

CHARLOTTE COUNTY

HURRICANE HOUSING
RECOVERY PLAN

July 2005

I. PROGRAM DESCRIPTION CHARLOTTE COUNTY

Base Allocation Request: \$14,339,973

Extremely Low Income Request: \$ 2,867,995

Community Planning Request: \$ 1,911,996

Participating Local governments
and agencies: City of Punta Gorda,
Punta Gorda Housing Authority
Housing Corporation of Charlotte County
Charlotte County Homeless Coalition
Charlotte County Housing Finance Authority

II. HHRP HOUSING STRATEGIES

Community Land Trust

- a. Establish and provide funds for creation of Community Land Trust and purchase of land for no more than \$50,000 per unit, for development of community housing
- b. State Fiscal Years 2006, 2007 and 2008
- c. Income Categories served: Moderate up to 100% of AMI, Low, Very Low and Extremely Low Incomes
- d. Maximum award: \$750,000 over 3 year period.
- e. Terms, Recapture and Default Grant. With resale provisions. Land is secured thru restrictive covenants.
- f. Recipient Selection Criteria
First ready, first served
- g. Sponsor Selection Criteria, if applicable
RFP for non-profit who can demonstrate capacity and experience creating affordable housing within specified time frame
- h. Additional Information: CLT will advertise RFP for private and non-profit developers to construct affordable community housing, partnering with several that can produce desired single family, duplexes or

triplexes homes for sale within specified time frame or rental units for rental by low, very low or extremely low income households.

Ownership Initiatives

A. Down Payment Assistance

- a. Provide Down Payment assistance to county residents seeking to buy an existing home.
- b. State Fiscal Years 2006, 2007, and 2008
- c. Income Categories served: Moderate, Low Income and Very Low Income
- d. Maximum award: Scaled based on Income category.
\$30,000-\$15,000
- e. Terms, Recapture and Default
15 year 0% interest loan. Forgiven 25% each year beginning in 12th year. Must be paid off if sold before 15 years, no longer used as primary residence, or refinance of primary mortgage with cash out. If used on CLT purchase, subject to resale provision rather than recapture.
- f. Recipient Selection Criteria: First ready, first served
- g. Sponsor Selection Criteria, if applicable: RFP for non-profit who can demonstrate capacity and experience administering housing programs.
- h. May layer assistance with SHIP funds or other public entity funds. Maximum value of home: \$185,000. Buyer must complete Homeownership Education Program. May not be used on mobile homes.

B. Homeownership Rehabilitation

- a. Provide funds to repair or rehabilitate homeownership single family homes, condos or owner-occupied duplexes and triplexes for homeowners whose homes were damaged by the hurricanes. Hurricane Retrofitting is an eligible expense.
- b. State Fiscal Years 2006, 2007, and 2008
- c. Income Categories served: Moderate, Low, Very Low and Extremely Low
- d. Maximum award: Scaled based on income
\$30,000-\$15,000
- e. Terms, Recapture and Default
15 year 0% interest loan. Forgiven 25% each year beginning in 12th year. Must be paid off if sold before 15 years, no longer used as primary residence, or refinance of primary mortgage with cash out.
- f. Recipient Selection Criteria: First ready, first served
- g. Sponsor Selection Criteria, if applicable: RFP for non-profit who can demonstrate capacity and experience creating and administering affordable housing programs.
- h. Hurricane Retrofitting is an eligible expense.
May be used on mobile homes if built after 1994.

Maximum income value of home: \$185,000.
May layer with SHIP funds or other public entity funds.

C. New Construction of Single Family Homes

- a. Down Payment funds to county residents building a new home or replacing a home destroyed by hurricanes on same lot, working through selected sponsor. Funds can cover demolition and lot preparations.
- b. State Fiscal Years 2006, 2007, and 2008
- c. Income Categories served: Moderate, Low, Very Low Income
- d. Maximum award: Scaled based on Income category.
\$30,000-\$15,000
- e. Terms, Recapture and Default
15 year 0% interest loan. Forgiven 25% each year beginning in 12th year. Must be paid off if sold before 15 years, no longer used as primary residence, or refinance of primary mortgage with cash out. If used on CLT purchase subject to resale provision rather than recapture.
- f. Recipient Selection Criteria: First ready, first served
- g. Sponsor Selection Criteria, if applicable
RFP for non-profit company who can show experience and capacity for administering government housing programs .
- h. Homes may be built on land purchased from open market or CLT land. Maximum value of home: \$185,000. Buyer must complete HomeBuyer Education Program. May not be used on mobile homes. May layer with SHIP funds or other public entity funds.

D. Rehabilitation/New Construction of Single Family homes, condos, duplexes or triplexes for sale by Private, for profit developers/contractors/property owners.

- a. Provide funds for construction or rehabilitation of single family homes, condos, duplexes and triplexes for sale to Owner Occupied Buyer with additional units leased to renters at less than 80% AMI
- b. State Fiscal Years 2006, 2007, and 2008
- c. Income Categories served: Moderate and Low and Very Low Incomes
- d. Maximum award: \$30,000
- e. Terms, Recapture and Default
Line of credit up to \$30,000 available to qualified participants for needed capital to complete work. Amount needed for Buyer to qualify, no more than \$30,000, becomes second mortgage for homebuyer under same terms as down payment program.
- f. Recipient Selection Criteria:
RFPs to contractor/developer/property owners who can show experience and capacity for delivery of product within specified time frame.
- g. Sponsor Selection Criteria:
RFP for non-profit company who can show experience and capacity for administering government housing programs .

- h. Buyers must complete HomeBuyer Education program.
Maximum value of home: \$185,000.
May layer with SHIP funds or other public entity funds. First leases executed by Developer with Buyer review, leases transferred to Buyer at sale closing. Rents of additional units must remain affordable for term of HHR program. Affordable rents defined as fair market rents as promulgated by HUD.

E. Mobile Home Replacement

- a. Funds available to non-served applicants of earlier CDBG and HOME Again funds for mobile home replacement
- b. State Fiscal Years 2006
- c. Income Categories served: Low, Very Low and Extremely Low Incomes
- d. Maximum award: \$50,000
- e. Terms, Recapture and Default
5 year 0% interest loan, forgiven after 5 years occupancy
Must be paid off if sold before 5 years, no longer used as primary residence, or refinance of primary mortgage with cash out.
- f. Recipient Selection Criteria: No applications taken. Assistance to those already identified and on wait list.
- g. Sponsor Selection Criteria, if applicable
RFP for contractor who can demonstrate capacity and experience with mobile home replacement program and can complete project within specified time frame
- h. Additional Information

F. Mobile Home Moving Expense

- a. Funds available to residents of FEMA Village purchasing their mobile home to move it, prepare site, and set up in new location.
- b. State Fiscal Years 2006 and 2007
- c. Income Categories served: Moderate, Low, Very Low and Extremely Low Incomes
- d. Maximum award: \$15,000
- e. Terms, Recapture and Default
5 year 0% interest loan, forgiven after 5 years occupancy
Must be paid off if sold before 5 years, no longer used as primary residence, or refinance of primary mortgage with cash out.
- f. Recipient Selection Criteria: No applications taken. Assistance to those already identified and on wait list.
- g. Sponsor Selection Criteria, if applicable
RFP for contractor who can demonstrate capacity and experience with mobile home replacement program and can complete project within specified time frame
- h. Additional Information

G. Construction Material Purchase

- a. Funds available to purchase construction material for utilization in rehabilitation or construction of housing by non-profit organizations with volunteer construction crews.
- b. State Fiscal Years 2006, 2007, 2008
- c. Income Categories served: Moderate, Low, Very Low and Extremely Low Incomes
- d. Maximum award: \$15,000 per unit
Grant. If material unused within expected time frame, materials redistributed to other programs to achieve housing goals.
- f. Recipient Selection Criteria: First Ready, First Served
- g. Sponsor Selection Criteria, if applicable
RFP for non-profit who can demonstrate capacity and experience creating housing with volunteer crews.
- h. Additional Information

Rental Initiatives

H. Rental Construction of affordable multifamily complexes

- a. Gap financing for developers providing affordable housing with primary financing from State or Federal funds. Project maximum \$1.5 million
- b. State Fiscal Years 2006, 2007, and 2008
- c. Income Categories served: Low, Very Low and Extremely Low Incomes
- d. Maximum award: Scaled. \$7,500 per each unit for very low or extremely low income; \$5,000 per unit for low
- e. Terms, Recapture and Default
20 years 0% interest loan payable in semi-annual payments.
Affordability period to run concurrently with most restrictive, with minimum of 15 years.
- f. Recipient Selection Criteria:
RFPs to developers who can show experience and capacity, ability to proceed with delivery of product within specified time frame, and ability to leverage funds to lower per unit costs.
- g. Sponsor Selection Criteria, if applicable.
- h. Additional Information

I. Non-Profit Rental Construction or Rehabilitation

- a. Capital assistance to Housing Authorities or Non-Profit rental Developers. Project Maximum \$1.5 million
- b. State Fiscal Years 2006, 2007, and 2008
- c. Income Categories served: Low, Very Low and Extremely Low
- d. Maximum award: \$7,500 per each unit for very low or extremely low income; \$5,000 per unit for low

- e. Terms, Recapture and Default
Deferred loan, forgiven after 30 years. Repayable in full if use not Continued for 30 years
- f. Recipient Selection Criteria: RFP to developers who can show experience and capacity, ability to proceed with delivery of product within specified time frame, and ability to leverage funds to lower per unit costs.
- g. Sponsor Selection Criteria, if applicable
- h. Additional Information

J. Private, For Profit Rental Rehabilitation

- a. Provide funds for rehabilitation of single family, or rehab/construction of doubles or triplex homes for rent
- b. State Fiscal Years 2006, 2007, and 2008
- c. Income Categories served: Moderate up to 100% AMI, Low, Very low, or extremely low income households
- d. Maximum award: \$20,000 per unit
- e. Terms, Recapture and Default
Grant.
Default and repayment of funds required in full if property not available for rent within 6 months of receipt of funds or if Property Owner evicts renter without cause within first year
- f. Recipient Selection Criteria: First ready, first served
- g. Sponsor Selection Criteria, if applicable
RFPs to contractor/developer who can show experience and capacity for delivery of product within specified time frame.
- h. Compliance with income guidelines for term of HHR program. Owners must provide one year lease to qualified household . Owner must copy Housing Office on any eviction notice and notify Charlotte County Housing Office if tenants default due to Non payment of rent.

K. Rental Assistance

- a. Rental assistance for first, last and security deposits to Charlotte County households moving from FEMA parks.
- b. State Fiscal Years 2006, 2007
- c. Income Categories served: Moderate up to 100%, Low, Very Low and Extremely Low Incomes
- d. Maximum award: \$2000 per unit
- e. Terms, Recapture and Default
Grant
- f. Recipient Selection Criteria: First Ready, first served
- g. Sponsor Selection Criteria, if applicable

L. “Affordable Landlord Bonus” Program

- a. Cash bonus to affordable and non-profit landlords leasing, at affordable rents, to Charlotte County resident from FEMA parks.

- b. State Fiscal Years 2006, 2007
- c. Income Categories served: Moderate up to 100% Low, Very Low and Extremely Low Incomes
- d. Maximum award: \$3000 per unit
- e. Terms, Recapture and Default
Grant in two semiannual payments paid in advance
Repayment in full required if Landlord evicts tenant without cause.
- f. Recipient Selection Criteria: First Ready, first served
- g. Sponsor Selection Criteria, if applicable
- h. Owners must provide one year lease to qualified household . Owner must copy Housing Office on any eviction notice and notify Charlotte County Housing Office if tenants default due to Non payment of rent. Affordable rents defined as Fair Market Rents as promulgated by HUD.

M. “Dollars to Landlord” Program

- a. Provide rental funds that close gap between affordable and market rents to private landlords leasing to Charlotte County residents moving from FEMA Parks.
- b. State Fiscal Years 2006, 2007.
- c. Income Categories served: Low, Very Low and Extremely Low
- d. Maximum award: \$3000 (Program begins March 1, 2006)
- e. Terms, Recapture and Default
Grant to Landlord in two semiannual payments paid in advance.
Repayment in full required if Landlord evicts tenant without cause.
- f. Recipient Selection Criteria: First ready, first served
- g. Sponsor Selection Criteria, if applicable
- h. Additional Information: Owners must provide one year lease to qualified household . Owner must copy Housing Office on any eviction notice and notify Charlotte County Housing Office if tenants default due to Non payment of rent. Maximum allowable rents defined as no more than \$250 above Fair Market Rents as promulgated by HUD.

N. Community Land Trust for Rentals

- a. Establish and provide funds for creation of Community Land Trust and purchase of land for no more than \$50,000 per unit, for development of rental housing
- b. State Fiscal Years 2006, 2007 and 2008
- c. Income Categories served: Moderate up to 100% of AMI, Low, Very Low and Extremely Low Incomes
- d. Maximum award: \$50,000
- e. Terms, Recapture and Default
Grant. With resale provisions. Land is secured thru restrictive covenants.
- f. Recipient Selection Criteria
First ready, first served
- g. Sponsor Selection Criteria, if applicable

RFP for non-profit who can demonstrate capacity and experience creating affordable housing within specified time frame

- i. Additional Information: CLT will advertise RFP for private and non-profit developers to construct affordable community housing, partnering with several that can produce desired single family, duplexes or triplexes homes for rent to low, very low or extremely low income households.

Business Initiatives

O. Business Incentives

- a. Rehabilitation/Construction Funds to rebuilding businesses providing residential rental units on upper floors
- b. State Fiscal Years 2006, 2007, and 2008
- c. Income Categories served: Moderate, Low, Very Low and Extremely Low Incomes
- d. Maximum award: \$10,000 per unit
- e. Terms, Recapture and Default Grant. Rents must be affordable
Default and repayment of funds required in full if property not available for rent within 6 months of receipt of funds or if Property Owner evicts renter without cause within first year
- f. Recipient Selection Criteria: First Ready, first served
- g. Sponsor Selection Criteria, if applicable
- h. Compliance with income guidelines for term of HHR program.
Owners must provide one year lease to qualified household . Owner must copy Housing Office on any eviction notice and notify Charlotte County Housing Office if tenants default due to Non payment of rent.
Allowable rents defined as Fair Market Rents as promulgated by HUD.

III. EXTREMELY LOW INCOME STRATEGIES

Strategies from Section II to be included to serve ELI

Strategies B, E, F, G, H, I, J, K, L, M, N

Recipient Selection Criteria :

For above cited Strategies: First Ready, First Served

See additional Strategy below

P. Special Needs Housing

- a. Funds to develop housing for special needs populations. Funds to be used for land purchase, capital or site preparation
- b. State Fiscal Years 2006, 2007, and 2008
- c. Income Categories served: Extremely Low

- d. Maximum award: \$30,000 per bed/unit
- e. Terms, Recapture and Default
 - First \$300,000 funded as grant
 - Remainder deferred loan, forgiven after 30 years. Repayable in full if use not continued for 30 years. County reserves first right of refusal is sold.
- f. Recipient Selection Criteria:
- g. Sponsor Selection Criteria, if applicable:
 - RFP for non-profit with experience managing special needs populations who can demonstrate capacity to complete project within specified time frame and ability to leverage funds to lower per unit costs.
- h. Additional Information

IV. COMMUNITY PLANNING STRATEGY

- a. **Summary of the Strategy:** All programs available to any resident of Charlotte County.
- b. **Strategies from Section II to be included in Community Collaboration:** Strategies A,B,C,D,E,F,G,H,I, J, K, L, M, N, O

In late April, Charlotte County began coordinated efforts to gather and study best housing practices across the State of Florida and the nation to aid in the development of the anticipated Hurricane Housing Recovery Plan. The “Workforce Housing Task Force” appointed by Enterprise Charlotte, an Economic Development Advisory Committee, invited speakers informed on affordable housing initiatives, community land trusts and land use regulations to speak at regularly scheduled meetings throughout May and June. A second committee, the “Housing Strategies Committee”, composed solely of governmental staff, also met throughout May and June to gather data and to explore, discuss and consider innovative programs which could address the critical housing shortages resulting from the devastation of Hurricane Charley. Four participants of the Housing Strategies Committee served on the Workforce Housing Task Force to provide continuity between the two committees and collaborate on work efforts.

Concurrently with these meetings, staff met individually with non-profit housing providers, private developers and elected officials to gather their input and determine their capacity to participate as partners in the hurricane recovery efforts. The Housing Corporation of Charlotte County, the Charlotte County Homeless Coalition, the Punta Gorda Housing Authority, the Charlotte County Housing Finance Authority, Charlotte County Chapter of Habitat for Humanity, and the Interfaith, Interagency Network of Charlotte County are all expected to be active partners in the county’s recovery efforts.

As drafting of the HHR plan began in mid June, committee representatives met individually with County Commissioners and Punta Gorda City Manager, Howard Kunik, to share progress and ideas and to discuss program implementation. At a joint meeting of The City of Punta Gorda City Council and the Charlotte County Board of County Commissioners on June 24, both governmental entities expressed their commitment to cooperatively work together in utilizing recovery funds in the best interest of all residents.

A Housing Workshop was held June 28 in which both working committees shared information gathered and presented joint recommendations for use of the HHR funds. The public was invited to speak on their housing concerns at this public workshop.

Final drafting of the HHR plan was completed in the week following the workshop. The SHIP Affordable Housing Advisory Committee met June 30 to review and offer comments to a draft of the plan, and a final draft was presented to County Commissioners and Punta Gorda City Manager for review on July 7 and placed on the BCC agenda for July 12 for approval.

V. ADMINISTRATIVE BUDGET

A. Summary of expenses: 3 housing positions will be added to the current Housing Division of 1. Computers and office equipment will be obtained for that staff. Additional legal support will be hired. The advertising budget reflects the higher costs of startup.

B. Breakdown Information below:

FISCAL YEAR 2006

Salaries and Benefits	458,000
Office Supplies and Equipment	20,000
Travel Workshops, etc.	1,800
Advertising	2,000
Other	5,500
TOTAL	\$487,300

FISCAL YEAR 2007

Salaries and Benefits	460,000
Office Supplies and Equipment	4,000
Travel Workshops, etc.	1,000
Advertising	1,000
Other	2,500
TOTAL	\$468,500

FISCAL YEAR 2008

Salaries and Benefits	470,000
Office Supplies and Equipment	3,000
Travel Workshops, etc.	1,000
Advertising	1,000
Other	2,500
TOTAL	\$477,500

VI. No outstanding compliance issues

VII. EXHIBITS

- A. Goals Charts, each fiscal year**
- B. Certification Page**
- C. Program Information Sheet**
- D. Community Planning Documentation:
(Interlocal agreements, letters, resolutions detailing the community
planning agreement)**

FLORIDA HOUSING FINANCE CORPORATION										Sources of Funds:		HHRP			\$	-										
HURRICANE HOUSING DELIVERY GOALS CHART												Community Planning Partnership			\$	-										
STRATEGIES FOR THE HURRICANE HOUSING ASSISTANCE PLAN FOR STATE FISCAL YEAR: 2006													Subtotal		\$	8,083,850.00										
												ELI Funds			\$	1,410,000.00										
Name of Local Government: Charlotte County												TOTAL AVAILABLE FUNDS:			\$	9,493,850.00										
										New Construction	Rehab/Repair	Without Construction		D	E	F										
HOME OWNERSHIP STRATEGIES										ELI	Max.	VLI	Max.	LI	Max.	MI	Max.	New Construction	Rehab/Repair	Without Construction	Total ELI	Total HHRP & Partnership Dollars	Total	Total		
										Units	Award	Units	Award	Units	Award	Units	Award	Dollars	Dollars	Dollars	Dollars	Partnership Dollars	Percentage	Units		
Community Land Trust											\$50,000	2	\$50,000	4	\$50,000	2	\$50,000	\$400,000.00	\$0.00	\$0.00	\$0.00	\$400,000.00		4%	8	
Down Payment Assistance										0		6	\$30,000	8	\$25,000	8	\$15,000		\$0.00	\$500,000.00	\$0.00	\$500,000.00		5%	22	
Homeowner Rehab										3	\$30,000	4	\$30,000	3	\$25,000	4	\$15,000		\$345,000.00	\$0.00	\$90,000.00	\$345,000.00		4%	11	
New Construction/Rehab FS w/NP												4	\$30,000	8	\$25,000	4	\$15,000	\$190,000.00	\$190,000.00	\$0.00	\$0.00	\$380,000.00		4%	16	
New Construction/Rehab w/Private												4	\$30,000	4	\$25,000	4	\$15,000	\$140,000.00	\$140,000.00	\$0.00	\$0.00	\$280,000.00		3%	12	
Mobile Home Replacement										3	\$50,000	2	\$50,000	1	\$50,000		\$0	\$300,000.00	\$0.00	\$0.00	\$150,000.00	\$300,000.00		3%	3	
Mobile Moving Expenses										4	\$15,000	4	\$15,000	3	\$15,000	1	\$15,000	\$180,000.00	\$0.00	\$0.00	\$60,000.00	\$180,000.00		2%	8	
Construction Material										3	\$15,000	2	\$15,000	2	\$15,000	2	\$15,000	\$60,000.00	\$75,000.00	\$0.00	\$45,000.00	\$135,000.00		1%	6	
Subtotal 1 (Home Ownership)										13	\$345,000.00	28	\$830,000.00	33	\$900,000.00	25	\$445,000.00	\$1,270,000.00	\$750,000.00	\$500,000.00	\$345,000.00	\$2,520,000.00		27%	86	
RENTAL STRATEGIES										ELI	Max.	VLI	Max.	LI	Max.	MI	Max.	New Construction	Rehab/Repair	Without Construction	Total ELI	Total HHRP & Partnership Dollars	Total	Total		
										Units	Award	Units	Award	Units	Award	Units	Award	Dollars	Dollars	Dollars	Dollars	Partnership Dollars	Percentage	Units		
Multi-family New Construction										46	\$7,500	154	\$7,500	0	\$5,000			\$1,500,000.00			\$345,000.00	\$1,500,000.00		16%	154	
Non Profit Rental Rehab/Construct										100	\$7,500	100	\$7,500		\$5,000			\$1,500,000.00			\$750,000.00	\$1,500,000.00		16%	100	
Rental Rehab w/Private										3	\$20,000	3	\$20,000	3	\$20,000	3	\$20,000		\$240,000.00			\$60,000.00	\$240,000.00		3%	9
Rental Assistance										40	\$2,000	40	\$2,000	40	\$2,000	10	\$2,000			\$260,000.00	\$80,000.00	\$260,000.00		3%	90	
TOTALS FROM PG 2										100	1,590,000	53	180,000	53	180,000	26	99,000	\$1,530,000		\$519,000.00	\$1,590,000.00	\$2,049,000.00		22%	83	
Subtotal 2 (Non-Home Ownership)										289	2,825,000	350	2,225,000	96	320,000	39	179,000	\$4,530,000.00	\$240,000.00	\$779,000.00	\$2,825,000.00	\$5,549,000.00		58%	436	
Administration Fees																						\$1,424,850.00		15%		
Admin. From Program Income																								0%		
Home Ownership Counseling																						\$0.00		0%		
GRAND TOTAL										302	\$3,170,000	378	\$3,055,000.00	129	\$1,220,000	64	\$624,000	\$5,800,000.00	\$990,000.00	\$1,279,000.00	\$3,170,000.00	\$9,493,850.00		100%	522	
Add Subtotals 1 & 2, plus all Admin. & HO Counseling																										
Maximum Allowable Purchase Price:																		New	\$ 185,000.00	Existing	\$ 185,000.00					
Allocation Breakdown												Amount	%				Projected Program Income:	\$	-	Max Amount Program Income For Admin:		\$0.00				
Very-Low Income												\$3,055,000.00	38%				Projected Recaptured Funds:	\$	-							
Low Income												\$1,220,000.00	15%				Distribution:	\$	9,493,850.00							
Moderate Income												\$624,000.00	8%				Total Available Funds:	\$	9,493,850.00							
Extremely Low Income												\$3,170,000	39%													
TOTAL												\$8,069,000.00	100%											26-Jan-06		

FLORIDA HOUSING FINANCE CORPORATION										Sources of Funds:							
HURRICANE HOUSING DELIVERY GOALS CHART										HHRP						\$ -	
STRATEGIES FOR THE HURRICANE HOUSING ASSISTANCE PLAN FOR STATE FISCAL YEAR: 2006										Community Planning Partnership						\$ -	
												Subtotal				\$ -	
										ELI Funds						\$ -	
Name of Local Government: Charlotte County										TOTAL AVAILABLE FUNDS:						\$ -	
										New Construction		Rehab/Repair		Without Construction		D E F	
HOME OWNERSHIP STRATEGIES		ELI Units	Max. Award	VLI Units	Max. Award	LI Units	Max. Award	MI Units	Max. Award	HHRP & Partnership Dollars	HHRP & Partnership Dollars	HHRP & Partnership Dollars	Total ELI Dollars	Total HHRP & Partnership Dollars	Total Percentage	Total Units	
										\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	#DIV/0!	0	
										\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	#DIV/0!	0	
										\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	#DIV/0!	0	
										\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	#DIV/0!	0	
										\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	#DIV/0!	0	
										\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	#DIV/0!	0	
										\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	#DIV/0!	0	
										\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	#DIV/0!	0	
										\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	#DIV/0!	0	
Subtotal 1 (Home Ownership)		0		0		0		0		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	#DIV/0!	0	
RENTAL STRATEGIES		ELI Units	Max. Award	VLI Units	Max. Award	LI Units	Max. Award	MI Units	Max. Award	New Construction Dollars	Rehab/Repair Dollars	Without Construction Dollars	Total ELI Dollars	Total HHRP & Partnership Dollars	Total Percentage	Total Units	
Landlord Bonus		30	\$3,000	30	\$3,000	30	\$3,000	23	\$3,000			\$339,000.00	\$90,000.00	\$339,000.00	#DIV/0!	#REF!	
Dollars to Landlords		20	\$3,000	20	\$3,000	20	\$3,000					\$180,000.00	\$60,000.00	\$180,000.00	#DIV/0!	9	
Business Incentives		3	\$10,000	3	\$10,000	3	\$10,000	3	\$10,000	\$120,000.00			\$30,000.00	\$120,000.00	#DIV/0!	0	
Special Needs housing		47	\$30,000							\$1,410,000.00			\$1,410,000.00	\$1,410,000.00	#DIV/0!	#REF!	
Community Land Trust Rental		0	\$50,000	0	\$50,000	0	\$50,000	0	50000	\$0.00				\$0.00	#DIV/0!	0	
Subtotal 2 (Non-Home Ownership)		100	1590000	53	180000	53	180000	26	99000	\$1,530,000.00	\$0.00	\$519,000.00	\$1,590,000.00	\$2,049,000.00	#DIV/0!	#REF!	
Administration Fees														\$0.00	#DIV/0!		
Admin. From Program Income																	
Home Ownership Counseling														\$0.00	#DIV/0!		
GRAND TOTAL		100	1590000	53		53		26		\$1,530,000.00	\$0.00	\$519,000.00		\$0.00	#DIV/0!	#REF!	
Add Subtotals 1 & 2, plus all Admin. & HO Counseling		100	1590000	53		53		26		\$1,530,000.00	\$0.00	\$519,000.00		\$0.00	#DIV/0!	#REF!	
Maximum Allowable Purchase Price:										New	\$ 185,000.00	Existing	\$ 185,000.00				
Allocation Breakdown				Amount	%					Projected Program Income:	\$ -	Max Amount Program Income For Admin:		\$0.00			
Very-Low Income										Projected Recaptured Funds:	\$ -						
Low Income										Distribution:	\$ -						
Moderate Income										Total Available Funds:	\$0.00						
TOTAL																26-Jan-06	

FLORIDA HOUSING FINANCE CORPORATION									Sources of Funds:		HHRP			\$ -	
HURRICANE HOUSING DELIVERY GOALS CHART											Community Planning Partnership			\$ -	
STRATEGIES FOR THE HURRICANE HOUSING ASSISTANCE PLAN FOR STATE FISCAL YEAR: 2007												Subtotal		\$ 8,168,119.00	
Name of Local Government: Charlotte County											ELI Funds			\$ 1,457,995.00	
											TOTAL AVAILABLE FUNDS:			\$ 9,626,114.00	
									New Construction	Rehab/Repair	Without Construction		D	E	F
HOME OWNERSHIP STRATEGIES									HHRP & Partnership	HHRP & Partnership	HHRP & Partnership	Total ELI	Total HHRP & Partnership Dollars	Total Percentage	Total Units
	ELI	Max.	VLI	Max.	LI	Max.	MI	Max.	Dollars	Dollars	Dollars	Dollars	Dollars	Percentage	Units
Community Land Trust	0	\$50,000	2	\$50,000	3	\$50,000	2	\$50,000	\$350,000.00	\$0.00	\$0.00	\$0.00	\$ 350,000.00	4%	7
Down Payment Assistance	0		10	\$30,000	12	\$25,000	5	\$15,000	\$0.00	\$0.00	\$675,000.00	\$0.00	\$ 675,000.00	7%	27
Homeowner Rehab	3	\$30,000	4	\$30,000	9	\$25,000	7	\$15,000	\$0.00	\$539,202.00	\$0.00	\$120,000.00	\$ 539,202.00	6%	20
New Construction/Rehab FS w/NP	0		4	\$30,000	8	\$25,000	4	\$15,000	\$190,000.00	\$190,000.00	\$0.00	\$0.00	\$ 380,000.00	4%	16
New Construction/Rehab w/Private	0		4	\$30,000	8	\$25,000	4	\$15,000	\$190,000.00	\$190,000.00	\$0.00	\$0.00	\$ 380,000.00	4%	16
Mobile Home Replacement	0	\$50,000	0	\$50,000	0	\$50,000	0	\$0	\$0.00	\$0.00	\$0.00	\$150,000.00	\$ -	0%	0
Mobile Moving Expenses	0	\$15,000	0	\$15,000	0	\$15,000	0	\$15,000	\$0.00	\$0.00	\$0.00	\$60,000.00	\$ -	0%	0
Construction Material	3	\$15,000	2	\$15,000	2	\$15,000	2	\$15,000	\$65,000.00	\$70,000.00	\$0.00	\$0.00	\$ 135,000.00	1%	6
Subtotal 1 (Home Ownership)	6	\$135,000	26	\$790,000	42	\$1,105,000	24	\$430,000	\$795,000.00	\$989,202.00	\$675,000.00	\$375,000.00	\$ 2,459,202.00	26%	92
RENTAL STRATEGIES									New Construction	Rehab/Repair	Without Construction	Total ELI	Total HHRP & Partnership Dollars	Total Percentage	Total Units
	ELI	Max.	VLI	Max.	LI	Max.	MI	Max.	Dollars	Dollars	Dollars	Dollars	Dollars	Percentage	Units
Multi-family New Construction	46	\$7,500	154	\$7,500	20	\$5,000			\$1,600,000.00			\$345,000.00	\$ 1,600,000.00	17%	174
Non Profit Rental Rehab/Construct	100	\$7,500	100	\$7,500		\$5,000			\$1,500,000.00			\$750,000.00	\$ 1,500,000.00	16%	100
Rental Rehab w/Private	3	\$20,000	3	\$20,000	3	\$20,000	3	\$20,000	\$120,000.00	\$120,000.00		\$60,000.00	\$ 240,000.00	2%	9
Rental Assistance	42	\$2,000	42	\$2,000	40	\$2,000	11	\$2,000	\$0.00		\$270,000.00	\$84,000.00	\$ 270,000.00	3%	93
TOTALS FROM PG 2	102	1,647,995	53	180,000	53	180,000	28	105,000	\$1,587,995.00		\$525,000.00	\$1,647,995.00	\$ 2,112,995.00	22%	85
Subtotal 2 (Non-Home Ownership)	293	2,886,995	352	2,229,000	116	420,000	14	187,000	\$4,807,995.00	\$120,000.00	\$795,000.00	\$2,886,995.00	\$ 5,722,995.00	59%	461
Administration Fees													\$1,443,917.00	15%	
Admin. From Program Income															
Home Ownership Counseling													\$0.00	0%	
GRAND TOTAL															
Add Subtotals 1 & 2, plus all Admin. & HO Counseling	299	\$3,021,995	378	\$3,019,000	158	\$1,525,000	38	\$617,000	\$5,602,995	\$1,109,202.00	\$1,470,000.00		\$0.00	0%	553
Maximum Allowable															
Purchase Price:									New	\$ 185,000.00	Existing	\$ 185,000.00			
Allocation Breakdown			Amount		%				Projected Program Income:	\$ -	Max Amount Program Income For Admin:		\$0.00		
Very-Low Income			\$3,019,000.00		37%				Projected Recaptured Funds:	\$ -					
Low Income			\$1,525,000.00		19%				Distribution:	\$ 9,626,114.00					
Moderate Income			\$617,000.00		8%				Total Available Funds:	\$9,624,114.00					
Extremely low income			\$3,021,995.00		37%									26-Jan-06	
TOTAL			\$8,182,197.00		100%										

FLORIDA HOUSING FINANCE CORPORATION										Sources of Funds:		HHRP			\$ -	
HURRICANE HOUSING DELIVERY GOALS CHART												Community Planning Partnership			\$ -	
STRATEGIES FOR THE HURRICANE HOUSING ASSISTANCE PLAN FOR STATE FISCAL YEAR: 2007													Subtotal		\$ -	
Name of Local Government: Charlotte County												ELI Funds			\$ -	
												TOTAL AVAILABLE FUNDS:			\$ -	
										New Construction	Rehab/Repair	Without Construction		D	E	F
HOME OWNERSHIP STRATEGIES	ELI Units	Max. Award	VLI Units	Max. Award	LI Units	Max. Award	MI Units	Max. Award	HHRP & Partnership Dollars	HHRP & Partnership Dollars	HHRP & Partnership Dollars	Total ELI Dollars	Total HHRP & Partnership Dollars	Total Percentage	Total Units	
									\$0.00	\$0.00	\$0.00	\$0.00	\$ -	#DIV/0!	0	
									\$0.00	\$0.00	\$0.00	\$0.00	\$ -	#DIV/0!	0	
									\$0.00	\$0.00	\$0.00	\$0.00	\$ -	#DIV/0!	0	
									\$0.00	\$0.00	\$0.00	\$0.00	\$ -	#DIV/0!	0	
									\$0.00	\$0.00	\$0.00	\$0.00	\$ -	#DIV/0!	0	
									\$0.00	\$0.00	\$0.00	\$0.00	\$ -	#DIV/0!	0	
									\$0.00	\$0.00	\$0.00	\$0.00	\$ -	#DIV/0!	0	
Subtotal 1 (Home Ownership)	0		0		0		0		\$0.00	\$0.00	\$0.00	\$0.00	\$ -	#DIV/0!	0	
RENTAL STRATEGIES	ELI Units	Max. Award	VLI Units	Max. Award	LI Units	Max. Award	MI Units	Max. Award	New Construction Dollars	Rehab/Repair Dollars	Without Construction Dollars	Total ELI Dollars	Total HHRP & Partnership Dollars	Total Percentage	Total Units	
Landlord Bonus	30	3,000	30	\$3,000	30	\$3,000	25	\$3,000			\$345,000.00	\$90,000.00	\$ 345,000.00	#REF!	#REF!	
Dollars to Landlords	20	3,000	20	\$3,000	20	\$3,000					\$180,000.00	\$60,000.00	\$ 180,000.00	#DIV/0!	9	
Business Incentives	4	10,000	3	\$10,000	3	\$10,000	3	\$10,000	\$130,000.00			\$40,000.00	\$ 130,000.00	#DIV/0!	0	
Special Needs housing	48	30,000							\$1,457,995.00			\$1,457,995.00	\$ 1,457,995.00	#DIV/0!	#REF!	
Community Land Trust Rental	0	50,000	0	\$50,000	0	\$50,000	0	50000	\$0.00			\$ -	#DIV/0!	0		
Subtotal 2 (Non-Home Ownership)	102	1,647,995	53	180,000	53	180,000	28	105,000	\$1,587,995.00	\$0.00	\$525,000.00	\$1,647,995.00	\$2,112,995.00	#DIV/0!	#REF!	
Administration Fees													\$0.00	#DIV/0!		
Admin. From Program Income																
Home Ownership Counseling													\$0.00	#DIV/0!		
GRAND TOTAL																
Add Subtotals 1 & 2, plus all Admin. & HO Counseling		\$1,647,995	53	\$180,000.00	53	\$180,000.00	28	\$105,000.00	\$1,587,995.00	\$0.00	\$525,000.00	\$1,647,995.00	\$0.00	#DIV/0!	#REF!	
Maximum Allowable Purchase Price:									New	\$ 185,000.00	Existing	\$ 185,000.00				
Allocation Breakdown			Amount		%				Projected Program Income:	\$ -	Max Amount Program Income For Admin:		\$0.00			
Very-Low Income									Projected Recaptured Funds:	\$ -						
Low Income									Distribution:	\$ -						
Moderate Income									Total Available Funds:	\$0.00						
TOTAL															26-Jan-06	