



# The Florida Senate

## Local Funding Initiative Request

### Fiscal Year 2023-2024

LFIR # 2578

1. Project Title

2. Senate Sponsor

3. Date of Request

4. Project/Program Description

Develop 80 units of senior affordable housing units as a part of a \$360 million neighborhood transformation effort. The Greater Dunbar Initiative/Dunbar Choice Neighborhood ("the neighborhood") in the City of Fort Myers presents an exciting opportunity to transform a community that has suffered from disinvestment and economic segregation but nonetheless has retained its underlying urban fabric and strong historical assets.

5. State Agency to receive requested funds

State Agency contacted?

6. Amount of the Nonrecurring Request for Fiscal Year 2023-2024

Type of Funding	Amount
Operations	0
Fixed Capital Outlay	3,000,000
<b>Total State Funds Requested</b>	<b>3,000,000</b>

7. Total Project Cost for Fiscal Year 2023-2024 (including matching funds available for this project)

Type of Funding	Amount	Percentage
Total State Funds Requested (from question #6)	3,000,000	13%
<b>Matching Funds</b>		
Federal	2,694,080	11%
State (excluding the amount of this request)	0	0%
Local	1,337,000	5%
Other	17,316,907	71%
<b>Total Project Costs for Fiscal Year 2023-2024</b>	<b>24,347,987</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?

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



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HACFM received Covid-19 direct assistance from HUD. We utilized funding for immediate remote working for our employees to assist our residents that resided in public housing.

## 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

b. Is the project "shovel ready" (i.e permitted)?

No

c. What is the estimated start date of construction?

11/2023

d. What is the estimated completion date of construction?

3/2025

### 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.

Southwest Florida Affordable Housing Choice Foundation, Inc (SWFLAHCF)- an entity of the Housing Authority of the City of Fort Myers. SWFLAHFC will be the General Partner and owner of the Senior Phase of development.

### 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		0
Expense/Equipment/Travel/Supplies/ Other		0
Consultants/Contracted Services/Study		0
<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	Direct project costs for design, engineering, and hard construction costs.	3,000,000
<b>Total State Funds Requested (must equal total from question #6)</b>		<b>3,000,000</b>

### 14. Program Performance

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

80 units of senior affordable housing units as a part of a \$360 million neighborhood transformation effort. The Greater Dunbar Initiative/Dunbar Choice Neighborhood ("the neighborhood") in the City of Fort Myers presents an exciting opportunity to transform a community that has suffered from disinvestment and economic segregation but nonetheless has retained its underlying urban fabric and strong historical assets.

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



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We will achieve 80 units of senior affordable housing and this will be part of a larger scale project that includes 300 family workforce housing units.

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

Quality affordable housing units and adding to the available low income housing opportunities to citizens of Lee County. In addition to the units, case management services, social activities, and ongoing classes will be provided to the residents of the facility.

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

This project will serve low-income seniors age 62 and older, and will serve 80 seniors.

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

The benefit will be 80 additional senior affordable housing units. The measurement of this benefit is construction completion.

**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 Housing Authority is under a federal grant agreement to deliver affordable, attainable, and workforce housing units and the penalties for not meeting milestones is a loss of \$30 million dollar federal grant.

**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)

d. First Name  Last Name   
e. E-mail Address   
f. Phone Number



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#### 17. Lobbyist Contact Information

a. Name	<input type="text" value="None"/>
b. Firm Name	<input type="text" value="None"/>
c. E-mail Address	<input type="text"/>
d. Phone Number	<input type="text"/>