



MEMORANDUM

Date: 10.20.2025
To: Charlotte County Board of County Commissioners
From: Colleen K. Turner, senior manager
Subject: Quarterly Housing Division Report – October 2025

This report reflects Charlotte County Housing activities for July/August/September 2025.

Highlights

- Planned, piloted, and launched the SHIP Purchase Assistance program to participating lenders and their low-income eligible homebuyers.
- Attended the Florida Association of Local Housing Finance Authorities (FLALHFA) annual conference, exploring opportunities to finance affordable housing development and preservation.
- Attended the annual Florida Housing Conference where strategies were presented to further affordable housing and promote the local implementation of collaborative deals.

Charlotte HOME

- Three (3) new inquiries regarding the CH program by developers looking to partner with Charlotte County in creating affordable units.
- One (1) Habitat for Humanity project was awarded an impact fee waiver in the amount of \$7,804.00.
- AHTF subsidy awards for public fees totaling \$48,080.85 were issued as follows:
\$11,659.95 - permit fees for the Paradise Rentals project; \$14,020.00.50 - water connection fees on Scott Street project.
\$22,400.00 for sewer extension fees on the Scott Street project.
- **Charlotte HOME Project Updates:**
 - Blue Deep Creek – Construction underway; anticipated C.O. June 2026
 - Villas at Scott St. – Construction 75% complete; anticipated C.O. March 2026
 - Vincentian Villas –LURA/Developer Agreement pending execution; closing on permanent loan late October/early November; anticipated C.O. TBD
 - Stillwater – Loan documents in draft; construction to resume upon execution
 - Paradise Rentals – Draw #1 of funds disbursed; construction has commenced
 - Sovereign at Parkside East and Harbor West – no update available

Affordable Housing Trust Fund (AHTF)

The balance as of 09.30.2025 is **\$2,071,961**; (expenses \$34,309.95; revenue \$6,228.56). Currently, \$1,723,917.73 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: \$348,043.27**. See attached AHTF Project Report for further detail.

State Housing Initiatives Partnership (SHIP) Program

- **SHIP**

- **Purchase Assistance** – Eight (8) closings in July/August/September; \$548,947.02 expended; 14 satisfactions, \$52,823.50 in payoffs received.
- **Owner-occupied Rehab** – Twenty-three (23) applications in process; working with homeowners to determine continued need, changes in scope due to 2024 hurricanes and any insurance/FEMA proceeds, etc.; subrecipient performance continues to be reviewed and technical assistance provided as needed; Center for Independent Living terminated their subrecipient agreement due to capacity issues and referred 1 applicant back to us for completion; Rebuilding Together has several projects in progress; 1 nearing completion. No expenditures/subrecipient reimbursements during the quarter.
- **Demolition/Reconstruction** – 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 are working closely with Habitat and seeking an amendment to our LHAP as there is a discrepancy with the appraised value allowed and current market conditions. Held a joint meeting between Habitat and NSU to strategize and plan for the best course of action to get this project to completion.
- **Emergency Repair** – Nine (9) new applications; \$51,027.98 expended; 8 encumbered for a total of \$72,133.30.
- **Non-profit/Special Needs Rental Rehab** – Received loan documents for CASL on the Stillwater project in the amount of \$270,000.00 in SHIP NPSN and \$450,000.00 in HHR NPSN. These should be executed within a few weeks. Loan for PORCH on the Scott Street Project in the amount of \$90,000.00 has been executed and the project is underway. \$67,500.00 has been expended on SHIP NPSN for Scott Street Project draws. We are working with New Paradigm of Catholic Charities to provide assistance for Hurricane repair/rehab to exiting SFR rental properties in their inventory. Should have final figures and submit to legal for document preparation within a few weeks.
- **Multi-family Construction** – 3 projects currently in active construction: Blue Deep Creek by Blue Sky Communities (\$400,000); Paradise Rentals in Punta Gorda by Solis Investment LLC (\$400,000); Villas at Scott St. in Punta Gorda by PORCH (\$90,000.00 + \$121,000 in HHR; \$112,500 has been expended in SHIP MFC for Scott Street Project draws). Received loan documents for CASL on the Stillwater project in the amount of \$400,000.00 SHIP MFC and \$400,000.00 in HHR MFC. These should be executed within a few weeks.

- **Disaster Assistance** – Thirty-one (31) new COAD referrals; 31 pending; 17 denied; 4 encumbered for \$48,000; 12 approved with \$22,264.00 expended.
- **Rapid Re-Housing (RRH)** – St. Vincent de Paul CARES (SVdP) is under subrecipient agreement to provide RRH services. To date, 97 households served. Expended \$521,282.31.
- **Hurricane Housing Recovery Program (HHRP)**
 - Hurricane Ian; balance \$7,766,572 (revenue = \$69,685.97; expended \$177,535.12).
 - Expenditure deadline 06.30.2026.
 - Accepting applications at: www.coadfl.org
 - FHFC has issued a waiver to the rental/homeownership set aside to allow for the rehabilitation of Ian-affected non-profit affordable rental properties and the development of new affordable rental units. Considering a sizeable contribution toward the replacement of 120 units at Presbyterian Homes of Port Charlotte, damaged by Ian and destroyed by Milton.

Affordable Housing Advisory Committee (AHAC)

The AHAC met on 08.20.2025 and 10.15.2025. Primary focus:

- New member application review/recommendation to BCC for appointment;
- Charlotte HOME project updates;
- SHIP/HHR Annual Report review and approval;
- Housing program updates;
- Local Housing Assistance Plan (LHAP) updates;
- 2025 Local Government Area of Opportunity (LGAO) RFA application review and recommendation to BCC for local government contribution toward FHFC RFA 2025-201 (9% LIHTC);
- Housing Finance Authority of Lee Co. request for Letter of No Objection to issue 4% LIHTC bonds for the rehabilitation of Gulf Breeze Apartments and recommendation to BCC.

The next regular meeting is scheduled for 12.17.2025 and will include the annual review of incentive strategies and development of Annual Report to the BCC. The public is invited to attend and provide input on agenda items.

Local Government Area of Opportunity (LGAO)

Punta Gorda City Council opted not to run an RFA for LGAO independently or through the Charlotte HOME RFA process. A County RFA was issued on 09.11.2025. One application was received by the 10.08.2025 application deadline, was presented to the Charlotte HOME Review Committee and AHAC on 10.15.2025 and a recommendation will be brought forward to the BCC for consideration at the 11.12.2025 regular meeting.

Next Quarter in Neighborhood Services – Housing Activities

- **Subrecipient Relations** – Florida Housing Coalition is offering technical assistance regarding training, monitoring, recruitment, retention, invoicing, reporting, etc.
- **Homebuyer Education** – NACA will hold its 2nd homebuyer education workshop at the Family Services Center on Saturday, November 8, 2025.
- **Housing Report** – Redesign of quarterly Housing Division Report

Charlotte County Affordable Housing Trust Fund Project Report							
AHTF Balance: 09.30.2025		\$2,071,961.00					
Projects	Award Date	Award Amount	Expended	Encumbered	Estimated Completion	Number of Units	Project Status
PORCH - Villas at Scott St.	03.25.2025	208,928.73	34,176.23	174,752.50	March 2026	3	Construction is approximately 75% complete; sewer extension install out for bid;
Blue Sky Communities - Blue Deep Creek	09.24.2024	978,947.00	118,700.15	860,246.85	June 2026	70	construction underway; 25% complete;
CASL - Stillwater	03.12.2024	43,267.00		43,267.00	Q2 2026	9	Loan documents partially executed; pending CASL signatures and recording; draw schedule in development;
SVdP CARES - Vincentian Villas	03.12.2024	570,000.00		570,000.00	TBD 2026	32	LURA and Developer Agreement documents partially executed; pending recording;
Solis Investments, LLC - Paradise Rentals	04.22.2025	87,347.33	11,695.95	75,651.38	TBD	10	Site prep underway; 1st scheduled draw issued
Total Encumbrance		\$1,723,917.73					
Remaining Balance		348,043.27					
Proposed Project	Agenda Date	Request		Proposed Award	Estimated Completion		Proposed Project Status
Housing Trust Group - Murdock Square (LGAO 2025)	11.12.2025	340,000.00		340,000.00	TBD	88	Charlotte HOME RFA issued 9/11/25; 10/15 Charlotte HOME and AHAC meetings; AHAC recommendation to BCC for local preference and LGAO contribution slated for 11/12 BCC agenda.
The Strategic Group - Sovereign at Parkside East	03.12.2024	325,000.00		TBD	Summer 2028	30	Project sold to National Development of America (out of Ft. Myers, FL); processing transfer of ownership with FHFC to proceed with credit underwriting; anticipate new Charlotte HOME application in the coming months - no further update
The Strategic Group - Sovereign at Harbor West	03.12.2024	325,000.00		TBD	Summer 2028	30	Project sold to National Development of America (out of Ft. Myers, FL); processing transfer of ownership with FHFC to proceed with credit underwriting; anticipate new Charlotte HOME application in the coming months - no further update
Total Proposed Awards		340,000.00					