



The Florida Senate

Local Funding Initiative Request

Fiscal Year 2024-2025

LFIR # 1152

1. Project Title

2. Senate Sponsor

3. Date of Request

4. Project/Program Description

With this project, Habitat for Humanity of Seminole County and Greater Apopka will address Sanford's critical shortage of affordably priced, owner-occupied homes by developing the city's first ever community of owned townhomes for people earning lower incomes. We will construct three buildings each consisting of four, energy-efficient 3-bedroom, 2-bathroom units. They will be built on nearly two acres of land off Martin Luther King, Jr. Blvd., a priority revitalization area neighboring Sanford's Historic Goldsboro community. When completed, we project 15 Habitat Homebuyers will become first-time homeowners, providing them an opportunity to break the cycle of poverty and build generational wealth.

5. State Agency to receive requested funds

State Agency contacted?

6. Amount of the Nonrecurring Request for Fiscal Year 2024-2025

Type of Funding	Amount
Operations	0
Fixed Capital Outlay	1,400,000
Total State Funds Requested	1,400,000

7. Total Project Cost for Fiscal Year 2024-2025 (including matching funds available for this project)

Type of Funding	Amount	Percentage
Total State Funds Requested (from question #6)	1,400,000	31%
Matching Funds		
Federal	1,200,000	26%
State (excluding the amount of this request)	1,260,000	27%
Local	500,000	11%
Other	225,000	5%
Total Project Costs for Fiscal Year 2024-2025	4,585,000	100%

8. Has this project previously received state funding?

Fiscal Year (yyyy-yy)	Amount		Specific Appropriation #	Vetoed
	Recurring	Nonrecurring		

9. Is future funding likely to be requested?

a. If yes, indicate nonrecurring amount per year.

b. Describe the source of funding that can be used in lieu of state funding.

10. Has the entity requesting this project received any federal assistance related to the COVID-19 pandemic?



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If yes, indicate the amount of funds received and what the funds were used for.

Paycheck Protection Program (PPP) funding: 226,500
 Cares Act Funds: \$150,000

Complete questions 11 and 12 for Fixed Capital Outlay Projects

11. Status of Construction

a. What is the current phase of the project?

- Planning
 Design
 Construction
 N/A

b. Is the project "shovel ready" (i.e permitted)? No

c. What is the estimated start date of construction? 7/1/2024

d. What is the estimated completion date of construction? 6/30/2025

12. List the owners of the facility to receive, directly or indirectly, any fixed capital outlay funding. Include the relationship between the owners of the facility and the entity.

Habitat for Humanity of Seminole County and Greater Apopka, a 501(c)(3) organization.

13. Details on how the requested state funds will be expended

Spending Category	Description	Amount
Administrative Costs:		
Executive Director/Project Head Salary and Benefits		0
Other Salary and Benefits		0
Expense/Equipment/Travel/Supplies/Other		0
Consultants/Contracted Services/Study		0
Operational Costs: Other		
Salary and Benefits		0
Expense/Equipment/Travel/Supplies/Other		0
Consultants/Contracted Services/Study		0
Fixed Capital Construction/Major Renovation:		
Construction/Renovation/Land/Planning Engineering	Roof trusses (180,000), wall lumber (300,000), roof shingles (114,000), siding and trim (210,000), wall & attic insulation (60,000), soffit - vents - fascia (12,800), drywall & finishing (234,000), electrical (186,000), and plumbing (103,200)	1,400,000
Total State Funds Requested (must equal total from question #6)		1,400,000

14. Program Performance

a. What specific purpose or goal will be achieved by the funds requested?



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- 1) Create a replicable, first-of-its-kind model of affordable homeownership in Sanford that optimizes use of limited land space and creates a small community of affordably owned homes.
- (2) Address a critical housing need in Sanford by increasing the stock of homes that lower income earners can afford to buy.
- (3) Provide a pathway to affordable homeownership for hard-working, lower-income earners who otherwise would be unable to achieve their dream of owning a home.

b. What activities and services will be provided to meet the intended purpose of these funds?

Habitat Seminole-Apopka will construct an owner-occupied, 12-unit townhome community for individuals and families earning 60%-80% of the area median income. Funds will be allocated to activities/materials as part of vertical construction, including roof trusses, wall lumber, roof shingles, siding & trim, wall & attic insulation, soffit - vents - fascia, drywall & finishing, electrical, and plumbing.

c. What direct services will be provided to citizens by the appropriation project?

Appropriated funding will be used for construction only. This said, while construction is underway, Habitat will equip Future Homebuyers to become and remain successful homeowners by providing services through the Habitat Homebuyers Program (funded through non-appropriation sources).

d. Who is the target population served by this project? How many individuals are expected to be served?

Habitat projects 15 Future Homebuyers and 20 children will benefit from this project. All will be economically disadvantaged households with earners making between 60%-80% of the area median income. Approximately 90% of Future Homebuyers will be people of color, predominantly Black and Hispanic. In addition, approximately 90% of households will be families with children, the vast majority headed by single moms.

e. What is the expected benefit or outcome of this project? What is the methodology by which this outcome will be measured?

OUTCOME 1: During the construction period all Future Homebuyers will increase their financial stability by participating in the Habitat Homebuyers Program as indicated by (1) increasing their credit scores by at least 100 points, (2) increasing their savings by at least \$1,000, and (3) maintaining a debt-to-income ratio below 43%. MEASUREMENT: During the application process, Future Homebuyers provide detailed financial documentation including bank and credit card statements. At that time, Habitat also obtains a credit report. On a monthly basis, Homebuyers continue submitting financial documentation to Habitat for review. We will compare their baseline (time of application) with status at time of this project's completion.

OUTCOME 2: Increase Sanford's stock of affordable owner-occupied homes by constructing 12 townhouse units for lower income earners. MEASUREMENT: Number of Homebuyers earning between 60%-80% of the area median income who achieve affordable homeownership.

f. What are the suggested penalties that the contracting agency may consider in addition to its standard penalties for failing to meet deliverables or performance measures provided for the contract?

Habitat recommends a penalty of .5% of appropriated funds each month that specified and agreed upon deliverables in the contract are not met.

15. Requester Contact Information

- a. **First Name** **Last Name**
- b. **Organization**
- c. **E-mail Address**
- d. **Phone Number** **Ext.**

16. Recipient Contact Information

- a. **Organization**



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b. Municipality and County

c. Organization Type

- For Profit Entity
- Non Profit 501(c)(3)
- Non Profit 501(c)(4)
- Local Entity
- University or College
- Other (please specify)

d. First Name **Last Name**

e. E-mail Address

f. Phone Number

17. Lobbyist Contact Information

a. Name

b. Firm Name

c. E-mail Address

d. Phone Number