1. Project Title: Intergenerational Senior Housing for Low-Income Residents - Miami-Dade

2. Senate Sponsor: Jose Rodriguez

3. Date of Request: 11/22/2019

4. Project/Program Description:
The Thelma Gibson Health Initiative, Inc., (TGHI) program serves low income, high risk neighborhood youth, parents, adults, and elderly residents within west Coconut Grove and residents of zip code 33133. The targeted population served consists of minority (Caribbean, African American, and Hispanic) individuals/families where the income level can be placed at or below the federal guidelines for poverty. This community has a proud heritage of Bahamian and African-American immigrants who populated and helped build the Coconut Grove of the early 1900’s. Residents in west Coconut Grove are finding fewer affordable housing options as land values rise. More affordable housing is needed in good condition, located near healthcare/transportation. TGHI, a not for profit agency, has acquired 15,900 square feet of property in the heart of the community and seeks to build 8 intergenerational senior apartments there.

5. State Agency to receive requested funds: Department of Economic Opportunity

   State Agency contacted?  ☐ Yes  ☒ No

6. Amount of the Nonrecurring Request for Fiscal Year 2020-2021:

<table>
<thead>
<tr>
<th>Type of Funding</th>
<th>Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>Operations</td>
<td>92,456</td>
</tr>
<tr>
<td>Fixed Capital Outlay</td>
<td>2,307,544</td>
</tr>
<tr>
<td><strong>Total State Funds Requested</strong></td>
<td><strong>2,400,000</strong></td>
</tr>
</tbody>
</table>

7. Total Project Cost for Fiscal Year 2020-2021 (including matching funds available for this project):

<table>
<thead>
<tr>
<th>Type of Funding</th>
<th>Amount</th>
<th>Percentage</th>
</tr>
</thead>
<tbody>
<tr>
<td>Total State Funds Requested (from question #6)</td>
<td>2400000</td>
<td>100.0 %</td>
</tr>
<tr>
<td>Matching Funds</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Federal</td>
<td>00</td>
<td>0 %</td>
</tr>
<tr>
<td>State (excluding the amount of this request)</td>
<td>00</td>
<td>0 %</td>
</tr>
<tr>
<td>Local</td>
<td>00</td>
<td>0 %</td>
</tr>
<tr>
<td>Other</td>
<td>00</td>
<td>0 %</td>
</tr>
<tr>
<td><strong>Total Project Costs for Fiscal Year 2020-2021</strong></td>
<td><strong>2,400,000</strong></td>
<td><strong>100 %</strong></td>
</tr>
</tbody>
</table>

8. Has this project previously received state funding?  ☐ Yes  ☒ No

   If yes, provide the most recent instance:

<table>
<thead>
<tr>
<th>Fiscal Year (yyyy-yy)</th>
<th>Recurring</th>
<th>Nonrecurring</th>
<th>Specific Appropriation #</th>
<th>Vetoed</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

9. Is future-year funding likely to be requested?  ☒ Yes  ☐ No

   If yes, indicate nonrecurring amount per year:  240,000
## 10. Details on how the requested state funds will be expended

<table>
<thead>
<tr>
<th>Spending Category</th>
<th>Description</th>
<th>Amount</th>
</tr>
</thead>
</table>
| **Administrative Costs:**                              |                                                                夾 項目主管/項目經理職務與福利
Salary and Benefits: Funding of the project head's salary/benefits. $32.50 hr x 2,080 (40 hr per week for 52 weeks) = $67,600 x 50% = $33,800. Reduced benefit package, FICA/MICA 5.5% of full salary = $3,718 | 37,518 |
| Other Salary and Benefits:                             | Funding of one business manager's salary/benefits. $22.50 hr x 2,080 (40 hr per week for 52 weeks) = $46,800 - 23% of $46,800 = $10,764 Reduced benefit package, FICA/MICA 5.5% = $2,574 | 13,338 |
| Expense/Equipment/Travel/Supplies/Other                |                                                                夾 建設與開發顧問 (2) 對於機構項目管理及諮詢期間
Construction and Development Consultant (2) for agency project management and consultation during the development of this project. Scope of services include bid/selection of construction management, zoning, applications, and communication with Miami-Dade County and the City of Miami for maximizing resources and working to expedite building $50 hr x 8 hours week x 52 weeks each (x 2 consultants) | 41,600 |
| **Operational Costs:** Other                           |                                                                夾 Salary and Benefits
Salary and Benefits                                                                                                                                     |        |
|                                                        |                                                                夾 Expense/Equipment/Travel/Supplies/Other
Expense/Equipment/Travel/Supplies/Other                                                                                                                   |        |
|                                                        |                                                                夾 Consultants/Contracted Services/Study
Consultants/Contracted Services/Study                                                                                                                      |        |
| **Fixed Capital Construction/Major Renovation:**       | Development, building, and construction of 8 intergenerational apartments for elderly with additional units for assisted living.                                                                 | 2,307,544 |
| Construction/Renovation/Land/Planning Engineering      |                                                                                                                                                                                                       |        |

**Total State Funds Requested (must equal total from question #6)**

|                                                        | 2,400,000 |
11. Program Performance

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

The intergenerational housing model has a skilled nursing component which focuses on healthcare, semi-independent living, lifeskills, and self-care, all on-site. There is also a custodial, cooking, and behavioral health live-in position to total 8 skilled positions/residence and 8 seniors, each occupying an separate/individual unit. The ultimate goal is affordable housing for both seniors and 8 workforce development residents with a community engagement component totaling 8 elderly adults and an additional 8 skilled workforce residents for 'live to work' opportunities (total of 16 units/apartments to be built on TGHI owned land). TGHI has had one major foundation contribute $865,000 for assembling land for developing affordable housing targeting elderly and gentrified residents in Coconut Grove. The letter of award is dated May 2019 and can be provided; funds were wired to TGHI in May 2019 as well and the entity has assembled over 15,900' fully owned by TGHI.

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

Intergenerational living is an innovative concept based upon the idea that the blending of seniors (55+) with young adults in social living activities builds a community that enhances understanding of one another. In TGHI's model, there are cooking, lifeskills, gardening, and maintenance opportunities to engage and interact, as well as tutoring, reading, and civic ways to give back and maintain productivity. 8 elderly residents and 8 skilled residents, consisting of nursing students, culinary staff, maintenance staff, and behavioral/exercise staff, live and work in a 16 unit housing environment. The benefits are a reduced rent for the workers, aging in place gracefully for the seniors, and an array of classes ranging from art, yoga, walking, tours, and basic social and lifeskills. Because TGHI owns the land, the building and living opportunity costs a fraction of what other affordable housing projects costs.

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

Affordable housing for both seniors and workforce development with a community engagement component. The intergenerational housing model has a skilled nursing component which focuses on healthcare, semi-independent living, lifeskills, and self-care. Staff work on maintenance and landscape, and they work with the seniors to participate and enjoy the physical space. By working with partners, volunteer activities geared towards elementary schools and middle school will promote bonding and tutoring/storytelling, as well as community service activities such as letter writing to troops overseas and joint field trips.

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

Florida has 427 designated opportunity zones, all of which are low-income communities. West Coconut Grove is an identified opportunity zone and TGHI seeks to develop, construct, and complete 8 housing units for seniors with supported skilled nursing units. The targeted population is: 8 elderly residents targeted by Thelma Gibson Health Initiative, City of Miami District 2 and Miami-Dade County District 7 combined agencies. The targeted residents will have a need to age in place and also have completed TGHI's health passport social services program qualifying them based on assessment, intake, service need, and other varied factors. A total of 16 targeted residents in Miami-Dade County. At a funding rate of $2,400,000 and the land being owned by a not for profit entity; 16 residences = $150,000 per unit which in Miami-Dade for a program of this uniqueness is an amazing opportunity.

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

Having opportunities for peer companionship helps eliminate feelings of loneliness and isolation. The intergenerational living program provides seniors a warm environment that enriches the total quality of life. The resident assistants and skilled nurses play an important role in lives of residents. By improving mental health, physical health, cultural exposure, quality of education, job opportunities, as well as social services and health benchmarks, this funding not only offers a treatment component, but it also is a housing model with a family style feel. Medical advancements and technology lengthen the average person's lifespan and the population of older adults is increasing. As of 2014, older adults represented 14.5% of the US population and are expected to grow to be 21.7% of the population by 2040.

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 in the contract?

Awardee will reimburse state funding for non-performance of contract for failing to meet any deliverables.
12. **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.**

The Thelma Gibson Health Initiative, Inc.

13. **Requestor Contact Information**

   a. **First Name**  
   Joseph

   b. **Organization**  
   Thelma Gibson Health Initiative, Inc.

   c. **E-mail Address**  
   jking@tghimiami.org

   d. **Phone Number**  
   (305)446-1543

14. **Recipient Contact Information**

   a. **Organization**  
   Thelma Gibson Health Initiative, Inc.

   b. **Municipality and County**  
   Miami-Dade

   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**  
   Joseph

   e. **E-mail Address**  
   jking@tghimiami.org

   f. **Phone Number**  
   (305)4461543

15. **Lobbyist Contact Information**

   a. **Name**  
   None

   b. **Firm Name**  
   None

   c. **E-mail Address**

   d. **Phone Number**  
   Ext._