



## MEMORANDUM

Date: 03-16-2023  
To: Charlotte County Board of County Commissioners  
From: Colleen K. Turner, senior manager  
Subject: February 2023 Housing Division Report

### Charlotte HOME

- Nine (9) new Habitat for Humanity applications for single family homes. They will all receive impact fee waivers at \$5,660.00 each for a total of \$50,940.00. All have also received the expedited permitting.
- Strategic Sovereign Developers, LLC and N Vision Communities, Inc. have been selected for Florida Housing Finance Corporation (FHFC) RFA 2022-206 HOME Financing to be used for Rental Developments in Certain Hurricane Ian Impacted Counties. Funding will be awarded for Sovereign at Parkside East (a 32-unit complex for seniors), and Sovereign at Harbor East (a 32-unit complex for families) in Rotunda. An application for impact fee waivers and available subsidies is anticipated.
- Charlotte HOME applicant/awardee St. Vincent de Paul Cares in fact did resubmit their application for Vincentian Villas for RFA 2023-102. The AHAC approved the continued obligation of \$650,000 in awarded subsidies through April 2023 at its February meeting.
- A commitment letter was provided by Budget and Administrative Services for the \$1.4M loan to Norstar for the Verandas III.
- Developers continue to inquire about incentives/subsidies/opportunities for affordable housing development and are directed to Charlotte HOME for application. Staff have spoken with developers from Miami and Jacksonville. Both are in the research, and feasibility and/or land acquisition stage of development.

### Affordable Housing Trust Fund (AHTF)

No expenses since the last report. There remains a balance of \$2,389,080.50 – \$7,921.20 posted as additions to revenue (interest; rent payments). Currently, \$1,640,000 of the balance is encumbered (PORCH; Palladium; and St. Vincent DePaul Cares).

### State Housing Initiatives Partnership (SHIP) Program

- SHIP-DR (Disaster Recovery) – Insurance Deductible Assistance Program:
  - 1,365 applications by the 10.28.2022 deadline.
  - Allocation \$572,000; additional SHIP funds supplementing as appropriate.
  - 115 applicants are approved for a total of \$619,277 with \$109,017 expended thus far (23 households). Awaiting final invoices for deductible portion of covered repairs for others.
  - Average deductible/award amount = \$5,356
  - Over 800 households remain on a waiting list. Staff are reaching out to determine continued need and eligibility for disaster assistance.

- Staff continue to work towards meeting the 06.30.2023 expenditure deadline for FY20 and FY21 funds and the encumbrance deadline for FY22.
- Local RFA for Non-profit/Special Needs Rental Rehabilitation closed 02.21.2023. Three applications received. AHAC members and staff are reviewing and scoring. A formalized recommendation will be made at the 03.29.2023 AHAC meeting.
- The County Single Audit and FHFC program monitoring are underway and currently reviewing all SHIP activity that occurred during the respective review periods. Fiscal and Housing staff are working together to provide the required documentation for review.

### **Housing and Hurricane Recovery program (HHRP) funding**

The first distribution of HHRP funding in the amount of \$2,273,260 is received. This represents roughly one-third of the total allocation anticipated. HHRP funds will be managed similarly to the SHIP program and will be incorporated with the FY23 allocation as Disaster funds. The expenditure deadline is 06.30.2025. Recruiting sub-recipient agreement partners.

A Local Housing Assistance Plan (LHAP) amendment is in the works to incorporate HHRP specific strategies and award limits. The updated plan will be presented to the AHAC on 03.29.2023 and brought for BOCC approval and certification at the 05.23.2023 meeting.

### **Affordable Housing Advisory Committee (AHAC)**

The next regularly scheduled AHAC meeting is on Wednesday, March 29, 2023 at 10:00 am at the Family Services Center. A public hearing will be held for comment on the AHAC annual report to the BOCC and recommendations regarding incentive strategies for affordable housing development. The amended 2020-2023 LHAP covering HHRP and the new 2023-2026 LHAP will be reviewed for approval. All will be presented to the BOCC on 05.23.2023 for approval.

The 03.13.2023 AHAC regional workshop for Region 5 elected officials was attended by Commissioner Tiseo who will report salient information to the AHAC.

### **Rental Monitoring**

Rental Monitoring has resumed with training of new staff on procedures, rescheduling file reviews for Marion Manor monitoring disrupted by the hurricane and completion of Monitoring Reports to Charlotte County Homeless Coalition and CASL. We're finding the need for modification of Land Use Restriction Agreements (LURAs) executed for HHRP and other funds in 2006/2009 due to unclear or inconsistent terms, changes in population served, revisiting restrictive criteria, etc. One on ones are scheduled with the BOCC to discuss this further.

### **Long Term Recovery – Housing**

Staff are participating on both the State Disaster Housing Task Force (DHTF) and local Long Term Recovery (LTR) – Housing Task Force. A LTR Plan is under development. Specific to our Housing programming are proposals for strategies to increase access to home ownership, remove blight, and encourage affordable housing development – both rental and for purchase. LHAP modifications are pending approval by AHAC, BOCC, FHFC.

A meeting with Florida Department of Emergency Management (FDEM) and FEMA is scheduled for 03.15.2023 to discuss the 10 families remaining in the Temporary Shelter Assistance (TSA) program in need of permanent relocation assistance. SHIP Rapid-Re-housing referrals have been made to the Gulf Coast Partnership, who manages the program via SHIP sub-recipient agreement.