E. MULTI-FAMILY NEW CONSTRUCTION/REHABILITATION	Code 14, 21

a.   Summary: This strategy is designed to assist in the new construction or rehabilitation of existing rental developments. Funds will be awarded to developers of rental housing in connection with Florida Housing Finance Corporation (FHFC)'s multi-family development programs and/or the Charlotte HOME (Housing Opportunities Made Easier) program. Charlotte HOME is an incentive-based program approved by the Board of County Commissioners to attract developers of affordable housing to Charlotte County. Incentives are currently awarded to developers for impact fee waivers and utility connection fees.

b.   Fiscal Years Covered: 2020-2021, 2021-2022, 2022-2023

c.   Income Categories to be served: Extremely low, very low and low income.

d.   Maximum award: $50,000.00 maximum per rental unit with a per development maximum of $400,000.00.

e.   Terms:
1. Loan or Deferred Loan: Assistance for this strategy may be provided in either form depending on project.

2. Interest Rate: Interest rate for this strategy will vary depending on project.
   a.   For-profit developments = 3%
   b.   Non-profit developments = 0%
   c.   Competitive RFP (eg LGAO) = 0% – 3% based on selected developer proposal

3. Years in loan term:
   To be determined at time of loan commitment(s). The following will be applied to all loans:
   a.   Loan amount will be determined by development type;
   b.   Term of loan to be determined by development financial feasibility;
   b.   Monthly payment schedule, as appropriate;
   c.   Amortizing or non-amortizing, but amortizing preferred, if applicable;
   d.   Loan due in full in balloon payment at end of loan period if not already amortized, if applicable.

4. Forgiveness: Non-profit affordable housing developers are eligible for deferred loan, forgiven at the end of the term.

5. Repayment: Assistance provided in the form of a loan is payable as indicated in the recorded mortgage, note and LURA.

6. Default: If the SHIP mortgagor vacates, transfers, assigns, sells, refinances, mortgages or in any manner encumbers or disposes of all or a portion of, or any interest in the premises without the approval of the Charlotte County SHIP Office before the maturity

date of the mortgage, the outstanding balance secured by the Mortgage and any applicable penalty shall become immediately due and payable; Therefore defined in the recorded SHIP Mortgage and Note and/or Land Use Restriction Agreement (LURA). Sponsors that fail to comply with the SHIP Statute and Rule will be required to pay back the SHIP funds.

f.   Recipient/Tenant Selection Criteria: All applicants for residence in a SHIP-assisted unit will be assisted on a first-qualified, first-served basis and must meet income qualifications of the program and reported by the developer's management company for development.

g.   Sponsor/Sub-recipient Selection Criteria: All applications must incorporate the Charlotte HOME (Housing Opportunities Made Easier) application packet and will be reviewed by the Charlotte HOME review team and the BOCC's Affordable Housing Advisory Committee (AHAC), who will make recommendations to the Board.

Applications will be ranked in accordance with specific scoring criteria based on County preferences and development needs. Scoring will be based on the experience of the developer, project readiness, community need, green or universal design features, and willingness to employ local labor. The application will reflect local preferences for housing for elderly households, special needs and extremely low-income households.

h.   Additional Information: Multi-family projects funded under this strategy will have a minimum affordability period of fifty years. Charlotte County shall be responsible for the annual monitoring of all multi-family housing projects as outlined in Florida Statute 420.907 – 420.9079. Items above: d, e, f, and g will be determined based on the Developer's proposal and Board of County Commission approval.

Please see Exhibit I for additional information on Charlotte HOME.