



MEMORANDUM

Date: 08.18.2025
To: Charlotte County Board of County Commissioners
From: Colleen K. Turner, senior manager
Subject: Quarterly Housing Division Report – July 2025

This report reflects Charlotte County Housing activities for April/May/June 2025.

Highlights

- Presented at the Region 5 SHIP Administrators' Roundtable on, among other things, our use of SHIP/HHR in disaster recovery and multi-family rental rehab and development with disaster funds. There was great interest in the Charlotte HOME program.
- Presented to the Marion County AHAC on the Charlotte HOME program and AHAC engagement in affordable housing development.
- Presented to Punta Gorda/Port Charlotte/North Port/DeSoto Board of Realtors on: Human Services; the Family Services Center; and the SHIP Purchase Assistance program.
- Verandas III ribbon cutting May 22, 2025. Celebrated the first Charlotte HOME multi-family rental development in partnership with the City of Punta Gorda, Florida Housing Finance Corporation, Punta Gorda Housing Authority, and Newstar Development.

Charlotte HOME

- Four (4) new inquiries regarding the CH program by developers looking to partner with Charlotte County in creating affordable units.
- Received inquiries from 2 separate jurisdictions in Florida. The first, from Ben Paquin, Economic Development Department Manager for the City of Orlando. And the second by Steve Beldin, City of Fort Myers Community Development Director. Both jurisdictions are pursuing an Affordable Housing Development Incentive Program and are considering modeling their programs after Charlotte HOME.
- \$22,490.00 in impact fee waivers awarded to Solis Investment LLC for 10 affordable units of the 18 total unit Paradise Rentals in the City of Punta Gorda. Reserved for tenants at or below 80% AMI in perpetuity.
- Nine (9) SF Habitat applications/awards for impact fee waivers were issued totaling \$70,236.00.
- AHTF Subsidy awards for public fees totaling \$340,543.06 were issued as follows: \$87,347.33 - Paradise Rentals project. \$43,267.00 - Stillwater project, \$59,928.73 - Scott Street project, and an up-to amount of \$150,000.00 - Scott Street project for a sewer extension award.

- **Charlotte HOME Project Updates:**

- Blue Deep Creek – Construction underway; anticipated C.O. June 2026
- Villas at Scott St. – Construction underway; anticipated C.O. March 2026
- Vincentian Villas – In credit underwriting; LURA/Developer Agreement in draft; site prep in progress; anticipated C.O. TBD
- Stillwater – Loan documents in draft; construction to resume upon execution
- Paradise Rentals – Loan documents executed; construction has commenced; draw schedule pending
- Sovereign at Parkside East and Harbor West – Project sold by Strategic Group to National Development of America out of Ft. Myers; working with FHFC to transfer ownership and resume credit underwriting; revised Charlotte HOME application pending; approximately 36 months to C.O.

Affordable Housing Trust Fund (AHTF)

The current balance is **\$2,100,042**; (expenses \$61.55; revenue \$6,837.93). Currently, \$1,758,013.68 of the balance is encumbered (PORCH's Villas at Scott St.; Blue Sky Communities' Blue Deep Creek; CASL's Stillwater; SVdP CARES' Vincentian Villas; and Solis Investments' Paradise Rentals). **Unencumbered balance: \$342,028.32**. See attached AHTF Project Report for further detail.

State Housing Initiatives Partnership (SHIP) Program

- **SHIP (regular)**

- **Purchase Assistance** – Nine (9) Habitat for Humanity (HFH) closings in April/May/June; \$258,000.00 expended; 11 satisfactions, \$241,256.70 in payoffs received.
- **Owner-occupied Rehab** – Twenty-three (23) applications in process; 2 rehab projects in active construction; There were no new rehab mortgages recorded. \$11,919.64 expended. Continue to work with Subrecipients (Rebuilding Together and Center for Independent Living) to provide technical assistance where needed.
- **Demolition/Reconstruction** – No changes from last report. There are no new applications for assistance; 1 project in progress for an award of a \$150,000.00 mortgage. Client is working with Habitat for Humanity, to finalize her approval for their program. She has obtained temporary housing for the duration of the demo/reconstruction process. We continue to follow up on this and are actively working to finalize this project.
- **Emergency Repair** – Ten (10) new applications; \$54,042.62 expended; 11 encumbered for a total of \$110,000.
- **Non-profit/Special Needs Rental Rehab** – Awaiting documents to execute loans for CASL on the Stillwater project in the amount of \$270,000.00 in SHIP NPSN and \$450,000.00 in HHR NPSN. Awaiting documents to execute loans for PORCH on the Scott Street Project in the amount of \$90,000.00
- **Multi-family Construction** – 4 projects in progress (Blue Deep Creek) is under construction; 2 new mortgages recorded (1 SHIP MFC loan in the amount of \$400,000.00, and 1 HHR MFC loan in the amount of \$400,000.00) by Solis Investment LLC. for the Project known as Paradise Rentals in Punta Gorda. Awaiting documents to execute a SHIP MFC loan in the amount of \$150,000.00 by

PORCH for the Scott Street Project in Punta Gorda. Awaiting Documents to execute a SHIP MFC loan in the amount of \$400,000.00 and a HHR MFC loan in the amount of \$400.00.00 by CASL for the Stillwater project.

- **Disaster Assistance** – Forty-three (43) new COAD referrals; 27 pending; 40 denied; 3 encumbered for \$36,000; 8 approved with \$61,558.36 expended.
- **Rapid Re-Housing (RRH)** – St. Vincent de Paul CARES (SVdP) is under subrecipient agreement to provide RRH services. Over 40 households served. Initial \$250,000 expended/encumbered. Invoices under review. Reimbursements pending file certification. Seeking additional funds. Pending determination of satisfactory performance, per Agreement.
- **Hurricane Housing Recovery Program (HHRP)**
 - Hurricane Ian; balance \$7,874,420 (revenue = \$68,824.91; expended \$6,348.79).
 - Expenditure deadline 06.30.2026.
 - Accepting applications at: www.coadfl.org
- **SHIP-DR (Disaster Recovery):**
 - Hurricanes Helene/Milton award amount: \$256,000.
 - Expenditure deadline 06.30.2027.
 - Accepting applications at: www.coadfl.org

Affordable Housing Advisory Committee (AHAC)

The AHAC met on 04.23.2025 and 06.11.2025. Primary focus:

- Local Housing Assistance Plan (LHAP) amendments to address policy statements, award amounts, strategy terms, and to incorporate a Community Land Trust (CLT) Capacity strategy (BCC Certification of LHAP Amendments scheduled for 09.09.2025 BCC agenda);
- Planning for the 2025 Local Government Area of Opportunity (LGAO) RFA
- Funding considerations (CASL/Stillwater); and
- Land Use Restriction Agreement (LURA) modification for PORCH.
- Recognition of Mike Mansfield, Habitat for Humanity, for his 17 years of service on the AHAC as he embarks on his retirement.

The next regular meeting is scheduled for 08.20.2025 and will include: consideration of member applications for recommendation to BCC; finalization of the LGAO RFA; review/approve the SHIP PY23 Close-out Annual Report; and receive program updates. The public is invited to attend and provide input on agenda items.

Local Government Area of Opportunity (LGAO)

Having been awarded FHFC RFA 2023-201 for Blue Deep Creek and considering the 2-year period of ineligibility for LGAO projects in unincorporated Charlotte County, staff are seeking commitment from Punta Gorda City Council to make local government contribution toward respondent applicant projects within the City. Scheduled to present to City Council 09.10.2025. Anticipate 09.11.2025 Charlotte HOME RFA in conjunction with FHFC RFA 2025-201, to solicit proposed projects in Punta Gorda suitable for the 9% Low-Income Housing Tax Credit (LIHTC). Charlotte HOME RFA will include application for incentives and subsidies contingent upon the LIHTC award.

Long-Term Recovery – Housing

The local Long-Term Recovery (LTR) group is activated, and COAD application portal is open and accepting applications for hurricanes Ian, Idalia, Helene and Milton-related disaster assistance. The Human Services Family Stability Division is administering disaster assistance through SHIP, SHIP-DR, HHR, CSBG-DRSF, and other funding sources as appropriate. All applications for local disaster assistance are accepted at www.coadfl.org.

Seawall Repair Assistance Program

The Seawall program is closed! Funds expended. The request to assist Hurricanes Helene and Milton survivors was not honored. Twenty-seven (27) Hurricane Ian affected households were assisted – 6 low/moderate income (LMI) applicants received award of 90-100% of eligible costs; 21 non-LMI applicants received 50% reimbursement of eligible costs. Average award for LMI applicants = \$69,618. Average award for non-LMI applicants = \$27,708. Total program expenditure = \$999,568.80. This is NOT a recurring program.

Next Quarter in Neighborhood Services – Housing Activities

- **Purchase Assistance program** – Piloting the program with 5 SHIP-experienced lenders. Developing standard operating procedures for planned October 1 full launch. Participating lender training in September. Lenders Consortium being established.
- **Charlotte HOME** – Finalizing loan documents for Stillwater, Villas on Scott St., Vincentian Villas. Anticipate revised application from National Development of America for Sovereign at Parkside East and Harbor West for review/scoring/BCC consideration.
- **LHAP Amendment/Technical Revisions** pending BCC consideration, 09.09.2025.
- **CDBG Urban Qualification** – Awaiting official designation from HUD.