

**CHARLOTTE COUNTY
AFFORDABLE HOUSING ADVISORY COMMITTEE**

MEETING AGENDA

**September 24, 2008 at 9:00 AM
Family Services Center
21450 Gilbralter Drive, Conference Room
Port Charlotte, Florida**

- I. Roll Call
- II. Approval of Minutes of August 27, 2008
- III. Update from Charlotte County Housing Services – Brandi Day
 - Introduction of new Housing Manager
 - SHIP/HHR reports
 - Housing Fair
 - Outreach initiatives
- IV. Multi Family Report – Brandi Day
- V. The Housing Corporation Report - Brenda Bala
- VI. Report from Sub-Committee Meeting
- VII. Vote on proposals to Board of County Commissioners
- VIII. Public Comment - Limited to Three Minutes. Must Address Housing Issues.
- IX. Committee Member Comments

Adjournment

Next Meeting: The meeting will be held on October 22, 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; August 27, 2008 Minutes; Housing Corporation report, HHR/SHIP report

CHARLOTTE COUNTY
AFFORDABLE HOUSING ADVISORY COMMITTEE
MINUTES
August 27, 2008

The meeting convened at 9:02 a.m. at the Family Services Center at 21450 Gibraltar Drive in Port Charlotte. Committee members present included Barbara Lisby-Sowell, James Marshall, Jean Farino, Jeff Ahrens, Jim Kelley, Jim Sweeney, Kristin Marsella, Melissa Doyle, Mike Mansfield and Nancy Bell. Barbara Melanson was excused. The following people were also present:

Brandi Day, Charlotte County Housing Division,
Vikki Carpenter, Charlotte County Human Services,
Susan Swanson, Charlotte County Human Services,
Jeff Crimer, Charlotte County Growth Management,
Brenda Bala, The Housing Corporation of Charlotte County,
Connie Thrasher, Charlotte County Homeless Coalition,
Jerry Durham, Charlotte County Landlord Association, and
Sherry Lindee, Charlotte County Landlord Association,

Mr. Mansfield called the meeting to order at 9:02 am.

Motion was made by Melissa Doyle and seconded by Jim Sweeney to approve the July 2008 minutes. Motion carried; none opposed.

Mr. Mansfield then reviewed the charge of the Affordable Housing Advisory Committee for both old and new members. He stressed that the purpose is to review what is and is not working within the county's housing policies and make policy suggestions, but AHAC is not intended to enforce policies.

The sub-committee reported the results from its two previous meetings. Mr. Mansfield stressed that the sub-committee has had good discussions up to this point and encouraged it to continue. The next meeting is planned for September 10, 2008 at 9:00 in the Family Services Center Conference Room.

Ms. Bala reported that the Housing Corporation is currently accepting applications for the rehab program. The down payment assistance program is still on hold, but money may become available through the HHR funds. The Community Land Trust is looking for two more lots, but has run into problems finding affordable lots. They plan to continue with their model of three-bedroom/two-bath houses with a one-car garage. There are five houses in progress in the Neighborhood Revitalization Area, including two under construction and two with a sale pending. There are three families working through the homeowner program who are interested in these houses. The houses are as "green" as they were able to design and build them.

Connie Thrasher from the Homeless Coalition was the featured speaker for the meeting. She presented information on the programs for the Homeless Coalition as well as general needs for the homeless population within the county. The primary mission of the Homeless Coalition is to prevent homelessness. In the first six months of 2008, they helped 107 families with \$100 to \$300 grants. Their major requirement for giving funding is ensuring that the family being helped will be able to take care of themselves the following month. They are increasingly

having problems with families who receive assistance and then lose their home when the landlord is foreclosed on.

The Homeless Coalition also has four transitional housing units where families can stay for up to two years. However, some of those tenants have not made payments in months and they may be evicted. The Safe House shelter is complete, but they are in need of operating funds, which they are trying to earn through creative fundraising events. The operating budget is projected to be \$330,000 annually, but they expect some of the money to come from in-kind donations and volunteers. The Homeless Coalition is also seeking HUD grants and corporate sponsorships to help with funding.

There is an unmet need in the county for housing for the chronic homeless. The Safe House shelter will be dry so all tenants will be breathalized prior to coming in. There are few options for those in need of a wet shelter. Kelly Hall/Safe Haven, to be opened by Coastal Behavioral Healthcare will provide that. They are stretched for funds. Ms. Lisby-Sowell reported that they have tenants at Charleston Cay with vouchers from Coastal, but those payment have been cut in half and now tenants are unable to pay the rents. They also have homeless living in the property behind the apartments.

Ms. Thrasher promoted collaboration as the key to helping the homeless. Mr. Mansfield questioned whether rentals from the Landlord Association could be used to supplement the affordable housing supply of money for rent was made available. Ms. Thrasher reported that there is a statewide web site available to help people find affordable rentals. The important thing is that the families being served are well below the 50 percent of AMI threshold that is considered Low-Income.

The multifamily report included news that occupancy at local properties increased slightly in the past month.

In the SHIP report, Ms. Day reported that the SHIP and HHR annual reports were presented to the Board of County Commissioners the day before and was approved. It will be forwarded to the Florida Housing Finance Corporation well before the deadline of September 15th.

There were no public comments.

Committee members began a discussion about additional funding sources for housing programs in the County. Barbara Lisby-Sowell proposed searching for grant money. Jim Sweeney suggested finding a sister county in another state that might be able to provide additional revenues. Ms. Bala suggested that the major problem was the lack of jobs in the area. Mr. Kelley reported that Colonial Bank is seeing an improvement in the housing market in the four states in which it operates. The primary problem at this point is not that no one wants to move to Florida, but that they cannot sell their homes in other locations. Ms. Doyle suggested that the county is not a business-friendly community and the county residents need to balance their desire for a retirement community with the economic demands for development to create a sustainable economy. Mr. Sweeney questioned whether the county has a foreclosure assistance program in place. Ms. Bala reported that the Housing Corporation has helped 500 individuals and is receiving 20 calls per day. Mr. Mansfield suggested that the economy needs to diversify beyond the construction industry. Ms. Doyle suggested that AHAC have a liaison to the Economic Development Board.

Before adjourning, Ms. Carpenter reported that the County received 21 applications for the position of Housing Manager. A recommendation was made and a candidate selected, but final details have not yet been completed.

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 10:05.

Respectfully submitted,

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

Brandi Day,
Program Coordinator,
Charlotte County Housing Services

AHAC SUB-COMMITTEE MEETING

August 27, 2008

8:00 am

The meeting was called to order at 8:00 pm by Mike Mansfield, Chairman of the Affordable Housing Advisory Committee. Committee members Kristin Marsella, Melissa Doyle, and Nancy Bell were in attendance. Brandi Day with Charlotte County Housing Services was present. Members of the public at the meeting included Beth Manning from The Pines, Jerry Durham representing the Charlotte County Landlord's Association, Susan Swanson from Charlotte County Human Services, Brenda Bala from The Housing Corporation, and Jeff Crimer from Charlotte County Growth Management.

Mr. Mansfield reviewed the process for the meeting. It was to be a continuation of the previous meeting to go over the "other" items in the project matrix, those that are not required for consideration under state statute.

Rezone land to make additional land available for residential development: Committee consensus was that this is *not an issue*.

Facilitate the reuse of abandoned, vacant, and tax-delinquent properties: Mike Mansfield stated that this is an important issue for developers. He recommended, and the Committee concurred, that there be a *list of tax delinquent properties provided to both non-profit and for-profit developers*.

Adopt building codes to facilitate rehabilitation of existing codes: According to Kristin Marsella, the codes in place are sufficient and not overly burdensome. Reducing these requirements would likely lead to increases in insurance costs which would be counter-productive. She recommended, and the Committee concurred, that there be *no action here*.

Shared Equity mechanisms: Mr. Mansfield reported that Habitat has such a system in place and it works well. Brenda Bala reported that the Housing Corporation has considered this option, but does not want to do so in the current housing market. It is, however, part of the Community Land Trust program. *No consensus was reached on this item*.

Preserve Affordable Rental Housing: Melissa Doyle stressed that the committee needs to be forward thinking in addressing this issue. Ms. Day reported that all existing properties are in a 30-year compliance period. This has been a priority for funding from FHFC. It is not likely to be an issue in the near future. The county does not, at this time, have resources to address this need. *No recommendation was made*.

Housing Bonds: Done through Charlotte County Housing Finance Authority. *No action necessary*.

Tax Increment Financing and Tax Abatements: The Committee concluded that *more information is necessary before a decision can be made on these issues*.

Provide alternative funding to developers of affordable housing: Mr. Mansfield said this would be more of an issues now that the county no longer has HHR funds to supplement annual SHIP allocation. Funding from the federal government usually comes with stricter guidelines. But we need to be forward-thinking in looking for alternative sources of funds. Ms. Marsella suggested that we begin asking for additional money or we won't get it. Ms. Doyle stresses the need for a well-rounded program with various sources of funds. Ms. Marsella suggested additional funds could be given in the

form of an impact fee credit based on green building and design or based on the level of hurricane resistance built into the home. *The committee agreed with the idea of an impact fee credit and encouraged the county to look for additional housing funding sources.*

Housing Trust Fund: The Committee believes this was discussed adequately in the previous meeting during the discussion of impact fees. *No additional recommendations were made.*

Develop design guidelines to make affordable housing compatible with surrounding neighborhoods: Ms. Doyle believes that the county already does this well. *No additional actions are necessary.*

Annual County needs assessment: Ms. Doyle believes this is an urgent need for the county. Several Committee members were surprised to find out that this is not in place. Ms. Day informed the Committee that the last study was done after Hurricane Charley in 2005. Mr. Mansfield believes this will be especially important given the pending change in the members of the Board of County Commissioners who will need to familiarize themselves with the housing situation. *The Committee strongly recommended this be done annually and presented to both AHAC and the Board of County Commissioners.* As part of this discussion, it was also noted that there is a lack of awareness in the County about available programs for housing assistance.

Consolidate Housing Services with Growth Management: Ms. Marsells stated that it is important for developers to have an initial point of contact for permits, variances, etc. Ms. Bala believes that having Housing and Growth management closer together would be a good thing as it would facilitate communication between the two. Ms. Carpenter suggested that some changes to this may be made when the new Housing Manager comes on board. *The Committee recommended a liaison between Growth Management and Housing to facilitate communications and coordinate efforts.*

Volunteer-based housing repair: Ms. Bala suggested that this could be done through the current SHIP rehab program. *No recommendation was made.*

The next meeting will be held September 10, 2008, at 9:00 am at the Family Service Center at 21450 Gibraltar Drive in Port Charlotte.

The meeting was adjourned at 8:59 to prepare for the start of the regularly scheduled AHAC meeting.

Respectfully submitted,



Brandi Day,
Program Coordinator,
Charlotte County Housing Services

AHAC SUB-COMMITTEE MEETING
September 10, 2008
9:00 am

The meeting was called to order at 9:00 pm by Mike Mansfield, Chairman of the Affordable Housing Advisory Committee. Committee members Jean Farino, Jim Sweeney, and Barbara Lisby-Sowell were also in attendance. Brandi Day with Charlotte County Housing Services was present. Members of the public at the meeting included Beth Manning from The Pines, Jerry Durham representing the Charlotte County Landlord's Association, Diana Bello from The Housing Corporation, James Byrom from Mission Unity, Brandie Evans from the Charlotte County Homeless Coalition, Judy Magnon and Joanne Radcliffe from Coastal Behavioral Healthcare, Ana Romillo, and Jean LeValley from Goodwill Housing.

The meeting began with a request from Mr. Sweeney to do a side-by-side comparison between the existing County incentive plan and the current proposals being discussed by AHAC. The rest of the committee suggested proceeding with the current proposals as a starting point for discussion and save any comparisons for a future meeting.

Ms. Sowell asked a question about the current program for providing deposit assistance to households. There was a discussion about the policy of returning the deposit money to the agency that provided it. Mr. Durham from the Landlord Association reported that utilities are a big problem for landlords who are stuck paying bills when their tenants move out without paying them. The current county policy is that utilities are charged to the property owner rather than the tenant. Ms. Sowell reported that Charlotte County has the highest utility rates in the region. Mr. Mansfield asked if there was a specific proposal to be made that could be made to alleviate this situation. *The proposal was to change the policy on utility billing so that the tenant is responsible rather than the landlord.*

Mr. Mansfield suggested that there is a need for transitional housing in the County. Ms. Radcliffe stated that there is a particular need for affordable housing for those with disabilities. Ms. Romillo said this was due to changes in HUD policy that favored permanent over transitional supportive housing. Charlotte County only gets \$117,000 per year from HUD. Because of this, it often takes years to get projects started.

Mr. Sweeney suggested that Marion Manor, which is a project he has been working on, is a good model for how to use SHIP funds for more transitional housing development. Of the 31 units at the property, six will be used as transitional housing units. The County could require that a percentage of units in any new rental developments be set-aside for transitional units. Mr. Byrom said that there is sufficient money for his operation, Mission Unity, to build housing, but it will only pay for bricks and mortar. He needs funds to purchase land. Ms. Romillo added that the homeless teenagers are another overlooked segment of the population that need assistance. They need a place to go when they reach 18.

Ms. Day provided some guidance about the SHIP funding requirements and made some suggestions about possible uses for SHIP funding, including temporary rent payments to create a transitional housing program. There was a reluctance among the group to give away free rent. There was also additional discussion about what to do with the convicted felon population.

Mr. Sweeney pointed out that we need to be aware of the fact that any grant of \$3,000 or more would require a 15-year compliance period and annual certifications. The other committee members

indicated that was an understood part of the process and potential drawback to anyone choosing to apply for SHIP funds.

The discussion was then focused on the ten suggestions provided prior to the meeting.

1. Under the SHIP program for rental strategies, provide grants of \$7,000 - \$10,000 to rental properties (possibly those in foreclosure). This money would be used for property renovations and upgrades as well as debt alleviation. In return, the property owner would agree to restrict rents at the property consistent with state and federal guidelines for affordability for households earning 50 percent or less of Area Median Income. The restriction will remain in place for 15 years per state guidelines.

This recommendation was approved.

2. Give a preference, require, or provide an incentive to developers who use local contractors and laborers for construction of the development. An incentive could be to provide the money in the form of a grant rather than a loan.

This recommendation was approved as a requirement that at least 50 percent of the total laborers be from Charlotte County with bonus points given during the application process to developers who choose to agree to a higher percentage.

3. Give a preference, require, or provide an incentive to developers who construct green buildings. An incentive could be in a reduction in impact fees if the property installs energy and water-efficient fixtures that would limit the property's impact on local services.

This was approved with a forgivable loan being used as the incentive to participate.

4. Provide up to \$150,000 (rather than the standard \$75,000 per development) for proposed rental communities that agree to keep rents 10% below the maximum allowable rent level under the LIHTC program.

This recommendation was approved.

5. Have the county donate one or two parcels of land per year for the development of affordable housing, possibly with the caveat that these donations will be made within a certain area or to a certain non-profit agency.

The Committee recommends the following: Charlotte County will award a minimum of two parcels annually to a non-profit developer of affordable housing. The land can come from County-owned land or tax delinquent properties. This award will be in the form of a loan for the value of the land that will be forgiven after a 15-year compliance period.

6. Provide a portion of money from the SHIP funds to the Homeless Coalition or Charlotte County Human Services to supplement current funds available for security and utility deposits.

The Committee recommended: Create a strategy to allow SHIP funds to be used for security and utility deposits. Such a program would be run by an outside non-profit or government entity that would submit an application to administer this grant program.

Rental and mortgage assistance should also be included in this program, allowing up to \$1,000 per household to prevent eviction.

Note: Mr. Sweeney was not in favor of this policy because of the limited availability of SHIP funds.

7. Use SHIP funds to create and eviction protection strategy for renters.

See #6.

8. Create a program within the county government that would allow county employees to make a VOLUNTARY contribution to this fund directly from their paychecks of \$5 or another small amount. The fund could then be used specifically to assist county employees with rental and/or mortgage assistance as well as property taxes on a first come/first served basis. Other large employers in the community could be encouraged to create a similar program.

This program was recommended by the Committee.

9. Create more rent-to-own programs to ease households into homeownership.

This program was recommended by the Committee.

10. Offer a training program for non-profits interested in a developing a housing program.

This program was not considered necessary as the Florida Housing Coalition currently conducts trainings statewide.

It was determined that no additional meetings would be necessary for the completion of the report. There was some discussion by Mr. Sweeney again regarding the 1995 incentive plan. It was determined that a copy of this plan would be located and could be discussed at the full AHAC meeting on September 24th when all of these recommendations will be considered.

The meeting was adjourned at 10:42.

Respectfully submitted,



Brandi Day,
Program Coordinator,
Charlotte County Housing Services

Affordable Housing Advisory Committee
Report to the Charlotte County Board of County Commissioners
September 2008

Per state statute, the Affordable Housing Advisory Committee has undertaken the task of reviewing recommendations for increasing access to affordable housing within the County. This has evolved during the course of three sub-committee meetings held August 13 and 27 and September 10 of 2008. These meetings were all open to the public for comment.

In the course of the three meetings, AHAC deliberated the 11 programs required for consideration by Florida Statute 420.9076. In addition, the Committee undertook the evaluation of other policies and programs to further advance the creation of affordable housing within the county. The recommendations are reported below.

I. State-Mandated Programs:

Expedited Permitting

AHAC Recommendation: 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.

Modification of Impact Fee Requirements

AHAC 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

AHAC Recommendation: 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. Inclusionary Zoning should be mandatory for large residential developments within the County. However, it should also be incentivised.

Expedited Processing

AHAC Recommendation: 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.

Reservation of Infrastructure Capacity

AHAC Recommendation: Not considered necessary at this point in time.

Affordable Accessory Dwelling Units

AHAC Recommendation: 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

AHAC Recommendation: See recommendation for flexible densities.

Reduction of Parking and Setback Requirements

AHAC Recommendation: This is not currently an issue in the county.

Flexible Lot Configuration

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

Modification of Sidewalk and Streetwalk Requirements

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

Consideration of Any Proposal that May Impact Housing Costs

AHAC Recommendation: 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

AHAC Recommendation: 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.

Development Near Transportation Hubs, Major Employment Centers, and Mixed-Use Development

AHAC Recommendation: 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.

II. Other Public Policies Suggestions:

1. AHAC requests that a list of delinquent providers be readily available to developers, both for-profit and non-profit.
2. Require a 30-year compliance period for any property receiving county funds.
3. Recommend a reduction in impact fees based on green or hurricane-resistant design.

4. An annual housing needs assessment should be done and provided to AHAC and BCC annually.
5. Need to increase communication between Growth Management and Housing offices.
6. Have the county donate one or two parcels of land per year for the development of affordable housing, possibly with the caveat that these donations will be made within a certain area or to a certain non-profit agency.
7. Create a program within the county government that would allow county employees to make a VOLUNTARY contribution to this fund directly from their paychecks of \$5 or another small amount. The fund could then be used specifically to assist county employees with rental and/or mortgage assistance as well as property taxes on a first come/first served basis. Other large employers in the community could be encouraged to create a similar program.

III. New SHIP Programs to Consider:

1. Under the SHIP program for rental strategies, provide grants of \$7,000 - \$10,000 to rental properties (possibly those in foreclosure). This money would be used for property renovations and upgrades as well as debt alleviation. In return, the property owner would agree to restrict rents at the property consistent with state and federal guidelines for affordability for households earning 50 percent or less of Area Median Income. The restriction will remain in place for 15 years per state guidelines.
2. Give a preference, require, or provide an incentive to developers who use local contractors and laborers for construction of the development. An incentive could be to provide the money in the form of a grant rather than a loan.
3. Give a preference, require, or provide an incentive to developers who construct green buildings. An incentive could be in a reduction in impact fees if the property installs energy and water-efficient fixtures that would limit the property's impact on local services.
4. Provide up to \$150,000 (rather than the standard \$75,000 per development) for proposed rental communities that agree to keep rents 10% below the maximum allowable rent level under the LIHTC program.
5. Provide a portion of money from the SHIP funds to the Homeless Coalition or Charlotte County Human Services to supplement current funds available for security and utility deposits.
6. Create more rent-to-own programs to ease households into homeownership.

THE HOUSING CORPORATION OF CHARLOTTE COUNTY

CHARLOTTE COUNTY CORNERSTONE LOAN PROGRAM ♦ AND ♦ REHABILITATION PROGRAM

ACTIVITY REPORT

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

Total Number of Applications Received 58
Total Number of Applications Processed 58
Total Number of Applications Approved 47
Total Number Minority Applications Received 8

Total Number of Down Payment/New Construction Applications Approved 35
Total Number of Rehabilitation Assistance Applications Approved 12

Total SHIP Dollars Funded 1,251,164.31
Total Rehab SHIP Dollars Funded 241,410.82
Total Down Payment/New Const. SHIP Dollars Funded 1,009,753.49
Total Cornerstone Loan Mortgages Generated 2,374,696.00

APPLICANT INFORMATION

Head of Household:	Male <u>28</u>	Female <u>18</u>
Head of Household Race:	White <u>39</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>11</u>	
	26 - 40 <u>15</u>	
	41 - 64 <u>15</u>	
	64+ <u>6</u>	
Family Size:	1 Person <u>20</u>	> Total Clients Assisted <u>20</u>
	2 - 4 Persons <u>24</u>	> Total Clients Assisted <u>64</u>
	5+ Persons <u>3</u>	> Total Clients Assisted <u>19</u>
		> Total All Sizes <u>103</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>7</u>	
	Other <u>1</u>	
Income Level:	Very Low <u>11</u>	
	Low <u>30</u>	
	Moderate <u>6</u>	

Note: Income levels are based on family size

Affordable Housing Projects Spreadsheet
August 31, 2008

Project	Total Proj. Est. Cost Approved by BCC	Balance Available	Contract Signed	Expected Start	Expected Finish	Draw # 1	Draw # 2	Draw # 3	Project Status - Remarks	Units/ Beds	Target Population	Target Income
HHR												
Charleston Cay (Wendover Housing Group)	\$1,250,000	\$0	7/21/2006	Apr-07	Oct-07	\$1,250,000.00			Fully operational. The developer is waiting to close on its financing with FHFC. The next phase of construction is expected to begin in October. The three buildings will be completed in phases beginning March 2009 with leasing complete by December 2009.	128	Non-Elderly	50/60%AMI
Charlotte Crossing (Carlisle Development Group)	\$3,224,000	\$3,224,000		Jul-08	Jun-09				Renovations are nearing completion. Additional operating funds will be required before the property can open at full capacity. A date for occupancy has not yet been determined.	124	Seniors	60% AMI
Coastal Safe Haven (Coastal Behavior)	\$500,000	\$71,345	10/10/2006	Jun-08	Sep-08	\$100,000.00	\$86,360.14	\$242,295.00		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. Opening is delayed due to a lack of operating funds. The Homeless Coalition is working to secure these and is hoping for an October 2008 opening.	52	Special Needs	30% 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	4/1/2008	Jan-08	Jan-09	\$248,370.17	\$133,759.59		Grant documents completed. HC has begun purchasing properties. One home is nearing completion. Six other units are in various stages	10	Non-Elderly	<80% AMI
Marion Manor (Diocese of Venice)	\$806,000	\$806,000		Mar-08	Jun-09				State Underwriting expected September 2008. The property should begin construction in early October and be completed by September 2009.	31	Non-Elderly	50/80%AMI
Restoration Roads (Transitional Youth Facility)	\$980,000	\$0	12/11/2007	Feb-08	Jan-09	\$544,778.37	\$28,893.68	\$406,327.95	Grant documents completed. Property has been purchased. Renovation has begun. Work is expected to be completed by January 2009.	18	Special Needs Youth 14-17	30% AMI
Williams Place Apartments	\$236,405	\$236,405	6/25/2008	Feb-08	Sep-08				Renovations have been completed.	14	Special Needs	50% AMI
Total HHR Funds	\$13,987,239	\$6,695,620				\$4,189,124	\$982,346	\$2,120,149				
SHIP												
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 September 2008. The property should begin construction in early October and be completed by September 2009.	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			leased. Property should be complete by October.	171	Non-Elderly	30/60%AMI
Total SHIP Funds	\$1,765,000	\$465,000				\$922,359	\$351,405	\$26,236				
Grand Total Housing Funds	\$15,752,239	\$7,160,620				\$5,111,483	\$1,333,751	\$2,146,385				