



**Charlotte County
Housing Services**

**Catalog of Affordable Housing
Opportunities**



**Charlotte County
Department of Human Services
Neighborhood Services - Housing
941.833.6503**

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For emergency housing needs, health & human services information as well as community and government numbers and volunteer opportunities, call 2-1-1.

Charlotte County residents of Englewood, out of area cell phone callers, and TTY users dial 941.205.2161.

Affordable Housing Programs

The **State Housing Initiatives Partnership (SHIP)** Program provides Charlotte County with State funds to expand or preserve affordable housing to income eligible households and other special needs groups. The Housing Division is responsible for coordinating the development of a Local Housing Assistance Plan (LHAP) describing how funds from the SHIP Program will be used within the framework established by the Florida Legislature. For a copy of the current Local Housing Assistance Plan, go to the County's web site www.CharlotteCountyFL.gov.

Eligibility for programs is based on household income as determined by the U.S. Department of Housing and Urban Development each year. For 2020, income limits are listed on the following table. Extremely-low-income households are those with incomes below 30 percent of the Area Median Income (AMI). Very-low incomes are those at or below 50 percent of AMI. Low-incomes are between 51 and 80 percent of AMI. Moderate incomes are between 81 and 120 percent of AMI.

Income Limits for 2020				
	30% (EL)	50% (VL)	80% (L)	120% (M)
1 Person	\$13,000	\$21,650	\$34,650	\$51,960
2 Person	\$17,240	\$24,750	\$39,600	\$59,400
3 Person	\$21,720	\$27,850	\$44,550	\$66,840
4 Person	\$26,200	\$30,900	\$49,450	\$74,160
5 Person	\$30,680	\$33,400	\$53,450	\$80,160
6 Person	\$35,160	\$35,850	\$57,400	\$86,040
7 Person	\$38,350	\$38,350	\$61,350	\$92,040
8 Person	\$40,800	\$40,800	\$65,300	\$97,920

For more information, visit www.CharlotteCountyFL.gov and select Human Services from the department list.

Homeowners Initiatives

When funding is available as required by Florida Statutes; each of these programs will be posted on Charlotte County Government website as well as advertised in the newspaper.

- **Down Payment Assistance:** Provides 0% interest, deferred loans to first time homebuyers to assist with the purchase of homes. Very-low and low income households are served. Moderate income households will be served under certain circumstances.
- **Homeowner Rehabilitation:** Provides 0% interest, deferred loans to assist in the rehabilitation of housing owned by very-low and low income households.



Homeownership opportunities in Charlotte County are also provided by Habitat for Humanity. Habitat for Humanity creates a partnership where the homeowners are involved in all aspects of the building of their home. In addition to a small down payment, each Habitat for Humanity family is required to invest hours of "sweat equity" in the construction of their Habitat home. The families work on the

construction of their homes and other Habitat homes. Habitat does not charge interest on the mortgage, and in most cases the mortgages are for 30 years. Homeowner payments are paid into a revolving fund which helps support the construction of new homes. To find out more about these opportunities, call 941.639.3162 or go online to www.charlottecountyhfh.org.

Rental Initiatives

Multiple rental housing developments have been financed through Charlotte County's SHIP program. For direct rental assistance, please contact the Punta Gorda Housing Authority, which administers the Section 8 program:

Punta Gorda Housing Authority
340 Gulf Breeze Avenue
Punta Gorda, FL 33950
Phone: 941.639.4344 Fax: 941.639.1753

www.puntagordaha.org
pgha@puntagordaha.org

Other options for emergency assistance can be found by calling 2-1-1 or 941-205-2161

For other listings of rental properties in Charlotte County, check out these websites:

- www.floridahousingsearch.org
- www.rent.com
- www.padmapper.com
- www.apartmentguide.com
- www.apartmentfinder.com
- www.apartments.com
- www.zumper.com

Housing for Disabled Persons



WILLIAMS PLACE
216 W. William Street
Punta Gorda, FL 33950
Phone: 239.995.6100

Single-story units: 10 one-bedroom units, 2 two-bedroom units
Tenant incomes restricted to 50 percent of AMI or less
Units restricted to physically disabled persons
Pets allowed (deposit and restrictions)



HARBOR PLACE APARTMENTS
20101 Helms Way
Port Charlotte, FL 33952
Phone: 239.995.6100

9 one-bedroom units, 5 two-bedroom units
Tenant incomes restricted to 50 percent of AMI or less
Units restricted to physically disabled persons
Pets allowed (deposit and restrictions)



PRESBYTERIAN VILLAS
2285 Aaron Street
Port Charlotte, FL 33952
Phone: 941.629.6664
www.phhf.com

Age: 62 & Older (Under 62, if disabled)
46 one-bedroom units, 24 two-bedroom units
Income restrictions
Pets allowed (deposit and restrictions)



VILLA SAN CARLOS I
2550 Easy Street
Port Charlotte, FL 33952
Phone: 941.624.2266
TTY: 800.955.8871

Age: 62 & older or those that require the features of a handicap accessible unit
37 one-bedroom units, 13 studio units
Tenant incomes restricted to 30 percent of AMI or less
Rent restricted to 30 percent of gross annual household income
Pets allowed (deposit and restrictions)

Senior Housing Opportunities



PRESBYTERIAN VILLAS

2285 Aaron Street
Port Charlotte, FL 33952
Phone: 941.629.6664
www.phhf.com

Age: 62 & Older (Under 62 if disabled)
46 one-bedroom units, 24 two-bedroom units
Income restrictions
Pets allowed (deposit and restrictions)



PRESBYTERIAN HOMES OF PORT CHARLOTTE

2275 Aaron Street
Port Charlotte, FL 33952
Phone: 941.629.6664
www.phhf.com

Age: 62 & Older
Three-story buildings with elevator access
60 one-bedroom units, 60 two-bedroom units
Tenant incomes restricted to 80 percent of AMI or less
Income restrictions
Pets allowed (deposit and restrictions)



CHARLOTTE TOWERS

2295 Aaron Street
Port Charlotte, FL 33952
Phone: 941.629.6664
www.phhf.com

Age: 62 & Older
97 units in a six-story building with elevator access
Rent restricted to 30 percent of gross annual household income
Income restrictions
Pets allowed (deposit and restrictions)



GROVE CITY MANOR

6433 Gasparilla Pines Boulevard
Grove City, FL 34224
Phone: 941.697.4677
E-mail: 0107@NCR.org
TDD: 614.442.4390

Age: 62 & Older (Under 62, if disabled (restrictions apply))
100 one-bedroom units
Rent restricted to 30 percent of gross annual household income
Income restrictions
Pets allowed (deposit and restrictions)



VILLA SAN CARLOS I
2550 Easy Street
Port Charlotte, FL 33952
Phone: 941.624.2266
TTY: 800.955.8871

Age 62 & Older
37 one-bedroom units, 13 studio units
Tenant incomes restricted to 30 percent of AMI or less
Rent restricted to 30 percent of gross annual household income
Pets allowed (deposit and restrictions)



VILLA SAN CARLOS II
22250 Vick Street
Port Charlotte, FL 33980
Phone: 941.624.4404
TTY: 800.955.8871

Age: 62 & Older
54 one-bedroom units
Tenant incomes restricted to 30 percent of AMI or less
Rent restricted to 30 percent of gross annual household income
Pets allowed (deposit and restrictions)



ROTONDA LAKES APARTMENTS
100 Rotonda Lakes Circle
Rotonda West, FL 33947
Phone: 941.698.8800
www.rotontalakesapts.com

Age 55 & Older
176 Units: one, two, and three-bedroom units
Tenant incomes restricted to 60 percent of AMI or less
Pets allowed (deposit and restrictions)



CHARLOTTE CROSSING
520 Rio de Janeiro Ave.
Punta Gorda, FL 33983
Phone: 941.766.7001
www.charlottecrossingapartments.com

Age 55 & Older
82 Units: one and two-bedroom units
Tenant incomes restricted to 60 percent of AMI or less
Pets allowed (deposit and restrictions)



THE VERANDAS OF PUNTA GORDA
24500 Airport Road
Punta Gorda, FL 33950
Phone: 941.639.3001
Fax: 941.639.3009
www.verandasofpuntagorda.com

Age 55 & Older
120 Units: one and two-bedroom units
110 units of Public Housing – Rent is restricted to 30 percent of income
10 units of Tax Credit Housing – Rents are set at a pre-determined level based on state affordability standards
Pets Allowed (deposit and restrictions)

Non-Age-Restricted Affordable Housing Developments



GULF BREEZE APARTMENTS

340 Gulf Breeze Avenue
Punta Gorda, FL 33950
Phone: 941.916.9696
Fax: 941.916.9695
www.gulfbreezeapts.net

One, Two, Three, and Four-bedroom units available
85 units of Public Housing - Rent is restricted to 30 percent of income
86 units of Tax Credit Housing - Rents are set at a pre-determined level based on state affordability standards



OAKTREE VILLAGE

340 Gulf Breeze Avenue
Punta Gorda, FL 33950
Phone: 941.639.4344
Fax: 941.639.1753
www.puntagordaha.org

One, Two, Three and Four-bedroom units available
30 units of Public Housing – Rent is restricted to 30 percent of income
Public Housing: Rents limited to 30 percent of tenant’s income
Tenant incomes restricted to 50 percent of AMI or less



CHARLESTON CAY

23450 Charleston Circle
Punta Gorda, FL 33980
Phone: 941.623.0123
www.charlestoncayapts.com

24 one-bedroom units, 56 two-bedroom units, 48 three-bedroom units
Tenant incomes restricted to 50 or 60 percent of AMI or less
Pets allowed (fees and restrictions)



7 PALMS

1200 Slash Pine Circle
Punta Gorda, FL 33950
Phone: 941.637.1932
TTY: 800.955.8771
www.7palmsapartments.com

336 Units: one, two and three-bedroom units
Tenant incomes restricted
Pets allowed (deposit and restrictions)



MURDOCK CIRCLE APARTMENTS

17800 Murdock Circle
Port Charlotte, FL 33948
Phone: 941.627.3900
www.mymurdockcircle.com

80 one-bedroom units 64 three-bedroom units
96 two-bedroom units 24 four-bedroom units
Tenant incomes restricted to 60 percent of AMI or less
Pets allowed (deposit and restrictions)



HAMPTON POINT APARTMENTS

2511 Luther Road
Punta Gorda, FL 33983
Phone: 941.979.1001 or 866.328.7959
www.apartments.com

284 Units: two, three and four-bedroom units
Tenant incomes restricted to 60 percent of AMI or less.
Pets allowed (deposit and restrictions)



TRABUE-WOODS ESTATE

429 E. Virginia Avenue
Punta Gorda, FL 33950
Phone: 941.661.7332

8 units: one, two, and three-bedroom units
Five units are reserved for households earning 80 percent or less of
AMI. Three units have no income restriction.



ANDREWS BUILDING

329 E. Virginia Ave.
Punta Gorda, FL 33950
Contact: Angela Evans
Phone: 941.249-1495

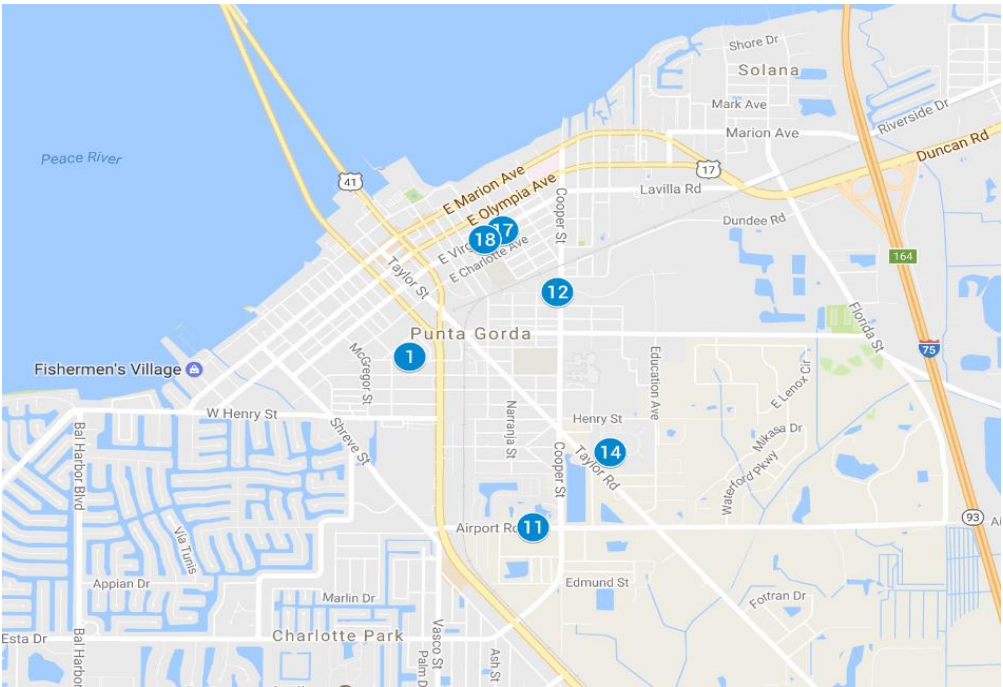
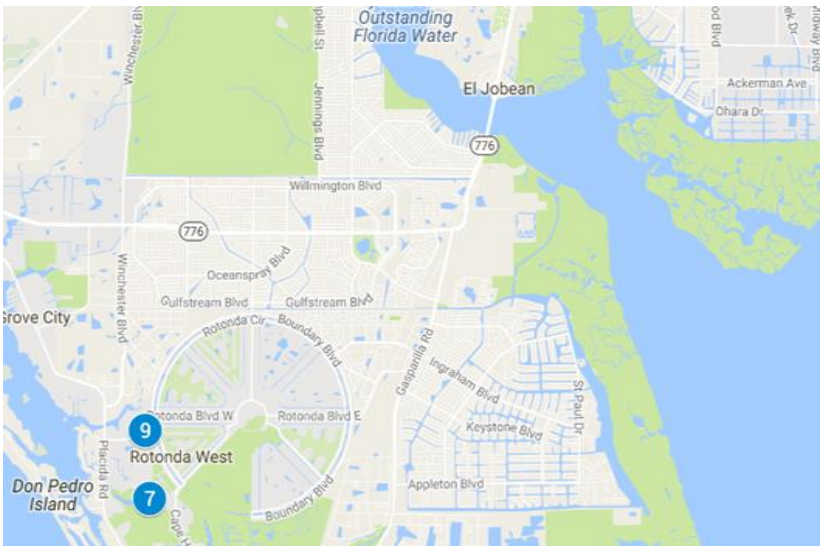
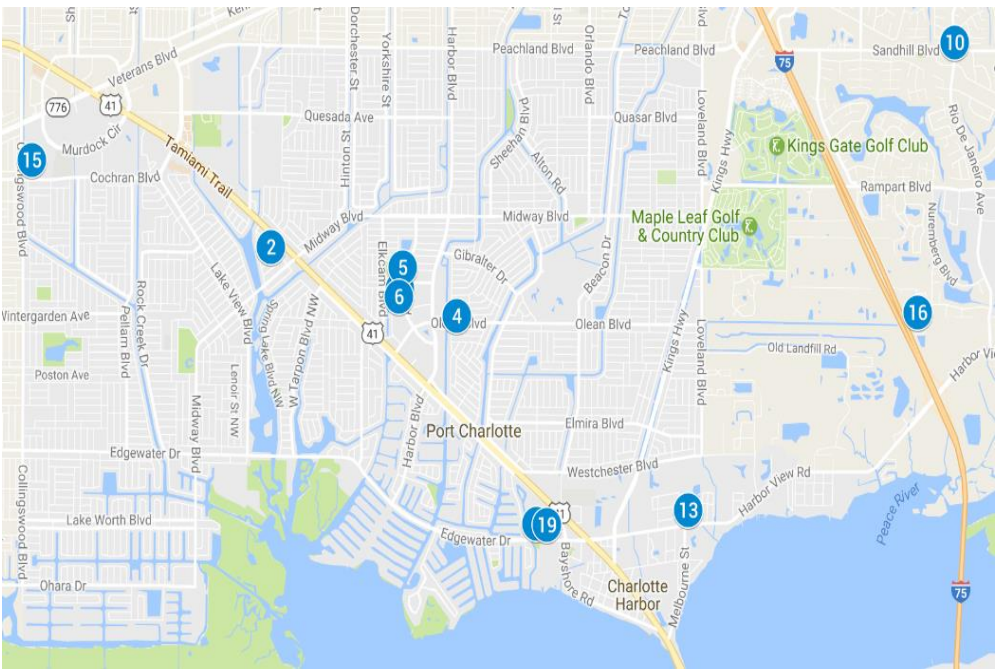
8 two-bedroom units
Tenant incomes restricted to 50 percent of AMI or less



MARIAN MANOR

4200 Lister Street
Port Charlotte, FL 33980
Phone: 941.391.5669
Fax: 941.391.5679
www.apartments.com

31 units — Two bedroom units
Tenant income restricted to 60 percent of AMI or less.
Five units have tenant income restrictions at 50 percent of AMI or
less.
Pets allowed (fees and restrictions)



- 1 WILLIAMS PLACE
- 2 HARBOR PLACE APTS.
- 3 PRESBYTERIAN VILLAS
- 4 VILLA SAN CARLOS I
- 5 PRESBYTERIAN HOMES OF PORT CHA.
- 6 CHARLOTTE TOWERS
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**For more information visit www.CharlotteCountyFL.gov
and select Human Services from the department list.**

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