchase in Revit. A)	\$1,650,000	\$1,267,870		Jan-08	Jan-09	\$248,370.17	\$133,759.59		Grant documents completed. HC has begun purchasing properties.	10	Non-Elderly	<80% AMI
Restoration Roads (Transitional Youth Facility)	\$980,000	\$0		Feb-08	Jan-09	\$544,778.37	\$28,893.68	\$406,327.95	Grant documents completed. Property has been purchased. Renovation has begun.	18	Special Needs Youth 14-17	30% AMI
Williams Place Apartments	\$236,405	\$236,405		Feb-08	Sep-08				Grants documents completed. Renovations have begun.	14	Special Needs	50% AMI
<b>SHIP</b>												
Harbor Place Apartments (Goodwill)	\$260,000	\$0	8/14/2007	Aug-07	Jun-08	\$98,694.00	\$135,070.00	\$26,236.00	Construction completed. Lease-up expected in August.	14	Special Needs	30% AMI
Charleston Cay	\$250,000	\$0	7/21/2006	Apr-07	Oct-07	\$250,000.00			Fully operational.	128	Non-Elderly	50/60%AMI
Genesis Chara House	\$240,000	\$0	10/25/2006	Dec-05	Jun-06	\$23,664.69	\$216,335.31		Facility completed.	42	Special Needs	30% AMI
Genesis Bishop House	\$100,000	\$0	2/13/2007	Feb-06	Jul-06	\$100,000.00			Facility completed.	16	Special Needs	30% AMI
Marian Manor	\$465,000	\$465,000		Dec-07	Jun-09				State Underwriting expected August 2008; construction to begin in September.	31	Non-Elderly	50/80%AMI
Gulf Breeze Apartments (Punta Gorda Housing Auth.)	\$450,000	\$0	7/22/2007	Jul-07	Dec-08	\$450,000.00			First 31 units completed and leased. Property should be complete by December.	171	Non-Elderly	30/60%AMI
<b>TOTAL</b>	\$20,744,239	\$7,160,620				\$10,103,483	\$1,333,751	\$2,146,385		630		