



Charlotte HOME
(Housing Opportunities Made Easier)
Affordable Designation/Project Scoping Request

Office Use Only:		
Request Date: _____		Scoping Meeting Date: _____
<input type="checkbox"/> RENTAL	<input type="checkbox"/> HOMEOWNERSHIP	<input type="checkbox"/> SPECIAL NEEDS/SUPPORTED LIVING
<input checked="" type="checkbox"/> Multi-family	<input type="checkbox"/> Single Family	<input type="checkbox"/> Other

An officer, owner, partner or sole proprietor of the Company applying must sign this form

Person(s) Attending: Michael Raposa, CEO., Tomas Yi, CLO., Ann Vickstrom, Planning & Development Manager.

☒ Owner ☒ Builder ☒ Developer ☐ Engineer/Architect/Design Professional ☐ Other: _____

Is the applicant affiliated with a: ☒ Non-profit ☐ Community Land Trust _____

Best number to reach: 727-954-7990 Email: Michael@SVDPSP.CARES

Engineer/Architect/Design Professional Attending: Bill Cosgray Telephone Number: (727) 442-3117

Contractor License Number (if applicable): CGC058405

Property Tax ID Number(s): 412305401003 _____

Property Acreage: 3.021809

Project Location or Address: 1825 Lavilla Rd. Punta Gorda, FL. 33950

Legal Description of proposed property: ZZZ 054123 P55

Subdivision Name: N/A

Zoning District (current): OMI
(Include overlay districts if applicable)

Future Land Use (current): Commercial
(Include overlay districts if applicable)

Zoning District (proposed): OMI

Future Land Use (proposed): Commercial

No. of proposed buildings 1 No of proposed units 30 No. of Affordable Units 30

Percentage of Affordable Units 100% Average resident income: ☐ 60-80% AMI ☒ <60% AMI ☐ <30% AMI

If Rental, proposed rental rates: See Attached HUD Schedule If Homeownership, proposed sales price: _____

Term of Affordability: ☒ Perpetuity ☐ 50 years ☐ 21-49 years ☐ 20 years ☐ Tied to sale of unit

Incentives Requested: ☒ Impact Fee Waiver ☒ Utility Fees ☒ Other Fees ☒ Density
☐ Land Donation ☒ Local Gov. Contribution ☐ Other

See page 2 for additional required information.

Incentives may be awarded, subject to available funding, on a pro rata basis for proposals meeting minimum, median or maximum incentive thresholds. Awards are based on AHAC and/or staff recommendation and Board of County Commissioner approval.

Signature:  Date: 11/21/23

Charlotte Home – Additional Required Information

Describe the scope of the project including financial capacity, the plan for continued affordability for the term proposed and the plan for annual certification of average resident income:

Please refer to the attached addendum.

Identify prior work including both successful and unsuccessful projects. How many units have you produced?:

Please refer to the attached addendum.

Describe any past or present litigation involving any partners in the project, including outcome(s), if applicable:

N/A

Outline project readiness (site control; zoning; construction timeline):

Please refer to the attached addendum.

Identify any leveraged investments and/or collaborative ventures:

Please refer to the attached addendum.

Services and programs offered to residents, if applicable:

Please refer to the attached addendum.

Proximity to medical, employment, shopping:

Please refer to the attached addendum.

Other information:

Please refer to the attached addendum.

Describe the scope of the project including financial capacity, the plan for continued affordability for the term proposed and the plan for annual certification of average resident income:

Vincentian Villas will be a 30+ unit, new construction project for affordable Permanent Supportive Housing in Charlotte County. This property will be configured to offer both 1 bedroom and 2-bedroom units.

The residents served will be persons with special needs, including persons receiving benefits under the Social Security Disability Insurance (SSDI) program, the Supplemental Security Income (SSI) program or from Veterans' disability benefits. Society of St. Vincent de Paul South Pinellas, Inc. ("SVdP CARES") commits to providing a minimum of 25% of the total units to the sub population who are Veterans and disabled Veterans. One-third ("1/3") of the units will serve individuals and their families with income < 30% AMI, 1/3 will serve individuals and families with income < 60% AMI, and 1/3 will serve individuals and families with income 60-80% AMI. SVdP CARES will provide wraparound services on site that will empower residents to thrive in stable long-term affordable housing. Dedicated Case Managers assess residents eligibility based on verified income annually for re-certification.

SVdP CARES has the financial capacity to successfully implement this project. SVdP CARES manages an annual budget of over \$40 million for services to homeless individuals and families and households at risk of becoming homeless. This includes emergency and transitional housing, a food center, and thrift store in Pinellas County, and community-based programs providing rapid rehousing and prevention services in 16 Counties on the West Coast of Florida. The operations for SVdP CARES permanent supportive housing located in Pasco County is managed under an Agreement with NDC Asset Management, LLC, a professional property management company. SVdP CARES utilizes fund-based accounting software that allows us to track revenue and expenses by contract.

Policy and procedures establish clear lines of authority and responsibility for contract management, ensuring strong internal controls and segregation of responsibilities. The Finance Committee, which reports directly to the Board, oversees the agency's financial management.

Identify prior work including both successful and unsuccessful projects. How many units have you produced?

St. Vincent dePaul CARES current successful projects include: Ozanam Villages Phase I, II, and III, located in Pasco County. Each phase consists of 30 units, totaling 90 units of affordable housing. These permanent supportive housing ("PSH") projects in Pasco County include staff onsite responsible for coordinating access to assistance in the community based on a housing stability plan developed with the residents to support their goal of becoming self-sufficient.

SVdP CARES has renovated an 8 one-bedroom unit apartment-style permanent supportive housing facility called Rosalie Rendu in New Port Richey which opened on August 5, 2021. This project is providing shared housing opportunities for a number of tenants with 2 individuals accessing the efficiencies.

SVdP CARES in collaboration with the Gulf Coast Community Foundation in the City of Sarasota is currently developing multifamily housing for Veterans that consists of a two-story, 10-unit building and associated infrastructure.

Outline project readiness (site control; zoning; construction timeline):

SVdP CARES has fee simple ownership of the property located in Charlotte County that consists of over 3 acres of vacant land with OMI zoning. The current OMI zoning will allow for 10 units/acre with density incentives for affordable housing.

SVdP CARES along with Bradley Construction, a partner in comparable projects in Pasco and Sarasota Counties, have taken the preliminary steps to develop and estimate a construction plan. The estimated timeline on the project would have a start date in the Summer of FY 2024 and the construction period is estimated to be one year.

Identify any leveraged investments and/or collaborative ventures:

SVdP CARES has leveraged a private gift that was utilized to fund the purchase of the land and the initial development and construction costs along with operational costs.

Services and programs offered to residents, if applicable:

Permanent Supportive Housing is much more than four walls and a set of keys. SVdP CARES will provide wraparound support services on site. A case manager will be assigned to the project to coordinate access to needed assistance for all residents to ensure their housing stability. Services and other planned activities may be offered on-site as well as through linkage with other community resources including behavioral health, health care, employment services, and education. Residents will be encouraged to develop a housing stability plan and to participate in monthly planned activities (life skills, socialization, recreational activities). Case managers will refer to medical care, dental, rehabilitation, and transportation. Partnering with other community agencies will facilitate self-sufficiency. Participation in services will be voluntary.

Proximity to medical, employment, shopping:

The proposed site is less than a mile from the ShorePoint Health facility in Punta Gorda which offers comprehensive care. Additionally, within a one-mile radius of the proposed site are several restaurants, clothiers, auto shops, medical offices, and other employment opportunities such as a cabinetry store and a welding shop, among many others.

Other information:

SVdP CARES is highly experienced in coordinating the construction of and the operation of permanent supportive housing at a time when it is in high demand as the most vulnerable populations are unable to locate safe, affordable housing where they can thrive in our community. SVdP CARES is an active partner with Gulf Coast Partnership and will coordinate referrals for the project through the Coordinated Entry System that prioritizes persons who require permanent supportive housing to end their homelessness. SVdP CARES brings innovative housing-first services to the communities in which we serve that preventatively reduces community spending on emergency services.

HUD release: 5/15/2023
Effective: 5/15/2023

2023 Income Limits and Rent Limits
Florida Housing Finance Corporation
SHIP and HHRP Programs

County (Metro)	Percentage Category	Income Limit by Number of Persons in Household										Rent Limit by Number of Bedrooms in Unit					
		1	2	3	4	5	6	7	8	9	10	0	1	2	3	4	5
Calhoun County	30%	14,580	19,720	24,860	30,000	35,140	38,000	40,650	43,250	Refer to HUD		364	428	621	814	950	1,048
	50%	22,950	26,200	29,500	32,750	35,400	38,000	40,650	43,250	45,850	48,470	573	614	737	851	950	1,048
	80%	36,700	41,950	47,200	52,400	56,600	60,800	65,000	69,200	73,360	77,552	917	983	1,180	1,362	1,520	1,677
	120%	55,080	62,880	70,800	78,600	84,960	91,200	97,560	103,800	110,040	116,328	1,377	1,474	1,770	2,044	2,280	2,517
	Median: 68,400	140%	64,260	73,360	82,600	91,700	99,120	106,400	113,820	121,100	128,380	135,716	1,606	1,720	2,065	2,385	2,660
Charlotte County (Punta Gorda MSA)	30%	16,100	19,720	24,860	30,000	35,140	40,280	45,420	50,560	Refer to HUD		402	447	621	814	1,007	1,199
	50%	26,850	30,700	34,550	38,350	41,450	44,500	47,600	50,650	53,690	56,758	671	719	863	997	1,112	1,228
	80%	42,950	49,100	55,250	61,350	66,300	71,200	76,100	81,000	85,904	90,813	1,073	1,150	1,381	1,595	1,780	1,963
	120%	64,440	73,680	82,920	92,040	99,480	106,800	114,240	121,560	128,856	136,219	1,611	1,726	2,073	2,394	2,670	2,947
	Median: 77,300	140%	75,180	85,960	96,740	107,380	116,060	124,600	133,280	141,820	150,332	158,922	1,879	2,014	2,418	2,793	3,115
Citrus County	30%	14,580	19,720	24,860	30,000	35,140	38,000	40,650	43,250	Refer to HUD		364	428	621	814	950	1,048
	50%	22,950	26,200	29,500	32,750	35,400	38,000	40,650	43,250	45,850	48,470	573	614	737	851	950	1,048
	80%	36,700	41,950	47,200	52,400	56,600	60,800	65,000	69,200	73,360	77,552	917	983	1,180	1,362	1,520	1,677
	120%	55,080	62,880	70,800	78,600	84,960	91,200	97,560	103,800	110,040	116,328	1,377	1,474	1,770	2,044	2,280	2,517
	Median: 70,500	140%	64,260	73,360	82,600	91,700	99,120	106,400	113,820	121,100	128,380	135,716	1,606	1,720	2,065	2,385	2,660
Clay County (Jacksonville HMFA; Jacksonville MSA)	30%	18,600	21,250	24,860	30,000	35,140	40,280	45,420	50,560	Refer to HUD		465	498	621	814	1,007	1,199
	50%	31,000	35,400	39,850	44,250	47,800	51,350	54,900	58,450	61,950	65,490	775	830	996	1,150	1,283	1,416
	80%	49,600	56,650	63,750	70,800	76,500	82,150	87,800	93,500	99,120	104,784	1,240	1,328	1,593	1,841	2,053	2,266
	120%	74,400	84,960	95,640	106,200	114,720	123,240	131,760	140,280	148,680	157,176	1,860	1,992	2,391	2,761	3,081	3,400
	Median: 93,300	140%	86,800	99,120	111,580	123,900	133,840	143,780	153,720	163,660	173,460	183,372	2,170	2,324	2,789	3,221	3,594
Collier County (Naples-Immokalee-Marco Island MS)	30%	21,000	24,000	27,000	30,000	35,140	40,280	45,420	50,560	Refer to HUD		525	562	675	814	1,007	1,199
	50%	34,950	39,950	44,950	49,900	53,900	57,900	61,900	65,900	69,860	73,852	873	936	1,123	1,297	1,447	1,597
	80%	55,900	63,900	71,900	79,850	86,250	92,650	99,050	105,450	111,776	118,163	1,397	1,497	1,797	2,076	2,316	2,556
	120%	83,880	95,880	107,880	119,760	129,360	139,960	148,560	158,160	167,664	177,245	2,097	2,247	2,697	3,114	3,474	3,834
	Median: 100,700	140%	97,860	111,860	125,860	139,720	150,920	162,120	173,320	184,520	195,608	206,786	2,446	2,621	3,146	3,633	4,053
Columbia County	30%	14,600	19,720	24,860	30,000	35,140	40,200	43,000	45,750	Refer to HUD		365	429	621	814	1,005	1,109
	50%	24,300	27,750	31,200	34,650	37,450	40,200	43,000	45,750	48,510	51,282	607	650	780	901	1,005	1,109
	80%	38,850	44,400	49,950	55,450	59,900	64,350	68,800	73,200	77,616	82,051	971	1,040	1,248	1,441	1,608	1,775
	120%	58,320	66,600	74,880	83,160	89,880	96,480	103,200	109,800	116,424	123,077	1,458	1,561	1,872	2,163	2,412	2,662
	Median: 79,100	140%	68,040	77,700	87,360	97,020	104,860	112,560	120,400	128,100	135,828	143,590	1,701	1,821	2,184	2,523	2,814

Florida Housing Finance Corporation (FHFC) income and rent limits are based upon figures provided by the United States Department of Housing and Urban Development (HUD) and are subject to change. Updated schedules will be provided when changes occur.

Note: The general hold harmless provisions of IRC Section 142(d)(2)(E) mean that projects with at least one building placed in service on or before the end of the 45-day transition period for newly-released limits use whichever limits are greater, the current-year limits or the limits in use the preceding year.

HUD release: 5/15/2023

Effective: 5/15/2023

Implement on/before: 6/28/2023

2023 Income Limits and Rent Limits

Florida Housing Finance Corporation

Multifamily Rental Programs and CWHIP Homeownership Program

NOTE: Does not pertain to CDBG-DR, HHRP, HOME, NHTF or SHIP

County (Metro)	Percentage Category	Income Limit by Number of Persons in Household										Rent Limit by Number of Bedrooms in Unit					
		1	2	3	4	5	6	7	8	9	10	0	1	2	3	4	5
Charlotte County (Punta Gorda MSA)	20%	10,740	12,280	13,820	15,340	16,580	17,800	19,040	20,260	21,476	22,703	268	287	345	399	445	491
	25%	13,425	15,350	17,275	19,175	20,725	22,250	23,800	25,325	26,845	28,379	335	359	431	498	556	614
	28%	15,036	17,192	19,348	21,476	23,212	24,920	26,656	28,364	30,066	31,784	375	402	483	558	623	687
	30%	16,110	18,420	20,730	23,010	24,870	26,700	28,560	30,390	32,214	34,055	402	431	518	598	667	736
	33%	17,721	20,262	22,803	25,311	27,357	29,370	31,416	33,429	35,435	37,460	443	474	570	658	734	810
	35%	18,795	21,490	24,185	26,845	29,015	31,150	33,320	35,455	37,583	39,731	469	503	604	698	778	859
	40%	21,480	24,560	27,640	30,680	33,160	35,600	38,080	40,520	42,952	45,406	537	575	691	798	890	982
	45%	24,165	27,630	31,095	34,515	37,305	40,050	42,840	45,585	48,321	51,082	604	647	777	897	1,001	1,105
	50%	26,850	30,700	34,550	38,350	41,450	44,500	47,600	50,650	53,690	56,758	671	719	863	997	1,112	1,228
	60%	32,220	36,840	41,460	46,020	49,740	53,400	57,120	60,780	64,428	68,110	805	863	1,036	1,197	1,335	1,473
Median: 77,300	70%	37,590	42,980	48,370	53,690	58,030	62,300	66,640	70,910	75,166	79,461	939	1,007	1,209	1,396	1,557	1,719
	80%	42,960	49,120	55,280	61,360	66,320	71,200	76,160	81,040	85,904	90,813	1,074	1,151	1,382	1,596	1,780	1,965
	120%	64,440	73,680	82,920	92,040	99,480	106,800	114,240	121,560	128,856	136,219	1,611	1,726	2,073	2,394	2,670	2,947
	140%	75,180	85,960	96,740	107,380	116,060	124,600	133,280	141,820	150,332	158,922	1,879	2,014	2,418	2,793	3,115	3,438
HERA Special Limits per Section 142(d)(2)(E) (est. 2016) For use by projects that placed in service at least one building on or before 12/31/2008	25% - HS	13,550	15,475	17,400	19,325	20,875	22,425	23,975	25,525	27,055	28,601	338	362	435	502	560	618
	28% - HS	15,176	17,332	19,488	21,644	23,380	25,116	26,852	28,588	30,302	32,033	379	406	487	562	627	693
	30% - HS	16,260	18,570	20,880	23,190	25,050	26,910	28,770	30,630	32,466	34,321	406	435	522	603	672	742
	33% - HS	17,886	20,427	22,968	25,509	27,555	29,601	31,647	33,693	35,713	37,753	447	478	574	663	740	816
	35% - HS	18,970	21,665	24,360	27,055	29,225	31,395	33,565	35,735	37,877	40,041	474	507	609	703	784	866
	40% - HS	21,680	24,760	27,840	30,920	33,400	35,880	38,360	40,840	43,288	45,762	542	580	696	804	897	990
	45% - HS	24,390	27,855	31,320	34,785	37,575	40,365	43,155	45,945	48,699	51,482	609	653	783	904	1,009	1,113
	50% - HS	27,100	30,950	34,800	38,650	41,750	44,850	47,950	51,050	54,110	57,202	677	725	870	1,005	1,121	1,237
	60% - HS	32,520	37,140	41,760	46,380	50,100	53,820	57,540	61,260	64,932	68,642	813	870	1,044	1,206	1,345	1,485



ST. VINCENT DE PAUL CARES, INC.

384 15TH Street North
St Petersburg, FL 33705

February 21, 2024

Colleen Turner, Senior Manager
Charlotte County Human Services
21500 Gibraltar Dr. #1
Port Charlotte, FL 33952

RE: Charlotte HOME Grant Application Addendum

Colleen,

Pursuant to our meeting on January 19, 2024, in which we discussed providing specifics to the funding amounts requested for the Charlotte HOME grant, I am providing a list of proposed funding costs for the Permanent Supportive Housing (PSH) development project at 1825 LaVilla Road in unincorporated Charlotte County. There are many items that the proposed funds could significantly assist in the development of this project. The project has been divided into two phases of 15 units each because the total PSH funding needed was not available at this time from FHFC funding sources. We have provided costs below for predevelopment surveys, utility extension of the water main along LaVilla Rd, impact fees, on-site utilities and lift station, roadway entry and fill for the property. The proposed Charlotte HOME grant funding would be used for a portion of the following development costs:

CHARLOTTE HOME GRANT Request

Improvements	Estimated Costs
Building Permits	\$ 32,500.00
Utility Connection Fees	\$ 55,000.00
Lift Station Installation	\$ 90,000.00
Impact Fees	\$ 80,000.00
Wildlife Relocation FGFWFC Fees	
Wildlife Surveys	\$100,000.00
Site Utility Costs	\$195,000.00
Road ROW Entry Improvements	\$ 65,000.00
TOTAL	\$ 617,500.00

SHIP Funding Request

Improvement	Cost
Off-Site Improvements - Watermain Expansion	\$ 730,000.00
Site Fill	\$ 168,000.00
TOTAL	\$ 898,000.00

I have provided an amended narrative that addresses changes to the proposed development and provides more detail to the distances from assorted services including stores, groceries, medical, and schools and provision of transportation options providing more services to our residents.

Please let us know if we need to make any further amendments to the Charlotte HOME application. We appreciate the opportunity to submit this information and thank you for your time and consideration in this matter.

Respectfully,

Ann Vickstrom, AICP, RLA
Planning & Development Manager
St. Vincent de Paul CARES
384 15th St N
St. Petersburg, FL 33705
ann@svdpsp.org

ADDENDUM 2/21/2024

Charlotte HOME Grant Application

Describe the scope of the project including all hurricane-related repairs:

Phase 1 of Vincentian Villas will be a 15+ unit, new construction project for affordable Permanent Supportive Housing in Charlotte County. This property will be configured to offer both 1 bedroom and 2-bedroom units.

The residents served will be persons with special needs, including persons receiving benefits under the Social Security Disability Insurance (SSDI) program, the Supplemental Security Income (SSI) program or from Veterans' disability benefits. Society of St. Vincent de Paul South Pinellas, Inc. ("SVdP CARES") commits to providing a minimum of 25% of the total units to the sub population who are Veterans and disabled Veterans. One-half (1/2) of the units will serve individuals and their families with income < 30% AMI, and one-half will serve individuals and families with income < 60% AMI. SVdP CARES will provide wraparound services on site that will empower residents to thrive in stable long-term affordable housing. Dedicated Case Managers assess residents' eligibility based on verified income annually for re-certification.

Outline project readiness (site control; zoning; construction timeline; etc.):

Vincentian Properties, Inc. currently has fee simple ownership of the property located in Charlotte County that consists of over 3 acres of vacant land with OMI zoning. The current OMI zoning will allow for 10 units/acre with incentives for affordable housing. SVdP CARES has a purchase agreement with Vincentian Properties to purchase the property.

SVdP CARES development team has taken the preliminary steps to develop and estimate a construction plan. The estimated timeline on the project would have a start date in the 4th Quarter of FY 2024 and the construction period is estimated to be one year.

Identify other funding sources for project (insurance, FEMA, loans, grants, etc.). Provide settlement letters, if applicable. Provide detailed explanation if no settlement received.:

SVDP CARES is currently applying for Florida Housing Finance Corporation funding, RFA 2024-102 SAIL Financing for Smaller Permanent Supportive Housing Developments for Persons With Special Needs.

Disclose any existing liens, mortgages, or other encumbrances attached to subject property:

There are no existing liens, mortgages, or other encumbrances attached to subject property

Describe property development/management experience:

St. Vincent dePaul CARES current successful projects include: Ozanam Villages Phase I, II, and III, located in Pasco County. Each phase consists of 30 units, totaling 90 units of affordable housing. These permanent supportive housing ("PSH") projects in Pasco County include staff onsite responsible for coordinating access to assistance in the community based on a housing stability plan developed with the residents to support their goal of becoming self-sufficient.

SVdP CARES has renovated an 8 one-bedroom unit apartment-style permanent supportive housing facility called Rosalie Rendu in New Port Richey which opened on August 5, 2021. This project is providing shared housing opportunities for a number of tenants with 2 individuals accessing the efficiencies.

SVdP CARES is in the process of developing the following projects:

Similar to the proposed development in Charlotte County, Ozanam IV will be an addition to Ozanam I-III in Pasco County. Ozanam IV, will offer PSH that will comprise of 33 one-bedroom units within one, three story apartment building on a 3.5-acre site.

SVdP CARES in collaboration with the Gulf Coast Community Foundation in the City of Sarasota is currently developing affordable multifamily housing for Veterans that consists of a two-story, 10-unit building and associated infrastructure.

Vincentian Villages is a collaboration between SVdP CARES and Ability Housing Inc., to develop affordable housing in Pinellas County that will consist of 73-units serving individuals or families with income at or below 60% AMI.

Each of the above proposed developments will provide access to individualized and community-based support services, opportunities to participate in peer supports, inclusion in the community, access to transportation, training in basic daily living skills, assistance with improving employability, access to medical care, access to behavioral healthcare, and access to employment hubs.

Describe any past or present litigation involving any properties managed, including outcome(s), if applicable:

There is no current litigation involving any of our managed properties.

Services and programs offered to residents, if applicable:

Permanent Supportive Housing is much more than four walls and a set of keys. SVdP CARES will provide wraparound support services on site. A case manager will be assigned to the project to coordinate access to needed assistance for all residents to ensure their housing stability. Services and other planned activities may be offered on-site as well as through linkage with other community resources including behavioral health, health care, employment services, and education. Residents will be encouraged to develop a housing stability plan and to participate in monthly planned activities (life skills, socialization, recreational activities). Case managers will refer to medical care, dental, rehabilitation, and transportation. Partnering with other community agencies will facilitate self-sufficiency. Participation in services will be voluntary.

Describe plan for tenant relocation during rehab/construction or plan for timely lease-up of vacant unit(s):

Not Applicable

Other information (including special needs criteria, if applicable):

This Community will be identified and designed as a property with Permanent Supportive Housing-Occupancy Eligibility Requirements and Preferences. Vincentian Villa will be developed

as permanent supportive housing community that is for continuous occupancy for as long as the resident complies with the lease requirements. "Persons with Special Needs" means that:

1. An adult person requiring independent living services to maintain housing or develop independent living skills and who has a Disabling Condition, or
2. A young adult formerly in foster care who is eligible for services under Section 409.1451 (5), Florida Statutes, or
3. A survivor of domestic violence as defined in Section 741.28, Florida Statutes, or
4. A person receiving benefits under the Social Security Disability Insurance (SSDI) program or the Supplemental Security Income (SSI) program or from Veterans' Disability Benefits.

Applications will be accepted at the Community Rental Office during normal office hours unless another place of acceptance is designated. The acceptance of applications for individual unit sizes may be closed when the expected wait for a unit exceeds one year. All applications will be stamped with the date and time they are received.

Once an Applicant is admitted to a specific unit, no transfer will be approved unless there is good cause such as to provide reasonable accommodation for persons who can no longer climb stairs or needs the features of a wheelchair adapted unit or in cases where the family size has increased above the maximum occupancy standards for the property listed in this document. A household must be recertified and income eligible at the time of the transfer when transferring to different buildings within the community. Transfers for reasonable accommodation and to correct occupancy standards will take priority over admission of Applicants to the property. The cost of transfers will be the responsibility of the requesting resident, and a transfer fee of \$200 may be charged by management.

Improvement Costs

The proposed Charlotte HOME grant funding would be used for the following development costs:

<u>Improvements</u>	<u>Estimated Costs</u>
Building Permits	\$ 32,500.00
Utility Connection Fees	\$ 55,000.00
Impact Fees	\$ 80,000.00
Wildlife Survey/FGFWFC Fee/Relocation	\$ 100,000.00
Lift Station	\$ 90,000.00
Site Utilities	\$ 195,000.00
<u>Road ROW Improvements for entry lane and drainageway</u>	<u>\$ 65,000.00</u>
TOTAL	\$617,500.00

ADDENDUM 2/21/2024
SHIP Grant Application
For St. Vincent de Paul CARES

Describe the scope of the project including all hurricane-related repairs:

Phase 1 of Vincentian Villas will be a 15+ unit, new construction project for affordable Permanent Supportive Housing in Charlotte County. This property will be configured to offer both 1 bedroom and 2-bedroom units.

The residents served will be persons with special needs, including persons receiving benefits under the Social Security Disability Insurance (SSDI) program, the Supplemental Security Income (SSI) program or from Veterans' disability benefits. Society of St. Vincent de Paul South Pinellas, Inc. ("SVdP CARES") commits to providing a minimum of 25% of the total units to the sub population who are Veterans and disabled Veterans. One-half (1/2) of the units will serve individuals and their families with income < 30% AMI, and one-half will serve individuals and families with income < 60% AMI. SVdP CARES will provide wraparound services on site that will empower residents to thrive in stable long-term affordable housing. Dedicated Case Managers assess residents' eligibility based on verified income annually for re-certification.

Outline project readiness (site control; zoning; construction timeline; etc.):

Vincentian Properties, Inc. currently has fee simple ownership of the property located in Charlotte County that consists of over 3 acres of vacant land with OMI zoning. The current OMI zoning will allow for 10 units/acre with incentives for affordable housing. SVdP CARES has a purchase agreement with Vincentian Properties to purchase the property.

SVdP CARES development team has taken the preliminary steps to develop and estimate a construction plan. The estimated timeline on the project would have a start date in the 4th Quarter of FY 2024 and the construction period is estimated to be one year.

Identify other funding sources for project (insurance, FEMA, loans, grants, etc.). Provide settlement letters, if applicable. Provide detailed explanation if no settlement received.:

SVDP CARES is currently applying for Florida Housing Finance Corporation funding, RFA 2024-102 SAIL Financing for Smaller Permanent Supportive Housing Developments for Persons With Special Needs.

Disclose any existing liens, mortgages, or other encumbrances attached to subject property:

There are no existing liens, mortgages, or other encumbrances attached to subject property

Describe property development/management experience:

St. Vincent dePaul CARES current successful projects include: Ozanam Villages Phase I, II, and III, located in Pasco County. Each phase consists of 30 units, totaling 90 units of affordable housing. These permanent supportive housing ("PSH") projects in Pasco County include staff

onsite responsible for coordinating access to assistance in the community based on a housing stability plan developed with the residents to support their goal of becoming self-sufficient.

SVdP CARES has renovated an 8 one-bedroom unit apartment-style permanent supportive housing facility called Rosalie Rendu in New Port Richey which opened on August 5, 2021. This project is providing shared housing opportunities for a number of tenants with 2 individuals accessing the efficiencies.

SVdP CARES is in the process of developing the following projects:

Similar to the proposed development in Charlotte County, Ozanam IV will be an addition to Ozanam 1-111 in Pasco County. Ozanam IV, will offer PSH that will comprise of 33 one-bedroom units within one, three story apartment building on a 3.5-acre site.

SVdP CARES in collaboration with the Gulf Coast Community Foundation in the City of Sarasota is currently developing affordable multifamily housing for Veterans that consists of a two-story, 10-unit building and associated infrastructure.

Vincentian Villages is a collaboration between SVdP CARES and Ability Housing Inc., to develop affordable housing in Pinellas County that will consist of 73-units serving individuals or families with income at or below 60% AMI.

Each of the above proposed developments will provide access to individualized and community-based support services, opportunities to participate in peer supports, inclusion in the community, access to transportation, training in basic daily living skills, assistance with improving employability, access to medical care, access to behavioral healthcare, and access to employment hubs.

Describe any past or present litigation involving any properties managed, including outcome(s), if applicable:

There is no current litigation involving any of our managed properties.

Services and programs offered to residents, if applicable:

Permanent Supportive Housing is much more than four walls and a set of keys. SVdP CARES will provide wraparound support services on site. A case manager will be assigned to the project to coordinate access to needed assistance for all residents to ensure their housing stability. Services and other planned activities may be offered on-site as well as through linkage with other community resources including behavioral health, health care, employment services, and education. Residents will be encouraged to develop a housing stability plan and to participate in monthly planned activities (life skills, socialization, recreational activities). Case managers will refer to medical care, dental, rehabilitation, and transportation. Partnering with other community agencies will facilitate self-sufficiency. Participation in services will be voluntary.

Describe plan for tenant relocation during rehab/construction or plan for timely lease-up of vacant unit(s):

Not Applicable

Other information (including special needs criteria, if applicable):

This Community will be identified and designed as a property with Permanent Supportive Housing-Occupancy Eligibility Requirements and Preferences. Vincentian Villa will be developed as permanent supportive housing community that is for continuous occupancy for as long as the resident complies with the lease requirements. "Persons with Special Needs" means that:

1. An adult person requiring independent living services to maintain housing or develop independent living skills and who has a Disabling Condition, or
2. A young adult formerly in foster care who is eligible for services under Section 409.1451 (5), Florida Statutes, or
3. A survivor of domestic violence as defined in Section 741.28, Florida Statutes, or
4. A person receiving benefits under the Social Security Disability Insurance (SSDI) program or the Supplemental Security Income (SSI) program or from Veterans' Disability Benefits.

Applications will be accepted at the Community Rental Office during normal office hours unless another place of acceptance is designated. The acceptance of applications for individual unit sizes may be closed when the expected wait for a unit exceeds one year. All applications will be stamped with the date and time they are received.

Once an Applicant is admitted to a specific unit, no transfer will be approved unless there is good cause such as to provide reasonable accommodation for persons who can no longer climb stairs or needs the features of a wheelchair adapted unit or in cases where the family size has increased above the maximum occupancy standards for the property listed in this document. A household must be recertified and income eligible at the time of the transfer when transferring to different buildings within the community. Transfers for reasonable accommodation and to correct occupancy standards will take priority over admission of Applicants to the property. The cost of transfers will be the responsibility of the requesting resident, and a transfer fee of \$200 may be charged by management.

Improvement Costs

The proposed SHIP grant funding would be used for a portion of the following development costs:

Improvements	Estimated Costs
Water Main upgrade/extension/installation	\$ 730,000.00
Site Fill	\$ 168,000.00
TOTAL	\$ 898,000.00