



MEMORANDUM

Date: 04.11.2025
To: Charlotte County Board of County Commissioners
From: Colleen K. Turner, senior manager
Subject: Quarterly Housing Division Report – April 2025

This report reflects Charlotte County Housing activities for January/February/March 2025.

Neighborhood Services Division Reorganization

March 2025 marked the establishment of the Human Services' Family Stability division, formerly held within Neighborhood Services. Family Stability continues to offer eligibility determination and case management for homelessness prevention, family self-sufficiency, housing stability, and disaster recovery, facilitating individual access to SHIP/HHR funding. Neighborhood Services now consists of Charlotte HOME, SHIP, and CDBG. The focus of the division is on the development and preservation of affordable housing, coordination of the delivery of CDBG and other HUD Community Planning and Development (CPD) funds, and compliance monitoring of staff, subrecipients, and project sponsors expending related funding.

Charlotte HOME

- Two (2) new inquiries by developers; no new applications
- One (1) Application received for an 18-unit complex in the City of Punta Gorda by Solis Investment LLC, has been scored and recommended for funding of eligible fees in the amount \$105,477.33 as well as \$22,490.00 in impact fees on affordable units in this complex. 10 units are to remain affordable at or below 80% AMI.
- Eleven (11) single-family Habitat applications/awards issued for a total of \$85,844.00 in impact fees waived;
- **Project Updates:**
 - Verandas III – 100% leased; Ribbon cutting 5/22
 - Blue Deep Creek – Credit underwriting complete; loans closed; initial funds disbursed; construction underway; anticipated C.O. Spring 2026
 - Villas at Scott St. – LURA amended to extend CO deadline, increase subsidy award and capture terms, and award of up to \$150K toward sewer extension; anticipated C.O. March 2026
 - Vincentian Villas – Both phase 1 and 2 funded; SHIP/HHR loan amounts being finalized; site prep in progress; anticipated C.O. TBD
 - Stillwater – Pending outcome of CoC Builds grant application to determine funding gap for SHIP/HHR contribution
 - Paradise Rentals – Pending BCC approval of incentives/subsidies 4/22/2025

- Strategic Group – No update from developer; 12 months since BCC request for detailed fee schedule to determine award amount

Affordable Housing Trust Fund (AHTF)

The current balance is **\$2,090,429**; (expenses \$121,661.70; revenue \$5,526.57). Currently, \$1,680,033.35 of the balance is encumbered (PORCH's Villas at Scott St.; Blue Sky Communities' Blue Deep Creek; CASL's Stillwater; and SVdP CARES' Vincentian Villas). See attached AHTF Project Report.

State Housing Initiatives Partnership (SHIP) Program

• SHIP (regular)

- **Purchase Assistance** – Seven (7) Habitat for Humanity (HFH) closings in January/February/March; \$175,600.00 expended; 5 satisfactions, \$85,090 in payoffs received.
- **Owner-occupied Rehab** – Twenty-four (24) applications in process; 3 rehab projects in active construction; There were no new rehab mortgages recorded. \$0.00 expended. Working with Subrecipients (Rebuilding Together) and (Center for Independent Living) to provide technical assistance.
- **Demolition/Reconstruction** – There are no new applications for assistance; 1 project in progress for an award of a \$150,000.00 mortgage. Client is working with Habitat for Humanity, to finalize her approval for their program. She has obtained temporary housing for the duration of the demo/reconstruction process. We continue to follow up on this and are actively working to finalize this project.
- **Emergency Repair** – Six (6) new applications; \$44,395 expended; 7 encumbered for a total of \$70,000.
- **Non-profit/Special Needs Rental Rehab** – One (1) award for Goodwill Industries (mortgage, LURA, and Agreement have been executed); 3 projects in progress; awaiting approval for CASL on the Stillwater project to be executed in the amount of \$270,000.00; \$203,432.00 has been expended.
- **Multi-family Construction** – One (1) project in progress (Blue Deep Creek); 0 new mortgages recorded; 1 application for an 18-unit complex in the City of Punta Gorda by Solis Investment LLC. has been scored and recommended for funding in the amount of \$400,000.00/SHIP and \$400,000 in HHR. We are still awaiting approval for CASL on the Stillwater project to be executed in the amount of \$400,000.00; \$0.00 expended.
- **Single Family Construction** – Zero (0) applications in progress. LHAP strategy slated for removal due to lack of use. Florida Housing Coalition recommends keeping, and strengthening to support Community Land Trust (CLT) work.
- **Disaster Assistance** – Eighty-six (86) new COAD referrals; 30 pending; 7 denied; 2 encumbered for \$24,000; 26 approved with \$98,344.51 expended.
- **Rapid Re-Housing (RRH)** – St. Vincent de Paul CARES (SVdP) is under subrecipient agreement to provide RRH services. SVdP will assist a minimum of twenty (20) households with an option for additional funding with performance. Services began 01.01.2025. No eligible applicants assisted to date.

- **SHIP-DR (Disaster Recovery):**
 - Hurricanes Helene/Milton award amount: \$256,000. Expenditure deadline 06.30.2027.
 - Accepting applications at: www.coadfl.org
- **Hurricane Housing Recovery Program (HHRP)**
 - Current balance **\$7,755,105.86**. Interest accrued = \$26,354.96; expended \$0.00.
 - Expenditure deadline 06.30.2026.
 - Budget by strategy established. Projects in progress. Subrecipients working through eligibility and bid process, preparing to execute mortgages on several projects. Purchase Assistance program launch impending. Considering administrative budget (10%) priorities and opportunities.

Affordable Housing Advisory Committee (AHAC)

The AHAC met on 02.19.2025 to: hold a Public Hearing on the AHAC Annual Report to the BCC; receive Housing program updates; continue the development of modifications to the Charlotte HOME program and Local Housing Assistance Plans (LHAP) for BCC approval; consider and prepare recommendation on Bachmann Tract; and receive member updates.

The Bachmann Tract discussion included consideration of past efforts and outcomes, the size of the parcel, and possibility of breaking it up into smaller parcels for mixed sizes of affordable housing developments and other priority County needs (disaster staging space; green space; etc.). The lack of infrastructure was discussed. The consensus was, master-planning will be key. The AHAC makes two (2) recommendations:

- Submit Bachmann Tract as the parcel to be studied in the NACo Counties 4 Housing Solutions (C4HS) TA sprint, if selected, to produce a formal recommendation for BCC consideration.
- Prioritize portions of the Bachmann Tract for affordable housing in any future Request for Proposal.

The next regular meeting is scheduled for 04.23.2025 and will include a review of a proposed LHAP amendment to incorporate Community Land Trust (CLT) language, considerations, and strategies, and to discuss the BCC bold strategic goal for affordable housing. The public is invited to attend and provide input on agenda items.

Long-Term Recovery – Housing

The local Long-Term Recovery (LTR) group is activated, and COAD application portal is open and accepting applications for hurricanes Ian, Idalia, Helene and Milton-related disaster assistance. The Human Services Family Stability Division is administering disaster assistance through SHIP, SHIP-DR, HHR, CSBG-DRSF, and other funding sources as appropriate. All applications for local disaster assistance are accepted at www.coadfl.org.

Seawall Repair Assistance Program

Two (2) approved applications with \$69,175 expended. Four (4) LMI (low/mod income) applications encumbered for \$256,050.50. Though not encumbered, there are 3 seawalls under construction for a 50% reimbursement upon completion, totaling \$78,679. Florida Commerce has not yet responded to the 11.14.2025 formal request for program modification to

assist with Helene/Milton damaged seawalls and extended expenditure deadline, despite repeated attempts to obtain approval. The expenditure deadline is 06.30.2025; the application deadline is 04.30.2025 to allow processing time; a 2-week extension is under consideration. A press/social media release will be issued to solicit additional applications.

Next Quarter in Neighborhood Services – Housing Activities

- **Strategic Planning** – working through reorganization challenges; recognizing accomplishments; considering opportunities for integration with other FSC partners; incorporating CDBG-work; developing internal priorities; establishing mission/vision.
- **Rental Monitoring** – 54 units scheduled for monitoring.
- **Purchase Assistance** program – finalizing lenders' consortium and application process/documents; anticipate program re-launch May 2025.
- Preparing and closing **Charlotte HOME** subsidy and SHIP/HHR loan documents for: CASL (Stillwater); SVdP CARES (Vincentian Villas); PORCH (Villas at Scott St.); and Solis Investments (Paradise Rentals; pending BCC approval).
- Presentation of **LHAP Amendment**/Technical Revisions for BCC consideration, April/May 2025
- Working with Civitas (consultant) on the **CDBG Urban Qualification** process, including completion of the Consolidated Plan and year 1 Action Plan. CDBG Coordinator training and program development.
- Charlotte HOME webpage launch.

Charlotte County Affordable Housing Trust Fund Project Report

AHTF Balance: 03.31.2025 \$2,090,429.00

Projects	Award Date	Award Amount	Expended	Encumbered	Estimated Completion	Number of Units	Project Status
PORCH - Villas at Scott St.	03.25.2025	208,928.73	2,409.23	206,519.50	December 2025	3	LURA amendment #2 approving CO deadline extension to June 2026, incorporating terms of Charlotte HOME subsidy award, increasing encumbrance for public fee subsidies, and awarding funds for sewer extension (not to exceed \$150K) approved 03.25.2025. Construction has begun.
Blue Sky Communities - Blue Deep Creek	09.24.2024	978,947.00	118,700.15	860,246.85	June 2026	70	Final loan closing on 03.11.2025! In permitting and site preparation. First fee subsidy payment made to CCU. Construction underway.
CASL - Stillwater	03.12.2024	43,267.00		43,267.00	Q2 2026	9	Construction delayed; awaiting outcome of CoC Builds application to determine final funding request; SHIP/HHR loans pending finalization of amounts and terms. Project is permit-ready.
SVdP CARES - Vincentian Villas	03.12.2024	570,000.00		570,000.00	TBD 2026	32	Phase 1: in design and underwriting; landscape plan and other site plan details in progress; once design is complete, zoning and permitting processes begin; Phase 2: awarded FHFC RFA; closing on phase 1 and 2 funds in May 2025; increase in total units from 30 - 32; Charlotte HOME and SHIP/HHR loans and related documents being prepared.

Total Encumbrance \$1,680,033.35

Remaining Balance 410,395.65

Proposed Project	Agenda Date	Request		Proposed Award	Estimated Completion		Proposed Project Status
Solis Investments, LLC - Paradise Rentals	04.22.2025	105,477.33		105,477.33	TBD	10	Charlotte HOME and AHAC approved for incentives and subsidies 12.18.2024; AHAC recommendation pending BCC approval 04.22.3035; \$400K SHIP loan and \$400K HHR loan pending BCC authorization to execute loan in excess of \$150,000.
The Strategic Group - Sovereign at Parkside East	03.12.2024	325,000.00		TBD	TBD	30	Project delayed due to legal dispute between co-owners; anticipate resolution and ability to proceed in 30-60 days; will submit updated fee schedule for Charlotte HOME, AHAC, and BCC consideration soon thereafter; closings anticipated Spring/Summer 2025.
The Strategic Group - Sovereign at Harbor West	03.12.2024	325,000.00		TBD	TBD	30	Project delayed due to legal dispute between co-owners; anticipate resolution and ability to proceed in 30-60 days; will submit updated fee schedule for Charlotte HOME, AHAC, and BCC consideration soon thereafter; closings anticipated Spring/Summer 2025.
LGAO	TBD	340,000.00		TBD	TBD	TBD	July/Aug 2025

Total Proposed Awards 105,477.33