



# The Florida Senate

## Local Funding Initiative Request

### Fiscal Year 2025-2026

LFIR # 1475

1. Project Title

2. Senate Sponsor

3. Date of Request

4. Project/Program Description

Central Florida Home for Good (CFHG) seeks funding to complete Phase 2 of the Sanford Courtyard project, which will add 10 permanent, affordable housing units for low-income individuals and families experiencing homelessness in Seminole County, Florida. These 2-bedroom, 1-bath apartments will provide safe, stable housing and access to support services such as financial literacy and job training through partnerships with local organizations. The project aims to reduce homelessness rates, as measured by the annual Point-in-Time count, and enhance residents' economic self-sufficiency and quality of life.

5. State Agency to receive requested funds

State Agency contacted?

6. Amount of the Nonrecurring Request for Fiscal Year 2025-2026

Type of Funding	Amount
Operating	0
Fixed Capital Outlay	425,000
<b>Total State Funds Requested</b>	<b>425,000</b>

7. Total Project Cost for Fiscal Year 2025-2026 (including matching funds available for this project)

Type of Funding	Amount	Percentage
Total State Funds Requested (from question #6)	425,000	18%
<b>Matching Funds</b>		
Federal	0	0%
State (excluding the amount of this request)	0	0%
Local	1,670,000	68%
Other	355,000	14%
<b>Total Project Costs for Fiscal Year 2025-2026</b>	<b>2,450,000</b>	<b>100%</b>

8. Has this project previously received state funding?

If yes, provide the most recent instance:

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

9. Is future-year 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.



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## Complete questions 10 and 11 for Fixed Capital Outlay Projects

### 10. 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)?

Yes

c. What is the estimated start date of construction?

12/15/2025

d. What is the estimated completion date of construction?

10/31/2026

e. What funding stream will be used for ongoing operations and maintenance of the project?

Income from affordable units will be used for ongoing operations and maintenance of the project.

11. 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.

Central Florida Home for Good, Inc. - 501(c)3 non-profit organization

### 12. 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</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	Funds will be allocated to activities, focusing on the completion of 10 permanent affordable housing units, including vertical construction to provide safe and high-quality housing for low-income individuals and families.	425,000
<b>Total State Funds Requested (must equal total from question #6)</b>		<b>425,000</b>

### 13. Program Performance

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

The funds will support the completion of Phase 2 of the Sanford Courtyard project, adding 10 permanent, affordable apartments to address Seminole County's critical shortage of housing for low-income individuals and families experiencing homelessness. This initiative aims to provide stable housing and access to resources that foster economic self-sufficiency and personal growth.



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

The funds will cover essential construction costs, including utility hookups, site preparations, and final work required to complete the 10 units. Additionally, residents will benefit from support services provided through partnerships, such as financial literacy workshops, job training, and other programs delivered in an on-site community room.

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

The project will provide permanent, affordable housing to low-income individuals or families. Residents will also have access to community-based support services, including financial literacy, job readiness training, and educational opportunities through partnerships with local organizations like Habitat for Humanity and Seminole State College.

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

The project will serve low-income individuals and families experiencing homelessness or severe housing instability, including veterans, families with children, and individuals in the A.L.I.C.E. (Asset Limited, Income Constrained, Employed) population. It is expected to directly house and serve 10 households, benefiting approximately 20-40 individuals, depending on family size.

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

Reduce Homelessness, measured by the annual Point-in-Time (PIT) count to track unsheltered persons. Compare pre- and post-construction PIT data. Improve Economic Self-Sufficiency, measured by tracking participation and outcomes in financial literacy and job training programs. Monitor participation in partner provided programs and surveys to assess progress. Enhance Community Stability, evaluated through resident retention rates and increased housing stability reports. Feedback on housing retention and satisfaction.

**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?**

Withholding a portion of the allocated funds until construction milestones or occupancy goals are met. Requiring additional progress reports or audits to ensure compliance with deliverables. Acknowledging that CFHG is currently part of the Restrictive Use Covenant (REC) for Seminole County for 30 years, ensuring that the property remains designated for its intended purpose. Penalties for failing to meet deliverables may include measures to safeguard compliance.

**14. Is this project related to mitigation, response, or recovery from a natural disaster?**

**a. If Yes, what phase best describes the project?**

- ☐ Mitigation (reducing or eliminating potential loss of life or property)
- ☐ Response (addressing the immediate and short-term effects of a natural disaster)
- ☐ Recovery (assisting communities return to normal operations, including rebuilding damaged infrastructure)

**b. Name of the natural disaster (or Executive Order # for events not under a federal declaration):**

**15. Has the entity applied for or received federal assistance for this project?**

- ☐ Yes, Applied
- ☐ Yes, Received
- ☐ No
- ☐ No, but intends to apply



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a. If yes, provide the FEMA project worksheet ID#:

b. Provide the total project cost listed on the FEMA project worksheet:

16. Has the entity applied for or received state assistance for this project (other than this request)?

- ☐ Yes, Applied
- ☐ Yes, Received
- ☐ No
- ☐ No, but intends to apply

a. If yes, specify the program and state agency (ex. Local Government Emergency Bridge Loan, Department of Commerce):

#### 17. Requester Contact Information

a. First Name  Last Name

b. Organization

c. E-mail Address

d. Phone Number  Ext.

#### 18. 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  Ext.



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#### 19. Lobbyist Contact Information

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

*The information provided will be posted to the Florida Senate website for public viewing if sponsored by a Senator.*