

Amended Application

Program meets requirements of Florida General Statute 420.970 – 420.9071 State Housing Initiatives Partnership Act



Charlotte HOME
(Housing Opportunities Made Easier)
Application for Affordable Designation/Incentives/Subsidies

Office Use Only:

Application Date: _____

Scoping Meeting Date (if applicable): _____

Rev. 02.11.2025

☐ Rental

☒ Home Ownership

☐ Special Needs/Supported Living

☐ Multi-family

☒ * Subsidized Single Family

☐ Other

An officer, owner, partner, or sole proprietor of the Company applying must sign this form

Applicant/Developer Name: Charlotte County Habitat for Humanity, Inc.

Telephone Number: (941) 639-3162 Email: Build@CharlotteCountyHFH.org

Project/Development Name (if applicable): N/A

Project/Development Address: 237 Rockaway Street - Port Charlotte, FL 33954

Parcel ID Number(s): 402206283022

Property Acreage: _____

Zoning District (current): RSF3.5
(Include overlay districts if applicable)

Future Land Use (current): Low Density Residential
(Include overlay districts if applicable)

Zoning District (proposed): RSF3.5

Future Land Use (proposed): Low Density Residential

No. of proposed buildings 1 No. of proposed units 1 *No. of Affordable units 1

Percentage of units *Affordable 100% *Average resident income: ☒ 60-80% AMI ☒ <60% AMI ☐ <30% AMI

Homeownership: proposed sales price: ~~\$165,000~~ Rental: proposed rent range: N/A
\$255,000

☐ Property is subject to FFRMS

*Term of Affordability: ☐ Perpetuity ☐ 50 years ☐ 21-49 years ☐ 20 years ☒ *Tied to sale of unit

Application in conjunction with a Florida Housing Finance Corporation RFA or Tax Credit Project? ☐ Yes ☒ No

RFA# _____ RFA Application Due Date: _____ Local Government contribution required? ☐ Yes ☐ No

Incentives/Fee Subsidies/Funding Requested:

☒ Expedited Permitting ☒ Impact Fee Waiver ☒ Land Donation ☐ *LGAO Local Government Contribution

☐ Utility Connection Fees ☐ Environmental Fees ☐ Permitting Fees ☐ DRI Fees ☐ SHIP/HHR Funding

See page 2 for additional required information.

Incentives may be awarded, subject to available funding, on a pro rata basis for proposals meeting minimum, median or maximum incentive thresholds. Awards are based on AHAC and/or staff recommendation and Board of County Commissioner approval.

Signature: Kit Kanauss Date: 11/17/25

*See attached definitions

Tanya Soholt
Tanya Soholt - CEO

Describe the scope of the project including financial capacity, the plan for continued affordability for the term proposed and the plan for annual certification of average resident income, if applicable:

Charlotte County Habitat for Humanity partners with low-income families by providing an affordable home ownership opportunity. Our families, on average, are at 60% or below AMI. We build an average of twenty-five homes per year and homeowners qualify for a no-profit, zero-interest mortgage which keeps the home affordable for the life of the loan. Mortgages have a shared equity clause ensuring that funds for all homes remain in Charlotte County's affordable housing program. Habitat reinvests the collected principal payments back into our home ownership program, giving us sustainability and the financial capacity necessary to continue providing affordable housing opportunities to families in need.

Identify prior work including both successful and unsuccessful projects. How many units have you produced?:

Since 1987, Charlotte County Habitat for Humanity has served over 571 families through our home ownership program. Our homeowner success rate is 98%.

Describe any past or present litigation involving any partners in the project, including outcome(s), if applicable:

None.

Outline project readiness (site control; zoning; construction timeline):

We completed and closed twenty-four homes our last fiscal year and we currently have twenty-eight projects that are in some phase of construction: engineer design, septic design, excavation, slab poured, and vertical construction. Our construction staff and volunteers work five days a week on three to five different homes.

Identify any leveraged investments and/or collaborative ventures: We partner with Step Up Suncoast for HUD certified homeowner education.

~~Through a grant from Charlotte County Community Foundation, we partner with Charlotte County Homeless Coalition for our homeowner education classes, specifically financial literacy through the Bridges Out of Poverty Class.~~ This allows us to have a full-time Family Support Coordinator on staff to assist future homeowners as they work through the program. We partner with many other individuals and groups in the community through the construction of our affordable homes.

Services and programs offered to residents, if applicable (case management; educational programs; etc.):

N/A

Proximity to medical, employment, shopping:

This home is approximately 8 miles from downtown Punta Gorda and 5 miles from Murdock Circle in Port Charlotte, both offering plenty of employment and shopping opportunities. It is 4 miles from HCA Fawcett Hospital and 3 miles from the nearest fire station.

Multi-Family Project Budget (include sources, uses, rent plan, etc.; attach pro forma)

N/A