



The Florida Senate

Local Funding Initiative Request

Fiscal Year 2024-2025

LFIR # 2760

1. Project Title

2. Senate Sponsor

3. Date of Request

4. Project/Program Description

The lack of available Workforce Housing is hindering Nassau County's economy. With 47% of Nassau County residents paying 30% or more of their income on housing and 22% paying more than 50%, high housing costs are preventing workers from living near their jobs (over 33% of our workforce commutes to Nassau County for work). A lack of Workforce Housing is impeding employee productivity and leading to economic instability. Workforce Housing options will improve job access and allow employers to attract and retain diverse employees at all levels. This project is the first of its kind and seeks to build 100 townhomes on land owned by the Community Land Trust of Nassau County, available for rent for working individuals and families within the 30-80% AMI.

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	3,000,000
Total State Funds Requested	3,000,000

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)	3,000,000	17%
Matching Funds		
Federal	0	0%
State (excluding the amount of this request)	0	0%
Local	0	0%
Other	15,029,300	83%
Total Project Costs for Fiscal Year 2024-2025	18,029,300	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?



The Florida Senate

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Fiscal Year 2024-2025

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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
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	Design, permitting, site preparation, foundation creation, construction, framing, rough-ins for plumbing and electrical, insulation, drywall, interior finishes and exterior landscaping of workforce housing community	3,000,000
Total State Funds Requested (must equal total from question #6)		3,000,000

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?

Direct design and construction costs to build 100 townhouses of workforce housing to fill the void of available housing in Nassau Co

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

To provide available housing for the workforce with 30 to 80% AMI. Units will be kept affordable based on the structure of the Community Land Trust of Nassau County in perpetuity. According to the University of Florida Bureau of Economic & Business Research, Nassau County is the 7th fastest growing county in Florida with a population outpacing projected and available units.

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

The workforce of Nassau County that can no longer afford to live in the area. This includes teachers and support staff at our schools as well as those in the hospitality industry of Amelia Island. Those who work in the public safety field as well. Thousands will be served through the years as the built units stay in ownership of the Land Trust.

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

To provide workforce housing to those individuals who have to choose to leave the area or become homeless. Homeless and housing numbers will be compared to historical data.

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?

The suggested penalty for failing to meet the deliverables or performance measures would be to review the current proposal, address barriers and implement a plan of action that would rectify the deficiencies within a given time period, or a reduction in funding.

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)
- Local Entity
- University or College
- Other (please specify)



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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