



# The Florida Senate

## Local Funding Initiative Request

### Fiscal Year 2024-2025

LFIR # 2348

1. **Project Title**
2. **Senate Sponsor**
3. **Date of Request**

**4. Project/Program Description**

The Nancy Detert Residential Phase II will consist of the building of 38 affordable homes (65% of AMI or less). These villas will be a combination of 2 and 3 bedroom homes built in duplex style. The Nancy Detert Residential Community will be a one of a kind community not only in the State of Florida, but also in the country. The goal of this community is to create a purposefully built integrated community by providing at least 60% of the homes to support the workforce and families not designated as I/DD, and up to 40% of the homes will be available to provide housing for individuals with Intellectual and Developmental Disabilities. Of the 40% of homes available to individuals with disabilities a percentage of those homes will be sold to the identified resident at a low cost and 0% interest. This owning of their own home will allow that person to have the feeling of stability and the ability to develop financial security.

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	140,000
Fixed Capital Outlay	7,360,000
<b>Total State Funds Requested</b>	<b>7,500,000</b>

**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)	7,500,000	48%
<b>Matching Funds</b>		
Federal	3,500,000	23%
State (excluding the amount of this request)	0	0%
Local	2,500,000	16%
Other	2,000,000	13%
<b>Total Project Costs for Fiscal Year 2024-2025</b>	<b>15,500,000</b>	<b>100%</b>

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.

## 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)?

c. What is the estimated start date of construction?

d. What is the estimated completion date of construction?

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.

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

Spending Category	Description	Amount
<b>Administrative Costs:</b>		
Executive Director/Project Head Salary and Benefits		0
Other Salary and Benefits	Director of Finance - \$60,000	60,000
Expense/Equipment/Travel/Supplies/Other		0
Consultants/Contracted Services/Study	Owners Construction Rep - \$80,000	80,000
<b>Operational Costs: Other</b>		
Salary and Benefits		0
Expense/Equipment/Travel/Supplies/Other		0
Consultants/Contracted Services/Study		0
<b>Fixed Capital Construction/Major Renovation:</b>		
Construction/Renovation/Land/Planning Engineering	Architect - \$233,100, Engineering - \$48,400 Permitting - \$36,300, Impact fees - \$169,400, Infrastructure costs - \$1,210,000, Construction cost - (\$650,000) per building - \$5,662,800.	7,360,000
<b>Total State Funds Requested (must equal total from question #6)</b>		<b>7,500,000</b>

### 14. Program Performance

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



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

Construction of the Affordable homes. Loveland plans to build 3-5 duplexes (6-10 homes) annually beginning in 2024 as funds become available for the completion of each home. The community will be monitored by an HOA that will take care of the upkeep of the exterior of the entire community. For the homes that will be sold, Loveland will provide homeownership training classes, and will provide a connection to a local Trust company to support the new owners with development of a special needs trust to ensure the financial and physical upkeep of the home.

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

Loveland will provide homes to the workforce, families, and individuals with IDD who fall into the category of 65% of AMI or below. Today the average rental price for a 2 bedroom apartment is \$2,300 per month, making housing almost unattainable for many working families and individuals with disabilities. These homes will rent for the identified annual FHFC rates (2023 rates are \$1,200 - \$1,500 per home).

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

Workforce, families, and individuals with Intellectual Disabilities that meet the criteria of 65% of AMI or less.

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

1.) Reduction of families who meet the 65% of AMI in need of permanent stable housing. Methodology - Annual redetermination of financial qualifications.  
 2.) Reduction in the need of affordable housing for persons identified with an intellectual and developmental disability. Annual redetermination of financial qualifications and diagnosis.  
 3.) Integrated housing community supporting individuals with intellectual and developmental disabilities. Methodology - Annual review of the demographics of the residential community to ensure that the proposed demographics are met.

**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?**

Loveland will not be able to continue to access the requested funding for the continued development of the Nancy Deter Residential Community Phase II.

**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**

**b. Municipality and County**

**c. Organization Type**

For Profit Entity

Non Profit 501(c)(3)

Non Profit 501(c)(4)



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- 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**