



Charlotte County Housing Services

Catalog of Affordable Housing Opportunities



Charlotte County
Department of Human Services
Housing Division
941.833.6503

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

Cell phone, TTY users, and Charlotte County residents in Englewood, call 941.205.2161

Affordable Housing Programs

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

The **Neighborhood Stabilization Program (NSP)** is a federal program intended to reduce blight and vacancy caused by rising foreclosures. Under the program, housing will be created for homeownership and rental initiatives. For a copy of the County's Housing Assistance Plan for this program, go to the County's web site www.CharlotteCountyFL.com.

Eligibility for programs is based on household income as determined by the U.S. Department of Housing and Urban Development each year. For 2015, income limits are listed on the following table. Extremely-low-income households are those with incomes below 30 percent of the Area Median Income (AMI). Very-low incomes are those at or below 50 percent of AMI. Low-incomes are between 51 and 80 percent of AMI. Moderate incomes are between 81 and 120 percent of AMI.

Income Limits for 2015					
	30%	50%	80%	120%	140%
1 Person	12,250	20,450	32,700	49,080	57,260
2 Person	15,930	23,400	37,400	56,160	65,520
3 Person	20,090	26,300	42,050	63,120	73,640
4 Person	24,250	29,200	46,700	70,080	81,760
5 Person	28,410	31,550	50,450	75,720	88,340
6 Person	32,570	33,900	54,200	81,360	94,920

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

Homeowners Initiatives

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

- **Down Payment Assistance:** Provides deferred payment loans to assist very-low, low and moderate income households with the purchase of homes.
- **Homeowner Rehabilitation:** Provides deferred payment loans to assist in the rehabilitation of housing owned by low and very-low income households.



Homeownership opportunities in Charlotte County are also provided by Habitat for Humanity. Habitat for Humanity creates a partnership where the homeowners are

involved in all aspects of the building of their home. In addition to a small down payment, each Habitat for Humanity family is required to invest hours of "sweat equity" in the construction of their Habitat home. The families work on the construction of their homes and other Habitat homes. Habitat does not charge interest on the mortgage, and in most cases the mortgages are for 30 years. Homeowner payments are paid into a revolving fund which helps support the construction of new homes. To find out more about these opportunities, call 941.639.3162 or go online to www.charlottecountyhfh.org.

Rental Initiatives

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

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

<http://puntagordaha.org/>

pgha@puntagordaha.org

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

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

www.floridahousingsearch.org

Housing for Disabled Persons



WILLIAM PLACE
216 W. Williams Street
Punta Gorda, FL 33951
Phone: 239.995.6100

Single-story units: 10 one-bedroom units, 2 two-bedroom units
Tenant incomes restricted to 30 percent of AMI or less.
Restricted to physically disabled persons.



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

9 one-bedroom units, 5 two-bedroom units; pets allowed
Tenant incomes restricted to 30 percent of AMI or less.
Units restricted to physically disabled persons



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

Age: 62 & Older (Under 60, if disabled)
Pets allowed (deposit and restrictions)
46 one-bedroom units 24 two-bedroom units
Income restrictions.



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

Age: 62 & older or with a mobility impairment
37 one-bedroom units, 13 studio units
Pets allowed (deposit and restrictions)
Tenant incomes restricted to 30 percent of AMI or less.
Tenants pay 30 percent of annual household income for rent.

Senior Housing Opportunities



PRESBYTERIAN VILLAS

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

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



PRESBYTERIAN HOMES OF PORT CHARLOTTE

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

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



CHARLOTTE TOWERS

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

Age: 62 & Older
Pets allowed (deposit and restrictions)
97 units in a six-story building with elevator access
Tenants pay 30 percent of annual household income for rent.
Income restrictions



GROVE CITY MANOR

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

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



VILLA SAN CARLOS I

2550 Easy Street
Port Charlotte, FL 33952
Phone: 941.624.2266
TTY: 800.955.8871

Age 62 & Older or with a mobility impairment
37 one-bedroom units 13 studio units
Pets allowed (deposit and restrictions)
Tenant incomes restricted to 50 percent of AMI or less.
Rents restricted to 30 percent of household's gross annual income.



VILLA SAN CARLOS II

22250 Vick Street
Port Charlotte, FL 33980
Phone: 941.624.4404
TTY: 800.955.8871

Age: 62 & Older
54 one-bedroom units — Pets allowed (deposit and restrictions)
Tenant incomes restricted to 50 percent of AMI or less.
Rents restricted to 30 percent of household's gross annual income.



ROTONDA LAKES APARTMENTS

100 Rotonda Lakes Circle
Rotonda West, FL 33947
Phone: 941.698.8800

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



CHARLOTTE CROSSING

520 Rio De Janeiro
Punta Gorda, FL 33983
Phone: 941.766.7001

Age 55 & Older
82 Apartments: one/one and two/two units.
Tenant incomes restricted.

Non-Age-Restricted Affordable Housing Developments



GULF BREEZE APARTMENTS

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

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



OAKTREE VILLAGE

340 Gulf Breeze Avenue
Punta Gorda, FL 33950
Phone: 941.639.4344
Fax: 941.639.1753
<http://puntagordaha.org/>

30 units
Public Housing: Rents limited to 30 percent of tenant's income.
Tenant incomes restricted to 50 percent of AMI or less.



CHARLESTON CAY

23450 Harborview Road
Port Charlotte, FL 33980
Phone: 941.623.0123

24 one-bedroom units, 56 two-bedroom units, 48 three-bedroom units; Tenant incomes restricted to 50 or 60 percent of AMI or less. Pets under 35 pounds allowed.



7 PALMS

1200 Slash Pine Circle
Punta Gorda, FL 33950
Phone: 941.637.1932

326 Units: two and three-bedroom units
Tenant incomes restricted to 33 or 60 percent of AMI or less.
Pets allowed (deposit and restrictions)

**MURDOCK CIRCLE APARTMENTS**

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

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

**HAMPTON POINT**

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

284 Units: 2, 3 and 4 bedroom
Tenant incomes restricted to 60 percent of AMI or less.
Pets allowed (deposit and restrictions)

**TRABUE-WOODS ESTATE**

429 E. Virginia Avenue
Punta Gorda, FL 33950
Phone: 941.875.0287 or 941.661.7332

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

**ANDREWS BUILDING**

329 E. Virginia Ave.
Punta Gorda, FL 33950
Contact: Holly Harris
Phone: 941.421.6532 or 941.575.7518

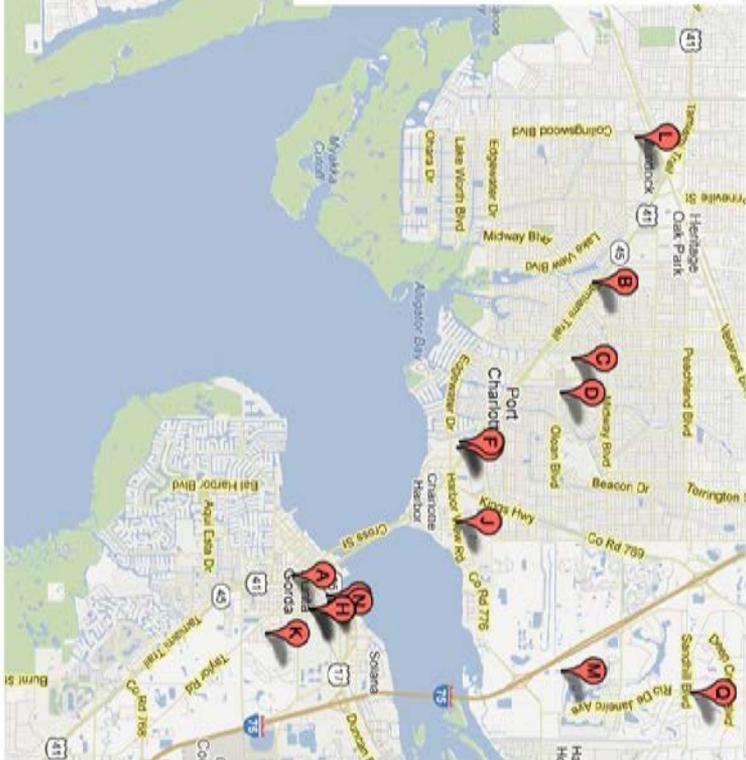
4 two-bedroom units
Tenant incomes restricted to 50 percent of AMI or less.

**MARIAN MANOR**

4200 Lister Street
Port Charlotte, FL
Phone: 941.391.5669
Fax: 941.391.5679

31 units — Two bedroom units
Tenant income restricted to 60 percent of AMI or less.
Six units are set aside as transitional housing units for homeless persons or families. The remaining units are open to all households regardless of age and disability.

- A. Williams Place
- B. Harbor Place
- C. Presbyterian Homes, Presbyterian Villas, Charlotte Towers
- D. Villa San Carlos I
- E. Grove City Manor
- F. Villa San Carlos II
- G. Rotonda Lakes Apartments
- H. Gulf Breeze Apartments
- I. Oaktree Village
- J. Charleston Cay
- K. The Pine of Punta Gorda
- L. Murdock Circle
- M. Hampton Point
- N. Trabue-Woods Estate
- O. Andrews Building
- P. Manton Manor
- Q. Charlotte Crossing





**Charlotte County Department of Human Services
Housing Division
941.833.6503**

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

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