

Charlotte County
Local Government Area of Opportunity (LGAO) 2026
Comparative Analysis of Applications

DEVELOPMENT OVERVIEW	Blue Deep Creek 2	Murdock Square	Comments
Developer	Blue Sky Communities, LLS	Housing Trust Group, LLC	
Address	Luther Rd.	Veterans Blvd.	
City/County	Punta Gorda	Port Charlotte	
Demographic	Family	Family	
New or Rehab	New	New	
Design	Concrete Block (CBS)	Concrete Block (ESS)	
Units	84	88	
Total DevelopmentCost (TDC)	\$30,420,258	\$32,646,606	
TDC/Unit	\$362,146	\$370,984	
Land cost/Unit	\$2,100,000/\$25,000	\$2,800,000/31,818	
Unit Mix	23 1br/1ba; 61 2br/2ba	18 1br/1ba; 60 2br/2ba; 10 3br/2ba	
Rent Range	\$505 - \$1,409	\$542 - \$1,757	
Average Affordability	57.14% AMI	60% AMI	HTG - 39 units for 70% AMI
Term of Affordability	Perpetuity	Perpetuity	
Loan Request Amount	\$340,000	\$340,000	
LOAN TERMS	3.62%/30-years; 15-year maturity	4.09%/30-years; 15-year maturity	

THRESHOLD CRITERIA			
Project located within unincorporated Charlotte County	Yes	Yes	
Project located in Geographic Area of Opportunity	Yes/does not meet SADDA	Yes/meets SADDA	RFA priority goal
Site Control	Yes - Owned	Yes - Purchase & Sale Agreement	

Set- aside equal to or greater than the standards for Low-Income Housing Tax Credits (LIHTC)	Yes	Yes	
Evidence authorizing the use of the property for the proposed use	Yes	Yes	
Applicant commits to minimum affordability period of 50 years	Yes	Yes	
Applicant provides resident services at a level consistent with the requirements within the Authority's bond application	Yes	Yes	

LOAN REQUEST			
Loan Amount	\$340,000	\$340,000	
Loan Terms	Amortized 30 years; Term = 15 years	Amortized 30 years; Term = 15 years	
Loan Rate	3.62%	4.09%	
Estimated Lease-Up	May 1, 2028	October 1, 2028	

SELECTION CRITERIA			
Developer experience	36 developments since 2015; 3670 total units; 2 developments in Charlotte County	72 developments since 1997; 10,000 total units; no prior development in Charlotte County	
Applicant management experience	Carteret Prop Mgt since 1971	HTG management since 1997	
Applicant performance and/or compliance history with the County, if applicable	In compliance; Blue Deep Creek 1 and Jacaranda Place loans in good standing; Jacaranda Place in compliance with rental monitoring program	N/A - no prior performance or compliance history with Charlotte County	
Permit ready?	No	No	RFA goal within each priority goal
Continuous LG Support 1 year	No	Yes	RFA priority goal
Continuous LG Support 2 years	No	No	RFA priority goal
Charlotte HOME Score	86	82	