A 20/20 Housing Report:

Focusing on Charlotte County's Housing Crisis

TOGETHER Charlotte!

Aligning health & human services to improve our community

Table of Contents

Home is a refuge, a safe place, far removed from the dangers and distractions of the outside world, a place where one can let down their guard.

Home is where the heart is and where life decisions are made.

There is no question everyone needs a safe, stable place to call home, but housing is a market commodity as well as a basic human need. Low-wage jobs are prevalent in Charlotte County's economy. In many occupations, workers simply do not earn enough to rent a modest apartment or buy their first home. Unfortunately, the private market by itself is unable to provide homes and apartments for many workers and students, the cost of land and construction does not allow developers to charge affordable rents and still make a profit.

The purpose of this report is to address the brewing housing crisis in Charlotte County. A consortium of community organizations must work together, in response to a growing and urgent need in Charlotte County for housing.

This report **focuses** on creating a **vision for housing** by providing 20 recommendations to **implement by 2020….**

Acknowledgements

Thanks to all who participated through meetings, gathering data, community conversations, and supporting the creation of this document.

The Housing and Plans Committee

Donna Barrett
Charlotte-Desoto Building Industry Association

Bobbi Bevis
ReMax Harbor Realty

Della Booth
Time Realty Services

Alecia Cunningham
Charlotte County Homeless Coalition

Robert Hebert
Charlotte County Human Services

Angela Hogan
Gulf Coast Partnership

Carrie Hussey
Charlotte County Human Services

Claire Jubb
Charlotte County Community Development

Mike Mansfield
Habitat for Humanity, Charlotte County

Lucienne Pears
Charlotte County Economic Development Office

Kurt Pentelecuc
Punta Gorda Housing Authority

Fred Richards
Goodwill Industries of Southwest Florida

Jennifer Sexton
Department of Health, Charlotte County

Sue Sifrit
Community Volunteer

Paula Wilman
Punta Gorda Housing Authority

Steering Committee

Donna Barrett
Charlotte-Desoto Building Industry Association

Glama Carter
Department of Health, Charlotte County

Alecia Cunningham
Charlotte County Homeless Coalition

Vickie Scanlon
Charlotte Behavioral Health Care

Lynn Dorler
Boys & Girls Clubs of Charlotte County

Tina Figliuolo
Charlotte County Homeless Coalition

Angela Hogan
Gulf Coast Partnership

Carrie Hussey
Charlotte County Human Services

Angie Matthiessen
United Way of Charlotte County

Karen Mcelhaney
Center for Abuse and Rape Emergencies

Terry McGannon
Senior Friendship Centers

Diane Ramseyer
Drug Free Charlotte County

Tom Rice
Community Member

Fred Richards
Goodwill Industries of SWFL

Suzanne Roberts
Virginia B. Andes Volunteer Community Clinic

Robin Roleson
Career Source of Southwest Florida

Cameron Triana Jr.
Leadership Charlotte, Youth Representative

Colleen Turner
Charlotte County Human Services

Paula Wilman
Punta Gorda Housing Authority

Stakeholders

Teri Ashley
Western Michigan University

Faezeh Andrews
Charlotte County Human Services

Donna Barrett
Charlotte-Desoto Building Industry Assoc.

Bobbi Bevis
ReMax Harbor Realty

Della Booth
Time Realty Services, Inc.

Anne Bouhebent
Early Learning Coalition of Florida's Heartland

Tom Cappiello
Lung Cancer Research Council

Glama Carter
Department of Health, Charlotte County

Jaha Cummings
City of Punta Gorda

Alecia Cunningham
Charlotte County Homeless Coalition

Victoria Scanlon
Charlotte Behavioral Health Care

Alexandria Davis
Fawcett Memorial Hospital

Steve Dionisio
Charlotte County Public Schools

Lynn Dorler
Boys & Girls Clubs of Charlotte County

Tina Figliuolo
Charlotte County Homeless Coalition

Hector Flores
Charlotte County Government

Major Earl Goodwyne
Charlotte County Sheriff's Department

Beth Harrison
Englewood Community Clinic

Bill Hawley
Fawcett Memorial Hospital

Michael Haymans
Michael P. Haymans, P.A.

Ed Hill
Englewood Chamber of Commerce

Angela Hogan
Gulf Coast Partnership

Alan Holbach
Community Volunteer

Linda Howard
Bayfront Hospital

Carrie Hussey
Charlotte County Human Services

Nancy Johnson
Team Punta Gorda

Jennifer Johnston
Gulf Coast Community Foundation

Matthew Jones
A Way Out Bail Bonds

Elizabeth King
Senator Bill Nelson's Office

Carmel Kisiday
Charlotte County Public Schools

Howard Kunik
City of Punta Gorda

Bill Little
Facilitator

Marianne Lorini
Area Agency on Aging for SWFL

Ashley Maher
Charlotte Community Foundation

Mike Mansfield
Habitat for Humanity, Charlotte County

Julie Mathis
Charlotte County Chamber of Commerce

Angie Matthiessen
United Way of Charlotte County

Karen Mcelhaney
Center for Abuse and Rape Emergencies

Erin McCleod
Senior Friendship Centers

Terry McGannon
Senior Friendship Centers

Cathy McKenna
St. Vincent de Paul Society

Dianne Nugent
Community Member

Lucienne Pears
Charlotte County Economic Development Office

Guert Peet
Millennium Physicians Group

Natasha Peet
Junior Leadership Charlotte, Youth Representative

Kurt Pentelecuc
Punta Gorda Housing Authority

Joe Pepe
Department of Health, Charlotte County

Chantal Phillips
Charlotte County Public Schools

Diane Ramseyer
Drug Free Charlotte County

Tom Rice
Community Member

Fred Richards
Goodwill Industries of SWFL

Suzanne Roberts
Virginia B. Andes Volunteer Community Clinic

Robin Roleson
Career Source of Southwest Florida

Shawna Ross
Fawcett Memorial Hospital

W. Kevin Russell
W. Kevin Russell P.A., Attorney at Law

Joseph Sabatino
St. Vincent de Paul Society

Sue Sifrit
United Way of Charlotte County Board Member

Aaron Stitt
Department of Children and Families

Cameron Triana
Junior Leadership Charlotte, Youth Representative

Bill Truex
Board of County Commissioners

Colleen Turner
Charlotte County Human Services

Leah Valenti
District Director for Representative Tom Rooney

Steve Vito
GWU Unlimited

Paula Wilman
Punta Gorda Housing Authority

Denis Wright
Florida South Western College

Chris Zimmer
Community Volunteer

Together Charlotte is a **collaborative coalition** that **empowers** and encourages our **community** to **champion high quality health** and **human services.**

What is our Charge and Purpose?

Together Charlotte was created as a response to the completion of a community needs assessment that was published in 2013. Recognizing the need for a more coordinated delivery of health and human services, key community leaders created an initiative to improve the overall system. After meeting for months, the stakeholders created Together Charlotte with the aim of promoting collaboration and aligning health and human services to improve our community. **Over 50 stakeholders have met over 2 years to analyze community data and design an organizational framework that allows for the full exploration of our most pressing county needs.**

Sharing with others a vision of the future provides opportunity for collaboration and alignment of individuals and organizations to a common purpose, inspires action based on shared aspirations for a better community, and opens the door to possibilities centered on community and not organizations.

Identifying an organization’s unique mission in a complex system is fundamental to success and long-term sustainability. As a new concept, Together Charlotte has a unique opportunity to serve the community as a convener, facilitator and catalyst for innovative approaches to addressing gaps and inefficiencies within health and human services delivery systems.

In an effort to consolidate the considerable efforts of data analysis and advocacy, the Together Charlotte framework focuses on one critical issue per year. The data committee researched various needs and gaps in

Together Charlotte’s Housing and Plans committee made a **conscious decision to focus** this report **on Affordable Housing.** Market rate housing, while necessary to a thriving community, will be dictated and driven by supply and demand. Essentially, the real estate market will adapt and grow based on building and sales. **Affordable housing does not occur without intervention,** because it is simply not profitable. **Without the help** of too-scarce government subsidies for creating, preserving, and operating affordable apartments, **building these homes is often impossible.**

our community and presented three issues to the steering committee for consideration. The steering committee brought those recommendations to the stakeholders and overwhelmingly housing was the selected focus area for the year. Access to safe and affordable housing affects the quality of life for everyone. Affordable housing is critical to preserving Charlotte County’s economic competitiveness by offering housing for workers at all income levels, supporting housing stability and economic opportunity for its residents, and furthering Charlotte County’s commitment to healthy and inclusive growth. Access to housing is critical to helping people achieve greater financial stability and access economic opportunity. It enables them to dedicate a greater share of their resources to other needs, including healthcare, nutritious food, and educational activities.

Together Charlotte Charge:

- **Identify existing housing** plans and assessments
- **Identify gaps** in existing housing plans and assessments
- **Create a common understanding and language** regarding “affordable” housing
- **Identify opportunities** for alignment of housing plans with community aspirations and expectations
- **Establish short and long term priorities** and strategies

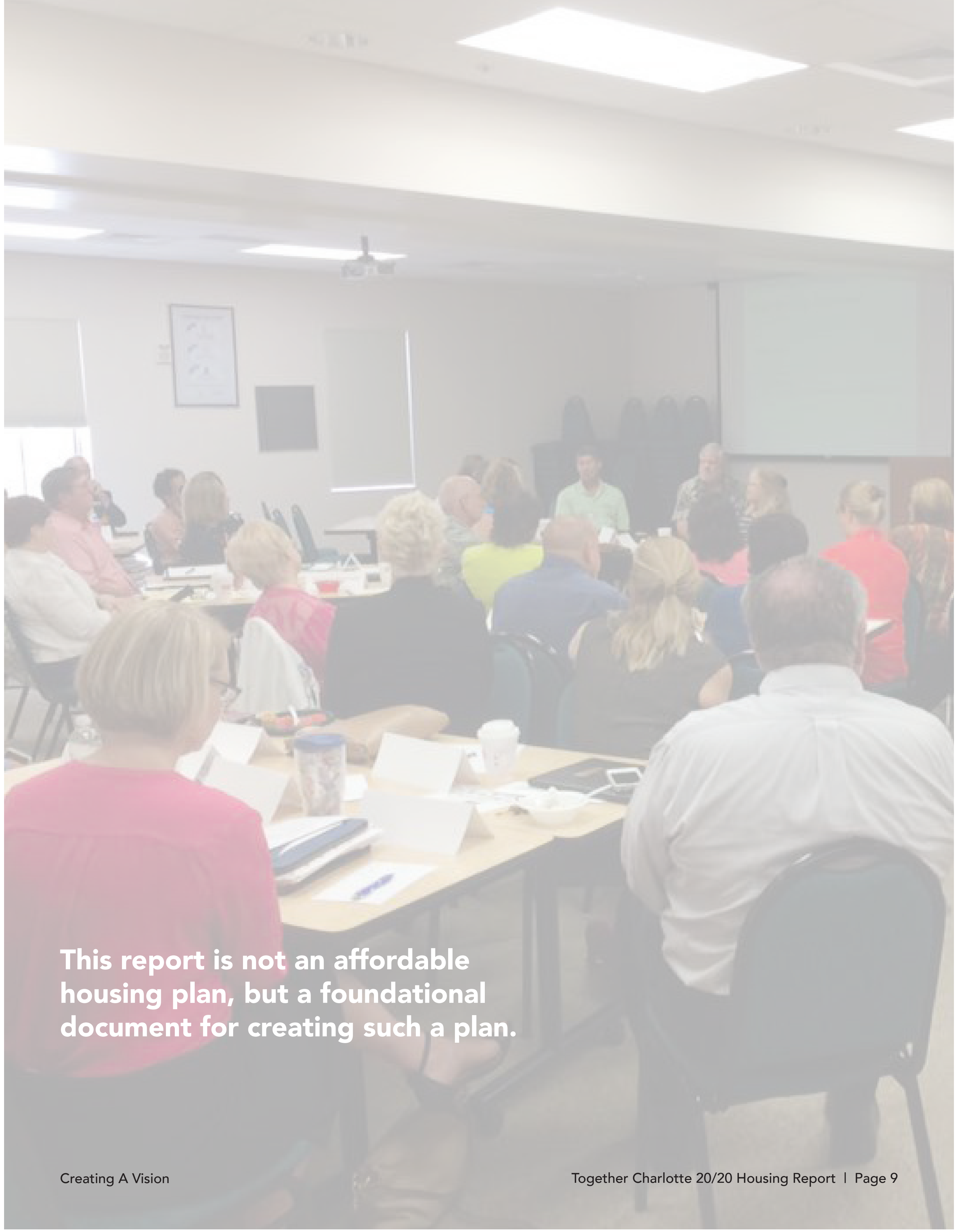
Methodology

When Together Charlotte Stakeholders determined that housing was to be the focus area for the year, the first order of business was to **create a Housing and Plans subcommittee**. The committee is made up of a diverse group of health and human services providers, housing authority representatives, realtors, homeless advocates, nonprofit leaders, as well as, community and economic development leaders. **The group researched community and state wide housing reports and plans**. Pouring over the documents helped the committee determine the structure and design of the report and how to gather the appropriate information. The committee tasked its members with researching and constructing sections that would make up the overall document.

In constructing the overall landscape of housing in the community, **public input and perception are equally important** to facts and data. **One hundred and one residents participated in eight community conversations held across the county.** The conversations were a mixture of targeted discussions with college students, realtors, homeless persons, building industry representatives, subsidized housing residents and the general public. **Each conversation was structured around the following six questions** to build a uniform data set:

- What would you like housing to be or look like in Charlotte County?
- What does “affordable” housing mean to you?
- How stable is your housing?
- What are barriers to affordable housing in Charlotte County?
- What are some solutions?
- What can we/you do to help?

This report is **a combination of current data sources** including local government comprehensive plans, non-profit strategic plans, statewide reports, census information, economic development reports, state college data clearing houses, and community input. **With these varied sources of information, the committee created strategies to explore.** These recommendations should be examined for feasibility and capacity.



This report is not an affordable housing plan, but a foundational document for creating such a plan.

Living In Paradise

Affordable Housing. Two words that trigger relief or outrage depending on your perspective. For some, it represents fear of diminishing property values, increased traffic and "those people." For others, affordable housing means financial stability in an increasingly expensive community. **But what does the term affordable housing mean and why does it matter?** According to the Department of Housing and Urban Development (HUD), it is **defined as living units that can realistically fit within 30% of the income range of the household.** Affordable housing depends on the location of the building and the income level of the residents of the area.

28% of **renters** in Charlotte County are **severely cost burdened** paying **more than 50%** of **income on housing costs.**

In Charlotte County, **the average annual salary is $38,131 and the median household income is $44,865**. Based on the median household income levels, the **average rent/mortgage payment (including utilities)** should be **no more than $13,459.50 annually, or $1,122 per month**.

By 2025, Charlotte County **needs to add** to the market **10,918 housing units** to **keep pace with projected demand**

There are two important points to consider, the first is that **there simply is no housing available at that price point that would include water, electric or gas.** Secondly, the median household income level measure means that half of the population of the county fall above it, and half fall below it. Both points indicate that **Charlotte County lacks affordable housing stock and a significant portion of the population is paying more than 30% of their income on housing costs.**

Of the **10,918** **housing units needed, HALF (5,553) should be "affordable"** for those **80%** of Area Median Income and below

Source: The Shimberg Center for Housing Studies

Over 80% of Charlotte County **residents own their homes**

(FL: 67.8%, US: 64%)

Source: American Community Survey

By showing the value of affordable housing to the business and civic sectors of Charlotte County, Together Charlotte seeks to increase the available resources going to affordable housing development through advocacy and collaboration.

Together Charlotte is engaging civic partners with the message that stable affordable housing will pay long-term dividends in the form of a stable workforce and reduced dependence on health and social service interventions. A stable home provides a solid platform for positive growth, vibrant neighborhoods, and economic prosperity. When housing is safe and affordable, individuals have a stable foundation to pursue healthy lifestyles, education, and better jobs.

Together Charlotte stakeholders determined that housing was the appropriate year-one focus for the group in December of 2017. In February of 2018, at a community breakfast held in partnership with the Gulf Coast Partnership, TC announced its focus on housing and invited the community to participate in the process of creating a housing report. Since then, the housing and planning subcommittee has met twice a month to read national, state and community housing plans; analyze data from the Charlotte County property appraiser, economic development office, national census, the Shimberg Center for Affordable Housing at the University of Florida, City of Punta Gorda Comprehensive Plan, Smart Charlotte 2050, and other sources; and met with over 100 community members to discuss housing in Charlotte County. **This report is intended to inform the urgency of the housing conversation and act as a catalyst for action locally and at the state level.**

July 2018, median **rent for a 2 bedroom house is $1,350**

A 3 bedroom is $1,550

Source: Multiple Listing Service (MLS)

Seeing Our Community Clearly

RETIREES

For those that have chosen Charlotte County as their home, it is not an understatement to say that this community is unique. The natural beauty and proximity to Charlotte Harbor and the Gulf of Mexico draw thousands of visitors every year. Charlotte County's position between Lee County to the south and Sarasota County to the north make this community an attractive, affordable option for those looking to enjoy southwest Florida as a retirement destination. **With an average age of 56 and almost 40% of the population aged 65 years or older, Charlotte County is the second oldest county in the nation.** While retirees constitute a majority of the population, appetites and demands for quality of life issues may differ from communities with a younger demographic. Charlotte County's aging residents do not participate in the workforce, have school aged children, or seek out family focused amenities. These factors influence the overall culture of the community. Measuring the effects, both positive and negative, of "retirement living" in Charlotte County can be difficult to extrapolate.

The **fastest growing** segment of our population are **over age** 65

Projections show a 46% **increase by 2035**

Source: Bureau of Economic and Business Research

WORKFORCE WAGES AND SIZE

The average worker in Charlotte County earned $38,131, while the national average is $54,968. What do those facts mean for Charlotte County? **Charlotte County has a small workforce proportionate to its overall population, and half of the entire workforce is made up of 3 industries: Retail (19%), Healthcare (18%), and Food Services (12%).** Retail and Food Services combined make up 31% of the workforce and **pay average annual wages of $28,122 and $18,908 respectively.** Charlotte County's economy relies heavily on service-industry employment and those wages don't align with housing market rates. Further in this document, average wages for these sectors are compared with current rental costs in the Charlotte County real estate market.

Charlotte County's **Workforce participation rate** is 42.5% **compared to a national average of 62.7%**

Source: Charlotte County Economic Development Office (EDO) report

SEASONALITY

In a service industry based economy, seasonality plays a critical role in demand and available hours for workers. **Housing prices soar during winter months** due to seasonal retirees who seek a respite from snow and ice. Measuring the effects of seasonality on Charlotte County's housing needs is difficult. **For visitors who stay less than 6 months and rent a home or condominium, there is no methodology to capture that occupancy.** These guests are asked to pay a bed tax through the Charlotte County Tax Collector, plus sales tax. Most individuals renting out their home or a second home do not report or collect this tax. It's estimated only 2,700 households are paying the tax but the actual numbers are likely much higher. **Landlords who seek to make higher returns with less wear and tear on their property take advantage of the winter/spring snowbirds willing to pay the higher costs, instead of annual rentals.** Again, this can make capturing the available housing inventory difficult, because though a property may be vacant most of the time, it is not for a year-round lease. The number of households in the county may appear to align with population needs, however, **the numbers can be misleading because of the effects of long term vacationers and retirees who stay in Charlotte County less than 6 months of the year.** The Shimberg Center for Affordable Housing at the University of Florida estimates seasonality in Charlotte County at 18.8% based on 2016 numbers.

Charlotte County's **"Seasonality Rate"** is estimated to be 18.8%

Source: Shimberg Center for Housing Studies

AVERAGES

Throughout this document, many of the figures used will be based on formulas and averages. For many of the reasons already mentioned, **averages can be misleading. Formulas and averages are created for communities that have a more balanced demographic.** This report is intended to provide information and context for decisions about housing. Sources for the data used are available in the index.

Average annual **salary** in 2018: $38,131

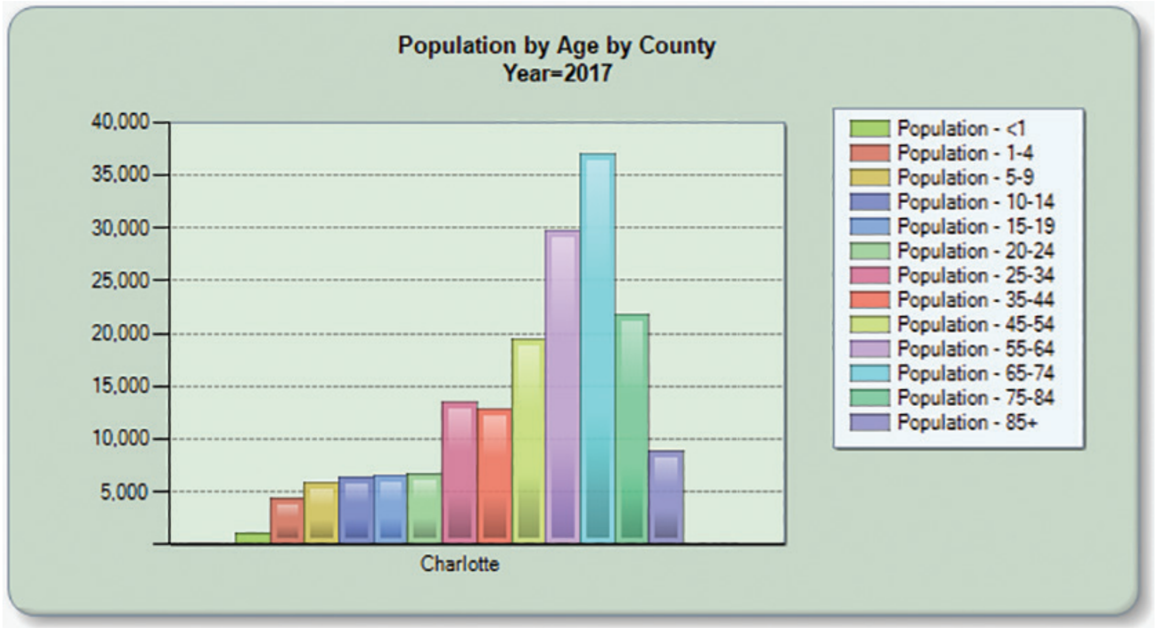
Source: Charlotte County EDO report

Bringing Housing Into Focus

Who We Are

AGE

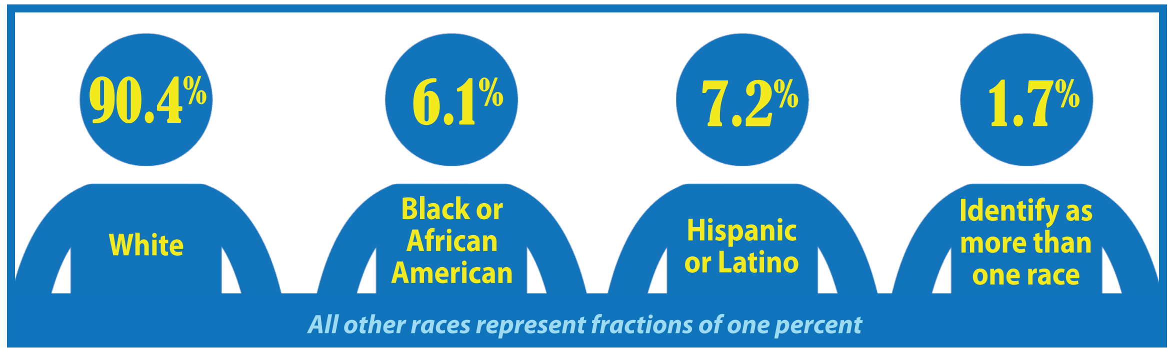
Charlotte County, Florida has a **population between 169,642 and 182,033.** *(EDO and Census)*



CHARLOTTE COUNTY ACTUAL AND PROJECTED POPULATION BY AGE					
Age Range	2015	2025 Proj	Change	2035 Proj	Change
0-19	25,073	26,691	6%	28,681	14%
20-34	18,911	20,730	10%	20,302	7%
35-54	33,708	33,175	(2%)	38,668	15%
55-64	28,872	32,080	11%	26,927	(7%)
65 +	60,572	75,186	24%	88,154	46%
Total	**167,141**	**187,862**	**12%**	**202,722**	**22%**

(Bureau of Economic and Business Research - Projections_2016_asrh_detailed)

RACE



(Census: https://www.census.gov/quickfacts/fact/table/charlottecountyflorida/PST045217)
(EDO: http://cleared4takeoff.com/community_data/demographics)

INCOME

Median household income is **$44,865**

FL: $48,900 and National: $55,322 *(Census)*

Average annual salary is **$38,131**

FL: $47,381 and National: $54,968 *(EDO)*

Annual average wages per worker data are derived from the Quarterly Census of Employment and Wages, provided by the Bureau of Labor Statistics and imputed where necessary. Data are updated through 2017Q3 with preliminary estimates updated to 2018Q1.

WORKFORCE

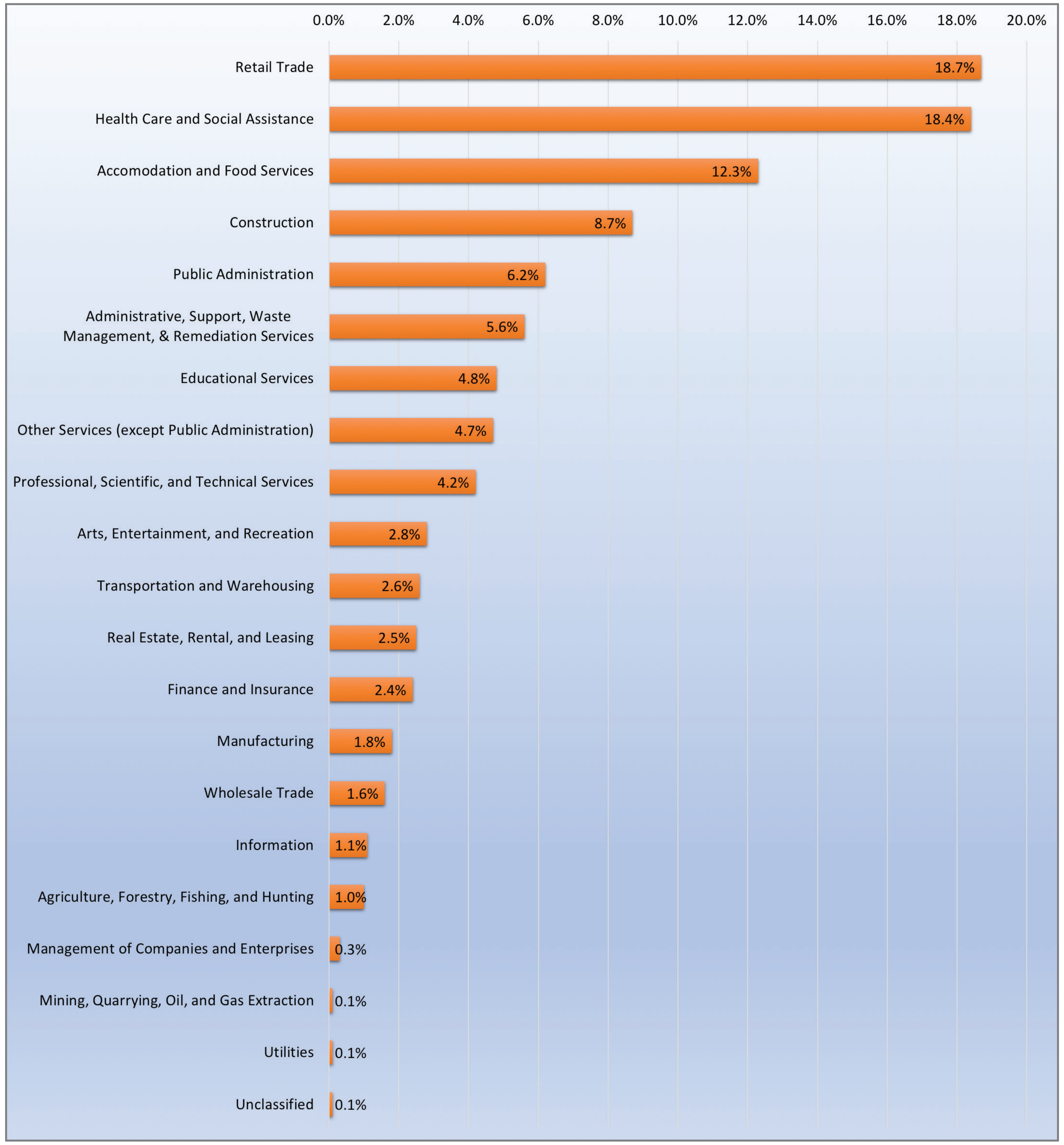
The amount of people in the **workforce in Charlotte County** is approximately **63,723 - a participation rate of 42.5%.**

Compare that with the **national labor force participation rate of 62.7%** from the Bureau of Labor Statistics.

An undersized labor force has a significant impact on the local economy, tax base, and the workforce itself. Much attention is focused on the current levels of unemployment, which are very low at 4%. But more attention focused on boosting the amount of people in the workforce is imperative. Workforce development initiatives that focus on continually upgrading workers' skills to keep them relevant in the workforce, creating incentives for dislocated workers to re-enter the workforce and increasing collaboration with businesses will become even more imperative to local economic development if the labor force participation rate continues to be out of balance with Charlotte County's population. **Charlotte County's unique demographic constrains the workforce. The community's population increases steadily, however the majority of that growth is seen in the 65 and older age bracket. Retirees by definition are not seeking to join the workforce.**

Businesses depend on skilled labor to make decisions regarding growth and location. If an area is lacking in the number of people who are in the labor force, many of the local economic development initiatives will not be met due to its low labor participation rate. As unemployment rates are low, community and economic developers must still pay attention to other rates, including the labor force participation rate, to improve the economic conditions. If the labor force participation rate continues to remain stagnant or decline, attracting workers will become an even greater issue for economic competitiveness. Supporting the economic development and growth of the workforce is critical to Charlotte County's future.

Total Workers by Industry for Charlotte County, FL



Source: JobsEQ®, Data as of 2018Q1

INDUSTRIES/JOB SECTORS

The three largest job sectors **make up 49.4%** of the **total workforce** in Charlotte County.

Largest job sectors in Charlotte County are:

Industry/ Job Sector	Number of Workers	Percent of Total Workforce	Average Annual Wages	12 month Growth Projections
Retail Trade	9,593	18.7%	$28,122	+82 jobs
Health Care and Social Assistance	9,474	18.4%	$50,388	+206 jobs
Accommodation and Food Services	6,339	12.3%	$18,908	+71 jobs

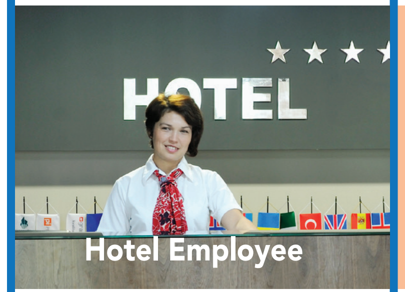
http://www.chmuraecon.com/jobseq

According to Economic Overview, EDO office:

Over the next year, employment in Charlotte County, Florida **is projected** to **expand by 660 jobs.**

The **fastest growing sector** in the region is expected to be **Health Care and Social Assistance with a +2.2% year-over-year rate of growth.** The strongest forecast by number of jobs over this period is expected for Health Care and Social Assistance (+206 jobs), Retail Trade (+82), and Accommodation and Food Services (+71).

Who Needs Affordable Housing in Charlotte County?

Occupation	Average Salary in Charlotte County	Percentage of Area Median Income (AMI)	Total Housing Costs (including utilities) to be Considered Affordable
 Nurse	$50,338	132% of AMI	$1,258 per month
 Teacher	$41,562	109% of AMI	$1,039 per month
 Construction Worker	$40,534	106% of AMI	$1,013 per month
 Department Store Sales Associate	$28,122	74% of AMI	$703 per month
 Hotel Employee	$18,908	50% of AMI	$473 per month

Employment data are derived from the Quarterly Census of Employment and Wages, provided by the Bureau of Labor Statistics and imputed where necessary. Data are updated through 2017Q3 with preliminary estimates updated to 2018Q1. Forecast employment growth uses national projections adapted for regional growth patterns.

According to the Charlotte County Property Appraiser's 2017 Final Certification, **there are over 90,000 households in Charlotte County.**

Single Family Homes	Condominiums	Mobile Homes	Multi-Family Homes	Total Households
70,284	13,454	5,415	1,323	90,476

Source: Charlotte County Property Appraiser 2017

WHAT DOES IT COST TO RENT OR BUY IN CHARLOTTE COUNTY RIGHT NOW?

What is the market rate rent for a 2 bedroom and a 3 bedroom house?

2 bedroom: 7 available; $1,350/median rent; range $900 - $1,400
3 bedroom: 29 available; $1,550/median rent, range $1,125 - $2,995

What is the market rate rent for a 2 bedroom and a 3 bedroom apartment/condo?

2 bedroom: 10 available; $1,188/median rent; range $1,000 - $2,000
3 bedroom: 9 available; $1,800/median rent; range $1,400 - $1,875

What is the market rate sales price for a 2 bedroom and a 3 bedroom house?

2 bedroom: 214 available; $204,000/median price; range $69,000 - $865,000
3 bedroom: 961 available; $289,000/median price; range $99,000 - $5,500,000

What is the market rate sales price for a 2 bedroom and a 3 bedroom apartment/condo?

2 bedroom: 236 available; $192,515/median price; range $69,000 - $819,000
3 bedroom: 112 available; $349,000/median price; range $134,900 - $1,250,000

Pulled from Multiple Listing System on July 15, 2018

Housing costs are the largest component of most household's spending each month. For homeowners, these **costs include monthly principal and interest payments; property taxes; homeowner's insurance; and household utilities like water, gas, and electricity.**

In **Charlotte County**, the median rental price for a two-bedroom home is **$1,350 per month** as of July 2018. Conservatively estimating $100 per month in utilities costs, that totals **$17,400 annually in housing costs**. In order to afford this level of home – **without paying more than 30% of income on housing – a household must earn $4,833 monthly or $58,000 annually**. Assuming a 40-hour work week, 52 weeks per year, **this level of income translates into**:

an hourly Housing Wage of
$27.88
/per hour

Minimum Wage:
$8.25 per hour

Average Hourly Wage in Charlotte County:
$18.33 per hour

Average Monthly Social Security **(SSI) Check:**
$1,180

Work Hours per week at **Minimum Wage** to afford the home:
135

Number of **Full Time Jobs** at **Minimum Wage** to afford the home:
3.4

THE LANGUAGE OF HOUSING

The language around housing developments can be confusing and it has different meanings in each sector and community. When a developer proposes a new condo or apartment complex and says it will be "Workforce Housing" or "Market Rate Housing" everyone applies their own preconceived definitions of what that means. For the sake of this report and to create a COMMON LANGUAGE around housing, income, and affordability, we have created the chart below using the most commonly used terms in housing and connecting them to the appropriate income points for Charlotte County. **This simple tool can help clear up some of the misunderstandings and miscommunications that create confusion when discussing needs and projects under development.**

2018 Area Median Income (AMI) Range Punta Gorda MSA

Housing Type	Extremely Low Income 0% - 30% AMI	Very Low Income 30% - 50% AMI	Low Income 50% - 80% AMI	Moderate Income 80% - 120% AMI	Workforce Income Market Rate 120%+ AMI
Single Person	$0 - $12,250	$12,250 - $20,450	$20,450 - $32,700	$32,700 - $49,080	$49,080+
Family of 4	$0 - $25,100	$25,100 – $29,150	$29,150 - $46,650	$46,650 - $69,960	$69,960+

Median Rental Price for a 2 Bedroom Home in Charlotte County in July 2018: $1,350.00 per month

Affordable Rent at Area Median Income $44,865: $1,121.62 per month

Affordable Rent or Mortgage Payment for Retail Trade Employees in Charlotte County Annual Average Wages $28,122:
$703
per month (including utilities)

Affordable Rent or Mortgage Payment for Food Services Employees in Charlotte County Annual Average Wages $18,908:
$472
per month (including utilities)

Affordable Rent or Mortgage Payment for Health Care and Social Assistance Employees in Charlotte County Annual Average Wages $50,388:
$1,259
per month (including utilities)

CHARLOTTE COUNTY 2018 FAIR MARKET RENTS

Fair market rent is the rent, including the cost of utilities (except telephone and cable), as established by HUD for units of varying sizes.

Efficiency	1 bdrm	2 bdrm	3 bdrm	4 bdrm
$642	$671	$885	$1,250	$1,559

According to HUD, Fair Market Rent (FMR) means "**the rent that would be required to be paid in the particular housing market area in order to obtain privately owned, decent, safe and sanitary rental housing of modest (non-luxury) nature with suitable amenities.**" This Fair Market Rent includes utilities (except telephone.) Each year HUD determines what the FMR are for each community using a formula.

The **2018 Fair Market Rent** in Charlotte County for a 3 bedroom, including utilities, is **$1,250** – but the current MLS shows that **there is no housing available** at that price point.

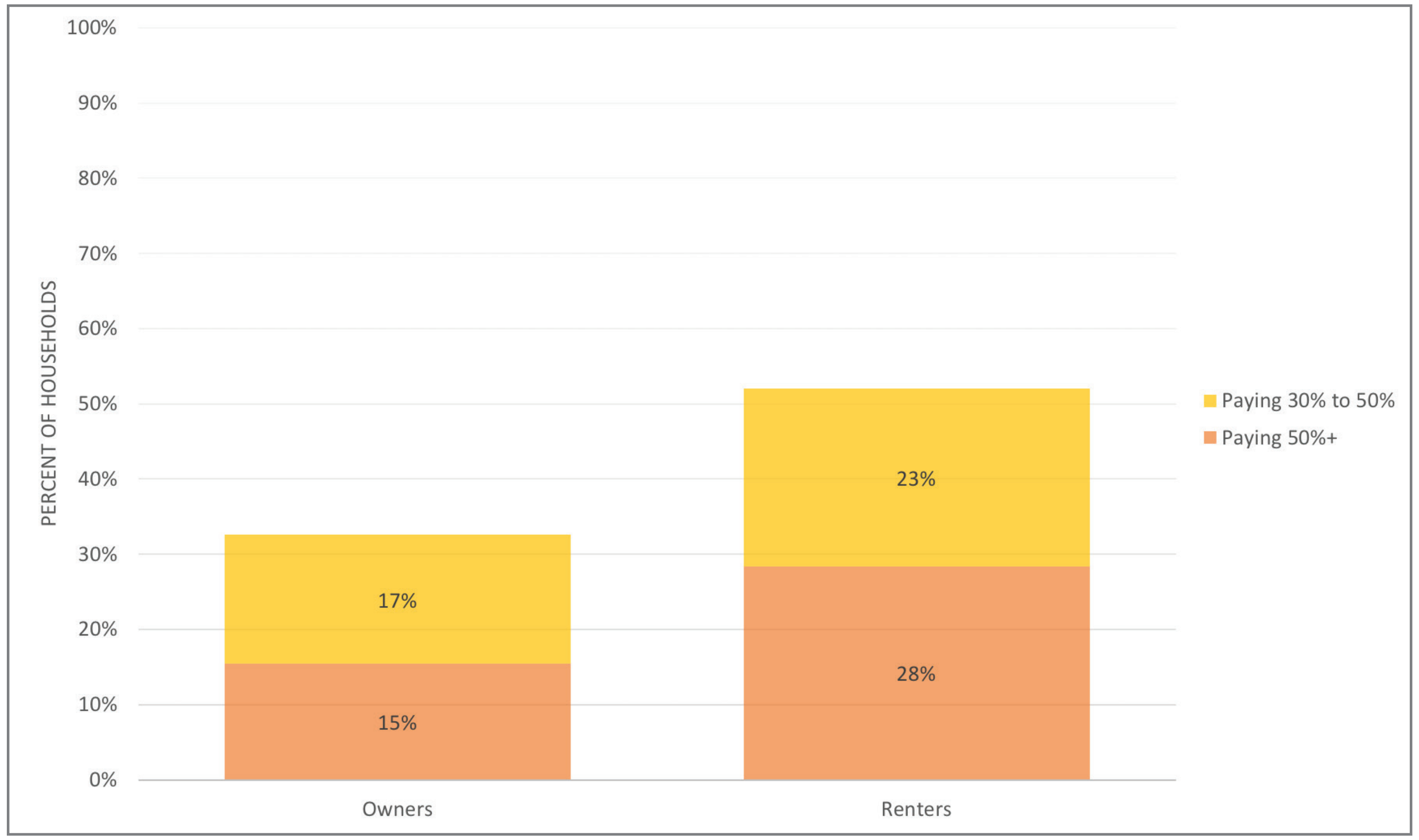
COST BURDEN

A household is considered housing cost-burdened when 30 percent or more of its monthly gross income is dedicated to housing. People whose housing costs exceed this threshold of affordability are likely to struggle to pay for other basic needs and may easily become unstable in their housing situation.

The following graphs explore the households in Charlotte County that are considered stable (30% or less of income going to housing costs), cost burdened (30-50% of income going to housing costs) and extremely cost burdened (50% or more of income going to housing costs).

Though Charlotte County has significantly more owners than renters, statistically renters are far more cost burdened.

Cost Burdened Charlotte County Households: Owners vs Renters



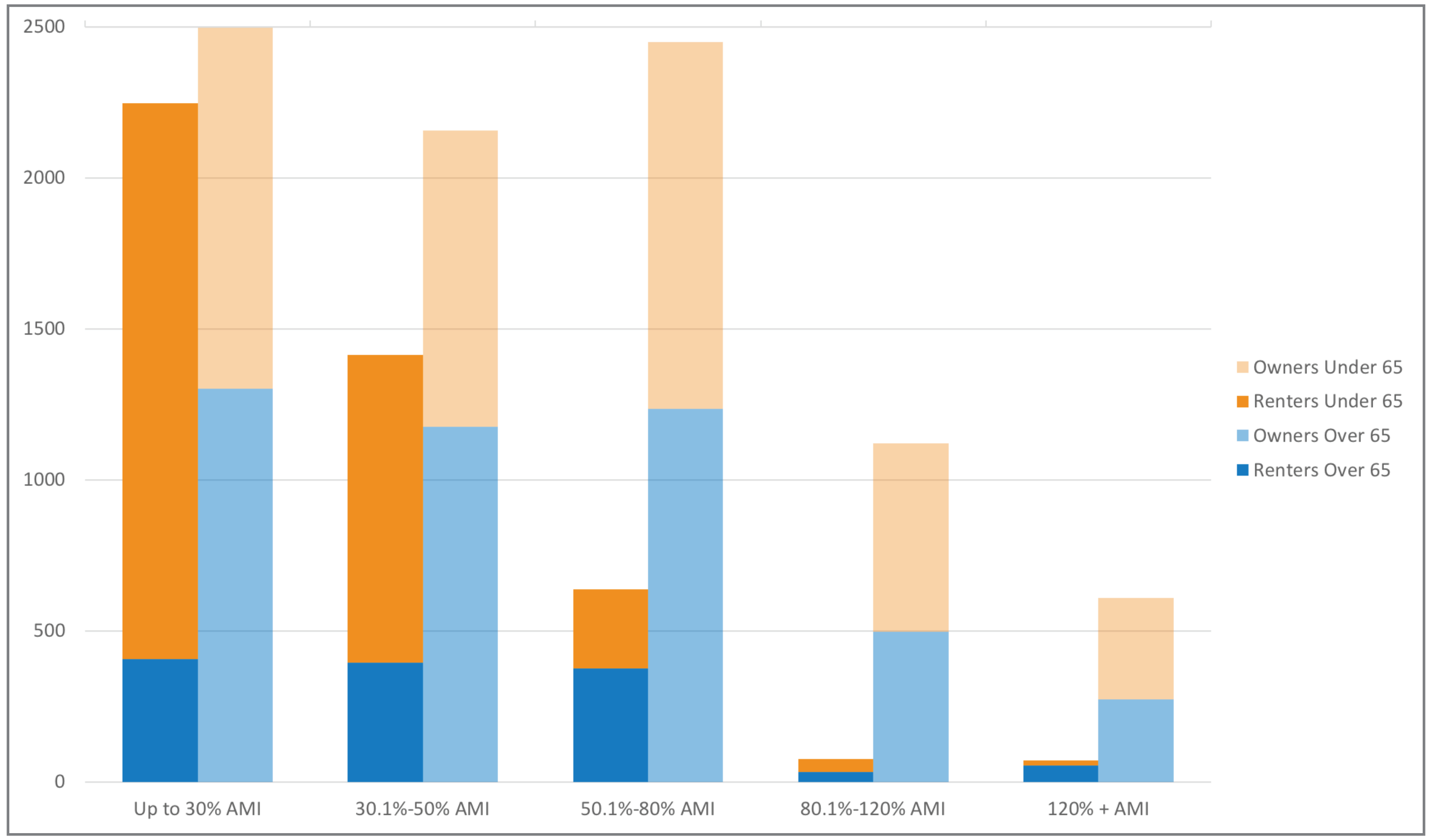
Source: Shimberg Center for Housing Studies

COST BURDENED RENTERS

In examining the raw numbers of cost burdened households in Charlotte County, the high percentage of home ownership must be considered. **Over 80% of residents own their homes, which is significantly greater than the state and national average.** The charts below show that owners appear to be twice as likely to be paying too much in housing costs, however proportionally, the percentage of cost burdened owners when considered against the amount of owners overall drops significantly.

Proportionately, renters are far more likely to be severely cost burdened than owners even though over 80% households are owner occupied.

Severely Cost Burdened Charlotte County Households: Owners vs Renters by Age Group



Source: University of Florida Shimberg Data Clearinghouse 2016

Estimates and projections by Shimberg Center for Housing Studies, based on 2000 and 2010 U.S. Census data and population projections by the Bureau of Economic and Business Research, University of Florida

PROJECTED NEED FOR HOUSING

The Shimberg Center for Affordable Housing uses population estimates, housing inventory, age groups, and vacancies to determine the projected need for housing in communities. ***"The most important base data for preparing estimates and projections of housing demand is population data. Population is the basis of estimates and projections of households, and the difference between households and housing inventory, when adjusted for the need for vacancies to allow a smoothly functioning housing market."*** One member of a household is considered the representative of that household and is referred to as the householder. The percentage of the population in each age group that are householders is the headship rate in that age group, or the propensity of persons in that age group to be household heads. Therefore, headship rates allow the conversion of the population of an age group into households. ***"The way in which the population divides itself into households is related to a number of economic and social factors including income, housing prices, governmental assistance, marriage and divorce rates, age, and the mobility of the population."***

It's important to consider the baseline when projecting housing needs. The table below calculates affordable and available units through 2016 per 100 renter households. **Unfortunately, Charlotte County currently has a deficit of units that are available for rent for those earning up to 30% of the area median income, or less than $12,000 annually.** This deficit affects the overall construction of new households required to meet the projected population demand.

Affordable/Available Rental Units, 2012-2016 5-Year Estimates				
Location	Surplus/Deficit of Affordable/Available Units, 0-30% AMI	Affordable/Available Units per 100 Renter Households, 0-30% AMI	Surplus/Deficit of Affordable/Available Units, 0-60% AMI	Affordable/Available Units per 100 Renter Households, 0-60% AMI
Charlotte County	**-1,655**	**26**	**34**	**101**

Forecasted Demand and Need for Permanent Housing 2015-2040

Projected Households in Charlotte County						
Year	2015	2020	2025	2030	2035	2040
	76,618	81,452	85,094	88,773	91,124	93,469
Projected Housing Demand in Charlotte County						
Year	2015	2020	2025	2030	2035	2040
	83,726	89,009	92,989	97,009	99,578	102,142

Number of New Housing Units Required to Meet Projected Demand						
Year	2015-2020	2020-2025	2025-2030	2030-2035	2035-2040	Vacancy
	5,283	**3,980**	**4,021**	**2,569**	**2,563**	**9.3%**

Source: The Shimberg Center for Affordable Housing at the University of Florida

The number of new households required illustrates the urgent need for increased inventory in housing stock, but the type and affordability are yet to be considered. **Area median income and wages play a critical factor** in solving the housing problem facing Charlotte County. **Considering the current deficit of extremely low income rental units, the overall number of new housing units needed is 10,918.** How many should be available for those earning 30% of AMI? 50%? The chart below breaks down the projected construction need by area median income to further inform the need for affordable housing and to avoid future cost burdened households.

Based on population projections and trends, to keep pace with demand, **Charlotte County needs to add 10,918 housing units** to the community **by 2025** and **5,553** of those should be **for those earning under 80% of the area median income.**

Projected Construction Need for Households by Income as a Percentage of Area Median Income 2015-2040

	2015-2020	2020-2025	2025-2030	2030-2035	2035-2040
Below 30% of AMI	395*	335	260	234	168
30.1% to 50% AMI	692	533	653	275	295
50.1% to 80% AMI	1,101	843	981	446	404
Total construction needs for low income households	2,187**	1,711	1,894	955	867
80.1% to 120% AMI	1,201	912	1,003	535	539
Over 120% AMI	1,894	1,359	1,124	1,079	1,156
Total	5,283**	3,980	4,021	2,569	2,563

Sources: *Estimates and projections by Shimberg Center for Housing Studies, based on 2000 and 2010 U.S. Census data and population projections by the Bureau of Economic and Business Research, University of Florida*

*This number assumes a baseline of "0" housing units, however Shimberg Center for Housing Studies estimates a deficit of 1,655 units available and affordable for residents at or below 30% of area median income in Charlotte County.

**Considering the deficit of units available in the 30% or below of area median income, the actual number of low income households to be constructed is 3,842, and total housing units needed jumps to 6,938.

CURRENT CONSTRUCTION AND TRENDS

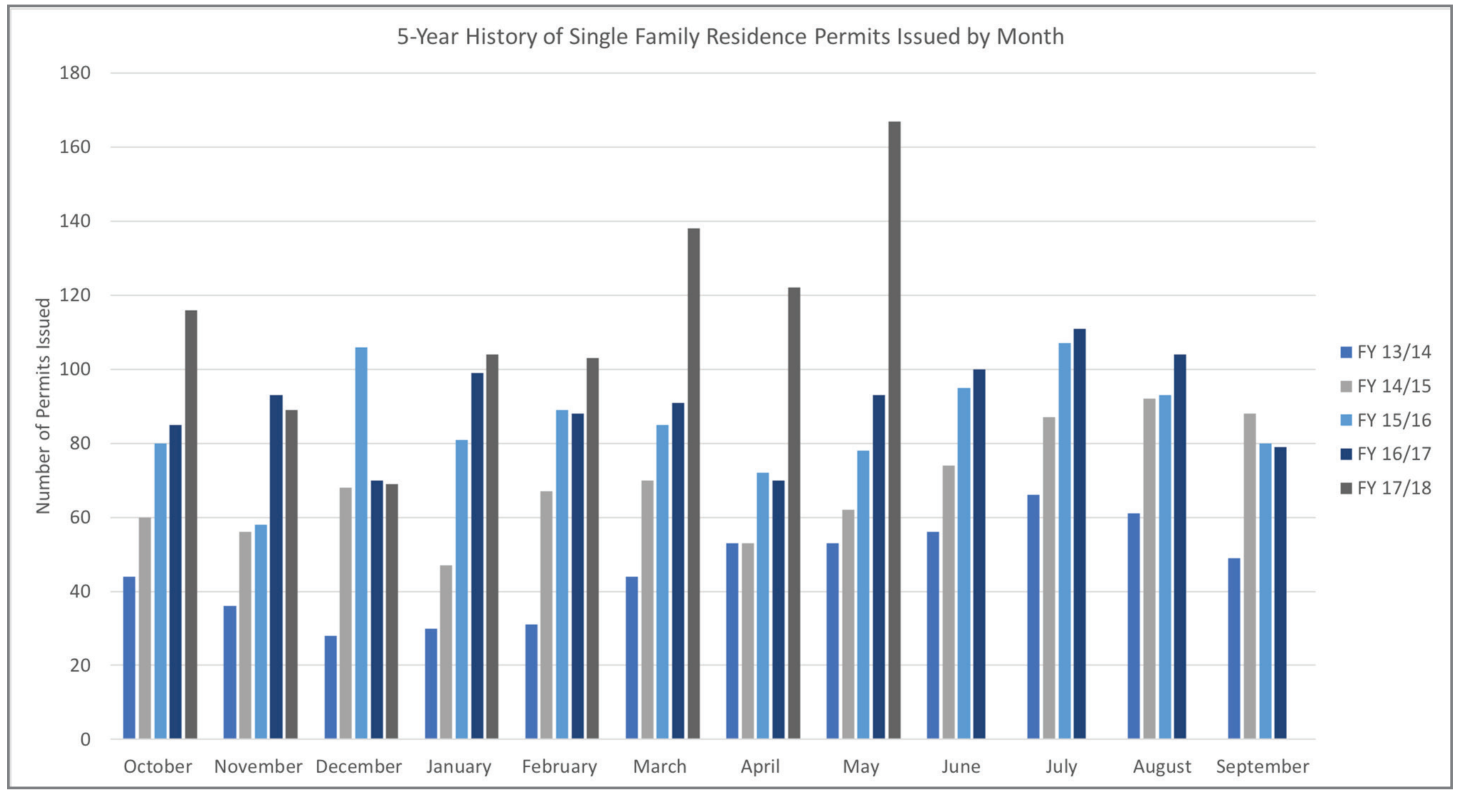
Charlotte County is increasing the permits issued for single family homes year over year for the past 5 years. **Last year's permits issued totaled 1,083.** Multi-family construction is similarly increasing, but trend analysis can be difficult because this type of project happens over multiple years. **The current single and multi-family construction and development would have to substantially increase to keep pace with projected demand.**

Construction and development in Charlotte County is on the **cusp of a boom.** Many large scale developments are in various planning stages throughout the community. While this is **positive for the county** in a variety of ways, the **workforce housing for these developments must be considered.**

Considering that Charlotte County's unemployment rate is 4%, which is generally viewed as "full employment," **upcoming large luxury projects like Babcock Ranch and Sunseeker Resort may draw more employees into the workforce, but further strain workers' ability to find affordable and available housing.**

Permits Issued in Charlotte County for Multi-Family Buildings		
Year	Number of Multi-Family Buildings	Projected Cost
2013	0	0
2014	1	$500,000
2015	6	$4,500,000
2016	0	0
2017	13	$21,230,831
2018	0	0

Both charts provided by Charlotte County Community Development Department



In order to meet the projected housing demand, the community must first understand the depth and breadth of the housing issues Charlotte County is facing. Open-minded discussion, planning and action are required to make inroads regarding this highly divisive problem. Community members, stakeholders, elected officials, non-profits, and volunteers are all critical in the process of overcoming this complicated situation.

Together Charlotte recommends the following actions to address the housing crisis...

Recommendations

ADVOCACY
(State of Florida)

1) The Legislature should **appropriate all Sadowski funds in the State and Local Government Housing Trust Fund solely for Florida's affordable housing** programs.

2) The Legislature should **exempt SHIP funding used to finance small rental developments for persons with special needs and homeless persons from the 65% homeownership requirement**.

3) The Legislature should **require housing developers to participate in the Link to Permanent Housing Strategy for all new development, refinance, rehabilitation, and/or renovation projects which utilize any tax credit, forgivable loan, credit or subsidy to reserve a minimum of 5% of the development's units** for Link Referral for extremely low-income persons with special needs.

OPPORTUNITIES
(City of Punta Gorda & Charlotte County Board of Commissioners)

4) Local governments should **eliminate the distinction between Residential Single Family (RSF) and Residential Multi Family (RMF)** and govern the districts strictly by density and **remove Replatting Fees** associated with subdivision as an incentive.

5) Local governments should consider **purchasing unplatted land within the MDR and HDR FLUM designations** and **make this land available for the construction of affordable housing**.

6) Local governments should **award Density Bonus** for cluster housing and mixed-use development and **expand the Incentive Density Program** to be used in more areas thus eliminating a limiting factor of this program. In addition, they should **create an Implementation Process for Density Bonuses**, with specific criteria and award amounts.

7) Local governments should **reduce the number of Required Parking Spaces** to 1.25 per unit or less for affordable developments and **remove barriers to micro-units and accessory dwelling units** to support affordable housing.

8) Local governments assessing impact fees should either **waive fees outright, offer a sliding scale**, and/or **establish a local dedicated fund** to make such affordable housing waivers possible.

9) Local governments should **contribute to a Local Housing Assistance Trust Fund**.

10) Local governments should consider **creating a 2020 sales tax project, or an alternate source of funding, to adequately fund development of affordable housing.**

COORDINATION
(Local Governments, Businesses, & Non-Profits)

11) Local governments should **create policies on the process for vacant land disposition and transfer** for affordable home ownership and rental housing developments.

12) Local governments should **create policies for the process to be followed when designating a development project as a local preference** under Florida Housing Finance Corporation's Local Area of Opportunity Funding.

13) Actively engage the community for **leadership of the Affordable Housing Advisory Committee** (AHAC).

14) Utilize the Local Housing Assistance Plan (LHAP) as the **primary mechanism for creating and advocating for the development of affordable housing** in Charlotte County.

15) Create a more collaborative and coordinated **working relationship between the City, County, and Public Housing Authority**.

COLLABORATION
(Local Governments, Educational Institutions, Businesses, Non-Profits & Community)

16) Support economic development efforts to **increase high skill, high wage employment opportunities**.

17) Encourage local employers to **retain talented employees by offering competitive wages and benefits**.

18) Create opportunities for **youth to engage in local education, training, and employment programs** with a path to high skill, high wage careers.

19) **Increase the capacity of local organizations to develop affordable rental housing and create affordable homeownership opportunities** by utilizing all available housing development models including: Community Land Trust (CLT), Community Housing Development Organization (CHDO), Housing Finance Agencies (HFA), Public Housing Authorities (PHA), etc.

20) **Increase the capacity of local organizations to develop affordable rental housing and create affordable homeownership opportunities** by utilizing all available sources of funding, including: State Apartment Incentive Loan (SAIL), Community Contribution Tax Credits, Community Development Block Grants (CDBG), HOME Funds, National Housing Trust Fund, Housing Credits, Social Impact Bonds, etc.

RECOMMENDATION #1

The Legislature should appropriate all Sadowski funds in the State and Local Government Housing Trust Funds solely for Florida's affordable housing programs.

Fully Fund the Sadowski Act Programs

In 2019 the Florida Legislature could create more than 24,200 jobs and more than $3.43 billion in positive economic impact in just one year, if it appropriates all the housing trust fund monies for housing. The programs funded by the Sadowski Act have a proven track record of performance, transparency and accountability. Using Florida's housing funds solely for housing creates a positive economic impact for Florida by fueling economic development, creating jobs, investing in our local communities, and contributing to the well-being of Florida's families, veterans, elderly, persons with disabilities, persons experiencing homelessness and deserving Floridians in need across the state.

A uniquely broad range of more than 30 statewide constituent groups support this appropriation, including the Florida Realtors, Florida Home Builders Association, Florida Chamber of Commerce, Florida Housing Coalition, Florida Coalition for the Homeless, Florida AARP, Florida Arc, Florida Veterans Foundation, Habitat for Humanity and Florida Catholic Conference.

The source of funding for the Housing Trust Funds is the documentary stamp tax on real estate deeds. The "doc" stamp tax was chosen for two reasons. First, there is a rational nexus between real estate activity and housing. Second, and more importantly, doc stamp revenues increase as the population grows, more real estate transactions occur, and housing prices increase. This is particularly important in Florida, which generally has high population growth.

From 1992 through 2002, the Legislature routinely appropriated all monies in the trust funds for housing programs. In 2003, sweeps were proposed to the trust funds for the first time, and in 2005 a cap limiting the distribution of doc stamp revenue into the trust funds was adopted. This $243 million cap came at a time when doc stamp revenues were very high between $450 and $600 million a year.

The cap was repealed in 2011, but in that same year the State Economic Enhancement and Development (SEED) Trust Fund was created, with funding partially provided by $75 million taken off the top of the housing trust funds. The SEED Trust Fund is still in place today. During the recession, most housing trust fund monies were swept to general revenue because of large revenue shortfalls. After the recession ended, the Legislature has continued to sweep monies.

Over the last 25 years, more than one-third of the Housing Trust Fund has been swept for other purposes. Throughout the state, these funds being swept has cost us more than 165,000 affordable housing units, which could not be built or financed. The compounded costs due to loss of jobs and young families who couldn't afford the high cost of housing are too high to imagine.

The William E. Sadowski Act was enacted by the Legislature in 1992 and two trust funds were created:

__**Local Government Housing Trust Fund:**__ Seventy percent (70%) of the specified revenues go into the Local Housing Trust Fund. These funds are meant to provide monies for the State Housing Initiatives Partnership (SHIP) for all 67 counties and entitlement cities, as well as the Catalyst Program, and Homeless Challenge Grant Program. These programs effectively and efficiently meet housing needs at the community level and provide sustainable homeownership and rental housing for Florida's workforce, help prevent homelessness, and provide emergency repairs and disaster recovery for Florida's most vulnerable residents, including the frail elderly, homeless, persons with disabilities and veterans.

Sadowski Collections and Sweeps

Fiscal Year	Collections	Legislative Sweep
2001-02	$228,100,000	$12,000,000
2002-03	$294,500,000	$0
2003-04	$390,100,000	$120,800,000
2004-05	$502,000,000	$220,800,000
2005-06	$606,200,000	$0
2006-07	$452,300,000	$0
2007-08	$243,000,000	$0
2008-09	$167,500,000	$440,000,000
2009-10	$159,000,000	$91,900,000
2010-11	$170,700,000	$174,300,000
2011-12	$186,700,000	$189,500,000
2012-13	$168,100,000	$96,600,000
2013-14	$193,000,000	$204,100,000
2014-15	$238,900,000	$106,100,000
2015-16	$262,000,000	$81,000,000
2016-17	$282,800,000	$116,900,000
2017-18	$299,000,000	$154,400,000

Source: Florida Senate Committee on Community Affairs

The Catalyst Program provides community-based organizations and state and local governments with technical assistance to meet affordable housing needs. This assistance includes training on the development of affordable housing programs, public/private partnerships, local housing assistance plans and regulatory reforms. The program also provides training on project financing, leveraging, achieving state and federal compliance and project completion.

RECOMMENDATION #1 *(continued)*

The Challenge Grant program is authorized by s.420.622(4), Florida Statutes, to assist the local homeless Continuum of Care Lead Agencies to address the needs of individuals and families experiencing homeless identified in their local plan. The overall goal of the Challenge Grant to partner with local agencies to reduce homelessness in Florida.

The State Housing Trust Fund: Thirty percent (30%) of the specified revenues go into the State Housing Trust Fund. These funds are meant to provide monies mainly for the State Apartment Incentive Loan Program (SAIL). The State Apartment Incentive Loan Program (SAIL) produces apartments for Florida's workforce, rehabilitates existing apartments in dire need of repair, as well as apartments that house Florida's most vulnerable populations, including the frail elderly, homeless, and persons with disabilities who might otherwise need to live in an institutional setting.

Charlotte County's Use of Sadowski Funds

The Charlotte County Housing Department has used State Housing Initiatives Partnership (SHIP) funds since 1996 to complete more than 2,500 down payment assistance and housing rehabilitation projects. Each property has a recorded mortgage with no payments or interest. A mortgage payoff is required if a triggering event occurs, such as, change of ownership, failure to use the property as a primary residence, or death of the mortgagee. Mortgages mature at terms of varying lengths, dependent on the amount of the loan and when the original transaction occurred.

The current allocation of SHIP funding to Charlotte County does not provide enough money to build a major project, however, they have provided numerous local match amounts for public housing rental projects, notably, Gulf Breeze Apartments and The Verandas of Punta Gorda projects in recent years. Sweeps of the Housing Trust Funds impacted Charlotte County dramatically in State Fiscal Year 2018/19, as shown in this chart.

State Fiscal Year 2018/19	Allocated if Trust Funds Fully Funded	State of FL Amounts Actually Awarded	Loss to Affordable Housing Projects
Charlotte County SHIP Distribution	$1,680,687	$316,934	-$1,363,753
City of Punta Gorda SHIP Distribution	$205,818	$38,812	-$167,006
Challenge Distribution	$258,500	$180,366	-$78,134

RECOMMENDATION #2

The Legislature should exempt SHIP funding used to finance small rental developments for persons with special needs* and homeless persons from the 65% homeownership requirement.

Using the SHIP Program to Finance Rental Housing

The State Housing Initiatives Partnership (SHIP) program provides funding to all 67 counties and entitlement cities to carry out locally determined housing activities. Every three years, SHIP eligible local governments adopt plans to address locally defined needs. The SHIP statute provides flexibility to allow communities to establish strategies that will work best for them, but within a broad framework of requirements to ensure that the funding is spent for what it was intended for. Several statutory goals guide all local programs:

- At least 65% of the local SHIP allocation must be used for homeownership activities;
- At least 75% of the local allocation must be used for construction activities (overlapping with the goal above); and
- Up to 10% may be used for local costs to run the program.

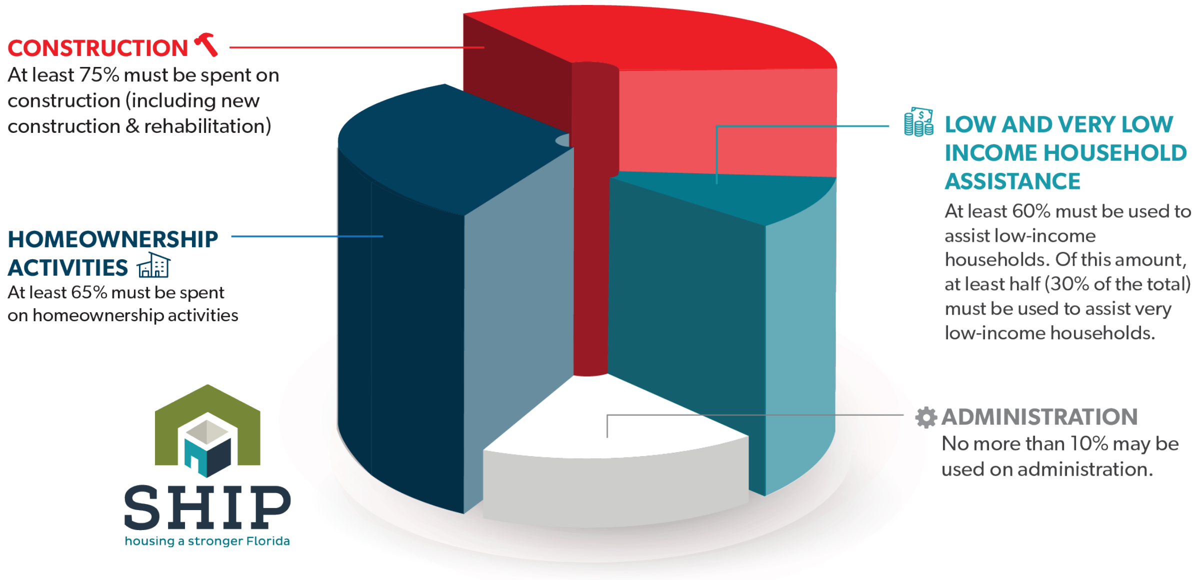
The SHIP statute also specifies income levels to be served and requires 20% of each community's funding to be used to serve persons with special needs.

Over time, nearly 90% of SHIP funds have been used for homeownership, primarily down payment assistance and owner-occupied rehabilitation. SHIP has been thought of as the state's homeownership program, while the SAIL program administered by Florida Housing has been considered the state's rental program.

If a local government meets the 65% homeownership requirement, they may choose to use the rest of the SHIP funding for other purposes. Assuming 10% for administrative costs, this leaves 25% for rental strategies.

RECOMMENDATION #2 *(continued)*

Each SHIP Dollar is Required to Meet the Following Criteria:



These broad goals do not apply to SHIP program income dollars that come back to the local government. This means that local programs that receive program income in the form of loan repayments may use it for whatever allowable housing purpose is deemed needed, without the statutory restriction of the homeownership or construction goals.

In a recent review of the SHIP Program to gauge how local governments have been utilizing the funds, during the 3-year period from 2013 through 2015, only 32 local governments out of 119 – about one-quarter of participating communities – used SHIP for rental development strategies.

Overall, these locales used just over 17% of their SHIP funds for rental purposes. Most local governments **did not use any** SHIP funds for rental housing. However, a few local governments said they felt constrained from using as much SHIP for rental strategies as they would like.

** Persons with Special Needs defined in s.420.0004, Florida Statutes • An adult person requiring independent living services in order to maintain housing or develop independent living skills and who has a disabling condition 420.0004(7) FL Statutes • A young adult formerly in foster care who is eligible for services under s.409.1451(5); • A survivor of domestic violence as defined in s.741.28; or • A person receiving benefits under the Social Security Disability Insurance (SSDI) program or the Supplemental Security Income (SSI) program or from veterans' disability benefits.*

RECOMMENDATION #3

The Legislature should require housing developers to participate in the Link to Permanent Housing Strategy for all new development, refinance, rehabilitation, and/or renovation projects which utilize any tax credit, forgivable loan, credit or subsidy to reserve a minimum of 5% of the development's units for Link Referral for extremely low-income persons with special needs.

Serving Households with Special Needs through the Link Strategy

People with special needs, such as frail elders, youth aging out of foster care, homeless, and people with disabilities may have difficulties finding housing that is safe, affordable, and permanent. They may also require housing that is matched with accessible support services. Many, if not most, of these people with special needs are low or extremely low income.

The Link to Permanent Housing Strategy (Link) demonstration was developed in 2009 as an approach to enhance the ability of extremely low-income persons with special needs and homeless households to access and retain affordable rental housing that is financed with Florida Housing resources. The objective of the strategy is to assist persons with special needs have stable lives in their communities by linking affordable rental housing with access to community-based healthcare and supportive services. A person with special needs often has life difficulties or circumstances that adversely affect their ability to meet the tenant selection criteria to access rental housing.

A person's disability or experience with the foster care system, domestic violence or homelessness may affect their ability to earn a sufficient or regular income; pay bills on time; or keep stable housing. Their negative income, credit, criminal and rental histories can affect them for years, even though they may be able to demonstrate that there have been positive changes in their life circumstances that now allow them to be more self-sufficient and a good tenant.

The Link set-asides for a portion of a development's extremely low-income units for special needs households receiving community-based supportive services that are referred by a recognized supportive service lead agency in the community.

ADVOCACY

RECOMMENDATION #3 *(continued)*

These set asides currently apply to Florida Housing Finance Corporation's (FHFC) 9% Housing Credit developments, Link is required with no additional funding provided. In addition, in SAIL projects, when extremely low-income units are provided, Link units are typically required.

The 2014 SAIL appropriation required no less than 10% of the units to be set aside in a similar fashion to the Link strategy. There are no current statutory requirements regarding Link, but the 2013 legislature memorialized support for this approach in SB 1852.

To meet the intent of the Link strategy and as a condition of using some of Florida Housing Finance Corporation's resources, Florida Housing requires developers to provide a percentage (usually five percent) of a Development's units to be set aside for extremely low-income households with special needs.

Prospective tenants for these units must be referred by a Florida Housing-designated supportive services agency that serves the community where the property is located. At the time of referral, these households are receiving community-based healthcare and/or supportive services that may include behavioral health services, case management or help to improve their employment opportunities. The property owner must execute a memorandum of understanding (MOU) with at least one designated referral agency serving the county and intended population and rent units to households referred by that referral agency.

Special Needs Definitions used in the Link Program:

Special Needs Units typically represent 50% of the extremely low-income Set-Aside Units in a property. These units can only be rented to people with extremely low incomes. F.A.C. Rule 67-48 (105) ***Special Needs Household Referral Agency*** means an organization that is designated and authorized by legislative mandate or the responsible federal or state agency to plan, coordinate and administer the provision of federal or state supportive services or long-term care programs for at least one Special Needs Household population.

F.A.C. Rule 67-48 (109) F.A.C. – ***Special Needs Household*** means a household consisting of a family that is considered to be:

- Homeless
- A survivor of domestic violence
- A person with a disability
- A youth aging out of foster care

These households require initial, intermittent or on-going supportive services from one or more community-based service providers to obtain and retain stable, adequate and safe housing in their communities.

Disabling Condition – Set Asides Units Must be Occupied by Persons with a Disabling Condition: s.402.0004, F.S. (7) - ***Disabling condition*** means a diagnosable substance abuse disorder, serious mental illness, developmental disability, or chronic physical illness or disability, or the co-occurrence of two or more of these conditions, and a determination that the condition is:

1. Expected to be of long-continued and indefinite duration; and
2. Not expected to impair the ability of the person with special needs to live independently with appropriate supports.

OPPORTUNITIES

RECOMMENDATION #4

Local governments should eliminate the distinction between Residential Single Family (RSF) and Residential Multi Family (RMF) and govern the districts strictly by density and remove Replatting Fees associated with subdivision as an incentive.

Zoning Districts

The zoning districts, contained in Article II of Chapter 3-9, establish where uses are permissible, either as a by-right use, as a conditional use, or as a special exception use that requires the approval of the Board of Zoning Appeals. The zoning districts are broadly divided into rural, residential, commercial, industrial, and mixed-use districts.

The residential districts are divided into both single-family and multifamily zoning districts, which allow residential development at varying densities, from one unit per five acres in the Residential Estates 5 (RE-5) district to 15 units per acre in the Residential Multifamily 15 (RMF-15) district. All residential districts allow the construction of single-family detached dwellings. The Residential Estates (RE) districts allow certain types of manufactured homes. The Residential Multifamily (RMF) districts allow multifamily dwellings. The Manufactured Home Park (MHP) and Manufactured Home Conventional (MHC) districts allow manufactured homes as a by-right use and the rural Agriculture (AG), Environmentally Sensitive (ES), and Excavation and Mining (EM) districts allow manufactured homes as a conditional use.

All the residential districts allow cluster housing as either a by-right or conditional use. This type of housing development allows smaller lots than the underlying zoning might otherwise require, but the base density of the property still may not be exceeded.

The Commercial Tourist (CT) and Office Medical and Institutional (OMI) zoning districts, normally commercial districts, allow multifamily residential development on the condition that the property was zoned either CT or OMI prior to October 7, 1997. The OMI district allows ten units per acre and the CT district allows 15 units per acre.

Mixed use zoning districts allow both residential and commercial uses to be developed on the same site. The County has several mixed-use districts, including Charlotte Harbor Neighborhood Business Residential (CHNBR), Charlotte Harbor Mixed Use (CHMU), Charlotte Harbor Riverwalk, (CHRW), and U.S. 41 Zoning District Overlay (US41). These districts allow densities of ten, 15, 24, and 15 units per acre, respectively. The US41 district has a minimum density of five units per acre.

The County allows a wide variety of housing types through its residential zoning districts, at densities up to 24 units per acre, although the maximum is more normally 15 units per acre. The allowance of cluster housing allows a more compact form of development, although it does not increase the overall site densities. The maximum residential densities of 15 units per acre is not particularly high, and the low maximum density may be a disincentive to the construction of multifamily units, including affordable housing units since these limits may make the return on the investment of construction uneconomical.

OPPORTUNITIES

RECOMMENDATION #4 *(continued)*

The allowance of single-family development in RMF zoning districts may further limit the construction of multifamily units by using lands nominally designated for higher-density development for individual detached houses. Combined with the low supply of RMF-zoned land, and the tendency for this land to be platted into small lots, this produces a lack of available land for moderate or larger multifamily development projects.

By allowing both residential and commercial uses to be developed on the same parcel, mixed-use districts allow for a more compact form of development and an opportunity to "double up" on development. However, like the RMF districts, the County's mixed-use districts are often small, with a significant portion already platted into smaller lots. Additionally, the County's traditional development pattern has maintained a strict separation of uses, a separation that is not maintained in a mixed-use zoning district. This new development pattern may not be viewed as economically viable in an area where there are no examples of its success.

The US41 district, stretching along the U.S. 41 corridor from the Sarasota County line south to Hancock Avenue, allows multifamily residential development along the County's main transportation route. If fixed-route transit were made available, this would allow for residents without access to an automobile to have transportation options.

The County should consider awarding a density bonus for certain types of development, including cluster housing and mixed-use development, that promotes a more compact development form. The County should consider raising the maximum allowable density in the US41 district to 30 units per acre, which would make it consistent with the maximum allowable density in the US41 Future Land Use Map (FLUM) designation contained in the comprehensive plan.

The County should consider eliminating the distinction between RSF and RMF zoning districts and governing the districts strictly by density. Staff receives regular inquiries about the possibility of constructing duplexes or triplexes in areas zoned RSF. This change would make much more land available for small-scale multifamily development.

Because the RMF districts already allow for single-family uses, and much of their land is already platted into lots of no more than 12,000 square feet, consistent with the lots in the RSF districts, the lots are difficult to develop with anything other than a single unit. In fact, most platted lots are not entitled with more than one density unit unless they are zoned at the highest allowable densities:

- At 5,000 square feet per lot, no allowable density within the zoning regulations allows more than one unit.
- At 7,500 square feet per lot, 12 units per acre allows two density units.
- At 10,000 square feet per lot, 10 units per acre allows two density units.
- At 12,000 square feet per lot, 10 units per acre allows two density units.
- At 20,000 square feet per lot, five units per acre allows two density units.

In almost every case, the construction of multifamily units in platted areas requires the acquisition of at least two lots. With the increased land area, any impacts on surrounding properties from a multifamily development should be reduced.

The County should encourage and incentivize the replatting of land zoned RMF to create larger developable parcels more suitable for larger-scale development.

Subdivision Regulations

The County's subdivision regulations are contained within Chapter 3-7, Subdivision Regulations, of the County Code. This chapter regulates the process for dividing land with a plat, and the standards that must be met to construct streets, sidewalks, storm water management facilities, and for vehicle and pedestrian circulation.

The platting of land, or the changing of an existing plat, must go through the established process, which requires time and costs to address. The time frame for plat approval is set by Florida statute and the Board of County Commissioners, and effectively cannot be reduced.

In concert with the recommendation above regarding the replatting of land zoned RMF, the County should remove fees for this type of replatting as an incentive.

OPPORTUNITIES

RECOMMENDATION #5

Local Governments should consider purchasing unplatted land within the MDR and HDR FLUM designations and make this land available for the construction of affordable housing.

Allocation of Land Areas for Agricultural or Conservation

Charlotte County has a land area of approximately 428,032 acres. Of that, 71.1 percent, or 304,355.61 acres, is allocated to the Agriculture, Preservation, or Resource Conservation FLUM designations. These designations have very low maximum residential densities of between one unit per ten acres and one unit per forty acres. Much of this land is part of the Babcock-Webb Wildlife Management Area, the Babcock Ranch Preserve, and the Charlotte Harbor Preserve State Park.

Of the remaining 28.9 percent of the County's land area, 13.8 percent is included in urban-density residential FLUM designations. These include Charlotte Harbor Coastal Residential (CHCR), Coastal Residential (CR), Low Density Residential (LDR), Medium Density Residential (MDR), and High Density Residential (HDR). These designations have maximum residential densities ranging from five to 15 units per acre. The MDR and HDR FLUM designations, with maximum residential densities of 12 units per acre and 15 units per acre, respectively, account for only 1.1 percent of the County's total land area, or 4,797.90 acres.

The urban residential FLUM designations include 59,295.09 acres but are 85.6 percent platted, with only 8,536.16 acres of residential land County-wide that is unplatted. None of the urban residential FLUM designations is less than 64 percent platted. The MDR designation is 74 percent platted, with 547.28 unplatted acres, and the HDR designation is 69 percent platted, with 834.82.

There is little land available to build multifamily residential units, and much of that is already platted. While not all of it has been platted into single-family sized lots, most it has, and this makes development at densities higher than the level of platting difficult.

Local Governments should consider purchasing unplatted land within the MDR and HDR FLUM designations and make this land available for the construction of affordable housing.

RECOMMENDATION #6

Local governments should award Density Bonus for cluster housing and mixed-use development and expand the Incentive Density Program for use in more areas, eliminating a limiting factor of this program. In addition, they should create an Implementation Process for Density Bonuses, with specific criteria and award amounts.

Density Bonus Programs

A city or county's zoning laws typically establish a limit on how many residential units can be built in specific areas and upon certain lot sizes or gross acres within those areas. Limits vary across jurisdictions and are determined through local planning processes. Some land use regulations also include density bonus programs that are designed to stimulate the supply of more affordable housing in specific areas of a municipality.

A density bonus is an incentive-based tool that allows developers to build housing units at a higher density in exchange for providing all or some of the housing units at affordable levels to lower income or specific demographic groups such as seniors or persons with special needs. In some cases, density bonus programs permit developers to build a higher number of market rate units than what would normally be allowed for an area, in exchange for including a certain number or percentage of affordable housing units in the development. In other cases, affordable-only developments are permitted to add more affordable units to the development. The additional market rate or affordable bonus units allow a developer to recover costs and revenue that are lost from providing affordable units with lower rent restrictions.

Occasionally, density bonus programs also give developers the option to pay a cash contribution to the local government in lieu of providing more affordable units. These contributions are then used to support the local government's affordable housing programs (or Affordable Housing Trust Funds).

Florida authorizes local governments to provide density bonus incentives to developers that donate land to the local government for affordable housing pursuant to 420.615, F.S. This law is in place to encourage local governments to adopt an additional approach to foster development of affordable housing. In this case, the density bonus need not be related to the affordable development itself but is in exchange for the land donation which may be in a different area from the land receiving the density bonus.

RECOMMENDATION #6 *(continued)*

A critical foundation for a comprehensive density bonus program is to ensure proper zoning and land use laws are in place to accommodate reasonable density increases and promote opportunities for multifamily affordable housing development. Density bonus incentives are more effective when applied in high density areas or in large-scale planned developments.

To combat housing affordability issues, a local government may target and permit density bonus incentives. If a local government offers density bonuses for a variety of housing and other building types, its usefulness for affordable housing will be diminished. **For density bonus incentives to be effective in creating additional affordable housing, they must be focused on affordable housing and rarely or never used for other purposes.**

Zoning laws establishing a density bonus program typically include a set of qualifications and conditions that a developer must meet to participate in the program, including:

- Set-aside amounts that specify how many units must be reserved for affordable housing;
- Income restrictions that specify the income and/or demographic groups the development must serve, as well as associated rent restrictions;
- Affordability periods that specify how long the units must remain affordable; and
- Location requirements that dictate where affordable development must occur.

As with the zoning districts, Charlotte County's highest-density residential designation, High Density Residential (HDR), permits a maximum of 15 units per acre. Some mixed-use designations allow greater residential densities. The Charlotte Harbor Mixed Use (CHMU) and Murdock Village Mixed Use (MVMU) designations allow a maximum of 24 units per acre, the US41 designation allows 30 units per acre, and the Compact Growth Mixed Use (CGMU) currently allows 65 units per acre, although this is proposed to be reduced.

The County also has a Transfer of Density Units (TDU) Program, essentially creating a closed-loop system for density units, wherein if the residential density on a site is increased, there must be a corresponding decrease in residential density somewhere else. Regardless of the number of density units transferred to a site, however, its maximum residential density cannot exceed the limit set by the adopted designation.

The County has developed an incentive density program in which the County holds a pool of density units it can award to qualifying development. Future Land Use **(FLU) Policy 1.2.17: Incentive Density Usage** states that this density may be awarded to *"address the deficiency of market-rate rental properties, low-, very low- and moderate-income housing and workforce housing."* There are additional locational standards that must be met for development sites, including being located outside of the Coastal High Hazard Area, and located within an Economic Center, Economic District, or Revitalizing Neighborhood as depicted on FLUM Series Map #2: 2050 Framework.

The TDU program adds extra costs and time to any development project seeking to increase its residential density. This includes the cost and time necessary to acquire the density as well as the cost and time of the approval process. The incentive density program works to alleviate some of the extra costs, but the areas in which that density might be used are limited.

Local governments should award Density Bonus for cluster housing and mixed-use development and should consider expanding the Incentive Density Program to be used in more areas thus eliminating a limiting factor of this program.

Implementation Process for Density Bonus Program

Two policies within the Future Land Use element refer to density bonuses. **FLU Policy 1.2.14: Possible TDU Bonus Programs** contemplates granting density bonuses *"for removing density from Managed Neighborhoods and from lands that have been enhanced by landowners for habitat management or ecosystem services."* **FLU Policy 4.5.1: Limit and Constrain Managed Neighborhoods** contemplates density bonuses *"for removing density from contiguous lots in the Managed Neighborhoods."* Neither policy includes standards for establishing those bonuses.

Although these policies contemplate a density bonus in certain cases, there are no processes or standards for implementation. Additionally, they work through the TDU program, creating units for property owners to sell, not for additional units to develop on-site. Local governments should create an implementation process for density bonuses, with specific criteria and award amounts.

OPPORTUNITIES

RECOMMENDATION #7

Local governments should reduce the number of Required Parking Spaces to 1.25 per unit or less for affordable developments and remove barriers to micro-units and accessory dwelling units to support affordable housing.

Parking Requirements

A 2014 Urban Land Institute (ULI) study on solutions to increase the supply of affordable rentals revealed that developers cited minimum parking requirements as the greatest regulatory barrier to housing development. This regulation is primarily viewed as a hindrance because of the additional construction costs that are incurred to fulfill high parking minimums set by local governments. UCLA research from 2016 also noted that more planners and city officials are recognizing that parking requirements reduce the supply of affordable housing and increase housing costs.

Off-street parking requirements mandated by local governments add to the overall cost of developing new housing. This cost increases considerably for housing in urban areas where land values are high. The 2016 parking cost study by Victoria Transport Policy Institute (VTPI) found that on average, one off-street parking space, which is approximately 250-350 square feet, adds close to 6% to a dwelling unit cost and two parking spaces adds about 16% to a unit cost. These costs disproportionately impact lower income tenants who typically have lower car ownership rates but are still required to take on the increase in housing costs caused by parking construction costs.

By limiting the additional cost of parking, private investment in affordable housing becomes more attractive. There are a variety of practices local governments can implement to reduce the parking cost impacts on housing construction. Another option is for local governments to enable developers to pay a fee in lieu of constructing parking. These fees can be used to fund off-site municipal parking facilities or support transportation initiatives.

Some local governments have adopted minimum off-street parking policies to encourage more developers to invest in or support affordable housing near transit zones.

- Denver reduces the minimum parking requirements to 0.25 parking spaces per unit for senior housing and housing affordable for residents at or below 40 percent of AMI.
- Seattle significantly reduces parking barriers by eliminating minimum parking requirements for residential uses within urban centers, transit-oriented development districts or within 1,320 feet of a street with frequent transit service. Parking requirements for affordable housing for residents at or below 30 percent of AMI are reduced to 0.33 parking spaces for dwelling units with two or less bedrooms and one space for units with three or more bedrooms.
- California reduces minimum parking spaces for affordable and mixed housing to 0.5 spaces per unit, as well as 0.3 spaces per unit for special needs housing.

The parking requirements, contained in s.3-9-79 of the County Code, establish how many parking spaces are necessary for different types of use, the minimum size of parking spaces, and other design standards for parking areas. The standards require 1.5 parking spaces per multifamily unit and 2.0 parking spaces per single-family unit.

There are allowances for reducing the amount of off-street parking provided if the developer can demonstrate through a parking study that the standard required number of spaces is not necessary.

A certain portion of the development site must be used for parking, reducing or eliminating its ability to be used for the construction of housing units. Charlotte County is a difficult environment to travel through without an automobile, but the residents of affordable housing units are also the most likely to be without a vehicle. Local governments should consider reducing the number of required parking spaces for qualified affordable housing developments to 1.25 spaces per unit or less.

OPPORTUNITIES

RECOMMENDATION #7 *(continued)*

Accessory Dwelling and Allowance of Micro-Units

In many areas, single-person households are commonly priced out of the rental housing market. Micro-units are a common solution to this problem. Micro-units vary in size, but they are small studio apartments, typically less than 350 square feet with a functional kitchen and bathroom. Micro-unit housing is built either as a development that consists entirely of micro-units or as part of a development that includes a mix of apartments. The current market approach finds more micro- unit development in dense urban downtown regions that are close to major employment centers and neighborhoods rich with amenities.

Many individuals are willing to trade the size and space commonly found in conventional units for housing that is lower in rent and located in these prime locations. This opens the possibility that within the right environment micro-units could be an attractive and less expensive option for lower income, single-person households. This is worth considering in Florida where 62% of cost burdened, lower income households contain one or two persons.

Market rate micro-units are commonly developed for young single professionals with a low need for space and/or low desire to socialize inside their units. Tenants in this market group typically live in their unit for one or two years, and then leave to reside in a larger, more conventional apartment due to a change in family structure or a general desire for more space.

The location of a development is often the top reason an individual chooses to rent a micro-unit over a larger conventional unit. However, price is still a factor and prospective tenants are more likely to rent a micro-unit when it is priced approximately 25-30% below the cost of renting a conventional one or two- bedroom apartment. Access to external community and neighborhood amenities is also very important for the average micro-unit tenant.

In many recent micro-unit affordable developments local and state governments have provided tax benefits, low interest loans and housing credits for financing developments that include all or a portion of income restricted units.

S.163.31771, F.S., encourages and authorizes local governments to permit rent restricted accessory dwelling units (ADUs) in single family residential areas to increase the availability of affordable rentals. State law defines ADUs as an ancillary or secondary living unit that has a separate kitchen, bathroom and sleeping area within the same structure or lot as the primary residence. ADUs are typically smaller than the primary residence of the homeowner and are occasionally labeled in the housing market as private accessory dwellings, mother in-law suites or granny flats.

Under the state law, local governments can adopt an ordinance that limits the rental rate of permitted ADUs. Homeowners permitted construction under this type of ordinance must sign an agreement to rent the ADU at an affordable rate to specific income groups. Local governments have the power to permit ADUs without this law, but the law emphasizes the use of ADUs to increase the supply of affordable rental housing.

Permitting the development of accessory dwelling units is a way for local governments to produce affordable housing without having to invest public monies. However, factors such as land use regulations and public opinion often present a barrier to the development of ADUs.

In some communities, local government zoning regulations primarily permit single-use, single family housing in their residential areas. In these cases, to enable ADU development the zoning code would need to be amended to permit more than one unit per lot.

Land use regulations such as minimum off-street parking requirements, height limitations, minimum lot size and setback requirements also constrain ADU design and development and add to the cost of construction for the homeowner. Regulations may also restrict ADUs to be built only under special circumstances, such as limiting the use of the unit to immediate family members.

RECOMMENDATION #7 *(continued)*

Neighborhood views on the character and values of their community can create additional barriers to the development of ADUs. Communities may object to allowing renters in their neighborhood due to the negative perception that renters will increase traffic, parking and/or decrease their property values. Other factors such as high construction costs, limited financing for ADU construction and a homeowner's limited experience of the permitting process can also contribute to the lack of ADU development.

Research shows that ADUs can increase the supply of affordable housing, increase property values as well as provide homeowners the benefit of extra income. Raised property values and extra income garnered from the rental property can make a homeowner's primary residence more affordable. ADUs are generally offered for rent below market rate, so are primed to serve people with lower incomes.

Florida law offers a financial benefit to homeowners who construct living quarters, such as ADUs for their parents or grandparents. S.193.703, F.S., grants counties the power to provide homeowners a reduction in the assessed value of their homestead property if a parent or grandparent is at least 62 years old and resides in a housing unit constructed on the homestead property.

There are no limitations on dwelling sizes established within the County Comprehensive Plan. A dwelling size in any FLUM designation can be as small or as large as the builder desires, provided it meets the requirements of the Florida Building Code.

There is no mention of accessory dwelling units within the comprehensive plan. The TDU program and closed density system, however, essentially prohibit them by requiring a transfer of density to raise the maximum residential density on any site. An existing home on two or more contiguous lots may construct an accessory dwelling unit, since the property overall has as many density units as included lots. There have been modest efforts by staff to introduce the concept into neighborhoods through the Revitalization Plan process, but the idea has generally been met with resistance.

The inability to add density units as infill in areas currently served by pubic infrastructure pushes new development out as urban sprawl, and the costs of new construction make those units less affordable.

The Local governments should educate the citizens about the benefits of accessory dwelling units and then develop policies to allow them in the residential areas.

RECOMMENDATION #8

Local governments assessing impact fees should either waive fees outright, offer a sliding scale, and/or establish a local dedicated fund to make such affordable housing waivers possible.

Permitting and Fees

Building permits are required for all construction in the County. Those permits are reviewed prior to the issuance of any permits to ensure that the proposed development meets all the required codes and standards. Fees are charged for permit review.

All building permits should receive a final decision within 30 days of application. The time frame may be shorter, depending upon the type of construction proposed. Any construction other than a single-family dwelling requires Site Plan Review, but final Site Plan Review and building permits may be applied for at the same time.

The review of building plans and construction inspection adds time to the development process, but also ensures the construction of safe buildings.

Fees vary according to the type and size of development, and are divided into two types, permitting fees and impact fees. Permitting fees are the fees paid for applying for building permits, and include plans review and site inspections. Impact fees are fees paid to offset the impacts of development and are directed to capital projects such as road and utility construction.

The County is required to collect both permitting and impact fees and cannot assess different fees for the same work based upon the nature of the project. It could be possible for the County to reimburse fees under certain circumstances.

For a single-family unit, permitting fees average between $1,200 and $1,500, with impact fees in the urban area amounting to approximately $2,700. Total fees may be between $4,000 and $5,000 per single-family unit. For multifamily units, total fees are approximately $2,300 per unit.

Local governments should explore the possibility of reimbursing all or a portion of required fees for certified affordable housing development. Local governments should also explore the possibility of establishing a grant program to pay for fees for certified affordable housing development.

OPPORTUNITIES

RECOMMENDATION #9

Local governments should contribute to a Local Housing Assistance Trust Fund.

Local Housing Assistance Trust Fund

Chapter 1-8 of the County Code establishes a Housing Code and a Local Housing Assistance Program. The Local Housing Assistance Program consists to two initiatives, the **Local Housing Assistance Trust Fund (LHATF) and the Local Housing Assistance Plan (LHAP)**. Local Housing Assistance Trust Fund (LHATF) was established in 1993 to fund the LHAP in constructing, rehabilitating, repairing, and financing *"affordable residential units available to persons who have special housing needs, and persons having very low income, low income or moderate income."*

The funds were intended to come from the "County's share of Local Housing Distribution and any other monies received or budgeted". The Local Housing Distribution is money disbursed by the State through the State Housing Initiatives Partnership (SHIP) Program. These monies fund the LHAP, with no more than ten percent to be used for administrative costs.

Generally, local housing trust funds are created when ongoing, dedicated sources of public funds are committed by ordinance to support the production and preservation of homes for lower income households. Dedicated sources of funds, the key characteristic of housing trust funds, advance the way a county supports affordable housing by guaranteeing that revenues are available each year to support critical affordable housing needs. This means the trust fund does more than just act as a pass-through entity for state or federal funding.

Housing trust funds are designed to dedicate public revenues to create a distinct fund supporting affordable housing, yet this model has taken many forms, adjusting to unique opportunities, working with restrictive fiscal laws, and reaching to show what is possible. Hundreds of thousands of citizens have expressed their support for housing trust funds through voting, within faith-based organizations, participating in advocacy campaigns, sitting through arduous council meetings, working on task forces, joining evening and weekend meetings, driving to the Capital again and again, and finding within themselves the voice to make affordable housing a priority.

Housing trust funds are established by elected government bodies at the city, county or state level, when a source or sources of public revenue are dedicated, by ordinance or law, to a distinct fund with the express purpose

of providing affordable housing. Ideally, funds are transferred automatically every year into the housing trust fund account providing a continuous stream of funding, without going through an appropriation or budgeting process. Ideally, the funds can be used only in accordance with the enabling legislation or ordinance establishing the fund, targeted to serve those housing needs that are most critical.

The Housing Trust Fund Project of the Center for Community Change reports annually on the characteristics of state, city, and county housing trust funds including the enabling legislation in several states. In this report, the Housing Trust Fund Project highlights several trends that are important to pay attention to in our community:

- Highlighting the success of housing trust funds
- Preserving our investment in affordable housing
- Providing safe affordable homes for extremely low-income households
- Preserving neighborhoods
- Addressing rural housing needs
- Ensuring quality energy efficiency
- Addressing homelessness

Housing trust funds evolve over time. Some are capitalized with initial one-time funding, others build dedicated revenue as a second step, some continue building revenues adding new dedicated funds.

RECOMMENDATION #9 *(continued)*

City housing trust funds exist in at least 35 states and range from major metropolitan areas to towns with less than 20,000 population. City housing trust funds collected more than $200 million in revenues in 2015. Revenue collections ranged from a high of $30 million to less than $100,000, with twelve cities collecting more than $5 million in 2015 (Los Angeles, CA; San Francisco, CA; Seattle, WA: Philadelphia, PA; Cambridge, MA; Boston, MA; Denver, CO; Minneapolis, MN; Chicago, IL; Charlotte, NC; Fremont, CA; and Boulder, CO).

Cities collect dedicated revenues from a variety of sources including: developer fees through inclusionary zoning and impact fees, property taxes, tax increment districts, hotel/motel tax and short-term rentals, demolition taxes, recording fees, real estate transfer taxes, land sales, and bond revenues. The most commonly dedicated source of public funding for city housing trust funds are developer impact or linkage fees and inclusionary zoning in-lieu of fees, followed by property taxes.

Recently, considerable creativity has shown significant advances in securing dedicated revenues for local housing trust funds. Nashville began the craze around short-term rentals paying equivalent hotel/motel taxes, followed by Portland, OR and others. Richmond, VA will capture expired tax abatements for home rehabilitation loans. Austin, TX has committed property taxes from previously city-owned properties. On average, city housing trust funds indicated they leveraged $6.00 in additional public and private funds for every $1.00 the trust fund invested in affordable housing activities. The highest leverage ratio reported was $1: $14.

Several new housing trust funds were created in 2015 and into 2016, using Air BnB Tax Revenue and the sale of public land. In addition, funds continue to build in cities with new revenue sources and considerable creativity has shown significant advances in securing dedicated revenues for local housing trust funds:

- Austin, Texas voted to add all tax revenues being generated by property previously owned by the City to the City's Affordable Housing Trust Fund. Estimates are that this will place more than $68 million into the Fund over the next decade.
- Oakland, California approved a housing impact fee levied on multifamily market-rate developments and added a portion of the transient occupancy tax on short-term rentals to increase revenues for its affordable housing trust fund.
- Boulder, Colorado expanded the City's affordable housing commercial impact fees to work with the City's Community Housing Assistance Program and Affordable Housing Fund.

- Louisville, Kentucky committed $1.3 million to support an $11 million bond and just added $2.5 million in general fund revenues.
- San Francisco, California voters passed Proposition A, authorizing the City to issue up to $310 million in bonds to fund affordable housing programs.
- New Orleans, Louisiana voted to re-orient its Neighborhood Housing Improvement Fund to its original mission of home improvements and affordable housing efforts.
- Portland, Oregon established an Inclusionary Housing Fund and dedicated a portion of lodging taxes on short-term rentals and revenues from a construction excise tax to the City's Housing Investment Fund.
- Minneapolis, Minnesota allocated $10.5 million to the City's Affordable Housing Trust Fund.
- Portland, Maine passed an inclusionary zoning ordinance with potential payments in-lieu dedicated to the City's Housing Trust Fund.
- Burlington, Vermont allocated increased revenues from the property tax for its Housing Trust Fund.
- Seattle, Washington approved a Mandatory Housing Affordability Commercial program to collect developer fees for the City's Housing Trust Fund for Affordable Housing.

Local governments should budget money to fund the Local Housing Assistance Trust Fund (LHATF) outside of the funding expected from the State through the State Housing Initiatives Partnership (SHIP) Program.

OPPORTUNITIES

RECOMMENDATION #10

Local governments should consider creating a 2020 sales tax project, or an alternate source of funding, to adequately fund development of affordable housing.

2020 Sales Tax Project

The Pinellas County Board of Commissioners approved a new budget that includes $15 million to affordable housing over the next three years, after a significant advocacy campaign led by local organizations advocating that a portion of the revenue generated from the "Penny for Pinellas County" sales tax should be dedicated to affordable housing. The "Penny for Pinellas County" is a one cent sales tax approved by the voters to support capital improvement projects throughout the County.

In 2006, the Pinellas County Commission started an affordable housing trust fund with an initial $19 million dollars in sales tax revenue. To date, those funds along with additional other moneys leveraged have created 1,469 units of housing for families making less than 80% of the area median income, with 280 homes available for extremely low-income households. The Affordable Housing Land Assembly Fund supports the purchase of land to build affordable homes for workers and their families and to increase opportunities for people to work or shop within walking distance of their homes.

Investments include assembling land for development of housing that is affordable and accessible to our community. Economic development infrastructure could include capital investment in approved and improved sites suitable for attracting and retaining businesses, both large and small, that retain and create local jobs. The desired outcome is sites ready for employers to build to suit such that time to construction is minimized.

Investments could include:

- Land assembly;
- Environmental remediation;
- Demolition of aging and obsolete structures; and
- Onsite and offsite infrastructure improvements including storm water retention, access roads, sewer lines, and sufficient fill to raise buildings above the flood zones.

Note: Throughout this document, relevant selections of Federal Codes and Florida Statutes have been included and formatted for readability. You are encouraged to read the most up-to-date documents in their entirety for complete information.

s.212.055(2) details discretionary sales surtaxes use of proceeds.

1. **(e.) Any land acquisition expenditure for a residential housing project in which at least 30 percent of the units are affordable to individuals or families whose total annual household income does not exceed 120 percent of the area median income adjusted for household size, if the land is owned by a local government or by a special district that enters into a written agreement with the local government to provide such housing. The local government or special district may enter into a ground lease with a public or private person or entity for nominal or other consideration for the construction of the residential housing project on land acquired pursuant to this sub-subparagraph.**
2. For the purposes of this paragraph, the term "energy efficiency improvement" means any energy conservation and efficiency improvement that reduces consumption through conservation or a more efficient use of electricity, natural gas, propane, or other forms of energy on the property, including, but not limited to, air sealing; installation of insulation; installation of energy-efficient heating, cooling, or ventilation systems; installation of solar panels; building modifications to increase the use of daylight or shade; replacement of windows; installation of energy controls or energy recovery systems; installation of electric vehicle charging equipment; installation of systems for natural gas fuel as defined in s.206.9951; and installation of efficient lighting equipment.
3. **Notwithstanding any other provision of this subsection, a local government infrastructure surtax imposed or extended after July 1, 1998, may allocate up to 15 percent of the surtax proceeds for deposit into a trust fund within the county's accounts created for the purpose of funding economic development projects having a general public purpose of improving local economies, including the funding of operational costs and incentives related to economic development. The ballot statement must indicate the intention to make an allocation under the authority of this subparagraph.**

COORDINATION

RECOMMENDATION #11

Local governments should create policies on the process for vacant land disposition and transfer for affordable homeownership and rental housing developments.

Currently the Local Housing Assistance Plan, Section III – Incentive Strategies, calls for the Preparation of a printed inventory of locally owned public lands suitable for affordable housing to be completed annually, with lots to be put out to bid or donated.

A formal process should be created that is transparent to agencies and developers who have an interest in building affordable housing. The application process for eligible land should have published timelines, scoring criteria, and an open Request for Proposals Process. Local governments should create policies on the formal process for land disposition and transfer for affordable home ownership and rental housing developments.

S.125.379, Florida Statutes for counties and s.166.0451, Florida Statutes for municipalities: **By July 1, 2007, and every 3 years thereafter, each county and municipality shall prepare an inventory list of all real property within its jurisdiction to which the county or municipality holds fee simple title that is appropriate for use as affordable housing.**

- The inventory list must include the address and legal description of each such property and specify whether the property is vacant or improved.
- The governing body of the county or municipality must review the inventory list at a public hearing and may revise it at the conclusion of the public hearing.
- Following the public hearing, the governing body of the county or municipality shall adopt a resolution that includes an inventory list of such property.
- The properties identified as appropriate for use as affordable housing on the inventory list adopted by the county or municipality may be offered for sale and the proceeds:

(1) may be used to purchase land for the development of affordable housing or to increase the local government fund earmarked for affordable housing, or

(2) may be sold with a restriction that requires the development of the property as permanent affordable housing, or

(3) may be donated to a nonprofit housing organization for the construction of permanent affordable housing. Alternatively, the county or municipality may otherwise make the property available for use for the production and preservation of permanent affordable housing.

Florida Housing Coalition offers the following recommendations regarding surplus land for affordable housing initiatives.

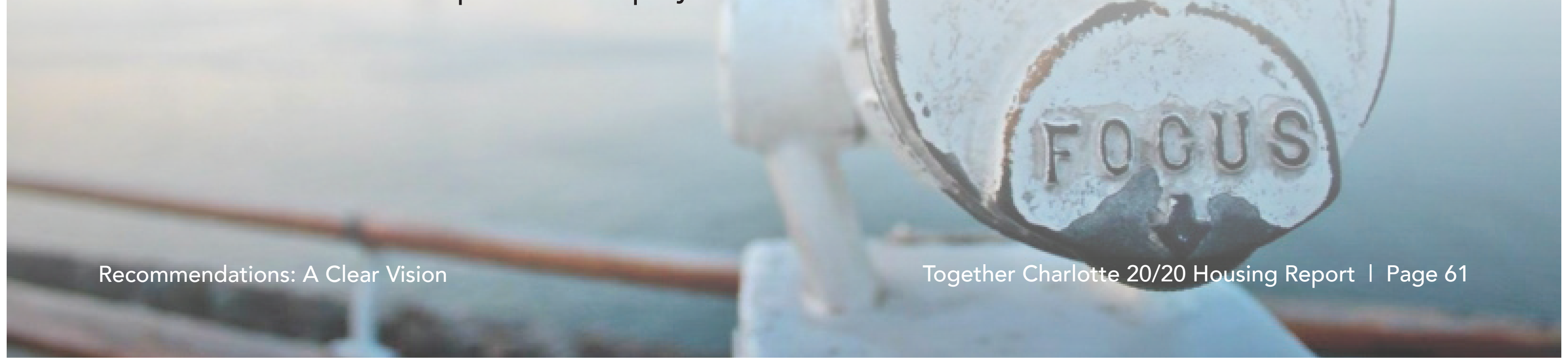
1. Identification of properties that are appropriate for use as affordable housing.
2. Remediation efforts to make properties suitable for affordable housing.
3. Disposition of those properties for affordable housing.

The Florida Housing Coalition recommends that comprehensive land banking guidelines be developed to ensure an effective program.

The following is a brief description of the process of creating a dedicated land program. A land bank is both an inventory and functional program to identify, remediate, and dispose of publicly (and privately) owned land suitable for affordable housing. The land bank is an ongoing program; to be truly effective it must receive staff resources and become an integral part of the housing planning process.

The goals of a land bank program may vary, but in general the following would be appropriate:

- Return properties with liens or title problems to the tax rolls and productive use
- Create a permanent stock of affordable housing
- Reduce the cost of development of affordable housing
- Create mixed income neighborhoods
- Improve the quality of life in redevelopment areas through removal of blight
- Improve the economic health of the community by ensuring that workers can reside near their places of employment



RECOMMENDATION #11 *(continued)*

An action plan can be developed to guide the formation of a land bank. This could involve the establishment of an oversight committee. Staff will need to be dedicated to assist with the program.

An Action Plan might include the following steps:

- Appoint an oversight committee or ask the affordable housing task force to initiate the land bank.
- Appoint staff to implement the program.
- Prepare an inventory of all publicly owned land.
- Review all outstanding code liens.
- Review list of properties available for taxes.
- Consider inclusion of escheated properties.
- Compile properties into a spreadsheet format that includes the parcel identification, legal description, address, ownership, site dimensions, known tax or code liens, type of deed (tax or otherwise) current zoning and land use and a comment on suitability.
- Solicit offerings of properties from the private sector; conduct due diligence, add to land bank for future purchase consideration.
- Categorize or prioritize parcels for quiet title action.
- Provide funding for legal services to conduct legal proceedings.
- Hold annual dispositions by grouping of parcels identified as suitable.
- Solicit proposals from qualified nonprofit housing partners.

The disposition of properties identified as appropriate for affordable housing use should proceed as quickly as practicable once the inventory is adopted by local government resolution. This will entail establishing priorities for disposition.

Projects assisting extremely low, very low, low, or moderate-income households are all eligible, but local government may decide it is best to prioritize use for those most in need. Generally, the use and disposition of surplus lands should further the goals of the Local Housing Assistance Plan and the Housing Element of the Comprehensive Plan.

RECOMMENDATION #12

Local governments should create policies for the process to be followed when designating a development project as a local preference under Florida Housing Finance Corporation's Local Area of Opportunity Funding.

In the annual Florida Housing Finance Corporation - Request for Applications for Housing Credits, the Corporation has implemented a "***Preference for Local Government Priorities***". Local governments interested in prioritizing one development due to local objectives, such as affordability or revitalization, may provide a higher level of funding to that development, which then indicates to Florida Housing Finance Corporation that the development is a priority for the local government.

While other development applications in that same area may be submitted for funding, if the prioritized application is deemed eligible for funding and receives as many points as any other application, it will be chosen for funding. Only one development per county may be chosen via this local preference. Local governments should create policies for the process to be followed when designating a development project as a local preference under Florida Housing Finance Corporation's Local Area of Opportunity Funding.

RECOMMENDATION #13

Actively engage the community for leadership of the Affordable Housing Advisory Committee (AHAC).

Since its creation in 2008, the Affordable Housing Advisory Committee (AHAC) has been through a few transformations. The group adjusted to oversee spending of Hurricane Housing Recovery Funds and monitored the progress of stimulus funding during and after the recession under HUD's Neighborhood Stabilization Programs. However, their primary purpose has been focused on the administration of State Housing Initiatives Partnership (SHIP) program funds.

Charlotte County has both public and private entities involved in efforts to provide affordable housing, however thus far the community has lacked a comprehensive approach that extends beyond basic funding administration. Inclusive, solution-oriented leadership on the AHAC will be required to invigorate affordable housing efforts.

Note: Throughout this document, relevant selections of Federal Codes and Florida Statutes have been included and formatted for readability. You are encouraged to read the most up-to-date documents in their entirety for complete information.

s.420.9076 Adoption of affordable housing incentive strategies; committees

(2) The governing board of a county or municipality shall appoint the members of the affordable housing advisory committee. Pursuant to the terms of any interlocal agreement, a county and municipality may create and jointly appoint an advisory committee.

The local action adopted pursuant to s.420.9072 which creates the advisory committee and appoints the advisory committee members must name at least **8 but not more than 11** committee members and specify their terms. The committee **must** consist of one representative from at least six of the categories below:

(a) A citizen who is actively engaged in the **residential home building industry** in connection with affordable housing.

(b) A citizen who is actively engaged in the **banking or mortgage banking industry** in connection with affordable housing.

(c) A citizen who is a representative of those areas of **labor actively engaged in home building** in connection with affordable housing.

(d) A citizen who is actively engaged as **an advocate for low-income persons** in connection with affordable housing.

(e) A citizen who is actively engaged as a **for-profit provider** of affordable housing.

(f) A citizen who is actively engaged as a **not-for-profit provider** of affordable housing.

(g) A citizen who is actively engaged as a **real estate professional** in connection with affordable housing.

(h) A citizen who actively serves on the **local planning agency pursuant to s.163.3174**. If the local planning agency is comprised of the governing board of the county or municipality, the governing board may appoint a designee who is knowledgeable in the local planning process.

(i) A **citizen who resides within the jurisdiction** of the local governing body making the appointments.

(j) A citizen who represents **employers** within the jurisdiction.

(k) A citizen who represents **essential services personnel**, as defined in the local housing assistance plan.

In addition to the Local Housing Assistance Plan and Administrative Requirements described in Recommendation 14, s.420.9076 also states that:

(8) The advisory committee **may** perform other duties at the request of the local government, including:

(a) The provision of mentoring services to affordable housing partners including developers, banking institutions, employers, and others to identify available incentives, assist with applications for funding requests, and develop partnerships between various parties.

(b) The creation of best practices for the development of affordable housing in the community.

At a minimum Charlotte County needs a centralized, local resource to provide education, technical expertise, and support for affordable housing development. If the AHAC does not fill this role, we run the risk of continuing to have multiple disconnected systems operating simultaneously with reduced impact and effectiveness.

RECOMMENDATION #14

Utilize the Local Housing Assistance Plan (LHAP) as the primary mechanism for creating and advocating for the development of affordable housing in Charlotte County.

Charlotte County has both public and private entities involved in efforts to provide affordable housing, however thus far the community has lacked a centralized, comprehensive affordable housing plan, with accountability measures and monitoring of progress.

If our community is going to meet its growing affordable housing needs, we will need to align our efforts. Utilizing the statutorily mandated Local Housing Assistance Plan (LHAP) as the primary mechanism for creating and advocating for the development of affordable housing in Charlotte County is the most sensible approach. Listed below are the minimum requirements to remain eligible for SHIP funding. The LHAP for Charlotte County can, and should, include more than just the SHIP program.

Note: Throughout this document, relevant selections of Federal Codes and Florida Statutes have been included and formatted for readability. You are encouraged to read the most up-to-date documents in their entirety for complete information.

s.420.9076 Adoption of affordable housing incentive strategies; committees

(1) Each county or eligible municipality participating in the State Housing Initiatives Partnership Program, including a municipality receiving program funds through the county, or an eligible municipality must, within 12 months after the original adoption of the local housing assistance plan, amend the plan to include local housing incentive strategies as defined in s.420.9071(16).

(4) Triennially, the advisory committee shall review the established policies and procedures, ordinances, land development regulations, and adopted local government comprehensive plan of the appointing local government and shall recommend specific actions or initiatives to encourage or facilitate affordable housing while protecting the ability of the property to appreciate in value. The recommendations may include the modification or repeal of existing policies, procedures, ordinances, regulations, or plan provisions; the creation of exceptions applicable to affordable housing; or the adoption of new policies, procedures, regulations, ordinances, or plan provisions, including recommendations to amend the local government comprehensive plan and corresponding regulations, ordinances, and other policies. At a minimum, each advisory committee shall submit a report to the local governing body that includes recommendations on, and triennially thereafter evaluates the implementation of, affordable housing incentives in the following areas:

(a) The processing of approvals of development orders or permits for affordable housing projects is expedited to a greater degree than other projects, as provided in s.163.3177(6)(f)3.

(b) The modification of impact-fee requirements, including reduction or waiver of fees and alternative methods of fee payment for affordable housing.

(c) The allowance of flexibility in densities for affordable housing.

(d) The reservation of infrastructure capacity for housing for very-low-income persons, low-income persons, and moderate-income persons.

(e) The allowance of affordable accessory residential units in residential zoning districts.

(f) The reduction of parking and setback requirements for affordable housing.

(g) The allowance of flexible lot configurations, including zero-lot-line configurations for affordable housing.

(h) The modification of street requirements for affordable housing.

(i) The establishment of a process by which a local government considers, before adoption, policies, procedures, ordinances, regulations, or plan provisions that increase the cost of housing.

(j) The preparation of a printed inventory of locally owned public lands suitable for affordable housing.

(k) The support of development near transportation hubs and major employment centers and mixed-use developments.

The advisory committee recommendations may also include other affordable housing incentives identified by the advisory committee. Local governments that receive the minimum allocation under the State Housing Initiatives Partnership Program shall perform the initial review but may elect to not perform the triennial review.

RECOMMENDATION #14 *(continued)*

(5) The approval by the advisory committee of its local housing incentive strategies recommendations and its review of local government implementation of previously recommended strategies must be made by affirmative vote of a majority of the membership of the advisory committee taken at a public hearing. Notice of the time, date, and place of the public hearing of the advisory committee to adopt its evaluation and final local housing incentive strategies recommendations must be published in a newspaper of general paid circulation in the county. The notice must contain a short and concise summary of the evaluation and local housing incentives strategies recommendations to be considered by the advisory committee. The notice must state the public place where a copy of the evaluation and tentative advisory committee recommendations can be obtained by interested persons. The final report, evaluation, and recommendations shall be submitted to the corporation.

6) Within 90 days after the date of receipt of the evaluation and local housing incentive strategies recommendations from the advisory committee, the governing body of the appointing local government shall adopt an amendment to its local housing assistance plan to incorporate the local housing incentive strategies it will implement within its jurisdiction. The amendment must include, at a minimum, the local housing incentive strategies required under s.420.9071(16). The local government must consider the strategies specified in paragraphs (4)(a)-(k) as recommended by the advisory committee.

s.67-37.005. Local Housing Assistance Plans (LHAP)

(1) (a) To be eligible for SHIP funding for a state fiscal year, a county or eligible municipality shall submit and receive approval of its local housing assistance plan and amendments thereto as provided in Rule 67-37.006, F.A.C. Plans must be submitted to the Corporation by May 2, preceding the end of the fiscal year in which the current plan expires. New Plans must be submitted using the LHAP Template 2016-001, effective (5/17), including all required exhibits, which is adopted and incorporated herein by reference.

(g) Each LHAP must include a disaster strategy describing activities to be undertaken in the event of an emergency or disaster that has been declared by executive order. A copy of a sample Disaster Strategy is available on the Florida Housing Corporation's website at http://www.floridahousing.org or by contacting the Corporation. Local governments may use unencumbered SHIP funds to carry out activities of disaster relief.

(2) A county or eligible municipality is permitted to:

(a) Develop a strategy within its local housing assistance plan that emphasizes the recruitment and retention of Essential Service Personnel pursuant to s.420.9075(3)(b), F.S.

(b) Use SHIP funds for persons or families whose total annual household income does not exceed one hundred forty percent of the area median income, adjusted for family size; this use of funds does not relieve the local government from meeting the requirements of s.420.9075(5)(g)2, F.S.

(c) Develop a strategy within its local housing assistance plan that addresses the needs of persons who are deprived of affordable housing due to the closure of a mobile home park or the conversion of affordable rental units to condominiums pursuant to s.420.9075(3)(c), F.S.

(d) Develop a strategy within its local housing assistance plan for the Preservation of assisted rental housing.

(4) Each local housing assistance plan shall be submitted on the LHAP template and include:

(a) A description of the local housing strategies and incentive strategies;

(b) A statement that monthly rents or monthly mortgage payments, including taxes and insurance, do not exceed 30 percent of an amount representing the percentage of the area's median Annual Gross Income for the household as indicated in s.420.9071(19), (20) or (28), F.S. However, it is not the intent to limit an individual household's ability to devote more than 30 percent of its income for housing. Housing for which a household devotes more than 30 percent of its income shall be deemed affordable if the first institutional mortgage lender is satisfied that the household can afford mortgage payments in excess of the 30 percent benchmark and in the case of rental housing does not exceed those rental limits adjusted for bedroom size established by the Corporation;

(c) A description of the extent to which a strategy is implemented by combining resources through a partnership in order to leverage the cost of housing;

(d) A description of the support services that will be made available to the residents of the housing; and,

(e) A description of the initiatives that will be used to conduct outreach and to attract applicants for assistance;

(f) A statement that strategies further the housing element, goals, policies, and objectives of the local government's comprehensive plan;

(g) A policy stating that once a waiting list has been exhausted and funds remain unencumbered, the local government will advertise as instructed in s.420.9075(4)(b), F.S.;

RECOMMENDATION #14 *(continued)*

(h) A statement that the staff or entity that has administrative authority for implementing a local housing assistance plan assisting rental developments shall annually monitor and determine tenant eligibility throughout the 15 year compliance period as described at subsection 67-37.007(15), F.A.C.;

(i) A definition of essential service personnel for the county or eligible municipality. Such definition may include teachers and educators; other school district, community college, and university employees; police and fire personnel; health care personnel; skilled building trades personnel; and other specifically defined job categories as required by s.420.9075(3)(a), F.S.;

(j) A description of initiatives identifying current and emerging green building and design techniques and explain how these techniques are to be integrated into its housing strategies both for sustainability and to promote greater affordability pursuant to s.420.9075(3)(d), F.S.;

(k) A complete description of all strategies and activities to be undertaken as described in this section;

(l) A description of the qualification system and selection criteria for applications for awards to eligible sponsors, which includes a description that demonstrates how eligible sponsors that employed personnel from the Welfare Transition Program will be given preference in the selection process;

(m) A description of the criteria for selection of eligible persons;

(n) Maximum Award amounts for each strategy listed in the local housing assistance plan;

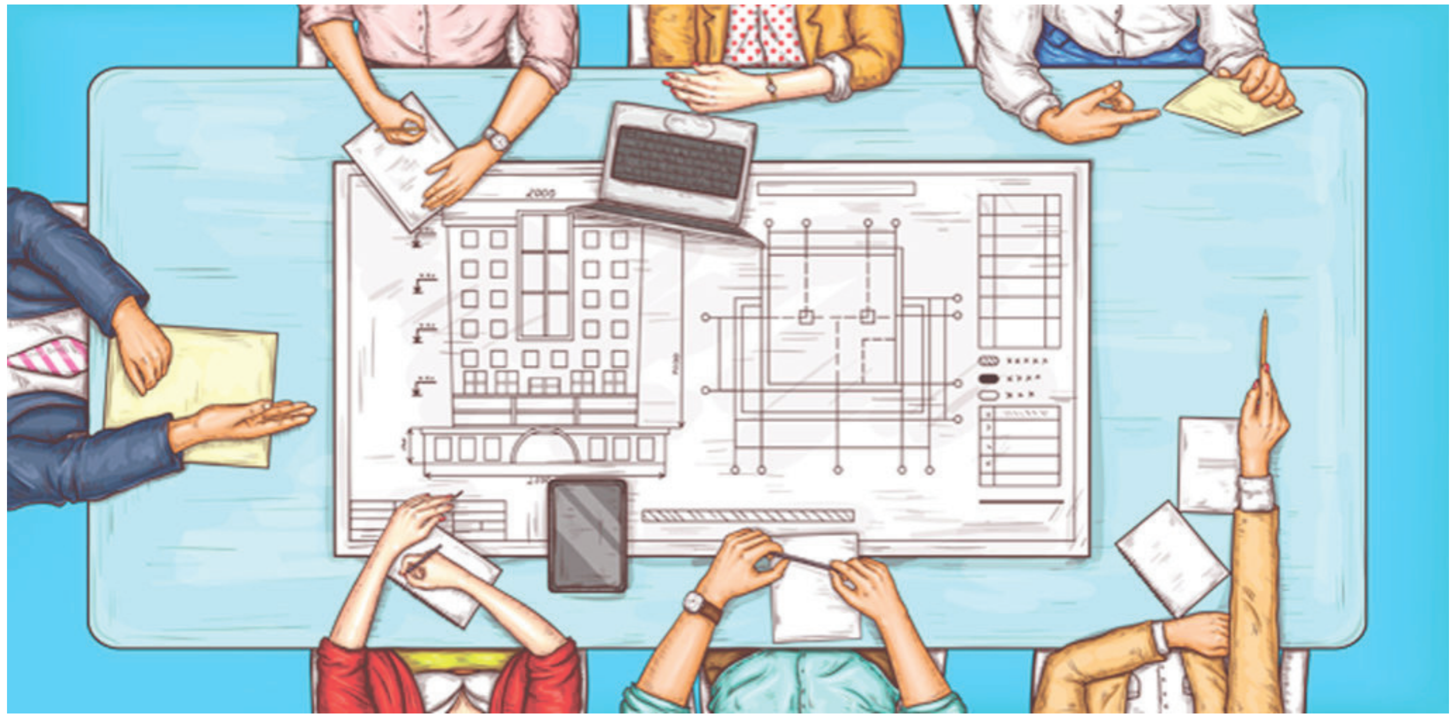
(o) A timeline for the expenditure of SHIP local housing distribution funds in sufficient detail to allow for a comparison of such plan with actual expenditures. The information submitted must be presented separately for each State fiscal year;

(p) A detailed line-item budget of proposed Administrative Expenditures. These must be presented on an annual basis for each State fiscal year submitted;

(q) A copy of the ordinance and its amendments, if the original ordinance has been amended from its original submission, as required by s.420.9072(2)(b), F.S.; and,

(r) A housing delivery goals chart hereby incorporated by reference as an exhibit to the LHAP template for each fiscal year, which includes the following information for each strategy:

1. The proposed dollar amount of the local housing distribution to be used for each strategy, stated for each State fiscal year in a multi-year plan,
2. The estimated number of households proposed to be served for each strategy and income category,



3. The maximum amount of funding per unit for each strategy, and the estimated amount of funding for new construction, rehabilitation or non-construction activities. On a multi-year plan, this information must be stated separately for each State fiscal year,
4. The maximum sales price of new and existing units. For community land trust purposes, the value of the land is not included in the purchase price.

(5) Each LHAP shall contain a certification form, which is included as an exhibit to LHAP Template 2016-001, which requires the county or eligible municipality to certify to all statements on said form, including that:

(a) There is an established procedure for the tracking and expenditure of program income and Recaptured Funds from loan repayments, reimbursements, foreclosures or other repayments, and interest earnings on the local housing distribution funds;

(b) There is a plan to Encumber the local housing distribution funds deposited into the local housing assistance trust fund for each State fiscal year by June 30 one year following the end of the applicable State fiscal year;

(c) There is a plan for the local housing distribution deposited into the local housing assistance trust fund to be Expended for eligible persons or eligible sponsors within 24 months of the end of the applicable State fiscal year.

RECOMMENDATION #15

Create a more collaborative and coordinated working relationship between the City, County, and Public Housing Authority.

The United States Housing Act of 1937 (42 U.S.C.A. § 1437) established the public housing program. Today there are approximately 1 million units remaining in the public housing program. The Department of Housing and Urban Development (HUD) administers operating funds and capital funds provided by Congress to approximately 3,300 public housing agencies (PHAs) to house eligible low-income tenants. Public housing is limited to low-income families and individuals. Public housing residents must have incomes below 80% of the Area Median Income (AMI). Nearly two-thirds of public housing households are considered "extremely low income," with incomes below 30% of the AMI.

Congress and HUD establish the federal rules for the public housing program that PHAs must follow. Overseen by a locally appointed board of commissioners, PHAs have discretion to adopt local policies and procedures that do not conflict with federal laws and regulations, including any selection preferences, via an Admission and Continued Occupancy Plan (ACOP). In consultation with a Resident Advisory Board (RAB), PHAs are also required to develop Five-Year and Annual Plans in which they set forth their local rules. Congress has not provided any funds to build new public housing units since **the mid-1990s**.

A Public Housing Authority is responsible for the management and operation of its local public housing program and they may also operate other types of housing programs.

(1) On-going functions:

(a) Assure compliance with leases. The lease must be signed by both parties;

(b) Set other charges (e.g., security deposit, excess utility consumption, and damages to unit);

(c) Perform periodic reexaminations of the family's income at least once every 12 months;

(d) Transfer families from one unit to another, in order to correct over/under crowding, repair or renovate a dwelling, or because of a resident's request to be transferred;

(e) Terminate leases when necessary; and

(f) maintain the development in a decent, safe, and sanitary condition.

(2) Sometimes Housing Authorities provide other services, that might include such things as: homeownership opportunities for qualified families; employment training opportunities, and other special training and employment programs for residents; and support programs for the elderly.

Each year HUD assesses the performance of all local PHAs that administer the Public Housing and Housing Choice Voucher programs. The current assessment of public housing program administration is called the Public Housing Assessment System (PHAS).

The system includes reviews of indicators pertaining to the physical condition of an agency's housing stock, the financial condition of the agency, the agency's management performance, and their spending of capital funding.

PHAs that score 90% or better overall, and at least 60% on all individual indicators are considered high performers. High performers are eligible for reduced federal oversight (including a stream-lined annual plan, less frequent physical inspections) and may be eligible for bonus funding.

PHAs that do not meet the requirements to be considered high performers are considered standard performers if their overall score is at least 60% and they score at least 60% on all of the sub-indicators.

PHAs that score less than 60% overall, or on two or more of the PHAs indicators, are considered "troubled." Once a PHA is designated as troubled, the Secretary must notify the PHA of its status. At the outset of a PHA's designation as troubled, it must develop a plan for its improvement with HUD. If a troubled PHA fails to make adequate progress, it may be found to be in substantial default of its Annual Contributions Contract with HUD.

According to HUD data:

- 48% of PHAs were considered high performers,
- 26% were considered standard performers, and
- 23% were considered substandard, most frequently for management reasons.
- About 2% of PHAs were considered troubled.

RECOMMENDATION #15 *(continued)*

Florida Statutes 421.01-421.52 provide guidance for the creation and management of City, County, and Regional (Consortia) Housing Authorities. There are 102 recognized Housing Authorities in Florida's 67 Counties.

Despite having a long-standing interlocal agreement between the City of Punta Gorda and Charlotte County Government, there appears to be numerous opportunities for both the City and the County to create a collaborative and coordinated partnership between the local governments and the Punta Gorda Housing Authority (PGHA).

The PGHA is considered by HUD to be a Small High Performing Housing Authority. However, there are complex challenges faced by the housing authority which should be fully understood by local governments to support future development efforts while tempering expectations.

The primary role of the PGHA is the delivery of quality, affordable rental housing and rental subsidies to qualified low-income households within its jurisdiction.

The PGHA is a public body corporate and politic established pursuant to State law; it is not a Federal agency. PGHA has a contractual relationship with HUD to implement programs established by Congress according to federal laws and regulations. The Federal government, through its annual budget process, provides funds to operate these programs.

PGHA operates the Public Housing Program and the Housing Choice Voucher Program (also known as Section 8) for low income residents within its jurisdiction of Charlotte County. Although PGHA is physically located in the City of Punta Gorda, FL, they serve all of Charlotte County. A seven-member Board of Commissioners appointed by the Punta Gorda City Council, governs the Authority.

Pursuant to Florida Statutes Chapter 421, Part 1, on May 18, 1965, the City Council of the City of Punta Gorda duly adopted and passed Resolution No. 340, declaring the need for a housing authority in the City of Punta Gorda, Florida.

In 1970, after several years of procuring and developing property, PGHA achieved first occupancy over the next thirty-four years the PGHA continued to serve low-income households in the area through development of Riverview Gardens and Dolphin Villas for seniors, and Oak Tree Village and Gulf Breeze Apartments for families.

On August 13, 2004, all communities except Oak Tree Village were destroyed when Hurricane Charley, a category 4 hurricane, struck Punta Gorda. After that fateful day, PGHA determined that an opportunity existed to rebuild the site in an innovative way. Rather than replace the outdated block of housing, PGHA scattered public housing units throughout a mixed-income community of 171 townhouses and apartments that blended seamlessly into the surrounding neighborhood. That community, Gulf Breeze Apartments, opened in 2008 and received national recognition in 2009 by receiving the prestigious "2009 Charles L. Edison Tax Credit Excellence Award for Public Housing Revitalization."

After completion of Gulf Breeze Apartments, PGHA pursued funding to rebuild its senior housing lost in the hurricane. The Verandas of Punta Gorda, a senior housing development opened in 2016, providing 120 units of affordable one and two-bedroom units for those 55 and over.

Public Housing

The Punta Gorda Housing Authority's public housing program provides federally subsidized rental properties that are owned and managed by PGHA to low-income families of Charlotte County. The PGHA manages 180 public housing apartments located in the City of Punta Gorda. Residents pay a portion of the rent, typically based on 30% of the family's income. Today PGHA operates successful programs while offering the best in resident support services. Below is list of PGHA developments:

Gulf Breeze Apartments

171 Units of Family Rental consists of 1, 2, 3 and 4-bedroom apartments that are Public Housing, Low Income Housing Tax Credit (LIHTC) and Market Rate. Gulf Breeze Apartments was completed in 2008.

The Verandas of Punta Gorda I and II

120 Units of Senior 55+ Rental, consisting of 1 and 2-bedroom Public Housing, Project Base Voucher and Low-Income Housing Tax Credit (LIHTC). Phase I was completed in 2016 and Phase II was completed 2017.

Oak Tree Village

30 Unit Family Rental, which consist of 1, 2, 3 and 4-bedroom Public Housing apartments. Oak Tree Village was built in 1969 and since has gone through many renovations throughout the years.

RECOMMENDATION #15 *(continued)*

Fitzhugh Commons

Four (4) affordable apartment homes, New Construction. Which consist of all 2-2 bedrooms and 2-1-bedroom apartment homes. Fitzhugh Commons was completed in 2014.

Housing Choice Voucher Program

In addition, to the public housing program, PGHA was awarded Housing Choice Vouchers. The Housing Choice Voucher program (HCV), is a federal rent subsidy program under the Federal Department of Housing and Urban Development that provides vouchers to eligible households. The program provides rental assistance to private landlords for approved units selected by the voucher holder. PGHA administers approximately 500 vouchers in Charlotte County.

A person interested in receiving a Housing Choice Voucher must begin by applying for the wait list. Applications are not always available; therefore, an applicant must wait until the list is open. Some key points to this process are the following:

> Housing Choice Voucher applicants must meet the income limits for their family size; and applicants must be 18 years or older; Local Preferences are given to elderly applicants, disabled households, working families, and victims of a disaster, as declared by the Executive Director of the Housing Authority; applicants must provide proof of legal status, birth certificates, and social security cards.

The voucher holder is responsible for finding private housing and submitting the Request for Tenancy Approval to the housing agency before the voucher expires. Once a house/unit has been identified the housing authority inspector will schedule an inspection to determine compliance with Housing Quality Standards. Listed below are some of the criteria used to determine approval of a unit.

- The unit must pass HUD required Housing Quality Standards inspection;
- The rental price must be within the local market prices and meet the rent reasonableness survey;
- The family cannot pay more than 40% of their income towards rent;
- The family must enter into a 1-year rental lease agreement with landlord and a copy of the lease must be submitted to PGHA; and applicants must meet the income limits for their family size.

PGHA will determine if the unit selected meets Housing Quality Standards requirements. The rental unit must also meet minimum city and county codes, these codes include operable windows and good condition of paint & window screens. Once the unit has passed inspection, the rental amount must be approved by PGHA's staff to make sure it meets rent reasonableness guidelines and the 40% CAP rule.

The landlord and tenant must sign a 1-year rental agreement and submit a copy to the Housing Choice Voucher (HCV) Representative. The HCV Representative will execute a contract with the property owner. The effective dates and rent amounts on the Lease Agreement must match the contract. Payments are sent directly to the landlord on the 1st of each month.

Family Self-Sufficiency (FSS) Program

The Family Self-Sufficiency (FSS) program is a five-year, incentive based, voluntary program that assists households achieve economic independence and build assets. A family development professional works closely with the participant, as a team, to identify family strengths and address any immediate and/or long-term barriers that threaten to impede their success. Any PGHA Housing Choice Voucher (HCV) head of household that is motivated to make their dreams a reality leading them towards a change that would positively affect their families and communities is eligible for the FSS program.

In addition to working directly with families on their "Individual Training and Services Plan", The FSS Coordinator operates as their advocate within the community striving to meet the needs of participants. Focusing on participant's identified needs, the FSS Coordinator cultivates viable partnerships with other social service providers in the efforts to effectively coordinate services and eliminate any obstacles participants may face.

Resident Opportunities and Self-Sufficiency (ROSS) Program

Like the FSS Program, The Punta Gorda Housing Authority ROSS Coordinator assists public housing resident needs. The ROSS coordinator would then develop a needs assessment with the participant and connect them to: educational, employment, computer, and financial literacy services that are available in the community; services that are designed to enhance self-sufficiency.

COORDINATION

RECOMMENDATION #15 *(continued)*

The ROSS Coordinator works with community service providers to tailor services to the needs of eligible residents, establishing a system to monitor and evaluate service delivery and outcomes, and coordinating with other independent living programs. In addition, the ROSS Coordinator encourages and promotes the development of local, innovative strategies that link public housing residents with public and private resources for supportive services and resident empowerment activities to enable participating families to increase earned income; reduce or eliminate the need for public assistance; and make progress toward achieving economic independence and housing self-sufficiency, as well as improve the quality of life so elderly and disable residents can live independently.

Goals and Objectives

The Punta Gorda Housing Authority continued goals and objectives that will enable the Public Housing Authority to continue to serve the needs of low-income, very low-income, and extremely low-income families for years to come include:

Expand the supply of assisted/affordable housing by:

A. Leverage private or other public funds to create additional housing opportunities;

B. Acquire or build units or developments, either directly or through the mixed finance approach;

C. Utilize project-based vouchers as a source of financial leverage to expand assisted/affordable housing in Charlotte County; and

D. Rebuild the remaining public housing lost in 2004 hurricane Charlie.

Improve the quality of assisted/affordable housing by:

A. Upgrade building systems and modernize at Oak Tree Village public housing units. This includes taking units offline to complete such upgrades.

Provide an improved living environment by:

A. Implement measures to de-concentrate poverty by bringing higher income public housing households into lower income developments;

B. Implement measures to promote income mixing in public housing by assuring access for lower income families into higher income developments;

C. Designate developments of buildings for particular resident groups (elderly, persons with disabilities); and

D. Maintain Resident Opportunities and promote Self Sufficiency through the ROSS grant or available public housing funds.

COLLABORATION

RECOMMENDATION #16

Support economic development efforts to increase high skill high wage employment opportunities.

Encouraging businesses to choose Charlotte County as their home is important for growth, but just as important, is understanding that that those businesses need to pay their employees a wage that allows them to afford to live and prosper in our community. The goal of development is balanced and focuses on more than just additional retail, hotels, and restaurants. We must support those efforts to bring high skill – high wage employment opportunities to our community. This is the only path which will encourage younger people and families to choose to live and raise their families here.

A 2015 Economic Policy Institute report found that, no matter where they live in the United States, minimum wage workers earn far less than they need to make ends meet. For minimum wage employees, the data may not be a surprise, but it remains a stark finding.

Compiling data from the U.S. Department of Housing and Urban Development, the Federal Highway Administration, the Bureau of Labor Statistics and several other sources, the nonpartisan think tank found that the average cost of living in the U.S., excluding discretionary spending, is more than $65,000 a year for a family with two adults and two children. That's roughly $50,000 more than what a minimum-wage worker earns. The Economic Policy Institute also looked at the cost of living for single adults and found similar disparities.

According to the Zillow Group Consumer Housing Trends Report 2017, 79% of renters who moved in the last 12 months experienced an increase in their monthly rent before moving to a new place. And over half (57%) said that hike was a factor in pushing them out the door and into another rental. Only 21% of renter households didn't report experiencing a rent increase.

Nearly a third (30%) of households nationwide, representing roughly 73 million adults, report they're struggling or just getting by financially. Americans spend too high a percentage of their incomes on rent. Increasingly, major metro areas are becoming out of reach for those who aren't earning more than minimum wage, and this is becoming increasingly true even in markets that have historically been more affordable.

Take Houston, for instance, where the median low-income earner spends 65.1% of their income on the median bottom-tier rent. With such large percentages of household incomes going toward rent, saving for the future is less of a priority and a possibility. More than half (51%) of Americans say they don't have enough money saved to support themselves for three months, according to analysis of the Federal Reserve Board's 2016 Survey of Household Economics and Decision-making.

Florida is caught in a "low wage job trap" that leads to working poverty and economic insecurity, according to a report by Florida International University in Miami. This is despite the recent positive economic news, i.e. unemployment has fallen over a year ago, more employers are hiring, and wages are increasing for professional and skilled workers.

There are still too many low-wage jobs that are resulting in workers living near poverty levels. Household incomes are below prerecession levels, according to the 2017 "State of Working Florida" report by the Research Institute on Social & Economic Policy.

The report is a more somber one, as it considers data over 11 years, compared with this year's cheerier news of more jobs and rising wages. Even though Florida has been outpacing the nation in job growth, there's still a lack of economic security because the largest bulk of jobs added in Florida's economic recovery have been low-wage jobs.

COLLABORATION

RECOMMENDATION #17

Encourage local employers to retain talented employees by offering competitive wages and benefits.

It is difficult for public and private employers to attract and retain workers. Affordable housing is a regional concern, however, low wages and benefit packages offered in Charlotte County make employment here less attractive than neighboring counties.

One person interviewed for this Housing Report shared an experience of a job interview he had shortly after arriving in Florida. The potential employer proudly said, "You're not in New England anymore and part of your paycheck is in sunshine!" to which the job candidate thanked him for his time and explained, "I cannot pay my mortgage in sunshine."

Hiring talented employees is a struggle for government and private sector employers in Charlotte County, but that is just the start to creating a strong workforce. The harder part is that you must keep them. Employee turnover costs businesses dearly in time and productivity. **Many businesses in Charlotte County do not offer salaries or benefits packages that are competitive with our neighboring communities.** Providing health insurance, life insurance and a retirement-savings plan is essential in retaining talented employees.

Based on the 2017 Annual Employer Health Benefits Survey by the Kaiser Family Foundation, Health Research & Educational Trust:

- Over the past decade, the percentage of workers at companies that offer health benefits to at least some workers has decreased (78% vs 73%).
- In 2017, the average annual premiums for employer-sponsored health insurance were $6,690 for single and $18,764 for family coverage.
- Employers contributed 82% towards the cost of single employee premiums and 69% towards the cost of family coverage, on average in 2017.
- Companies with a relatively high percentage of lower-wage workers (at least 35% of workers earn $24,000 a year or less) contributed lower percentages of the premium for single (77%) and family (63%) coverage than workers in firms with a smaller share of lower-wage workers.

As the unemployment rate has continued to shrink and talented employees have become even harder to find, many employers have found new ways to become more competitive. Using an attractive 401(k) program as a tool to attract, retain, and motivate the best talent available is especially important.

Pensions are virtually non-existent and Social Security "could be insolvent by 2034." The majority of Americans have little to nothing saved for retirement individually: a recent study found that 42% have less than $10,000 put away. According to the Pew Charitable Trust, 35% of private sector workers over the age of 22 don't work for a company that offers a 401(k) plan. Pew found that 41% of millennials didn't have access to an employer-sponsored retirement plan while 35% of Gen-Xers and 30% of baby boomers did not have access.

As the population in Charlotte County has grown exponentially since the 1960's, so has the community's need for an educated, capable, and talented workforce. Many organizations have not kept pace with the leadership, development, and capacity necessary to meet the demands of our growing community.

As a community we must stop undervaluing ourselves and as a result, our employees. It isn't acceptable to expect people to stay at a job for less pay, inadequate medical insurance, and no retirement plan, simply because they chose to work in Charlotte County. If this cultural value doesn't change, we will continue to lose our most talented people to Lee, Sarasota, Collier, and DeSoto Counties where wages and benefits are higher for many occupations.

COLLABORATION

RECOMMENDATION #18

Recommendation: Create opportunities for youth to engage in local education, training, and employment programs with a path to high skill, high wage careers.

Smaller communities, like Charlotte County, lack the variety of academic and economic opportunities available in metro areas. Because of this, a large portion of our community's talented high school and college graduates, leave and don't come back. This relationship is known as "brain drain" or "economic migration" and it robs a community of its intellectual capital.

Nationwide nearly 30% percent of young adults have left school but have no more than a high school diploma. Whether or not these young people are currently working (and most are), they are all but guaranteed a future of low-wage work unless they go back to school or otherwise increase their skills. Notably, more education is not confined to bachelor's or associate degrees. Shorter-term post-secondary certificates increase employment and earnings and can act as stepping stones to degrees.

If choices after high school are low-wage work or a post-secondary landscape that is confusing, difficult to navigate, and financially out-of-reach, we are setting young people up for failure.

Charlotte County is uniquely prepared to incorporate many of the following national suggestions due to the pre-existing relationships between Florida Southwestern State College, Western Michigan University, the CDBIA, Charlotte Technical College, Charlotte County Public Schools, Charlotte County Economic Development, and the Punta Gorda Airport just to name a few.

There is much we can do to ease the transition from high school to post-secondary education and ultimately into the labor market:

- Offer much stronger advising to high school students about educational and career options;
- Provide high school students with an opportunity to get a head start on earning college credits through dual enrollment programs;
- Redesign high schools so they better prepare students for both post-secondary education and careers;
- Create stronger pathways into the labor market through such initiatives as work-based learning in high school, sector strategies tailored to young adults, and apprenticeships; and
- Make reforms within the two year college system to increase graduation rates.

All these options are within reach. They are intensely local in nature, although that does not negate the importance of State and Federal policy in supporting or catalyzing activity. But ultimately, it is the leaders of the school district, high schools, colleges, workforce boards, and training & youth development organizations who will design and implement new approaches ideally in close coordination with area employers.

COLLABORATION

RECOMMENDATION #19

Increase the capacity of local organizations to develop affordable rental housing and create affordable homeownership opportunities by utilizing all available models including: Community Land Trust (CLT) and Community Housing Development Organization (CHDO), Housing Finance Agencies (HFA), and Public Housing Authorities, Etc.

There are many ways to develop affordable or attainable housing. Communities have been working on it for decades and there are numerous models and types of organizations that need to strategically work together for a community to have the planning, skills, and resources needed to successfully meet the housing needs of its residents.

Some of the housing development models are easy and can be operated with very little technical knowledge. Others require a high degree of planning, transparency, coordination, and collaboration. If Charlotte County is going to move the needle in a meaningful way on increasing our housing capacity, we will need to build our community's capacity to fully implement all the available housing development models available to us. In this section we will describe the most commonly utilized models, however there are others and best practices show promising new practices all the time.

Habitat for Humanity

Habitat for Humanity, serving Charlotte County since 1987. Charlotte County Habitat for Humanity has provided homeownership to over 400 local families. Habitat partners with clients who have a need for affordable homeownership, complete sweat equity, take homeowner education classes and purchase their home at cost with a zero-interest mortgage; making the home affordable. Each year Charlotte County Habitat builds approximately 30 homes for local families with income levels of 60% of AMI and below (80% for Veterans).

Community Land Trust (CLT)

A Community Land Trust (CLT) is a non-profit organization governed by a board of community residents and public representatives that provide lasting community assets and permanently affordable housing opportunities for families and communities. Community Land Trusts develop rural, urban, agriculture, and commercial projects to serve local communities. Many Community Land Trusts focus on affordable rental, or cooperative housing projects, and land conservation or urban green spaces preservation. However, the heart of their work is the creation of homes that remain permanently affordable, providing successful homeownership opportunities for generations of lower income families. The State of Florida encourages the creation of Community Land Trusts as a tool for creating affordable housing and increasing both construction and homeownership.

Community Land Trust History in Charlotte County

Financial sustainability has been a struggle for many Community Land Trusts in Charlotte County and throughout the Country. The economics have not worked and many land trusts that were not properly supported by their Board of Directors and communities, have dissolved. A Community Land Trust has costs beyond the initial land acquisition. The land is leased back to homeowner, and the Community Land Trust must collect that rent and maintain records. The rent is low, typically less than market value, so without larger numbers of properties or diversified income, the rent does not generate enough income to cover the trusts expenses.

Housing Corporation of Charlotte County

The Housing Corporation was a non-profit organization which existed from 1996-2010. The Housing Corporation held property that had been purchased with State Housing Initiatives Partnership (SHIP) funding in the **Peace River Housing Trust**. The Peace River Housing Trust was a non-profit organization which operated from 2007-2010. When the SHIP funding was cut in 2000, the Peace River Housing Trust closed. There were six properties under the trust's management. When the Housing Corporation and Peace River Housing Trust dissolved, these properties went to the Charlotte County Government Housing Department for management.

Hibiscus Housing Trust

The Hibiscus Housing Trust was started by a small group of Punta Gorda Residents as a non-profit organization which operated from 2006-2008 with a very small board of 3-5 people. This organization built one home near Charlotte High School. Due to a negative rental experience coupled with the financial and administrative responsibilities they decided not to continue.

RECOMMENDATION #19 *(continued)*

Peace River Community Housing Partners

The Peace River Community Housing Partners was originally formed as the Peace River Community Assistance Alliance in 2013, the Board of Directors and Bylaws changed in 2017 to focus exclusively on housing. This is a non-profit organization which intends to act as both a Community Land Trust (CLT) and eventually a Community Housing Development Organization (CHDO). Currently, the organization is working on their first small development project, likely a duplex. It will take time for them to be ready to do any larger scale developments.

There are multiple models of Community Land Trust operations and varied ways to generate streams of revenue to create a sustainable Community Land Trust organization. One of the most important factors to the success of future Community Land Trust organizations will be that it must have a Strong Non-profit Board of Directors that understands their roles regarding governance, leadership, community relations, and fundraising. Examples of some of the ways CLTs have created financially sustainable models include:

Developer Fees

Some Community Land Trusts, to avoid competition with pre-existing nonprofit housing developers for scarce resources, have made the reasonable decision not to do development themselves. They contract, instead, with nonprofit partners for these services. But in averting conflict they also surrender any claim to development fees, money that Community Land Trusts around the country have relied upon to sustain their operations. If eschewing development, a CLT must find other sources of operating support, including fees collected for:

1) Counseling Homebuyers,

2) Marketing Units, and

3) Managing Resales.

Sustaining Stewardship

At a minimum, the "Community Land Trust's Work" is the long-term stewardship of any lands and buildings brought into its protected domain of perpetual affordability. A CLT may stop doing development for long stretches of time, awaiting the arrival of new opportunities and funds. But a Community Land Trust cannot stop managing its lands, monitoring its leases, or enforcing the durable contractual controls over occupancy and resale that encumber those buildings that are located on its lands. CLTs that have built a large

portfolio of land and housing can come close to covering their stewardship costs through revenues that are internally generated that are collected every time a resale-restricted homes changes hands.

1) Lease fees,

2) Service fees,

3) Membership fees, and

4) Lease re-issuance fees

A newer CLT, holding a smaller portfolio, should plan for the day when it can pay for stewardship out of its own revenues, but until that day a new Community Land Trust will need to secure sources of operating support outside of itself.

Owner-Occupied - Re-Sale Restricted Houses

Community Land Trusts have made land available through long-term leases under single-family detached houses, under residential duplexes with party-wall agreements, and under townhouses. Every lease contains a limited-equity resale restriction to preserve the long-term affordability of this owner-occupied housing, one owner after another. Most CLTs have made single-family homeownership a cornerstone of their housing programs. For some Community Land Trusts this is the only kind of housing they do.

RECOMMENDATION #19 *(continued)*

Owner-Occupied - Re-Sale Restricted Condos

Community Land Trusts have made land available through long-term leases under multi-unit residential projects structured as condominiums. CLTs have also made use of deed covenants attached to individual condominiums when the Community Land Trust does not own the underlying land. In both cases, the CLT serves as the guarantor of the condominiums' future affordability.

Limited Equity Cooperatives

Community Land Trusts have made land available through long-term leases under multi-unit projects that are owned and operated as limited equity housing cooperatives. Although principal responsibility for repurchasing member shares and protecting the affordability of those shares usually resides with the individual cooperative, the CLT's ground lease ensures that the cooperative housing corporation will continue to operate as a limited-equity (or zero equity) cooperative. The CLT is also there to ensure that co-op shares are marketed in compliance with fair housing standards and that the co-op itself remains financially solvent.

Renter-Occupied Housing

Community Land Trusts have made land available through long-term leases under multi-unit projects that are renter-occupied. The ground lease (and the CLT's oversight) helps to ensure that the rental project will not only remain affordable for low-income households, but that it will be well operated and well-maintained. Rental projects on Community Land Trust lands have included single room occupancy housing, special needs housing for persons with disabilities and persons with HIV/AIDS, housing for the elderly, and various types of family housing.

Although in some cases ground leasing has not been necessary, because the CLT has retained ownership of the buildings as well as the land, most CLT rental housing has been developed on leased land. The land is owned by the Community Land Trust. The renter occupied building is owned and operated by another nonprofit corporation or by a limited partnership, created to take advantage of federal Low-Income Housing Tax Credits.

Lease-To-Purchase Housing

Several Community Land Trusts operate lease-to-purchase programs, where two different forms of tenure – rental and homeownership – appear sequentially in the same building. Single-family houses are constructed or rehabilitated by the CLT and then leased as rental housing to individual households, who are granted a contractual right to purchase their houses from the Community Land Trust for an affordable price later. Once these renters have met certain conditions related to homeowner training, credit counseling, and financial solvency, the house (but not the land) is sold to them by the CLT. The rental period, while they are preparing to become homeowners, typically lasts from one to five years.

Mobile Home Parks

Community Land Trusts have made land available through long-term leases under mobile home parks. The land is owned (and leased) by the CLT. Owner-occupants of the manufactured housing located on this land either lease the entire park from the CLT, as members of a cooperative housing corporation, or they lease the lots or the concrete pads under their homes from the Community Land Trust, separately and individually.

Mixed-Income Housing

Community Land Trusts have made land available through long-term leases under mixed-income owner-occupied projects and mixed-income renter-occupied projects. In these projects, while affordability for lower-income persons dictates the pricing structure for most of the units, the rest of the project's units may be priced much higher. Alternatively, in an inclusionary housing project, a small number of below-market units may be sprinkled among a project's market-rate majority. The Community Land Trust, in this latter case, may be responsible only for maintaining the affordability of the inclusionary units (usually through a covenant attached to the unit deed), but have nothing to do with the market-rate houses or condominiums that make up most of the project's units.

Non-Residential Buildings

Community Land Trusts have made land available through long-term leases under buildings with a variety of non-residential uses. In some cases, residential and non-residential uses have been combined within the same building. In other cases, the building has contained no housing at all. To date, non-residential uses on CLT land have included a community health center, a Community Outreach Partnership Center for a local university, several day care centers, and commercial space for neighborhood retail.

RECOMMENDATION #19 *(continued)*

As stated earlier, The Peace River Community Housing Partners has been formed in Charlotte County to act as a Community Land Trust and eventually a Community Housing Development Organization (CHDO). This organization is and will continue to be looking for community members interested in donating land and/or funding, or serving on committees, or as Board Members to ensure this effort gets off the ground successfully.

Community Housing Development Organization (CHDO)

A Community Housing Development Organization (CHDO) is a private nonprofit, community-based organization that has staff with the capacity to develop affordable housing for the community it serves. To qualify for designation as a CHDO, the organization must meet certain requirements pertaining to their legal status, organizational structure, and capacity and experience.

At least 15% of HOME Investment Partnerships Program (HOME) funds must be set aside for specific activities to be undertaken by a special type of nonprofit called a Community Housing Development Organization (CHDO).

With Participating Jurisdiction (PJ) approval, CHDOs may use HOME funds for all eligible HOME activities. However, to count towards the 15 percent set-aside, a CHDO must act as the owner, developer, or sponsor of a project that is an eligible set-aside activity. These eligible set-aside activities include: the acquisition and/or rehabilitation of rental housing; new construction of rental housing; acquisition and/or rehabilitation of homebuyer properties; new construction of homebuyer properties; and direct financial assistance to purchasers of HOME-assisted housing that has been developed with HOME funds by the Community Housing Development Organization.

In addition to accessing HOME funding, there are a few other benefits of having a CHDO in our community:

- In certain instances, a CHDO is also allowed to use Community Development Block Grant (CDBG) for undertaking a neighborhood revitalization, community economic development or energy conservation project in order to use CDBG for new construction. This is discussed in further detail in the section about CDBG Funding (Recommendation #20.)
- A provision of HOME authorizes funding for national and single-state nonprofit intermediary organizations to assist CHDOs. Among eligible uses of HOME technical assistance funding is organizational support for CHDOs; that is, "pass-through" funding for CHDO administrative and operational expenses, housing counseling assistance, and training and technical assistance on nonprofit development and management. However, CHDOs cannot receive funding through the HOME technical assistance pot for operating and educational uses if, together with other federal assistance, they add up to more than 5 percent of the CHDO's total fiscal year operating budget.

- Working their way through HUD and the Office of Management and Budget (OMB) are regulations for the preservation of federally subsidized rental projects with expiring subsidies (known as Title VI or LIHPRHA). Under Title VI, organizations that qualify as community-based nonprofit organizations (CBNOs) can be eligible for special financial incentives (federal moneys covering transaction costs and subsidizing the acquisition price) as priority purchasers of expiring use projects. Under the legislation, CBNOs and CHDOs look almost identical. A functioning CHDO, therefore, might be able to qualify as a CBNO priority purchaser under Title VI.

RECOMMENDATION #19 *(continued)*

Housing Finance Agencies (HFA)

S.159.604, F.S., gives each county in Florida the power to create by ordinance a Housing Finance Authority to carry out the powers granted by the Florida Housing Finance Authority Law. Like Florida Housing Finance Corporation, local Housing Finance Authorities are established to alleviate the shortage of housing and capital for investment in housing at the local level. There are 20 local Housing Finance Authorities in the State of Florida.

Local Housing Finance Authorities are composed of no fewer than five members appointed by the governing body of the county. The powers of a Housing Finance Authority are vested in the members and include the power to loan funds to homebuyers and qualified rental housing developers.

s.159.604, F.S:

159.604 Creation of housing finance authorities.

(1) Each county in this state may create by ordinance a separate public body corporate and politic, to be known as the "Housing Finance Authority" of the county for which it is created, to carry out only the powers granted in this act. A housing finance authority shall not transact any business or exercise any powers under this act until the governing body of the county for which such housing finance authority is created passes a resolution declaring the need for a housing finance authority to function to alleviate a shortage of housing and capital for investment in housing in its area of operation.

(2) In any suit, action, or proceeding involving the validity or enforcement of or relating to any contract of a housing finance authority, the housing finance authority shall be conclusively deemed to have been established and authorized to transact business and exercise its powers under this act upon proof of the adoption of an ordinance by the appropriate governing body declaring the need for the housing finance authority. The ordinance shall be sufficient if it declares the need for such a housing finance authority and finds that there is a shortage of housing and capital for investment in housing within its area of operation. A copy of the ordinance certified by the clerk of the circuit court shall be admissible in evidence in any suit, action, or proceeding.

(3) The county for which the housing finance authority is created may, at its sole discretion, and at any time, alter or change the structure, organization, programs, or activities of any housing finance authority, including the power to terminate such authority, subject to any limitation on the impairment of contracts entered into by such authority and subject to the limitations or requirements of this act.

Charlotte County History with Local Housing Authority:

In 1981, the Charlotte County Board of County Commissioners approved Ordinance #81-21 to create the Charlotte County Public Housing Finance Authority (CCPHFA). The ordinance stated the CCPHFA was needed because of a shortage of capital for investing in housing at prices and rentals that persons and families could afford. It was determined that this shortage could not be relieved except through the encouragement of investment by private enterprise and the stimulation of construction and rehabilitation of housing through public financing.

In October of 2016, the Charlotte County Board of County Commissioners terminated Ordinance #81-21 thereby ceasing the Charlotte County Public Housing Finance Authority (CCPHFA). At the same Board meeting they also agreed to an Interlocal Agreement with the Lee County Housing Finance Authority.

The new agreement with the Lee County Housing Finance Authority allowed Charlotte County residents to participate in financing programs offered and administered by the Lee County Housing Finance Authority.

Reasons the Board of Commissioners were given for the need for closing the Charlotte County Public Housing Finance Authority and entering into a Interlocal Agreement with the Lee County Housing Finance Authority included: the low or minimal number of projects brought to the Charlotte County Public Housing Finance Agency and the agency's inability to retain active members.

The benefits of working with the Lee County Public Housing Finance Authority (LCPHFA):

- Conducts all the financial development work with the developer, to include qualifications, project analysis, etc.
- With their legal staff, oversees the entire process and documents on behalf of the County and their board.
- The LCPHFA assumes all risks related to the bond issue, etc. and the County takes no risk in the transactions.
- The County receives 50% of any fees paid by the developer and this revenue is placed into the Local Affordable Housing Trust Fund for housing programs.
- The experience with the recent issuance was very positive with closing shortly after 3 months.

RECOMMENDATION #19 *(continued)*

- When completed, the project must be brought before the Board of County Commissioners in Charlotte and Lee Counties for approval. Ensures local control over the project.

The drawbacks or impediments to keeping the Charlotte County Public Housing Finance Authority (CCPHFA) Active:

- Minimal activity resulted in an inability to retain active members as there were no projects for multiple years in Charlotte.
- Although there was minimal activity, there remains a mandate that the corporation had to be maintained and staffed by a manager and an attorney. This inactivity creates issues with staff retention and adhering to the mandated structure.
- The CCPHFA also had specific requirements for the membership and participation. Recruitment and retention were issues.

Public Housing Authorities (PHA)

The United States Housing Act of 1937 (42 U.S.C.A. § 1437) established the public housing program. Today there are approximately 1 million units remaining in the public housing program. The Department of Housing and Urban Development (HUD) administers operating funds and capital funds provided by Congress to approximately 3,300 public housing agencies (PHAs) to house eligible low-income tenants. Public housing is limited to low-income families and individuals. Public housing residents must have incomes below 80% of the Area Median Income (AMI). Nearly two-thirds of public housing households are considered "extremely low income," with incomes below 30% of the AMI.

Congress and HUD establish the federal rules for the public housing program that PHAs must follow. Overseen by a locally appointed board of commissioners, PHAs have discretion to adopt local policies and procedures that do not conflict with federal laws and regulations, including any selection preferences, via an Admission and Continued Occupancy Plan (ACOP). In consultation with a Resident Advisory Board (RAB), PHAs are also required to develop Five-Year and Annual Plans in which they set forth their local rules. Congress has not provided any funds to build new public housing units since **the mid-1990s**.

A Public Housing Authority is responsible for the management and operation of its local public housing program and they may also operate other types of housing programs.

(1) On-going functions:

(a) Assure compliance with leases. The lease must be signed by both parties;

(b) Set other charges (e.g., security deposit, excess utility consumption, and damages to unit);

(c) Perform periodic reexaminations of the family's income at least once annually;

(d) Transfer families from one unit to another, to correct over/under crowding, repair or renovate a dwelling, or because of a resident's request to be transferred;

(e) Terminate leases when necessary; and

(f) Maintain the development in a decent, safe, and sanitary condition.

(2) Sometimes Housing Authorities provide other services, that might include such things as: homeownership opportunities for qualified families; employment training opportunities, and other special training and employment programs for residents; and support programs for the elderly.

Florida Statutes 421.01-421.52 provide guidance for the creation and management of City, County, and Regional (Consortia) Housing Authorities. There are 102 recognized Housing Authorities in Florida's 67 Counties.

The primary role of Punta Gorda Housing Authority (PGHA) is the delivery of quality, affordable rental housing and rental subsidies to qualified low-income households within its jurisdiction. The PGHA is a public body established pursuant to State law; it is not a Federal agency. PGHA has a contractual relationship with HUD to implement programs established by Congress according to federal laws and regulations. The Federal government, through its annual budget process, provides funds to operate programs.

PGHA operates the Public Housing Program and the Housing Choice Voucher Program (also known as Section 8) for low income residents within its jurisdiction of Charlotte County. Although the PGHA is physically located in the City of Punta Gorda, FL, they serve all of Charlotte County. A seven-member Board of Commissioners appointed by the Punta Gorda City Council, governs the Authority.

Pursuant to Florida Statutes Chapter 421, Part 1, on May 18, 1965, the City Council of the City of Punta Gorda duly adopted and passed Resolution No. 340, declaring the need for a housing authority in the City of Punta Gorda, Florida. There is a longstanding interlocal agreement between the City of Punta Gorda and Charlotte County Government, regarding the Punta Gorda Housing Authority.

RECOMMENDATION #20

Increase the capacity of local organizations to develop affordable rental housing and create affordable homeownership opportunities by utilizing all available sources of funding, including: State Apartment Incentive Loan (SAIL), Community Contribution Tax Credits, Community Development Block Grants (CDBG), HOME Funds, National Housing Trust Fund, Housing Credits, Social Impact Bonds, etc.

State Apartment Incentive Loan (SAIL)

The State Apartment Incentive Loan program (SAIL) provides low-interest loans on a competitive basis to affordable housing developers each year. This money often serves to bridge the gap between the development's primary financing and the total cost of the development. SAIL dollars are available to individuals, public entities, not-for-profit or for-profit organizations that propose the construction or substantial rehabilitation of multifamily units affordable to very low-income individuals and families.

A minimum of 20% of the development's units must be set aside for families earning 50% or less of the area median income. Developments that use housing credits in conjunction with this program may use a minimum set-aside of 40% of the units for residents earning 60% of the area median income. The only exception to this requirement is for developments in the Florida Keys Area, which have can use a minimum set-aside of 100% of the units for residents with annual household incomes below 120% of the state or local median income, whichever is higher.

Loan interest rates are set at zero percent for those developments that maintain 80% of their occupancy for farmworkers, commercial fishing workers or homeless people. The interest rates are set at 1% for all other developments. Loans are issued for a maximum of 15 years unless housing credit syndication requirements or Fannie Mae requirements dictate longer terms or if the Corporation's encumbrance is subordinate to the lien of another mortgage, in which case the term may be made coterminous with the longest term of the superior loan. In most cases, the SAIL loan cannot exceed 25% of the total development cost and can be used in conjunction with other state and federal programs.

In addition to appropriated SAIL funding, the 2017-2018 state budget provided that $113,000,000 in unobligated funds in the Florida Affordable Housing Guarantee Program would be used by Florida Housing as SAIL funding.

In 2017 the SAIL Program funded $117,104,859 for affordable rental housing - 2,412 units (2,399 "affordable" and 254 "extremely low-income") and $59,561,000 for workforce rental housing – 993 units (all workforce).

Community Contribution Tax Credits

The Community Contribution Tax Credit Program provides a financial incentive (up to 50% tax credit or sales tax refund) to encourage Florida businesses to make donations toward community development and housing projects for low-income persons.

The tax credit is easy for a business to receive. Businesses located anywhere in Florida that make donations to approved community development projects may receive a tax credit of up to 50% of the value of the donation. Businesses may take the credit on Florida corporate income tax, insurance premium tax or as a refund against sales tax (for businesses registered to collect and remit sales taxes with the Department of Revenue).

COLLABORATION

RECOMMENDATION #20 *(continued)*

Cash, property, and goods donated to approved sponsors are eligible for the credit. Donations must be directly used in the approved project. Dues and services are not eligible donations. Contributions may not be used to pay the administrative or operational costs of the sponsor. Donations to approved housing projects may include: project development impact and management fees; down payment and closing costs; housing counseling and marketing fees (not to exceed 10 percent of the donation); removal of liens recorded against residential property by municipal, county or special-district local governments. An organization must be approved as a sponsor before it receives a donation eligible for this tax credit.

Before donating, businesses must make sure their donation will qualify. A list of eligible organizations is available from the Department of Economic Opportunity. To receive approval, a business donating to an eligible sponsor needs to submit a tax credit application with the Department of Economic Opportunity. To claim the tax credit, they simply attach proof of the approved donation they file their state tax return. More details on the approval process are available on the Florida Department of Economic Opportunity Website. A business is eligible to receive credits of up to $200,000 per tax year.

Unused corporate income tax credits may be carried over for up to 5 years. Unused sales tax refunds may be claimed for three years after the first refund application. Tax credit applications will be received from July 1 – July 15 before they are processed and will be approved on a pro rata basis if requested applications exceed tax credit allocations. After July 15th tax credit applications will be processed on a first-come, first-served basis if tax credits are available.

Non-profit organizations and units of state and local governments may apply to become eligible sponsors and solicit donations under the program by completing the Sponsored Project Application, based on Florida Statutes (s.212.08(5)(p), s.220.183 and s.624.5105, Florida Statutes). To qualify as a Sponsor, organizations are required to meet the following criteria. They must be one of the following:

- Community Action Program
- Nonprofit community-based development organization providing community development projects, housing for low-income households, or increasing entrepreneurial and job development opportunities for low-income persons
- Neighborhood Housing Services Corporation
- Local Housing Authority
- Community Redevelopment Agency
- Historic Preservation District Agency
- Organization CareerSource Board (formerly Regional Workforce Board)
- Direct-Support Organization (DSO)
- Enterprise Zone Development Agency
- Unit of Local Government
- Unit of State Government

- Sponsor a project to provide, construct, improve, or substantially rehabilitate housing, commercial, industrial, or public facilities, or to promote entrepreneurial or job development opportunities for low-income persons in an area designated as a Florida Enterprise Zone as of May 1, 2015, or Front Porch Community (Charlotte County has designated Enterprise Zones), OR
- Sponsor a project to increase access to high-speed broadband capability in rural communities with enterprise zones (including projects that result in improvements to communication assets that are owned by a business).

Housing Projects For Low-Income Persons or Persons With Special Needs

- A project designed to provide, construct or rehabilitate housing for low-income persons or for persons with special needs does not have to be located within an Enterprise Zone or a Front Porch Community.

$16.0 million dollars of Community Contribution Tax Credits may be approved for Fiscal Year 2018/19 starting on July 1, 2018. These funds generally run out well before the end of the year.

Community Development Block Grants (CDBG)

Community Development Block Grant (CDBG) provides annual grants to cities, counties and states to develop strong communities by providing decent housing, a suitable living environment, and expanding economic opportunities, principally for low- and moderate-income persons. CDBG eligible activities are initiated and developed at the state and local level based upon a community's needs, priorities, and benefits.

The CDBG Program, administered by HUD, enables local jurisdictions to address a broad range of needs that result in improved living conditions for low-income households. The majority of CDBG funding that comes to Florida

RECOMMENDATION #20 *(continued)*

goes directly to "Entitlement Communities," which receive funding based on a formula that considers population and housing characteristics.

With a population of less than 200,000, Charlotte County is not an Entitlement Community, eligible to receive a direct entitlement of CDBG funds. To receive CDBG Funding, Charlotte County must compete for the remaining funds which are available to the 240+ other Non-Entitlement Communities through the CDBG Small Cities Program administered by the Florida Department of Economic Opportunity (DEO).

The City of Punta Gorda was an "Entitlement Community" under the CDBG program and received an annual award of between $75,000 - $85,000. Per Council direction on 04/19/2017, the City will not be participating in the 2017 CDBG Program. This decision was based on a review of the FY2015 CDBG Action Plan which identified $46,750.00 remaining unspent due to delays and/or inactivity in previously approved programs. To close out the program as efficiently as possible, remaining funds will be utilized on sidewalk infrastructure projects.

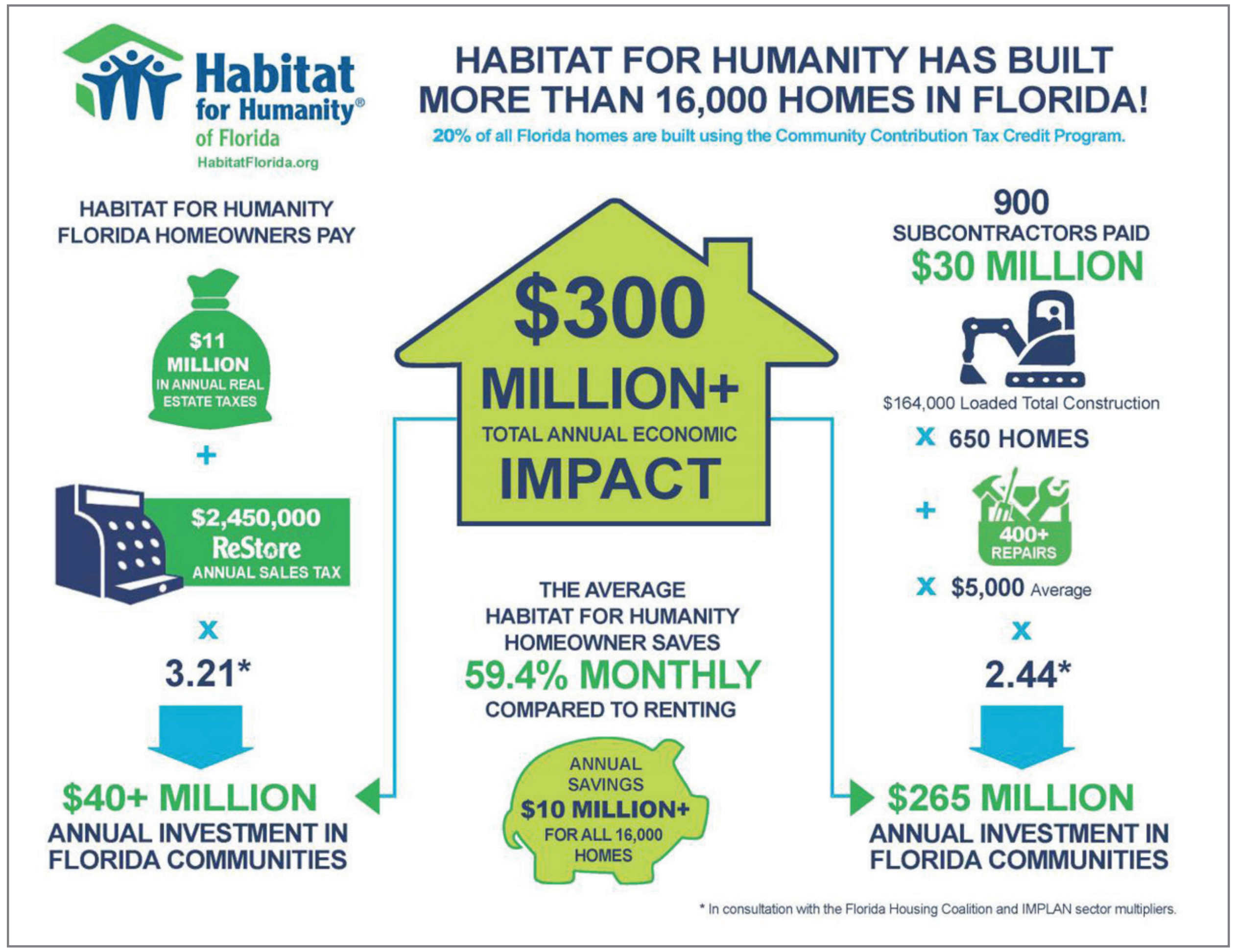
Another option the community should further explore is seeking Urban County Designation from HUD. If Charlotte County Could apply and meet the requirements it would be possible for the County to receive an Entitlement Distribution for CDBG, HOME, HOPWA, and ESG. This would provide additional funding to affordable housing projects with more stability and less administrative burden in the application process.

CDBG Eligible Uses for Affordable Housing

CDBG funds can be used to acquire, rehabilitate or construct rental housing. There are tenant income requirements and rent restrictions for projects. This section reviews the eligible activities under the CDBG program for rental housing activities.

CDBG funds may be used for acquisition of property for an eligible rental housing project. CDBG may also be used to rehabilitate rental housing. Conversion of a closed building from one use to residential use (such as a closed school building to residential use) is also eligible.

Grantees may assist in the form of loans, grants, loan guarantees, interest subsidies and other forms of assistance for rental housing rehabilitation and acquisition/rehabilitation projects.



Eligible properties may be:

- Publicly- or privately-owned; and
- Residential or mixed use.

Eligible expenditures include: Labor, materials and other rehabilitation costs; Refinancing, if necessary and appropriate; Energy efficiency improvements; Utility connections; Evaluating and treating lead-based paint; Conservation costs for water and energy efficiency; Landscaping, sidewalks, and driveways when accompanied with other rehabilitation needed on the property; Rehabilitation services (loan processing, work write-ups, inspections, etc.); and Handicap accessibility improvements.

Grantees may also develop facilities for persons with special needs and homeless shelters. However, in general, these facilities are categorized under CDBG as public facilities and not housing. New construction of rental housing by a Community Based Development Organization is eligible provided the construction activity is carried out as part of a neighborhood revitalization, community economic development, or energy conservation project.

RECOMMENDATION #20 *(continued)*

Generally, new construction of housing is not eligible under the CDBG program. However, the regulations allow for certain eligible entities to carry out this activity on behalf of the grantee (570.204(c)). – This entity is known as Community Based Development Organization or CBDO. – The eligible groups include neighborhood-based organizations, section 301(d) Small Business Investment Companies (SBICs), local development corporations (LDCs), and Community Housing Development Organizations (CHDOs).

These development organizations must meet the definition outlined in s.105(a)(15) of the Housing and Community Development Act and §570.204 of the regulations to be considered eligible to undertake such activities. – These organizations must be undertaking a neighborhood revitalization, community economic development or energy conservation project in order to use CDBG for new construction.

Note that new housing construction carried out by an eligible CBDO must be part of a larger effort to revitalize the neighborhood (i.e., a plan for the community's revitalization efforts based on a comprehensive plan, not just for the sake of the CDBG project).

Community Services Block Grant (CSBG)

The Community Action Agency Advisory Board (CAAAB) serves eligible residents of Charlotte County with Community Services Block Grant (CSBG) funded programs. Currently CSBG funds are used for emergency rental assistance. Services to be provided are listed in detail in the program's Community Action Plan and Workplan.

HOME Investment Partnerships Program (HOME)

The Federal HOME Investment Partnerships Program (HOME) was established in 1992 to increase the production of housing that is affordable to low income households. HOME funds are distributed similarly to the CDBG Program, to Participating and Non-Participating Jurisdictions. Because of its population size, Charlotte County is considered a Non-Participating Jurisdiction, requiring that it compete with for approximately $21.5 million of HOME funds available state-wide. Local units of government, non-profit, or for-profit entities, or any combinations thereof may request HOME Funds.

HOME most often provides formula grants to states and localities that communities use often in partnership with local nonprofit groups to fund a wide range of activities including building, buying, and/or rehabilitating affordable housing for rent or homeownership or providing direct rental assistance to low-income people. It is the largest Federal block grant to state and local governments designed exclusively to create affordable housing for low-income households.

If a community isn't large enough to receive a direct distribution of HOME funds, they can try to form a HOME Consortium. The HOME Program is authorized by the HOME Investment Partnerships Act, Title II of the Cranston-Gonzalez National Affordable Housing Act, as amended. The Act provides that a consortium of geographically contiguous units of general local government is considered a unit of general local government for purposes of the HOME Program if the Secretary determines that the consortium (1) has sufficient authority and administrative capability to carry out the purposes of the Act on behalf of its member jurisdictions and (2) will, according to a written certification by the State, direct its activities to the alleviation of housing problems within the State. In accordance with s.217(b)(3) of the Act, HUD will identify units of general local government (metropolitan cities, urban counties and consortia) that are eligible to receive HOME funds by formula, as of the end of the previous fiscal year.

Consortia are contiguous units of local government that join for purposes of receiving a HOME allocation and administering the HOME program as a single grantee. Each consortium must designate a lead member and must receive a certification from the State that it will direct its activities to alleviation of housing problems within the State. In most cases, the formation of a consortium causes a reduction in the amount of HOME funds available to the State for its program. It may also result in a reduction in the amount of HOME funds available for the State as a whole. HOME funds are distributed (after set-asides) by formula with 40% of the funds going to States and 60% of funds going to units of local government. The amount each State receives is based on two calculations: 80% of the funds are based on the demographics of the non-entitled areas of the State, while 20% of the funds are based on the demographics of the whole State. Except for States which receive the minimum allocation of $3,000,000, the amount available to the state is reduced when a consortium is formed because the demography of the consortium is included only in the calculation for 20% of the funds, and not in the calculation for 80% of the funds, where some or all the demography of the consortium had been previously included.

The amount of funds available for each unit of local government is divided among more jurisdictions each year due to the addition of new metro cities, urban counties, and consortia. Therefore, the amount going to the new

RECOMMENDATION #20 *(continued)*

consortium will depend on the how many jurisdictions receive a share of the total funds available. Field offices should keep track of consortia that receive Community Development Block Grant (CDBG) funds and explain the possible loss of HOME funding to the State in discussing the merits of consortium formation with prospective consortium members. If a consortium fails to receive a HOME allocation in any one year, HUD will reallocate the funds to the State consistent with 24 CFR 92.451 (c)(2)(i). Since the consortium would be administering the HOME Program as a unit of local government, it is also important that the members are able to establish a working relationship to meet the affordable housing needs of all the participants.

The Representative, also referred to as the Lead Agency, assumes the overall responsibility for compliance with the HOME Program requirements. Therefore, the consortium participants need confidence in the Representative's ability to assume this responsibility on their behalf and be committed to cooperate to achieve the objectives of the Consolidated Plan. Irrespective of the funding levels, the formation of a consortium can be a positive force for affordable housing production. It permits an area that otherwise may not be assured of funding to plan and carry out an affordable housing program with continuity.

Florida Housing Finance Corporation (FHFC) manages HOME Investments Partnerships "Balance of State" funds for Non-Participating (Non-Entitlement) Communities. The funding is distributed through competitive grants in two categories Rental Housing and Tenant Based Rental Assistance (TBRA) for Housing Authorities.

On the rental side, the HOME Program provides non-amortizing, low-interest rate loans to developers of affordable housing to construct housing for low-income families. Loans are offered at the simple interest rate of 0% to nonprofit applicants and 1.5% to for-profit applicants.

In 2017, HOME was used to fund rental developments in rural areas. $12,086,300 in HOME funding was provided for three developments. 104 units were funded (103 units will be set aside as affordable).

Florida Housing Finance Corporation has funded temporary rental assistance for households through the HOME Program since 2013. HOME Tenant-Based Rental Assistance (TBRA) funds were granted to qualifying public housing authorities that administer the HUD Housing Choice Voucher Program (s.8.) TBRA has been a critical resource to provide decent, safe housing to eligible families affected by the economic downturn.

Eligible households include those that have incomes at or below 80% AMI. More than 90 percent of the eligible households assisted through HOME TBRA have incomes at or below 50% AMI. Rental assistance is available to each family for up to two years. As of December 31, 2017, $9,498,167 was disbursed in TBRA to assist a total of 1,953 renter households.

National Housing Trust Fund (NHTF)

The National Housing Trust Fund (NHTF) is funded from a small portion of the revenue generated by the Government Sponsored Entities, Freddie Mac and Fannie Mae. With NHTF financing, a small number of units across several properties are set aside for residents with special needs with incomes at or below 22% of AMI, which is about equal to supplemental security income typically provided to people with disabilities with very little income.

Florida Housing Finance Corporation is the entity chosen to manage the Florida share of the NHTF. They have developed a National Housing Trust Fund Allocation Plan as part of the State of Florida's Consolidated Plan (available on the Florida Department of Economic Opportunity Website). In 2017, $4,038,400 in NHTF funding was provided for three rental developments in these projects, 245 units were set aside as affordable of these, 24 were NHTF set-aside units.

Low Income Housing Tax Credits (LIHTC)

The Low-Income Housing Tax Credit (LIHTC) Program, also referred to as Housing Credits (HC) or Tax Credits provide an allocation of Federal tax credits used for construction or rehabilitation of rental housing that must remain affordable to low-income households for periods of at least 15 years. The program requires no appropriation and was extended indefinitely by Congress in 1996.

The competitive (9%) and non-competitive (4%) Low Income Housing Tax Credit Program provides nonprofit and for-profit developers with federal tax credits. These credits are sold to investors to be used for a dollar-for-dollar reduction in their federal tax liability in exchange for equity to finance the acquisition, rehabilitation and/or new construction of affordable rental housing. Special consideration is given to properties that target specific demographic groups, such as people who are elderly or homeless. Consideration also is given to properties that target certain geographic areas, such as in local revitalization areas.

RECOMMENDATION #20 *(continued)*

There are six developments, with over 1,200 units in Charlotte County that were developed using LIHTC. Two of the Charlotte County LIHTC projects included 264 rental units at Murdock Circle Apartments and 192 rental units at Hampton Point 2, both for low-income families.

Every year, the IRS distributes a pool of tax credits to state and local housing agencies, in Florida that is the Florida Housing Finance Corporation (FHFC). Those agencies pass them on to developers. The developers then sell the credits to banks and investors for cash. Often, to find investors, developers will use middlemen called syndicators. The banks and investors get to take tax deductions, while the developers now have cash to build the apartments. Because taxpayers essentially paid for the construction, the buildings can have much lower rent than market-rate developments.

Financial institutions see these investments as low risk. Because of the high demand for affordable housing, the chance of foreclosure is low: Buildings fill with tenants and stay full, often with years-long waiting lists. Banks also use the investment in LIHTC buildings toward the requirement mandated by the Community Reinvestment Act, which says they must help meet the needs of borrowers in the poorer communities in which they do business.

The Housing Credit Program in Florida provides for-profit and nonprofit organizations with a dollar-for-dollar reduction in federal tax liability in exchange for the acquisition and substantial rehabilitation, substantial rehabilitation, or new construction of low and very low-income rental housing units.

Eligible development types and corresponding credit rates include: new construction, nine percent (9%); substantial rehabilitation, nine percent (9%); acquisition, four percent (4%); and federally subsidized, four percent (4%). A Housing Credit allocation to a development can be used for 10 consecutive years once the development is placed in service.

Qualifying buildings include garden, high-rise, townhouses, duplexes/quads, single family or mid-rise with an elevator. Ineligible development types include hospitals, sanitariums, nursing homes, retirement homes, trailer parks, and life care facilities. This program can be used in conjunction with the HOME Investment Partnerships program, the State Apartment Incentive Loan Program, the Predevelopment Loan program, or the Multifamily Mortgage Revenue Bonds Program.

Each development must set aside a minimum percentage of the total units for eligible low or very low-income residents for the duration of the compliance period, which is a minimum of 30 years with the option to convert to market rates after the 14th year. At least 20% of the housing units must be set aside for households earning 50% or less of the area median income (AMI), or 40% of the units must be set aside for households earning 60% or less of the AMI.

Housing need is assessed annually based on current statewide market studies and public input, and funds are distributed annually to meet the need and demand for targeted housing in large, medium, and small-sized counties throughout Florida. Additionally, housing credits are sometimes reserved for affordable housing that addresses specific geographic or demographic needs, including the elderly, farmworkers and commercial fishing workers, urban infill, the Florida Keys Area, Front Porch Florida communities, or developments funded through the U.S. Department of Agriculture Rural Development.

The Housing Credit program is governed by the U.S. Department of Treasury under Section 252 of the Tax Reform Act of 1986 and Section 42 of the Internal Revenue Code, as amended. Each year, the U.S. Department of Treasury awards each state an allocation authority consisting of a specific per capita dollar amount multiplied by the state population plus the state's share of the national pool (unused credits from other states). For 2017, the per capita amount used is $2.40, the per capita amount is adjusted annually for inflation.

In 2017 - $51,018,642 in competitive (9%) Housing Credits were allocated funding 3,437 units (3,385 units will be set aside as affordable) and $33,988,380 in non-competitive (4%) Housing Credits were allocated funding 5,155 units (5,133 units will be set aside as affordable).

Multifamily Mortgage Revenue Bonds (MMRB)

The Multifamily Mortgage Revenue Bond (MMRB) Program uses both taxable and tax-exempt bonds to provide below market rate loans to nonprofit and for-profit developers that set aside a certain percentage of their apartment units for low-income families. Proceeds from the sale of these bonds are used to construct or acquire and rehabilitate multifamily rental properties. SAIL financing is often paired with bonds or non-competitive housing credits to allow this federal resource to serve more low-income families than could be served with the bonds or credits alone.

In 2017 - $270,210,000 from the sale of bonds was provided for the development of affordable rental housing; 2,637 total units were awarded funding and 2,197 were set aside as affordable.

RECOMMENDATION #20 *(continued)*

When Charlotte County had the Charlotte County Housing Finance Authority, the Authority authorized these tax-exempt bonds to support development of 264 rental units at Murdock Circle Apartments and 192 rental units at Hampton Point 2, both for low-income families.

Opportunity Zones

Originally introduced in the Investing in Opportunity Act (IIOA), the Opportunity Zones Program was enacted as part of the 2017 tax reform package (Tax Cuts and Jobs Act). The program is designed to drive long-term capital to rural and low-income urban communities throughout the nation and uses tax incentives to encourage private investment in impact funds.

In 2015, the Economic Innovation Group (EIG) – a bipartisan public policy firm – developed the Opportunity Zone concept, which was conceived as a systematic approach to helping address the uneven economic recovery and persistent lack of growth that have left too many American communities behind. The concept was introduced in the Investing in Opportunity Act (IIOA) during the 114th Congress and reintroduced in the 115th Congress in 2017.

This is the first new community development tax incentive program enacted since the Clinton administration, providing an opportunity for mainstream private investors to support businesses and distressed communities. The expectation is that Opportunity Funds will ease the execution of "impact investments" for investors, and tax benefits derived from these investments will incent participation in the Opportunity Zones Program.

Here are high-level definitions of key terms. Each is discussed in further detail below.

Opportunity Zone: A census tract which has been designated as eligible to receive private investments through Opportunity Funds.

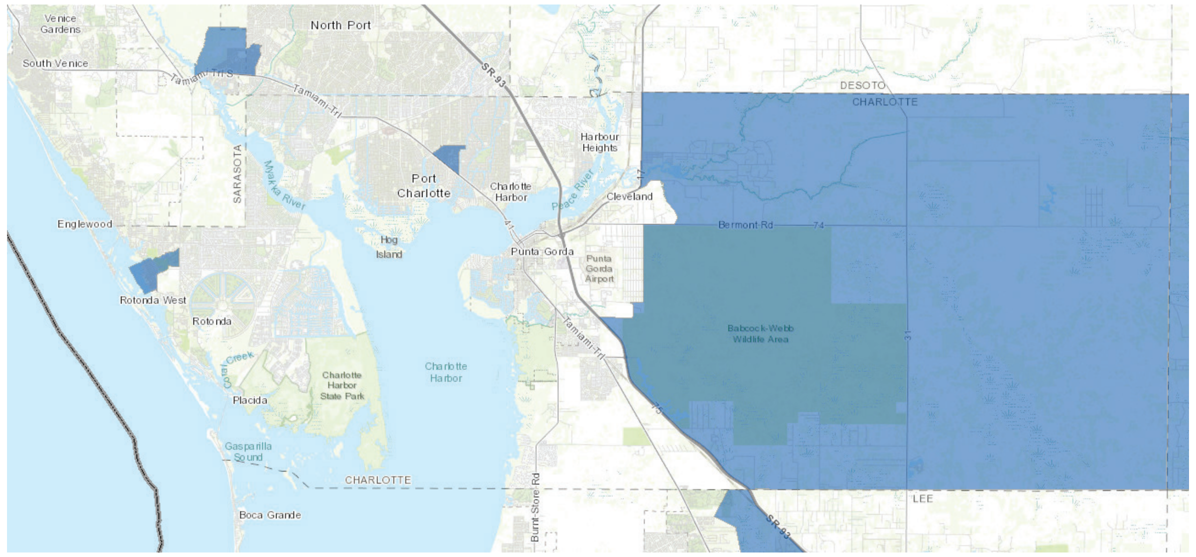
Opportunity Fund: Private investment vehicle, certified by the Treasury, to aggregate and deploy capital in Opportunity Zones for eligible uses defined as Opportunity Zone Property.

Opportunity Zone Property: Asset types eligible for investment under the Opportunity Zones Program.

The Opportunity Zones Program has been introduced as an innovative approach to unlocking long-term private investment to support low-income urban and rural communities in every U.S. state and territory.

Investors are eligible to receive certain tax benefits on unrealized capital gains reinvested in Opportunity Zones through pooled Opportunity Funds. The program is designed to minimize cost and risk to the taxpayer. Investors bear the risk on all their originally deferred capital gains, minus a modest reduction for long-term holdings, regardless of whether subsequent investments have increased or decreased in value. Neither tax credits nor public-sector financing is involved.

Approved Opportunity Zones shown in Blue



https://www.cdfifund.gov/pages/opportunity-zones.aspx

The program uses low-income community census tracts as the basis for determining areas eligible for an Opportunity Zone designation. [s.45D(e)].

- Low-income census tracts are places with an individual poverty rate of at least 20 percent and median family income no greater than 80 percent of the area median.
- A census tract that is not a low-income community may be designated as a qualified Opportunity Zone if the tract is contiguous with the low-income community designated as a qualified Opportunity Zone, and the median family income of the tract does not exceed 125 percent of the median family income of the low-income community contiguous with the tract. Up to 5 percent of the population census tracts designated as Opportunity Zones may qualify under this exemption.

RECOMMENDATION #20 *(continued)*

- Per state/territory, up to 25 percent of the total number of census tracts that qualify as an Opportunity Zone can be designated as an Opportunity Zone. Governors will determine which low-income community census tracts qualify as an Opportunity Zone. This approach was intended to help ensure local needs and opportunities are being met as well as to encourage concentration of capital in targeted, geographically contiguous areas in each state or territory.

Governors have 90 days (Determination Period) from the date of enactment to submit a list of designated census tracts for approval.

- Treasury must approve or provide feedback within 30 days of the governor's submission (Consideration Period).
- Both the Determination Period and Consideration Period can be extended for a period of 30 days.
- Opportunity Zone designations last for a period of 10 years (Designation Period).

Opportunity Funds are a new class of investment vehicles (organized as a corporation or a partnership) that specialize in aggregating private investment and deploying that capital in Opportunity Zones to support Opportunity Zone Property.

- A minimum of 90% of Opportunity Fund assets must be invested in Opportunity Zones.
- Opportunity Funds are envisioned as a market solution for investors who lack the information and wherewithal to execute investments in rural and low-income urban communities.
- The statute does not limit the number of funds that can be created, nor does it provide instruction on the nature of investments (i.e., risk/return profile).
- Pooling capital through a fund structure provides an opportunity for a broad array of investors throughout the country to engage in the program.

Opportunity Funds invest in Opportunity Zone Property, which are defined as:

- Qualified opportunity zone stock – any stock in a domestic corporation
- Qualified opportunity zone partnership interest – any capital or profits interest in a domestic partnership
- Qualified opportunity zone business property – tangible property used in a trade or business of the qualified opportunity fund that substantially improves the property

Incentives for Activating Passive Holdings - The Opportunity Zones Program provides an incentive for investors to reinvest unrealized capital gains into Opportunity Funds in exchange for a temporary tax deferral and other benefits tied to long-term holdings. With trillions of dollars in unrealized capital gains sitting on the sidelines in stocks and mutual funds, U.S. investors can now roll passive holdings of capital into investments in distressed communities.

No upfront subsidy is provided to investors; all incentives are linked to the duration of the qualified investment. The provision has two main tax incentives to encourage investment:

- Allows for the temporary deferral of inclusion in gross income for capital gains that are reinvested into Opportunity Funds.
  - Investors can roll existing capital gains into Opportunity Funds with no up-front tax bill.
  - If investors hold their Opportunity Fund investments for five years, the basis of their original investment is increased by 10 percent (meaning they will only owe taxes on 90 percent of the rolled-over capital gains). If investors hold for seven years, the basis increases by a further 5 percent.
  - Investors can defer their original tax bill until December 31, 2026 at the latest, or until they sell their Opportunity Fund investments, if earlier.
- Excludes from taxable income capital gains on Opportunity Fund investments held for at least 10 years. In other words, after settling their original tax bill, patient investors in Opportunity Funds will face no capital gains taxes on their Opportunity Zone investments.

There are currently multiple efforts happening in tandem as the administration and states work to implement the Opportunity Zones Program, including:

1) designating Opportunity Zones,

2) providing guidance on Opportunity Fund certification, and

3) finalizing the law.

Each governor is authorized to designate a certain number of Opportunity Zones into which private investment can flow through Opportunity Funds. Governors have 90 days from the date of enactment (December 22, 2017) to submit a list of designated census tracts for approval, although they can request a 30-day extension. Once approved, these designations will remain in place for 10 years.

RECOMMENDATION #20 *(continued)*

Currently, governors are awaiting guidance from Treasury regarding the process for submitting recommended designations. It is anticipated that this guidance will be delivered in the coming weeks (late January/early February 2018).

Once the zones are designated, Treasury will turn its focus to providing guidance on Opportunity Fund certification. The statute outlines two requirements regarding structure and intent of these funds:

1) Must be organized as a corporation or a partnership and

2) Invest a minimum of 90 percent of assets in Opportunity Zones.

Given the straightforward nature of statute requirements, it is unclear whether additional qualifications will be considered. It is anticipated that the process for certification will analogue that of a Community Development Entity (CDE). The timeline for the availability of the guidance is not yet known.

In addition to providing guidance on the processes for submitting Opportunity Zone designations and certifying Opportunity Funds, the Treasury must follow formal administrative procedures to finalize the law, which will dictate ongoing administration of the Opportunity Zones Program. The process typically goes as follows:

- Treasury will propose a structure for implementing the new rule, after which it will issue a notice of proposed rulemaking and will request public comments on the proposal.
- The comment period typically lasts from 30 to 60 days. Upon reviewing the comments and making any necessary changes to the rule, Treasury will issue a final rule that formalizes the program.

Final Implementation: Q4 2018 - Q1 2019 Given the scope of activities noted above, Enterprise anticipates implementation in Q4 2018 or Q1 2019. Several factors could influence this timeline.

State Housing Initiatives Partnership (SHIP)

The State Housing Initiatives Partnership (SHIP) provides funds to local governments on a population-based formula as an incentive to produce and preserve affordable housing for very low-, low-, and moderate-income families. When SHIP funds are available, they are distributed on an entitlement basis to all 67 counties and 52 Community Development Block Grant entitlement cities in Florida.

SHIP Program dollars may be used to fund emergency repairs, new construction, rehabilitation, down payment and closing cost assistance, impact

fees, construction and gap financing, mortgage buy-downs, acquisition of property for affordable housing, matching dollars for federal housing grants and programs, and homeownership counseling.

Recommendations #1, #2, #13, and #14 describe the SHIP Program in more detail.

Self-Help Homeownership Opportunity Program (SHOP)

The Self-Help Homeownership Opportunity Program (SHOP) awards grant funds to eligible national and regional non-profit organizations and consortia to purchase home sites and develop or improve the infrastructure needed to set the stage for sweat equity and volunteer-based homeownership programs for low-income persons and families.

SHOP funds must be used for eligible expenses to develop decent, safe and sanitary non-luxury housing for low-income persons and families who otherwise would not become homeowners. Homebuyers must be willing to contribute significant amounts of their own sweat equity toward the construction or rehabilitation of their homes.

Social Impact Bonds and Pay for Success Projects

Social Impact Bonds also referred to as Pay for Success Projects, are a contract with the public sector or governing authority, whereby they pay for better social outcomes in certain areas and pass on the part of the savings achieved to investors. Social Impact Bonds are not bonds, per se, since repayment and return on investment is contingent upon the achievement of desired social outcomes; if the objectives are not achieved, investors receive neither a return nor repayment of principal. Social Impact Bonds derive their name from the fact that their investors are typically those who are interested in not just the financial return on their investment, but also in achieving a social impact.

In Florida's 2018 Legislative Session, HB 767 (SB 1084) Pay for Success Contracts was filed. The bill had general support in both the House and the Senate. Due to other issues that arose during the session, this bill did not make it past the Appropriations Committee. It will be brought again in the 2019 Session and is expected to gain momentum.

Pay for Success Contracts is an act that will create F.S. s.287.05715, F.S.; which will authorize a state agency to enter into a pay-for-success contract with a private entity under certain conditions, subject to an appropriation and specified language in the General Appropriations Act; authorizing an agency to carry forward specified unexpended appropriations under certain circumstances; providing contract requirements; authorizing cancellation of

RECOMMENDATION #20 *(continued)*

the contract under specified circumstances; specifying services and programs that are eligible for funding under such a contract; prohibiting a private entity from viewing or receiving certain information that is otherwise confidential and exempt from public records requirements; requiring an agency to provide an annual report containing certain data to the chairs of the legislative appropriations committees by a specified date; providing that capital obtained from a private entity under the contract is not considered a procurement item; requiring the Department of Management Services to prescribe certain procedures by a specified date. If enacted as the Statute currently reads:

287.05715 Pay-for-success contracts.

(1) As used in this section, the term:

(a) "Pay–for-success contract" or "contract" means a written agreement executed between an agency and a private entity in which the agency agrees, contingent upon a specified service or program meeting specified performance targets and outcome measures, to reimburse the private entity for up-front capital it will provide to fund a service or program identified in subsection (4) which addresses a critical public problem.

(b) "Private entity" means a private, not-for-profit organization, or a subsidiary or an affiliate thereof, that is exempt from federal income taxation pursuant to s.501(c)(3) of the Internal Revenue Code of 1986 and that enters into a pay for-success contract with an agency.

(c) "Service provider" means an entity that provides services on behalf of a private entity under a pay-for-success contract.

(d) "Success payment" means a single payment or schedule of payments which is identified in a pay-for-success contract to be paid to a private entity when specified performance targets and outcome measures are met.

(2) (a) Contingent upon a specific appropriation in the General Appropriations Act which includes funding for a service or program identified in subsection (4) and contains proviso, as defined in s.216.011, authorizing a pay-for-success contract and specifying the term of such contract, an agency may enter into a pay-for-success contract with a private entity to receive up-front capital from the entity to fund the service or program. The agency may not enter into a pay-for-success contract until the state agency head determines with reasonable certainty that the contract will result in quantifiable public benefits and monetary savings to the state or a local government by reducing or avoiding costs, increasing economic productivity, or improving client outcomes.

(b) Notwithstanding any law to the contrary, unexpended funds under paragraph (a) shall be carried forward into the succeeding fiscal year if the agency notifies the Legislature that the service or program under a pay-for-success contract warrants that the funds be carried forward. Unexpended funds for which an

agency does not provide such notification shall revert to the fund from which they were appropriated.

(3) Each pay-for-success contract must:

(a) Require a private entity to underwrite or secure up-front capital from private funding sources, including foundations, financial institutions, businesses, or individuals.

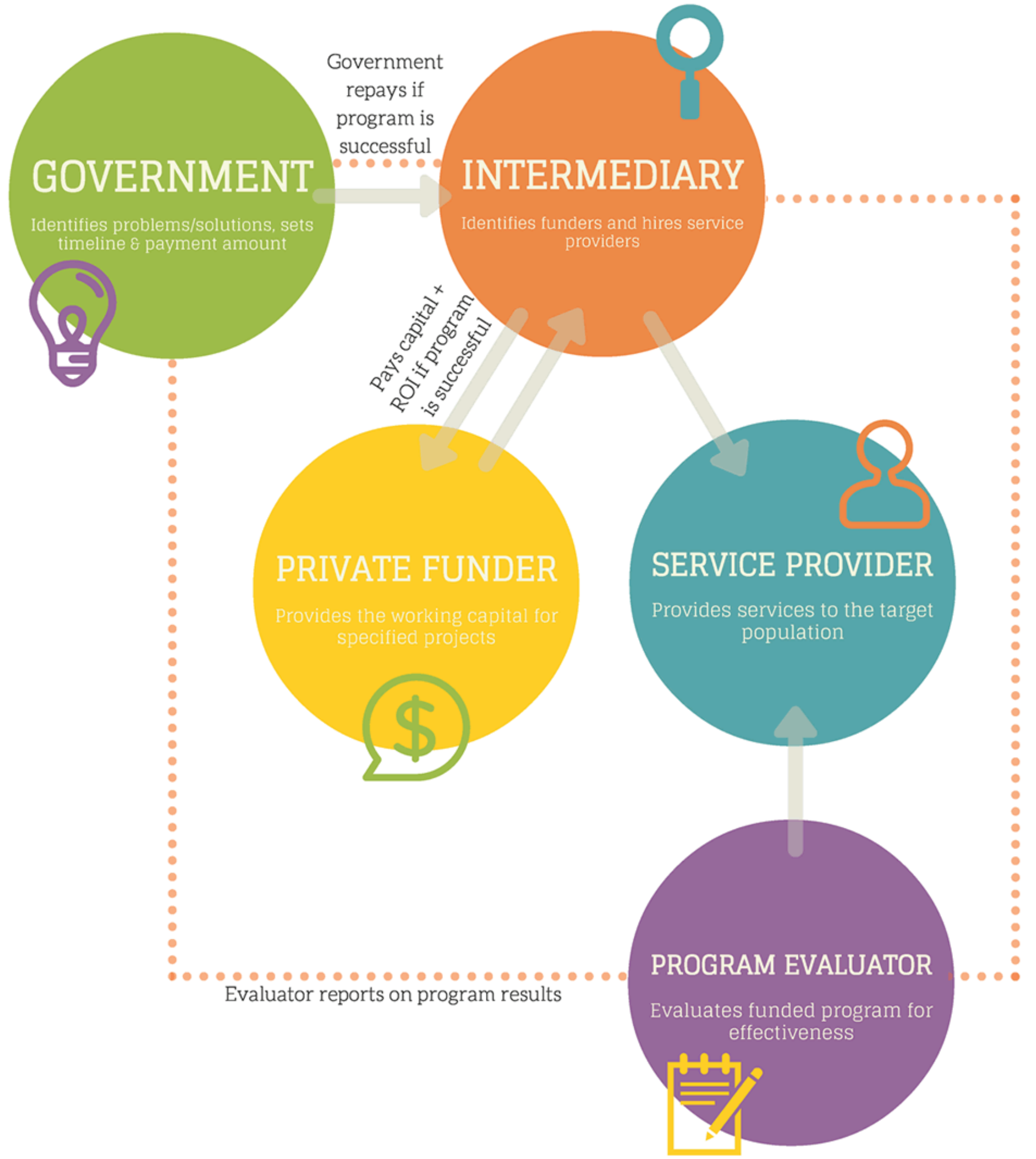
(b) Identify the specific service or program, as set forth in subsection (4), to be funded under the contract.

(c) Identify performance targets and outcome measures against which the service's or program's success can be measured to determine whether the service or program has achieved quantifiable public benefits and monetary savings.

(d) Require an independent third-party evaluator to review and issue a report in the middle and at the end of the contract term specifying the degree to which the service or program has met the identified performance targets and outcome measures.

(e) Identify the calculation or algorithm to be used by the agency in determining the amount and timing of reimbursable success payments to the private entity. The amount of each success payment must correlate with the independent third-party evaluator's review under paragraph (d).

Social Impact Bonds: How they Work + Who is at the Table



COLLABORATION

RECOMMENDATION #20 *(continued)*

(f) Contain a statement that the service provider will annually provide a report to the agency which includes data deemed relevant by the agency.

(g) State that the amount of funds to be reimbursed to the private entity is contingent upon the degree to which the service or program has met the performance targets and outcome measures as evaluated by the independent third-party evaluator.

(h) Require the agency to make the appropriate success payment to the private entity within 60 days after receiving a report from the independent third-party evaluator.

(i) Contain a provision authorizing cancellation of the contract if the agency believes the degree to which the service or program has met the identified performance targets and outcome measures, as reported by the third-party evaluation, is insufficient to warrant continuation of the service or program.

(4) Services or programs that are eligible for funding under a pay-for-success contract are limited to:

(a) Early childhood care and education programs, including prekindergarten and school readiness programs for children from birth to 5 years of age.

(b) Education, workforce preparedness, and employment programs, including school-to-work programs and alternative education services.

(c) Public safety programs, including programs that reduce recidivism and address juvenile justice.

(d) Health and human services, including drug and alcohol addiction, mental health, **chronic homelessness, supportive housing**, and child welfare services and programs.

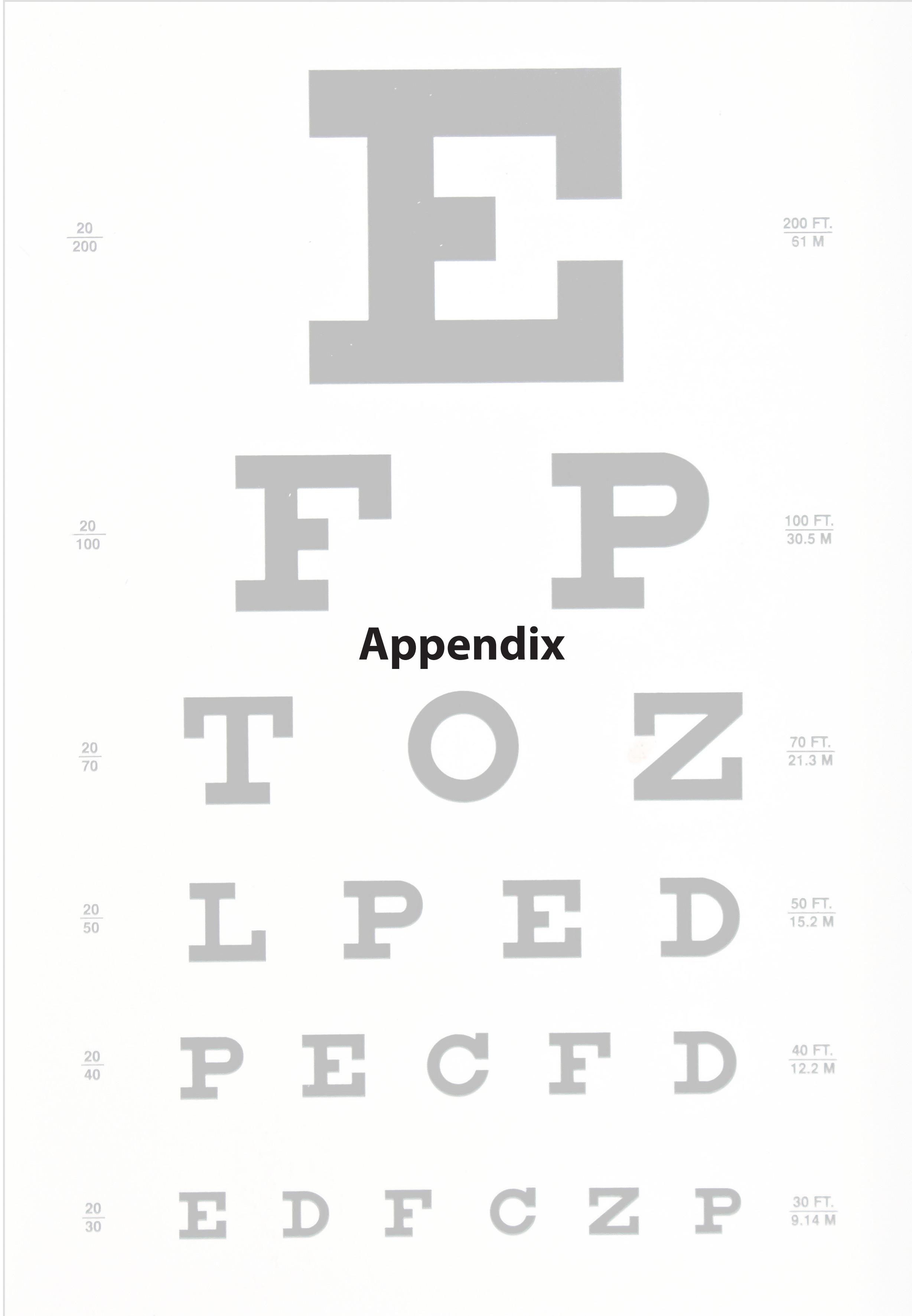
(e) Long-term, home-based, and community-based care services and programs.

(5) The private entity may not view or receive any personal client information that is otherwise confidential and exempt from public records requirements.

(6) By April 1 annually, the agency shall provide a report to the chairs of the legislative appropriations committees which contains the data provided by each service provider under paragraph (3)(f) and, if available, each evaluation from each independent third-party evaluator.

(7) Funding provided by a private entity under a pay-for success contract is not considered a procurement item under s.287.057.

Appendix



What does affordable housing mean?

In the United States, the term affordable housing is used to describe housing, rental or owner-occupied, that is affordable no matter what one's income is. The U.S. government regards housing costs at or below 30% of one's income to be affordable.

What does subsidized housing mean?

Though it is incorrectly used to describe housing that is assisted by the government, subsidized housing is used when describing housing that has rental assistance. That is, housing where all or a portion of the occupants monthly housing cost is paid for directly by the government. An example of this is Section 8 housing vouchers, where a renter only pays the portion of the rent that is determined to be affordable to them based on their income.

I saw a property that was built with LIHTC. What is LIHTC?

Low Income Housing Tax Credits (LIHTC) is a Federal housing assistance program that provides tax incentives to owners of affordable housing. The program does not provide direct assistance to renters and is strictly used to finance the construction (not the operation) of rental properties. Usually, LIHTC properties have units available for families earning 60% or less of the Area Median Income (AMI). The rental properties are usually of very high quality and are often mistaken for luxury apartment communities. LIHTC is America's most successful affordable housing program having created millions of affordable rental units since its inception in the late 1980's.

How do I know if my income qualifies me for a given affordable apartment?

There are literally dozens of different housing programs that you might qualify for. Generally, if you earn less than 60% of the median income for your area, you can qualify for LIHTC apartments, which makes up the largest chunk of rental apartments available. To qualify for rental subsidies, where you only pay 30% of your income for rent, you'll need to earn less than 50% of the median income. Many of the programs go out of their way to target even lower income people, even as low as 30% of the median income, so make sure you ask the property manager what they have available.

What is Area Median Income (AMI)?

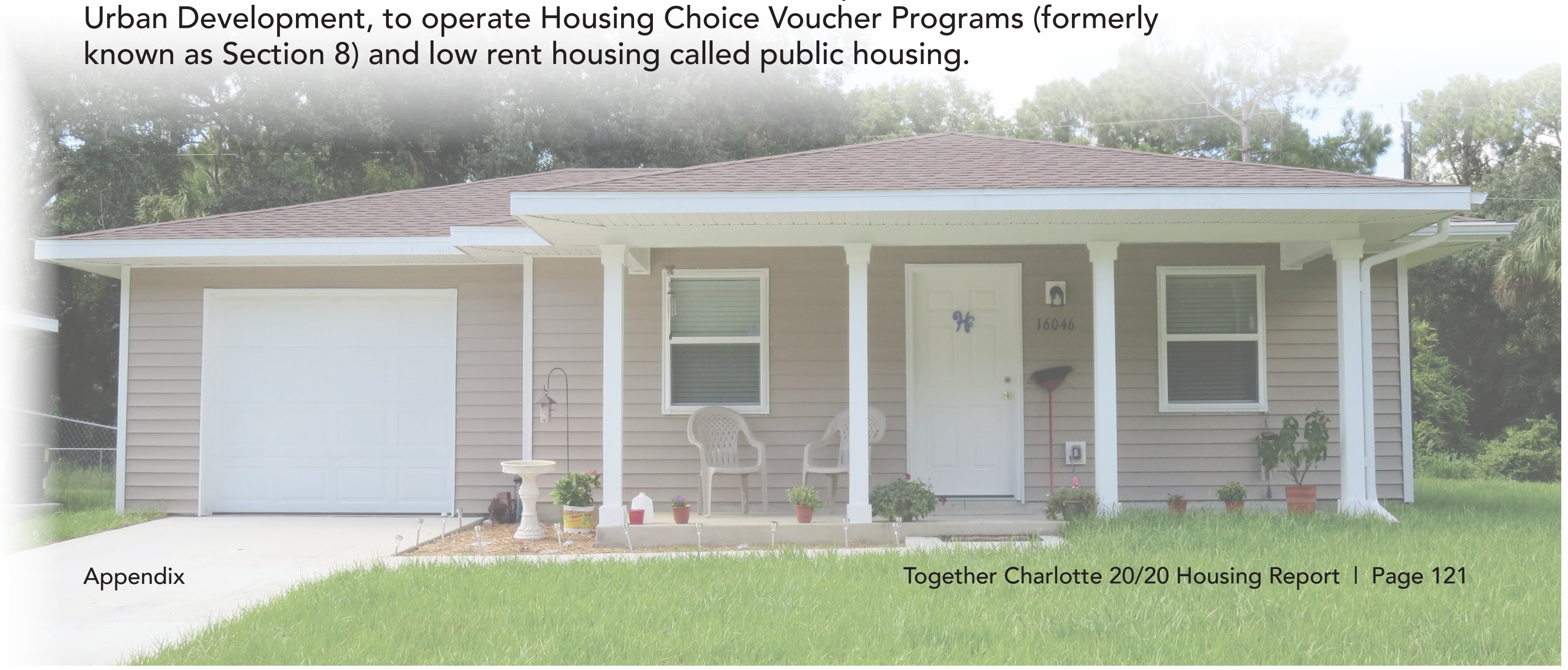
All government housing programs qualify recipients based on their income. Since each market area has varying living costs and income levels, the government determines an Area Median Income (AMI) for each housing market. For example, the area median income for San Francisco in 2014 is $88,500 while the median income in Dallas is $67,900.

What is Section 8?

Unfortunately, Section 8 has turned into a bad word though it's a good program that helps good people. Section 8, is now known as the Housing Choice Voucher Program, is a HUD initiative that helps renters pay their rent by paying for any rent costs that exceed 30% of the renter's income. If a renter earns $2,000 per month in San Francisco but their rent costs $1,150 per month, The Housing Choice Voucher Program helps by paying $550 of that rent since 30% of the renter's income is $600. This rental subsidy is very scarce and there are waiting lists across the country for the program. In Charlotte County, the waiting list for a Housing Choice Voucher can range from several months to several years.

What is a housing authority?

Housing authorities have been around for many years and was the country's first concerted effort to provide affordable housing to lower income Americans. A housing authority is usually local and serves a whole city or county. Some housing authorities are statewide and assist housing across the entire state. Housing authorities receive funding from HUD, the Department of Housing and Urban Development, to operate Housing Choice Voucher Programs (formerly known as Section 8) and low rent housing called public housing.



COMMON LANGUAGE

AREA MEDIAN INCOME: 100% of the gross median household income for a specific Metropolitan Statistical Area, county or non-metropolitan area established annually by HUD.

AFFORDABLE HOUSING: Monthly rents or monthly mortgage payments including utilities, property taxes, and insurance do not exceed 30 percent of that amount which represents the percentage of the median annual gross income for the household. However, it is not the intent to limit an individual household's ability to devote more than 30% of its income for housing, and housing for which a household devotes more than 30 percent of its income shall be deemed affordable if the household can afford to pay above the 30 percent benchmark, per 420.9071 F.S. Part VII.

COST BURDENED: Households spending more than 30 percent of their gross income on housing costs are considered cost-burdened.

FAIR MARKET RENT: Established by HUD of the Gross Rents (rent plus tenant paid utilities) needed to obtain modest rental units in acceptable condition in a specific county or metropolitan statistical area.

MARKET RATE HOUSING: Rental costs that are based on current rental market prices.

PUBLIC HOUSING: HUD program administered by local Housing Authority which serves low and very-low income households with rent based on the same formula used for HUD Housing Choice Voucher.

LOW INCOME HOUSING: Defined as housing for households with incomes of 50% - 80% of the Area Median Income.

HUD SECTION 8 PROGRAM: Now referred to as the Housing Choice Voucher Program (HCV) is a Federal program targeted to Low- and Very-Low Income Households which provides monthly rental subsidies to offset the difference between the Household's Gross Rent and the greater of 30 percent of the Household's adjusted income or 10 percent of the Households gross income. With the Housing Choice Voucher Program, tenants use in the subsidy anywhere in the community in housing of their choice.

SEVERELY COST BURDENED: Households spending more than 50 percent of their gross income on housing costs are considered severely cost-burdened.

WORKFORCE AND ESSENTIAL WORKER HOUSING: The term "Workforce" is meant to connote those who are gainfully employed, a group of people who are not typically understood to be the target of affordable housing programs. Workforce housing implies an altered or expanded understanding of affordable housing. Workforce housing is commonly targeted towards "Essential Workers" in a community i.e. police officers, firemen, teachers, nurses, medical personnel. Some communities define "essential" more broadly to include service workers, as in the case of resort communities where one finds high real estate costs and a high number of low-paying service jobs essential to the local economy.

The Charlotte County Local Housing Assistance Plan (LHAP) defines "Essential Service Personnel" as those personnel providing basic functions essential to the community such as: teachers and educators, other school district, community college, and university employees, police and fire personnel, health care personnel, skilled building trades personnel, sanitary and utility personnel, postal personnel, and other personnel providing for basic health, safety and welfare up to 120% area median income.

According to 420.5095 F.S. "Workforce Housing" means housing affordable to natural persons or families whose total annual household income does not exceed 140 percent of the area median income, adjusted for household size.

ACRONYMS

AHAC	Affordable Housing Advisory Committee
AHP	Affordable Housing Program
ALF	Assisted Living Facility
AMI	Area Median Income
CCHFA	Charlotte County Housing Finance Authority
CCTC(P)	Community Contribution Tax Credit Program
CDBG	Community Development Block Grant
CHDO	Community Housing Development Organization
CLT	Community Land Trust
CRA	Community Redevelopment Area
DEO	Department of Economic Opportunity
ELI	Extremely Low Income – 0% - 30% Area Median Income
FCLF	Florida Community Loan Fund
FHA	Federal Housing Administration
FHFC	Florida Housing Finance Corporation (or "Florida Housing")
FHOP	Florida Homebuyer Opportunity Program (Tax Credit)
FMR	Fair Market Rent
FSS	Family Self Sufficiency Program
FTHB	First Time Homebuyer Program
HCV	Housing Choice Voucher (previously called a Section 8 Voucher)
HFA	Housing Finance Authority or Housing Finance Agency
HOME	HOME Investment Partnerships Program
HOPWA	HUD Housing Opportunities for Persons with AIDS Program is the only Federal program dedicated to the housing needs of people living with HIV/AIDS
HUD	United States Department of Housing and Urban Development
HUD 811	Federal Housing Program Assisting the Needs of the Disabled
IDA	Individual Development Account
LHAP	Local Housing Assistance Plan
LI	Low Income – 50% - 80% of Area Median Income
LIHTC	Low Income Housing Tax Credits or Housing Credits

LTV	Loan to Value Ratio
MI	Moderate Income – 80% - 120% Area Median Income
MMRB	Multifamily Mortgage Revenue Bond Program
MSF	Mortgage Settlement Fund
NOFA	Notice of Funding Availability
PBRA/ PBV	Project Based Rental Assistance or Project Based Voucher
PHA	Public Housing Authority
PJ	Participating Jurisdiction
PLP	Predevelopment Loan Program
RD	Rural Development
RFA	Request for Applications
SAIL	State Apartment Incentive Loan Program
Sec 202	Federal Housing Program Assisting the Needs of the Elderly
Sec 236	HUD Program which provides mortgage insurance and interest reduction subsidy payments for rental housing
Sec 502	USDA Section 502 direct loans are used primarily to help low-income households purchase homes
Sec 8	HUD Program which provides housing assistance in the form of direct payments to private landlord (currently referred to as the Housing Choice Voucher Program)
SHIP	State Housing Initiatives Partnership Program
SHOP	HUD Self-Help Home Ownership Opportunity Program
TBRA	Tenant Based Rental Assistance
TIF	Tax Increment Financing a special tool available in the target area established by a CRA
USDA	United States Department of Agriculture
VA	United States Department of Veterans Affairs
VASH	HUD Veterans Affairs Supportive Housing program combines Housing Choice Voucher rental assistance for homeless Veterans with case management and clinical services provided by the Department of Veterans Affairs
VLI	Very Low Income – 30% - 50% Area Median Income

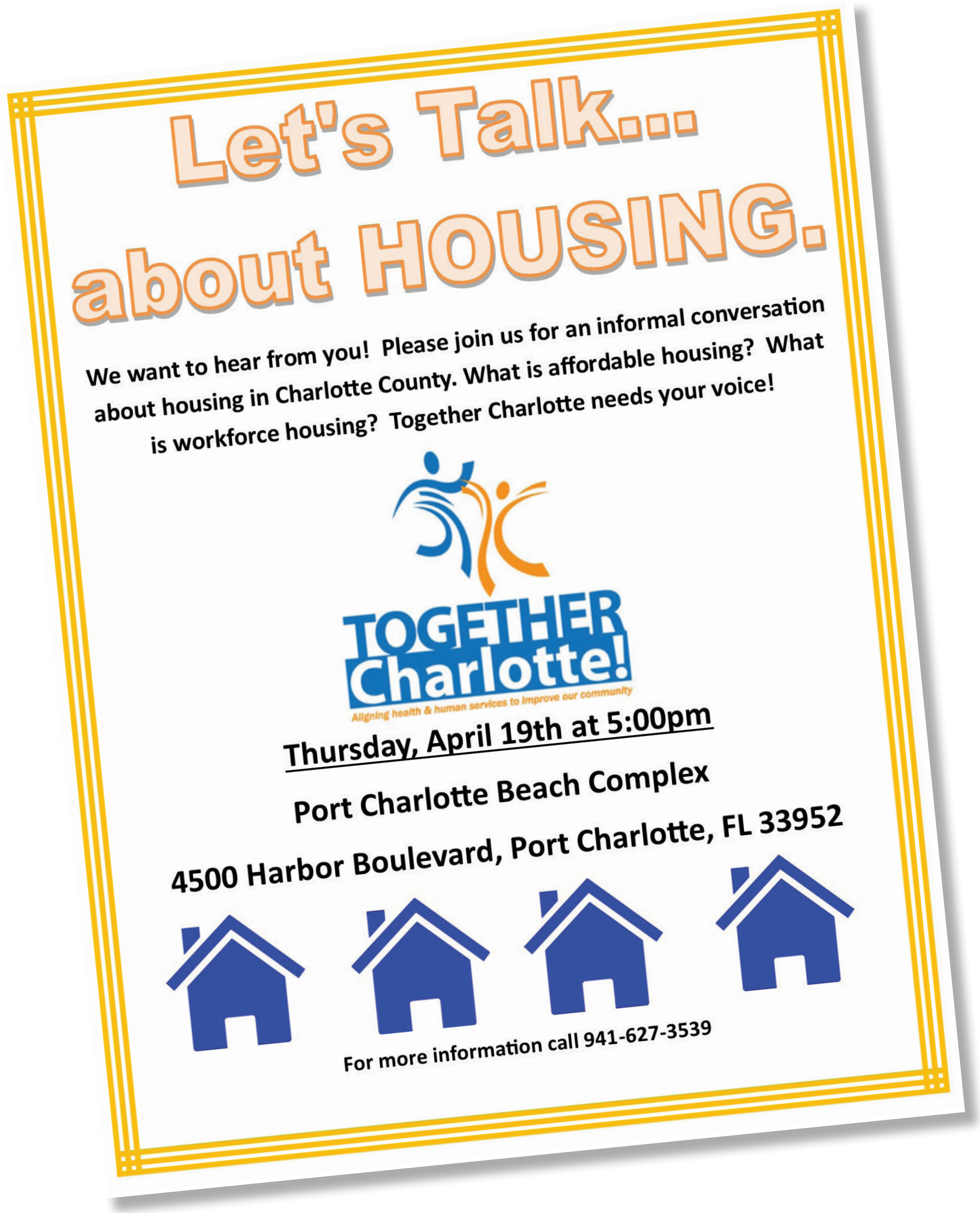
CURRENT HOUSING INVENTORY BY INCOME

Organization	Type	Extremely Low Income 0% - 30% AMI	Very Low Income 30% - 50% AMI	Low Income 50% - 80% AMI	Moderate Income 80% - 120% AMI	Workforce Income (aka) Market Rate 120%+ AMI	Restrictions
2018 Area Median Income (AMI) Range Punta Gorda MSA	Single Person	$0 - $12,250	$12,250 - $20,450	$20,450 - $32,700	$32,700 - $49,080	$49,080+	
	Family of 4	$0 - $25,100	$25,100 – $29,150	$29,150 - $46,650	$46,650 - $69,960	$69,960+	
7 Palms *(Punta Gorda Leased Housing LLC)*	Apartment Rentals	0	51	285	0	0	
Andrews Building *(Bernice A Russell CDC)*	Apartment Rentals	4	0	4	0	0	
Charleston Cay Apartments	Apartment Rentals	0	0	128	0	0	
Charlotte Crossing	Apartment Rentals	0	10	72	0	0	55+
Community Assisted & Supported Living	Shared Housing Rental	26	20	0	0	0	Single Adults Mental Illness
Fitzhugh Commons *(Punta Gorda Housing Authority)*	Apartment Rentals	0	4	0	0	0	Family Housing
Goodwill Housing	Apartment Rentals	26	0	0	0	0	Physical Disability
Grove City Manor *(National Church Residences)*	Apartment Rentals	50	50	0	0	0	62+
Gulf Breeze *(Punta Gorda Housing Authority)*	Apartment Rentals	0	26	142	0	2	Family Housing

Organization	Type	Extremely Low Income 0% - 30% AMI	Very Low Income 30% - 50% AMI	Low Income 50% - 80% AMI	Moderate Income 80% - 120% AMI	Workforce Income (aka) Market Rate 120%+ AMI	Restrictions
2018 Area Median Income (AMI) Range Punta Gorda MSA	Single Person	$0 - $12,250	$12,250 - $20,450	$20,450 - $32,700	$32,700 - $49,080	$49,080+	
	Family of 4	$0 - $25,100	$25,100 – $29,150	$29,150 - $46,650	$46,650 - $69,960	$69,960+	
Habitat for Humanity	Home Ownership	0	20	10	0	0	Homes per Year
Hampton Point Apartments	Apartment Rentals	0	49	235	0	0	
Lakes of Tuscana	Apartment Rentals	0	0	0	0	272	
Marion Manor *(Catholic Charities)*	Apartment Rentals	0	0	31	0	0	
Murdock Circle *(Traylee Affordable Housing Rays)*	Apartment Rentals	0	0	225	0	39	
Oaks on Henry	Apartment Rentals	0	0	0	52	0	
Oaktree Village *(Punta Gorda Housing Authority)*	Apartment Rentals	0	30	0	0	0	
Presbyterian Homes, Villas, Charlotte Towers *(Presbyterian Homes & Housing Foundation)*	Apartment Rentals	70	97	120	0	0	62+
Punta Gorda Housing Authority *(Rental Vouchers)*	Rental Assistance	179	122	40	0	0	Housing Choice Vouchers
Residential Options of Florida (ROOF)	Shared Housing Rental	4	0	0	0	0	Developmental Disabilities

CURRENT HOUSING INVENTORY BY INCOME

Organization	Type	Extremely Low Income 0% - 30% AMI	Very Low Income 30% - 50% AMI	Low Income 50% - 80% AMI	Moderate Income 80% - 120% AMI	Workforce Income (aka) Market Rate 120%+ AMI	Restrictions
2018 Area Median Income (AMI) Range Punta Gorda MSA	Single Person	$0 - $12,250	$12,250 - $20,450	$20,450 - $32,700	$32,700 - $49,080	$49,080+	
	Family of 4	$0 - $25,100	$25,100 – $29,150	$29,150 - $46,650	$46,650 - $69,960	$69,960+	
Rotonda Lakes Apartments *(Rotonda West, Ltd.)*	Apartment Rentals	**0**	**28**	**148**	**0**	**0**	55+
Springs at Port Charlotte *(Private Equity Group)*	Apartment Rentals	**0**	**0**	**0**	**0**	**256**	
Trabue Woods Estate *(Trabue Woods Economic Development)*	Apartment Rentals	**8**	**0**	**5**	**0**	**3**	
Verandas I & II *(Punta Gorda Housing Authority)*	Apartment Rentals	**0**	**19**	**101**	**0**	**0**	55+
Villas Del Sol	Apartment Rentals	**0**	**0**	**58**	**0**	**0**	
Villa San Carlos I & II *(St. Charles Housing)*	Apartment Rentals	**104**	**0**	**0**	**0**	**0**	62+
TOTAL UNITS IN CURRENT STOCK		**471**	**526**	**1,604**	**52**	**572**	



QUESTION #1

WHAT WOULD YOU LIKE HOUSING TO BE OR LOOK LIKE IN CHARLOTTE COUNTY?

- Utilities access
- Resources (parks)
- More inventory (apartments)
- More affordable
- Price range ($1,200 and below)
- Rising rental costs cause issues
- More low income & affordable (not 55+)

QUESTION #2

WHAT DOES AFFORDABLE HOUSING MEAN TO YOU?

- Safe
- What middle and lower income need
- Workers at Sunseeker, etc.
- Able to have & left-over to use
- The term can be misleading
- County needs to offer incentives to builders
- Relationship w/EDO & workforce housing
- Tell Allegiant we need workforce housing
- Partnerships!

QUESTION #4

WHAT ARE BARRIERS TO AFFORDABLE HOUSING IN CHARLOTTE COUNTY?

- Location (need land)
- Keep kids here
- Resistance (NIMBY)
- Resentment
- Cost
- Political will
- Restrictions
- Slow growth/density
- Ronald McDonald house model for new residential

QUESTION #5

WHAT ARE SOME SOLUTIONS?

- Increase wages
- More conversations
- Put charlotte county first
- Business partner to support workforce housing
- Transportation to shelters
- Public transportation
- Bus system for carpooling

QUESTION #6

HOW CAN WE/YOU HELP?

- Continue to be a voice
- Fundraisers/events
- Educate the public

QUESTION #1

WHAT WOULD YOU LIKE HOUSING TO BE OR LOOK LIKE IN CHARLOTTE COUNTY?

- They should put up affordable apartments
- FEMA trailers
- Little cabins
- Rent rooms in forclosed houses
- No background check
- Change requirements so we don't need first, last and security to move in
- Change requirements - no rental history
- Housing not based on rental history
- Government grants for affordable rental builders
- A veteran with a $1,200 HUD/VASH voucher can't find a place to rent because of poor rental history and bad credit
- Income based housing
- Remodel abandoned houses

QUESTION #2

WHAT DOES AFFORDABLE HOUSING MEAN TO YOU?

- Not struggling to pay rent
- Not choosing which bill to pay each month because we cant afford them all
- Where people making a minimum wage can afford to live
- Universal low-income — income equality
- Affordable housing means peace of mind
- The opportunity to own my own house
- Income based housing 30% of income
- Prioritize homeless people and disabled people on the Housing Authority list

QUESTION #3

HOW STABLE IS YOUR HOUSING?

- What housing?
- Everyone "unstable housing"
- My tent is burglarized by other homeless people or I have to move every other day so not stable

QUESTION #4

WHAT ARE BARRIERS TO AFFORDABLE HOUSING IN CHARLOTTE COUNTY?

- Low income
- Evictions
- Felonies
- Poor credit
- Education
- Pets
- Disability
- A living wage
- Lack of affordable housing
- Dependents

QUESTION #5

WHAT ARE SOME SOLUTIONS?

- Write your congressman
- More assistance for people with children
- Living wages
- County trailer/container homes for homeless
- Mass transit—better transportation to get to and from jobs
- Shared or co-op housing
- Prioritize subsidized housing to give preference to homeless
- Change the community perception about what affordable housing means to the extremely low income and homeless persons
- Adopt a homeless person like adopt-a-pet

QUESTION #6

HOW CAN WE/YOU HELP?

- Change community perception
- Workforce development more available in more areas
- Invite community members to see what living homeless looks like
- Subsidized rental housing using sweat equity to help pay rent

Together Charlotte
3rd Community Conversation,
4/25/2018 at 10:00 AM
Gulf Breeze Apartments
Punta Gorda, FL

QUESTION #1

WHAT WOULD YOU LIKE HOUSING TO BE OR LOOK LIKE IN CHARLOTTE COUNTY?

- Affordable Housing- Make them duplexes, triplexes, single homes and apartments according to everyone's income.
- Instead of building new buildings like Verandas - why not buy older buildings/homes and rehab them for housing.
- Build more affordable apartments and less single homes.
- Building more places like Gulf Breeze and Verandas - according to income.
- Don't build 1-Bedroom Apartments anymore - even seniors need two bedrooms because they have a lot of stuff - needs the extra room.
- Build all apartments affordable according to everyone's income.
- Affordable and nice looking.

QUESTION #2

WHAT DOES AFFORDABLE HOUSING MEAN TO YOU?

- Housing I can afford on my Social Security Income.
- A nice and peaceful place to live.
- Housing I can afford with my limited salary. I work in service arena.
- Not having to choose what bills to pay each month (rent or other necessities).

QUESTION #3

HOW STABLE IS YOUR HOUSING?

- Stable most of the time. Sometimes have to decide what bills to pay instead of eating.
- Unstable - don't make much income.
- Not stable - Worry too much what people think of people living in government housing. Degrading.

QUESTION #4

WHAT ARE BARRIERS TO AFFORDABLE HOUSING IN CHARLOTTE COUNTY?

- Can't afford 1st, Last and Security Deposits.
- Don't use the term Low-Income Housing. A stigma is attached to it. Call it affordable and give us our pride back.
- Stop using names such as Public Housing, Subsidized, Section 8 and Low-Income.
- Rent is too high and also there are not many affordable apartments here in Charlotte County except subsidized.
- Rents going up but Income (Salary or SSI) doesn't go up.
- Need to do something about the median income in Charlotte County.
- Is the building of Sun-Seekers going to push people like us (low-income) out of the area?
- Background checks/evictions doesn't afford second chances to have a decent place to live.

Together Charlotte
4th Community Conversation,
4/25/2018 at 2:00 PM
The Verandas
Punta Gorda, FL

QUESTION #5

WHAT ARE SOME SOLUTIONS?

- Go to Businesses, as well as private home builders and establish a % of impact fee to be distributed for affordable housing.
- Local government needs to put stipulations in contracts with larger developers to set aside a % of money to go towards affordable housing.
- Have all developers that build apartment communities set aside a certain % of units that are affordable as part of their agreement to build in Charlotte County. If they already do set aside more units.
- Build more places like Gulf Breeze - according to income.
- Give developers a plan to incorporate 10-20% more affordable units in their developments.
- Put restrictions on developers to limit amount of houses they build. Build more apartments rather than single homes.
- Build efficient (small) units in some areas - like studio apartments so that people just have a roof over their heads.
- Building "tiny" homes in various areas.
- Reward developers in some way to add additional low-income units to their developments.
- Earmark money to developers that build large developments like sun-seekers to entice them to include low-income units.

QUESTION #6

HOW CAN WE/YOU HELP?

- Can't do much - Disabled.
- Attend meetings - let my voice be heard.
- Have a resident advisory committee to sit down with developers before doing all the plans to build to give them their thoughts on what is needed in apartments.
- Find a way to get more people involved. We need more input - more community conversations like this one.
- Surveys don't matter - nothing is ever done with them.
- What is going to be the result of these Community Conversations? What are you going to do with what ideas you are hearing?
- I don't know.

QUESTION #1

WHAT WOULD YOU LIKE HOUSING TO BE OR LOOK LIKE IN CHARLOTTE COUNTY?

- Affordable, not segregated into certain communities. Not noticeably different.
- Decent. I live on Midway and it's a mess right now. Houses are a mess; can we clean it up a bit?
- Available & Affordable
- Stable & Private
- Clean and affordable with enough room
- Comfortable
- Apartments
- Affordable for everyone
- I live 20 miles from campus so anything affordable closer
- Closer to shopping for people who don't have cars
- Affordable for students
- Affordable for lower income families
- Key West Style – Beachy and Homey
- Enough room for everyone with a functional kitchen and some inclusive features like parking
- Close to family and some neighbors, but not too many!
- Affordable with a pool

QUESTION #2

WHAT DOES AFFORDABLE HOUSING MEAN TO YOU?

- Freedom from having to be stuck in the cheapest, grossest, and least well taken care of places in the area.
- Clean, functional, liveable
- A person working for minimum wage can afford a place to live
- Enough for someone with minimum wage
- Not going into debt
- Low Income Homes
- Being able to pay for the house and other necessities in a normal month
- Living comfortably without stressing about payments
- Student Off Campus Housing
- It means I have more money to pay for my education
- $600-$700 per month
- Affordable housing means that houses should be reasonable and not too expensive to buy or rent
- Rent and utilities should be at or below 35% of a person's income
- Having the opportunity to have lenders or renters to work with your budget or situation
- Housing that doesn't break the bank
- Almost everyone can have some type of housing
- Less than 40% of your over all income
- I can afford it without going into debt
- It means a lot because I can use the money for things like FOOD
- It means I could pay for it with a regular 9-5 job and my baby along with my college tuition
- I can live comfortably

QUESTION #3

HOW STABLE IS YOUR HOUSING?

- I've got Section 8
- Fairly Stable
- We own our home
- Very – Live with Parents
- Very
- What is Stable?
- Good
- I don't have any
- I'm glad my mom can afford the mortgage

QUESTION #4

WHAT ARE BARRIERS TO AFFORDABLE HOUSING IN CHARLOTTE COUNTY?

- Availability
- Bad Credit & Questionable Neighborhoods
- Debt
- Need better paying year-round jobs
- Housing prices too high
- Seasonal & water-front homes
- Criminal backgrounds, costs, unemployment
- Bad Credit
- Not affordable
- Jobs don't pay enough to afford to live here
- Too expensive
- Low paying jobs
- Cost of living too high
- Child care, food, high – Pay low

Together Charlotte
6th Community Conversation,
4/26/2018 at 10:00 AM
Charlotte Harbor Event & Conference Center
Punta Gorda, FL

QUESTION #1

WHAT WOULD YOU LIKE HOUSING TO BE OR LOOK LIKE IN CHARLOTTE COUNTY?
- Affordable for service workers
- Spread out across the county
- Blending into the neighborhood
- Mixed rental prices
- Attractive
- Neighborhood oriented
- Environmentally friendly
- Pocket neighborhoods
- Sidewalks
- Diverse
- Safe
- Re-vitalize older areas
- Multi-family
- Kid friendly
- Tiny homes (communities)

QUESTION #2

WHAT DOES AFFORDABLE HOUSING MEAN TO YOU?
- Affordable housing costs, allow for extras
- Meets the need of the workforce
- $150,000 and below = bad area
- Less than $1,000 per month
- Fixed income, rising costs (retirees, age specific)
- Managing expectations (retirees, age specific)
- Shifting needs as we age (location, handicap access, transit)
- Wealthy does not equal high income
- Workforce
- Changing association fees
- Bring together workforce & retirees to solve issues
- Rental housing inventory
- Public/private partnerships
- Student housing
- Rentals that are affordable
- Mitigate the supply/demand issue
- Not in my backyard
- Focus on rentals

QUESTION #4

WHAT ARE BARRIERS TO AFFORDABLE HOUSING IN CHARLOTTE COUNTY?
- Attitudes
- Recognizing the problem
- Wages
- Policies (impact fees, permitting, etc.)
- Inventory
- Link with economic development
- Grant restrictions
- Political will
- No buy-in on increased taxes & anti-development
- Keep things the same
- "Smart growth"
- Not a growth problem, a "right now" problem
- Top down approach
- Increase wages
- Incentivize employees

QUESTION #5

WHAT ARE SOME SOLUTIONS?
- Incentive businesses and developers (tax breaks bonds)
- Pursue CDBG funds
- Explore best practices (Delray Beach)
- Grassroots advocacy
- Education/awareness

QUESTION #6

HOW CAN WE/YOU HELP?
- Open-minded conversations
- Involve churches
- Festivals and raise money
- Sweat equity
- Punta Gorda Housing Authority support economic development and sustainable housing

Together Charlotte
7th Community Conversation,
4/26/2018 at 2:00 PM
Charlotte-DeSoto Building Industry Association
Port Charlotte, FL

QUESTION #1

WHAT WOULD YOU LIKE HOUSING TO BE OR LOOK LIKE IN CHARLOTTE COUNTY?
- High end
- Balance of types of housing (apartments, homes)
- Tiny houses developments
- Neighborhood feel - walkable
- Hurricane proof
- Safe
- Housing that supports each income level
- Partnership with Economic Development Office
- Attractive to potential taxpayers and employers
- More inventory (rental) and home ownership
- More mixed use areas
- High speed internet
- Kid friendly spaces throughout the county
- Creative ideas (inter-generational ideas)
- Explore kit houses

QUESTION #2

WHAT DOES AFFORDABLE HOUSING MEAN TO YOU?
- Negative
- Young people
- It's all housing
- Smart Houses
- Living within your means
- Stigma
- Control the narrative-communication

QUESTION #4

WHAT ARE BARRIERS TO AFFORDABLE HOUSING IN CHARLOTTE COUNTY?
- Regulations (impact fees)
- Not in my backyard
- Increasing taxes on impact fees
- Cost of materials
- I got mine
- Funding!
- Credit issues
- Education about budgeting credit and home ownership to high-schoolers
- Skin in the game has changed regarding credit and savings
- Rising costs of insurance
- Fixed income
- Workforce!

QUESTION #5

WHAT ARE SOME SOLUTIONS?
- Regulations need changing or be eliminated
- Monitor "slum lords"
- Change the culture - welcoming to builders
- Be louder
- Stop promoting us as a "retirement community"
- More involvement from the chambers to encourage family friendly growth and other business organizations
- Overcoming red shirts
- Find developers to build

QUESTION #6

HOW CAN WE/YOU HELP?
- Talk into action
- Make us attractive to businesses and developers
- Try to sell the community on smart growth
- Media spin/bias
- Support politicians
- Collaborations public/private partnership

Together Charlotte
8th Community Conversation,
5/7/2018 at 12:00 PM
Punta Gorda-Port Charlotte-
North Port Association of Realtors
Port Charlotte, FL

QUESTION #1

WHAT WOULD YOU LIKE HOUSING TO BE OR LOOK LIKE IN CHARLOTTE COUNTY?

- Small units/under 800 square feet
- Elderly housing/lower taxes for elderly
- Quadplex
- Studios
- Smaller home site/lot
- Mixed use on residential
- Stricter requirements/application process for safety
- Sidewalks, community space with low annual fees

QUESTION #2

WHAT DOES AFFORDABLE HOUSING MEAN TO YOU?

- Within your budget
- Education for community of percentage of income
- Financial literacy
- Maintenance/repairs (future) 4-point

QUESTION #3

HOW STABLE IS YOUR HOUSING?

- Yes

QUESTION #4

WHAT ARE BARRIERS TO AFFORDABLE HOUSING IN CHARLOTTE COUNTY?

- Income
- Not in my backyard
- Negative public perception
- Census shows Charlotte County as high to middle income-loan programs not as available
- No inventory
- Building costs high
- Flood zone
- Aging homes/Parkside
- Investor bought lower priced homes now used as rentals

QUESTION #5

WHAT ARE SOME SOLUTIONS?

- Education - affordability, debt to income ratios, saving for reserves/repairs
- Educate public that affordable housing can be good, positive, nice
- Research Gulf Breeze (nice) vs. Pines or Riley Chase (rundown, police issues)
- Habitat model works
- Government help builders with costs (subsidise) for qualified low income applicants
- Sense of community
- Charlotte County help with impact fees
- Tiny homes communities
- Modular homes
- Model successful communities
- Mixed use; homes, villas, attached duplex, apartments
- Landscaping aesthetic, "curb appeal"

QUESTION #6

HOW CAN WE/YOU HELP?

- We'll sell them, loan on them and appraise them
- Educate

Sources and Links

Affordable Housing Advisory Committee: https://www.charlottecountyfl.gov/boards-committees/AHAC/Pages/default.aspx

American Community Survey: https://www.census.gov/programs-surveys/acs/

Charlotte County Community Development Department: https://www.charlottecountyfl.gov/dept/commdev/Pages/default.aspx

Charlotte County Economic Development Office: http://cleared4takeoff.com/

Charlotte County Habitat for Humanity: http://charlottecountyhfh.org/

Charlotte County Homeless Coalition: http://cchomelesscoalition.org/

Charlotte County Housing Division: https://www.charlottecountyfl.gov/services/Housing/Pages/default.aspx

Charlotte-Desoto Building Industry Association: http://cdbia.com/

City of Punta Gorda Comprehensive Plan: http://www.ci.punta-gorda.fl.us/i-want-to-/view/comprehensive-plan

Fannie Mae: http://fanniemae.com/portal/index.html

FL Health Charts: http://www.flhealthcharts.com/charts/default.aspx

Florida Housing Coalition: https://issuu.com/flhousing/docs/home_matters_report_2018_final_web

Florida Housing Data Clearinghouse: http://flhousingdata.shimberg.ufl.edu/

Florida Housing Finance Corporation: http://www.floridahousing.org/data-docs-reports/annual-reports

Florida Housing Search: http://floridahousingsearch.org/

Florida State Legislature: http://www.leg.state.fl.us/Welcome/index.cfm?CFID=284238486&CFTOKEN=b54e594e35b9e712-0B774C58-F928-5086-A0DBBC713D86568E

Freddie Mac: http://www.freddiemac.com/

Gulf Coast Partnership: https://gulfcoastpartnership.org/

Punta Gorda Housing Authority: http://puntagordaha.org/

Smart Charlotte 2050: https://www.charlottecountyfl.gov/services/planningzoning/Pages/Comprehensive-Plan.aspx

Together Charlotte: http://togethercharlotte.org/

United Way of Charlotte County: https://www.unitedwayccfl.org

United Way of Florida A.L.I.C.E. Report: http://www.uwof.org/alice

U.S. Department of Housing and Urban Development: https://www.hud.gov/program_offices/comm_planning/affordablehousing/

Bureau of Economic and Business Research, University of Florida

Bureau of Labor Statistics

Charlotte County Codes

Charlotte County Local Housing Assistance Plan

Charlotte County Property Appraiser

Economic Innovation Group

Economic Policy Institute

Federal Reserve Board

Florida Department of Economic Opportunity

Florida Housing Finance Corporation, Affordable Housing Workgroup

Florida International University, Miami

Florida Senate Committee on Community Affairs

Florida Statutes

Habitat for Humanity of Florida

Housing Trust Fund Project, Center for Community Change

Kaiser Family Foundation

Multiple Listing Service (MLS)

Pew Charitable Trust

Research Institute on Social & Economic Policy

Sadowski Coalition

SCOPE, 2002 Housing Study

Shimberg Center for Affordable Housing at the University of Florida

Tampa Community College

University of California, Los Angeles (UCLA)

Urban Land Institute

U.S. Census Bureau

Victoria Transportation Policy Institute

Zillow Group Consumer Housing Trends Report

Get Involved!

Help make Charlotte County a better place to live for us all.
Contact us today.

TOGETHER Charlotte!

Aligning health & human services to improve our community

For more information, visit togethercharlotte.org.