



Housing Management Reports March 2016

Compiled by: Doreen H. Stoquert, Accounting Specialist

Housing Management Reports

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**Report on SHIP Funds for the SFY July 1, 2014 - June 30, 2015
(Expenditure Deadline 6/30/2017)**

REVENUE RECEIVED IN SFY 14-15

Program Income		Total
PAYOFF/REFINANCE	\$ 19,929.44	
PAYOFF/SALE OF PROPERTY	\$ 159,380.47	
PAYOFF/UNASSIGNED	\$ 35,585.40	
PAYOFF/CDBG	\$ -	
INTEREST YTD	\$ 4,928.09	
THE PINES	\$ 15,000.00	
Other - Rental Property Income	\$ 21,791.92	
Misc. Rev.	\$ 20,730.91	
Total Program Income		\$ 277,346.23
Recaptured Funds		
"Recouped" Funds	\$ -	
Total Recaptured Funds		\$ -
"Unused", Returned Funds		
Housing Corporation	\$ -	
New Construction	\$ -	
Total "Unused", Returned Funds		\$ -
SHIP Funds		
SHIP funds received from Florida Housing Finance YTD	\$ 815,835.00	
Funds carried over from prior year	\$ 14,026.59	
Total SHIP Funds		\$ 829,861.59
TOTAL 14-15 REVENUES YR TO DATE		\$ 1,107,207.82

EXPENSES INCURRED FOR 14-15 FUNDS

Funds expended by Strategy	Acct No.	Total
Down Payment Assistance	82.0015	\$ 83,800.00
Housing Construction	82.0021	\$ -
County Owned & Special Needs Rental Rehab Program	82.0057	\$ 21,761.99
Charlotte County Admin. Expense	91.0001	\$ 95,450.81
Housing Rehab	82.0024	\$ 448,159.39
Foreclosure Prevention	82.0032	\$ -
Homebuyer's Club	82.0041	\$ -
Rental Rehab	82.0042	\$ -
Rental - New Construction	82.0043	\$ -
Non Profit Rental Rehab	82.0046	\$ 170,000.00
Loan Loss Reserve	98.0033	\$ -
Community Land Trust	82.0051	\$ -
FHOP	82.0041	\$ -
Renter Eviction Prevention	82.0077	\$ -
Impact Fee Proviso	82.0072	\$ -
TOTAL 14-15 EXPENSES YR TO DATE		\$ 819,172.19
BALANCE 14-15 SHIP FUNDS		\$ 288,035.63

Report on SHIP Funds for the SFY July 1, 2015 - June 30, 2016
(Expenditure Deadline 6/30/2018)

REVENUE RECEIVED IN SFY 15-16		
Program Income		Total
PAYOFF/REFINANCE	\$ 65,664.75	
PAYOFF/SALE OF PROPERTY	\$ 362,487.00	
PAYOFF/UNASSIGNED	\$ 42,115.63	
PAYOFF/CDBG	\$ -	
INTEREST YTD	\$ 7,062.77	
THE PINES	\$ 15,000.00	
Other - Rental Property Income	\$ 31,185.00	
Misc. Rev.	\$ -	
Total Program Income		\$ 523,515.15
Recaptured Funds		
"Recouped" Funds	\$ -	
Total Recaptured Funds		\$ -
"Unused", Returned Funds		
Housing Corporation	\$ -	
New Construction	\$ -	
Total "Unused", Returned Funds		\$ -
SHIP Funds		
SHIP funds received from Florida Housing Finance YTD	\$ 707,691.00	
Total SHIP Funds		\$ 707,691.00
TOTAL 15-16 REVENUES YR TO DATE		\$ 1,231,206.15

EXPENSES INCURRED FOR 15-16 FUNDS		
Funds expended by Strategy	Acct No.	Total
Down Payment Assistance	82.0015	\$ -
Housing Construction	82.0021	\$ -
County Owned & Special Needs Rental Rehab Program	82.0057	\$ 500.00
Charlotte County Admin. Expense	91.0001	\$ 73,573.90
Housing Rehab	82.0024	\$ 14,175.00
Foreclosure Prevention	82.0032	\$ -
Homebuyer's Club	82.0041	\$ -
Rental Rehab	82.0042	\$ -
Rental - New Construction	82.0043	\$ -
Non Profit Rental Rehab	82.0046	\$ -
Loan Loss Reserve	98.0033	\$ -
Community Land Trust	82.0051	\$ -
FHOP	82.0041	\$ -
Renter Eviction Prevention	82.0077	\$ -
Impact Fee Proviso	82.0072	\$ -
TOTAL 15-16 EXPENSES YR TO DATE		\$ 88,248.90
BALANCE 15-16 SHIP FUNDS		\$ 1,142,957.25

SHIP Client Status Report - March 2016

SHIP Pre-Qualification Telephone Interviews This Quarter	50
Interviewees Not Qualified Based on Information Provided	22
Applications Accepted This Quarter	1
Application Accepted (9/28/2015 - 3/31/2016)	23
Closings Held This Quarter	5
Total Closings (9/28/2015 - 3/31/2016)	14
Applications Withdrawn	4

**Neighborhood Stabilization Program (NSP)
March 2016**

REVENUE			
	Budget	Received	Balance
NSP Funds			
Federal Program Revenue	\$ 3,995,538.00	\$ 3,995,537.25	\$ 0.75
Administrative Revenue	\$ 291,519.00	\$ 291,519.00	\$ -
Total NSP Funds	\$ 4,287,057.00	\$ 4,287,056.25	\$ 0.75
Misc. Revenue			
Return of Prior Year Expense	\$ -	\$ 66.00	\$ (66.00)
Rent	\$ -	\$ 4,200.00	\$ (4,200.00)
Total Misc. Revenue			\$ (4,266.00)
GRAND TOTAL REVENUES	\$ 4,287,057.00	\$ 4,287,122.25	\$ 4,266.00
EXPENSE			
	Budget	Expense	Balance
Administration			
Salaries	\$ 291,519.00	\$ 281,312.62	\$ 10,206.38
Other Administrative Expenses	\$ -	\$ 10,206.38	\$ (10,206.38)
Sub-Total	\$ 291,519.00	\$ 291,519.00	\$ -
Strategy No. 1			
Acquisition	\$ 679,420.08	\$ 679,420.08	\$ -
Rehabilitation	\$ 261,886.15	\$ 261,886.15	\$ -
Housing Replacement	\$ 245,898.36	\$ 245,897.61	\$ 0.75
Disposition	\$ 6,115.33	\$ 6,115.33	\$ -
Public Services for Housing Counseling	\$ -	\$ -	\$ -
Sub-Total	\$ 1,193,319.92	\$ 1,193,319.17	\$ 0.75
Strategy No. 3			
Acquisition	\$ 13,010.31	\$ 13,010.31	\$ -
Disposition	\$ 1,893.50	\$ 1,893.50	\$ -
Clearance/Remediation	\$ -	\$ -	\$ -
Rehabilitation	\$ -	\$ -	\$ -
Sub-Total	\$ 14,903.81	\$ 14,903.81	\$ -
Strategy No. 4			
Acquisition	\$ 251,800.93	\$ 251,800.93	\$ -
Public Services for Housing Counseling	\$ -	\$ -	\$ -
Disposition	\$ 4,232.09	\$ 4,232.09	\$ -
Housing Replacement	\$ 756,133.92	\$ 756,133.92	\$ -
Sub-Total	\$ 1,012,166.94	\$ 1,012,166.94	\$ -
Strategy No. 5			
Acquisition	\$ 287,802.85	\$ 287,802.85	\$ -
Acquisition - 120%	\$ 143,286.76	\$ 143,286.76	\$ -
Housing Replacement	\$ 1,088,370.60	\$ 1,091,345.60	\$ (2,975.00)
Disposition	\$ 4,682.41	\$ 4,682.41	\$ -
Rehabilitation - Single Family	\$ 118,853.28	\$ 118,853.28	\$ -
Rehabilitation - 120%	\$ 132,151.43	\$ 132,151.43	\$ -
Rehabilitation - Multi-Family	\$ -	\$ -	\$ -
Sub-Total	\$ 1,775,147.33	\$ 1,778,122.33	\$ (2,975.00)
GRAND TOTAL EXPENSES	\$ 4,287,057.00	\$ 4,290,031.25	\$ (2,974.25)
NSP1 FUND BALANCE			\$ 1,291.75

**Neighborhood Stabilization Program 3(NSP3)
March 2016**

REVENUE				
	Budget	Received	Balance	
NSP Funds				
Federal Program Revenue	\$ 1,820,666.00	\$ 1,820,666.00	\$	-
Administrative Revenue	\$ 202,296.00	\$ 202,296.00	\$	-
Total NSP Funds	\$ 2,022,962.00	\$ 2,022,962.00	\$	-
Misc. Revenue				
Return of Prior Year Expense	\$ -	\$ -	\$	-
Program Income	\$ -	\$ 40,578.74	\$	(40,578.74)
Total Misc. Revenue	\$ -	\$ 40,578.74	\$	(40,578.74)
GRAND TOTAL REVENUES	\$ 2,022,962.00	\$ 2,063,540.74	\$	40,578.74
EXPENSE				
	Budget	Expense	Balance	
Administration				
Salaries	\$ 202,296.00	\$ 193,589.30	\$	8,706.70
Other Administrative Expenses	\$ -	\$ 8,729.63	\$	(8,729.63)
Sub-Total	\$ 202,296.00	\$ 202,318.93	\$	(22.93)
Activity 1: Acquisition & Rehab of Foreclosed Properties				
Eligible Use B: Acquisition and Rehabilitati	\$ 5,469.29	\$ 5,469.29	\$	-
Sub-Total	\$ 5,469.29	\$ 5,469.29	\$	-
Activity 2: Demolition				
Eligible Use D: Demolition	\$ 21,691.68	\$ 21,691.68	\$	-
Sub-Total	\$ 21,691.68	\$ 21,691.68	\$	-
Activity 3: Redevelopment by New Construction				
Eligible Use E: Redevelopment	\$ 1,192,849.37	\$ 1,192,849.37	\$	0.00
Sub-Total	\$ 1,192,849.37	\$ 1,192,849.37	\$	0.00
Activity 5: Acquisition & Rehab of Foreclosed Properties - Set-Aside				
Eligible Use B: Acquisition and Rehabilitati	\$ 113,305.75	\$ 115,625.63	\$	(2,319.88)
Sub-Total	\$ 113,305.75	\$ 115,625.63	\$	(2,319.88)
Activity 6: Redevelopment by New Construction - Set-Aside				
Eligible Use E: Redevelopment	\$ 487,349.91	\$ 501,018.23	\$	(13,668.32)
Sub-Total	\$ 487,349.91	\$ 501,018.23	\$	(13,668.32)
GRAND TOTAL EXPENSES	\$ 2,022,962.00	\$ 2,038,973.13	\$	(16,011.13)
NSP3 FUND BALANCE			\$	24,567.61

Affordable Housing Projects Spreadsheet
March 2016

Project	Total Proj. Est. Cost	Balance	Contract	Expected	Expected	Draw	Draw	Draw	Project Status - Remarks	Units/ Beds	Target Population	Target Income
	Approved by BCC	Available	Signed	Start	Finish	# 1	# 2	# 3				
HHR												
Charleston Cay (Wendover Housing Group)	\$ 1,250,000.00	\$ -	7/21/2006	Apr-07	Oct-07	\$ 1,250,000.00			Fully operational.	128	Non-Elderly	50/60%AMI
Charlotte Crossing (Carlisle Development Group)	\$ 2,145,325.56	\$ -	6/29/2010	Oct-10	May-11	\$ 2,145,234.00		\$ 91.56	Fully operational.	82	Seniors	60% AMI
Coastal Safe Haven (Coastal Behavioral Healthcare)	\$ 600,000.00	\$ -	10/10/2006	Jun-08	Sep-08	\$ 100,000.00	\$ 86,360.14	\$ 413,639.86	Property re-opened 12/1/2009 with 22 beds currently occupied.	52	Special Needs	30% AMI
Community Land Trust	\$ 675,512.64	\$ -	12/13/2005	Feb-06	Jun-09	\$ 360,514.24	\$ 150,000.00	\$ 164,998.40	Eight units sold, three units conveyed to CCHF, one unit occupied as rental.	12		
Genesis Bishop House (Homeless Coalition)	\$ 406,799.95	\$ -	2/24/2006	Feb-06	Jul-06	\$ 327,213.52	\$ 37,005.43	\$ 42,581.00	Facility being utilized by CASL since 3/12 for homeless shelter/transitional housing.	16	Special Needs	30% AMI
Genesis Chara House (Homeless Coalition)	\$ 1,433,944.00	\$ -	12/19/2005	Dec-05	Jun-06	\$ 1,356,473.56	\$ 49,588.38	\$ 27,882.06	Facility being utilized by CASL since 9/11 for homeless shelter/transitional housing.	42	Special Needs	30% AMI
Genesis Safe House (Homeless Coalition)	\$ 1,517,871.30	\$ -		Aug-07	Jun-08	\$ 122,288.47	\$ 226,738.85	\$ 1,168,843.98	Fully operational.	52	Special Needs	30% AMI
Habitat for Humanity (Homes for Revitalization Area)	\$ 2,100,000.00	\$ -		Jan-08	Jun-09	\$ 240,000.00	\$ 420,000.00	\$ 1,440,000.00	30 homes completed and occupied.	30	Non-Elderly	<80% AMI
Housing Corporation (Rehab for Lease/Purch. In Revit. Area)	\$ 1,573,112.39	\$ -	4/1/2008	Jan-08	Jun-09	\$ 248,370.17	\$ 133,759.59	\$ 1,190,982.63	Five units conveyed to CCHF, two units sold to qualified homeowners, four units occupied as rentals.	11	Non-Elderly	<80% AMI
Marian Manor (Diocese of Venice)	\$ 806,000.00	\$ -	11/4/2008	Jan-09	Jun-10	\$ 806,000.00			Fully operational.	31	Non-Elderly	50/80%AMI
Stillwater Home (Veteran Housing)	\$ 980,000.00	\$ -	12/11/2007	Feb-08	Jun-10	\$ 544,778.37	\$ 28,893.68	\$ 406,327.95	Facility currently leased by CASL for occupancy by homeless Veterans meeting qualifications of program.	18	Special Needs Veterans Preference	30% AMI
Stillwater Home (Veteran Housing)	\$ 319,847.10	\$ -	12/11/2007	Feb-08	Jun-10	\$ 1,959.26	\$ 3,904.08	\$ 313,983.76	Facility currently leased by CASL for occupancy by homeless Veterans meeting qualifications of program.	18	Special Needs Veterans Preference	30% AMI
Williams Place Apartments	\$ 236,405.00	\$ -	6/25/2008	Feb-08	Sep-08	\$ 140,195.00	\$ 96,210.00		Fully operational.	12	Special Needs	50% AMI
Total HHR Funds	\$ 14,044,817.94	\$ -				\$ 7,643,026.59	\$ 1,232,460.15	\$ 5,169,331.20				
SHIP												
Harbor Place Apartments (Goodwill)	\$ 260,000.00	\$ -	8/14/2007	Aug-07	Oct-08	\$ 98,694.00	\$ 135,070.00	\$ 26,236.00	Fully operational.	14	Special Needs	30% AMI
Charleston Cay	\$ 250,000.00	\$ -	7/21/2006	Apr-07	Oct-07	\$ 250,000.00			Fully operational.	128	Non-Elderly	50/60%AMI
Genesis Chara House	\$ 240,000.00	\$ -	10/25/2006	Dec-05	Jun-06	\$ 23,664.69	\$ 216,335.31		Facility being utilized by CASL since 9/11 for homeless shelter/transitional housing.	42	Special Needs	30% AMI
Genesis Bishop House	\$ 100,000.00	\$ -	2/13/2007	Feb-06	Jul-06	\$ 100,000.00			Facility being utilized by CASL since 3/12 for homeless shelter/transitional housing.	16	Special Needs	30% AMI
Marian Manor	\$ 465,000.00	\$ -	11/4/2008	Jan-09	Jun-10	\$ 465,000.00			Fully operational.	31	Non-Elderly	50/80%AMI
Gulf Breeze Apartments (Punta Gorda Housing Auth.)	\$ 450,000.00	\$ -	7/22/2007	Jul-07	Dec-08	\$ 450,000.00			Fully operational.	171	Non-Elderly	30/60%AMI
The Pines of Punta Gorda dba Seven Palms	\$ 450,000.00	\$ -				\$ 450,000.00			Fully operational.	326	Non-Elderly	33/60% AMI
Total SHIP Funds	\$ 2,215,000.00	\$ -				\$ 1,837,358.69	\$ 351,405.31	\$ 26,236.00				
Grand Total Housing Funds	\$ 16,259,817.94	\$ -				\$ 9,480,385.28	\$ 1,583,865.46	\$ 5,195,567.20		1015		

Monthly Rental Housing Update
5/18/2016

Apartment Communities	Total Units	2014	2015				2015	2016	
		Average Occupancy	March	June	November	December	Average Occupancy	March	Average Occupancy
Hampton Point Apartments	284	97.5%	273	273	281	281	97.5%	278	97.9%
Murdock Circle Apartments	264	99.0%	264	264	264	264	100.0%	264	100.0%
Charleston Cay Apartments	128	98.0%	128	128	128	128	100.0%	124	96.9%
Seven Palms (The Pines)	326	100.0%	326	326	321	325	99.5%	326	100.0%
Harbor Place	14	89.3%	14	13	13	13	94.6%	14	100.0%
Williams Place	12	100.0%	12	11	11	11	93.8%	10	83.3%
Rotunda Lakes Apartments	176	97.5%	174	174	174	174	99.0%	173	98.3%
Presbyterian Villas	70	100.0%	70	70	70	70	100.0%	70	100.0%
Presbyterian Homes	120	100.0%	120	120	120	120	100.0%	120	100.0%
Charlotte Towers	97	100.0%	97	97	97	97	100.0%	97	100.0%
Grove City Manor	100	99.0%	99	99	100	96	98.5%	96	96.0%
Villa San Carlos	50	100.0%	50	49	50	50	99.5%	50	100.0%
Villa San Carlos II	54	98.1%	54	54	54	54	100.0%	54	100.0%
Gulf Breeze Apartments	171	98.5%	171	168	168	171	99.0%	171	100.0%
Oaktree Village	30	100.0%	30	30	29	30	99.2%	28	93.3%
Marian Manor	31	100.0%	29	29	29	31	95.2%	30	96.8%
Trabue-Woods Estate	8	93.8%	8	8	6	8	93.8%	8	100.0%
Bernice Russell CDC	4	100.0%	4	4	4	4	100.0%	4	100.0%
Charlotte Crossing	82	100.0%	82	82	82	82	100.0%	82	100.0%
Total Occupied Units	2021		2005	1998	2001	2009		1999	
Occupancy Rate			99.2%	98.9%	99.0%	99.4%		98.9%	
Special Needs Housing:									
Punta Gorda Veterans Village (VOA)	24	100.0%	24	21	23	23	94.8%	23	95.8%
Genesis Bishop House	16	31.3%	1	1	2	1	7.8%	5	31.3%
Genesis Chara House	42	29.8%	14	13	12	11	29.8%	15	35.7%
Genesis Safe House	52	109.6%	56	40	45	42	88.0%	52	100.0%
Coastal Safe Haven	52	44.2%	24	25	21	25	45.7%	22	42.3%
Stillwater Home	14	110.7%	16	11	12	13	92.9%	11	78.6%

Charlotte County Habitat for Humanity Fiscal Year 2015/2016

	ADDRESS	HOMEOWNER	TO BE COMPLETED/ CLOSED	COUNTY FUNDING USED	
1	23453 CHIMES AVENUE, PC	SHADY	SEPTEMBER 2015	N/A	<p>Report for March 31, 2016</p> <p>Homeownership Inquiries 400</p> <p>Applications submitted - 7</p> <p>Applications approved - 6</p> <p>6 Habitat homes in progress</p> <p>14 approved families waiting for homes</p>
2	23461 CHIMES AVENUE, PC	ANAGOS	AUGUST 2015	N/A	
3	12070 HELICON AVENUE, PC	SANBORN	November 2015	N/A	
4	3246 OSWEGO STREET, PC	LAFAILLE	November 2015	N/A	
5	12576 CHAMBERLAIN BLVD, PC	NAKACH	November 2015	N/A	
6	501 EAST DRIVE, PG	KONDOR	December 2015	N/A	
7	27062 GREEN GULF BLVD, PC	RADLE	IN PROGRESS	N/A	
8	349 LIDDY STREET, PC	ORITZ	January 2016	N/A	
9	570 MAGNOLIA AVENUE, PC	PHIPPS	December 2015	N/A	
10	20311 BENTON AVENUE, PC	CANO	February 2016	N/A	
11	1306 VISCAYA DRIVE, PC	ISLES	IN PROGRESS	N/A	
12	10123 SEABROOK DRIVE, PC	TBD	IN PROGRESS	N/A	
13	3474 GILLOT BLVD, PC	SHARP	IN PROGRESS	N/A	
14	18094 WAKASHAN AVE, PC	TBD	IN PROGRESS	N/A	
15	14331 TUGWELL AVENUE, PC	GONZALEZ	IN PROGRESS	N/A	
16	17490 WINTERGARDEN AVE, PC	TBD	IN PROGRESS	N/A	
17	1444 ROMMEL STREET, PC	RELLA	IN PROGRESS	N/A	
18	23381 PATERA AVENUE, PC	LAFONT	IN PROGRESS	N/A	
19	556 FENTON AVENUE, PC	TBD	IN PROGRESS	N/A	
20	1353 KARIN TERRACE, PC	SPITTLER	IN PROGRESS	N/A	
21	3381 PORT CHARLOTTE BLVD, PC	RIVERA	IN PROGRESS	N/A	
22	19216 ADDISON AVENUE, PC	KUSHMEREK	IN PROGRESS	N/A	
23					
24					

HOUSING TERMINOLOGY/ACRONYMS

SHIP	State Housing Initiatives Partnership
HHR	Hurricane Housing Recovery
NSP	Neighborhood Stabilization Program
SFY	State Fiscal Year
LHAP	Local Housing Assistance Plan
Cornerstone Loan Program	Mortgage loan program in conjunction with the SHIP down payment assistance program
CLT	Community Land Trust
ELI	Extremely Low Income
FHFC	Florida Housing Finance Corporation
AMI	Average Median Income
VOA	Volunteers of America
CDBG	Community Development Block Grant
CCHFA	Charlotte County Housing Finance Authority
FHOP	Florida Homebuyer Opportunity Program (Tax Credit)
LIHTC	Low-Income Housing Tax Credit
HUD 811	Federal Housing Program Assisting the Needs of the Disabled
NSP	Neighborhood Stabilization Program
RD	Rural Development
MSF	Mortgage Settlement Fund
Sec 236	HUD Program which provides mortgage insurance and interest reduction subsidy payments in an amount equal to the difference between actual debt service and debt service at 1% interest rate for rental or cooperative housing owned by private non-profit or limited profit landlords and rental to low-income tenants.
Sec 8/202	HUD Program which provides housing assistance in the form of direct payments to private landlord. Vouchers/certificates are secured from a local housing authority and then used by the low-income elderly to rent apartments and homes in the private market.
Sec 202	Federal Housing Program Assisting the Needs of the Elderly
PH/LIHTC	Public Housing/Low-Income Housing Tax Credit
USVA	United States Veterans Administration
NOFA	Notice of Funding Availability