

A stylized graphic featuring a yellow sun with white rays, a green leaf, and a blue wave-like shape, all overlapping and positioned behind the main title text.

# Hurricane Housing Recovery - Ian (HHR23) Program Update and Loan Authorization

March 10, 2026



# Hurricane Housing Recovery (HHR) Program

- HHR Overview
- Budget Overview
- Strategies and Goals
  - Individual Assistance
  - Rental Rehab and Development
- Requested Action: Authorization for Loans > \$150,000

# HHR23 Overview

- Hurricane Ian August 2022
- December 16, 2022 – Governor DeSantis signed Senate Bill 4A for Hurricane relief related to hurricanes Ian and Nicole
- Charlotte County is awarded \$7,134,450 with June 30, 2025 expenditure deadline
- Local Housing Assistance Plan (LHAP) revised to incorporate HHR provisions into certain strategies
- Rental rehabilitation for Ian-damaged units and new rental development prioritized
- Subsequent hurricanes result in damage/loss of >150 affordable rental units
- Rental/Homeownership set-aside waived by FHFC and expenditure deadline extended to June 30, 2028

# HHR23 Plan

## BUDGET

Total	\$7,887,450
Admin	\$753,000
Direct Services	\$7,134,450

## BREAKDOWN

Individual Assistance	\$500,000
Rental Rehab/Devel.	\$6,650,000

## STRATEGIES

- Disaster Assistance
- Rapid Re-Housing
- Demolition/Reconstruction
- Purchase Assistance
- Multi-Family Construction
- Non-profit/Special Needs Rental Rehab/Construction

# HHR23 Strategies – Individual Assistance

- Disaster Assistance – Human Services Family Stability Services
  - Approximately \$100K in HHR assistance awarded to > 20 households
- Rapid Re-Housing – Subrecipient St. Vincent de Paul Cares
  - Eleven (11) Ian-displaced households re-housed
- Demolition/Reconstruction – Habitat for Humanity/CCHS
  - Partnering to replace one (1) uninhabitable home for a VLI family
- Purchase Assistance – Human Services Neighborhood Services
  - Two (2) Ian-affected residents achieved first-time home ownership

# Rental Rehab/Construction

## Previously Authorized and Executed Loans

- Stillwater House rebuild (\$850K)
- Blue Deep Creek new development (\$800K)
- Paradise Rentals new development (\$800K)

## Loans Pending BCC Authorization

- Presbyterian Homes Port Charlotte (PHPC) – 119 units (\$2.5M)
- Sovereign at Parkside East and Harbor West – 60 units (\$800K)
- Vincentian Villas – 32 units (\$1.6M)

# Presbyterian Homes Port Charlotte

- 120 Very Low-Income (VLI <50% AMI) senior units on Aaron St. in Parkside damaged by Ian; Destroyed by Helene/Milton
- Total redevelopment cost                      \$17.1M (119 units + office)
- Insurance/1<sup>st</sup> Loan proceeds                      \$14.6M
- HHR proposed award                              \$ 2.5M (50 units; 1 loan)
- County contribution                                14.5% of TDC
- Estimated lease-up                                 June 2028

# Sovereign at Parkside East and Harbor West

- 30 senior units / 30 family units - < 60% AMI
- New development funded by FHFC RFA 2022-206 HOME/ARP – H. Ian
- Delays and cost increases related to subsequent hurricanes
- Total development cost: \$ 25.5M (60 units; \$12.5M/\$13M)
- HHR proposed award: \$ 800K (16 units; 2 \$400K loans)
- County contribution 3% of TDC
- Estimated lease-up March 2028

# Vincentian Villas I/II – St. Vincent de Paul Cares

- 32 Very Low-Income (VLI <50% AMI) Permanent Supportive Housing (PSH) units for special needs tenants in Punta Gorda
- Funded by 4%+SAIL via FHFC RFAs 2024-102 and 2025-102
- Delays and cost increases related to subsequent hurricanes
- Total development cost \$ 15M (32 units)
- HHR proposed award \$ 1.6M (32 units; 2 \$800K loans)
- County contribution 14.5% of TDC
- Estimated lease-up July 2027

# Requested Action

- a) Authorize the HHR Non-profit/Low-income/Special Needs Rental loan for Presbyterian Homes of Port Charlotte in the amount of \$2,500,000
- b) Authorize the HHR Multi-family Construction loan for Sovereign at Parkside East in the amount of \$400,000
- c) Authorize the HHR Multi-family Construction loan for Sovereign at Harbor West in the amount of \$400,000
- d) Authorize the HHR Non-profit/Low-income/Special Needs Rental loan for Vincentian Villas I in the amount of \$800,000
- e) Authorize the HHR Non-profit/Low-income/Special Needs Rental loan for Vincentian Villas II in the amount of \$800,000