



The Florida Senate

Local Funding Initiative Request

Fiscal Year 2026-2027

LFIR # 1235

1. Project Title

2. Senate Sponsor

3. Date of Request

4. Project/Program Description

Habitat Seminole-Apopka is respectfully requesting funding to support the construction of a development featuring 19 single-family homes for ownership that are affordable, sustainable, and transit-accessible. This initiative aims to create an affordable housing community in Sanford, making efficient use of limited land space. By increasing the availability of homes for lower-income earners, we aim to address the urgent housing needs in the area while also creating jobs during the construction process.

5. State Agency to receive requested funds

State Agency contacted?

6. Amount of the Nonrecurring Request for Fiscal Year 2026-2027

Type of Funding	Amount
Operating	0
Fixed Capital Outlay	700,000
Total State Funds Requested	700,000

7. Total Project Cost for Fiscal Year 2026-2027 (including matching funds available for this project)

Type of Funding	Amount	Percentage
Total State Funds Requested (from question #6)	700,000	30%
Matching Funds		
Federal	200,000	9%
State (excluding the amount of this request)	0	0%
Local	1,434,241	61%
Other	0	0%
Total Project Costs for Fiscal Year 2026-2027	2,334,241	100%

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.

Complete questions 10 and 11 for Fixed Capital Outlay Projects



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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)?

No

c. What is the estimated start date of construction?

12/1/2025

d. What is the estimated completion date of construction?

3/31/2027

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

Grants, SHIP funds, Seminole County Attainable Housing Funds, Private funding

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.

Habitat for Humanity Seminole-Apopka currently owns the land. The property was purchased by Habitat in 2024. When construction of the homes is complete, Habitat will then sell the affordable homes to 19 individual families in Seminole County.

12. 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		
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	Civil Engineering (175,000), Survey (125,000), Water (149,352), Sanitary (162,310), Storm (88,338)	700,000
Total State Funds Requested (must equal total from question #6)		700,000

13. Program Performance

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

Create an affordable homeownership development in Sanford that will optimize the use of limited space and will create a small community of affordable homes within .02 miles of a bus route, .02 miles from the Sunrail station, 3.5 miles from a grocery store, and 1.1 miles from a pharmacy. It will also create jobs during the construction process.

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



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The funds will allow us to complete the construction that is needed for the raw land that was purchased to increase the affordable housing stock in Seminole County.

During the construction period all future homebuyers will increase their financial stability by participating in the Habitat homebuyer program as indicated by:

- increasing their credit scores by at least 100 points
- increasing their savings by at least \$2,500
- maintaining a debt-to-income ratio below 43%

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

Affordable, sustainable, and transit-accessible homeownership opportunities

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

Completion of a construction project in Seminole County that establish additional affordable housing stock for Seminole County's workforce. 50 - 100 individuals are expected to be served.

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

Increasing Sanford's stock of affordable owner-occupied homes. When the construction is completed, the homes will be sold to qualified homebuyers. In addition, this project will create approximately 105 jobs while in the construction phase.

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?

Disbursed funds for deliverables not met would be returned to the state.

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

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

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



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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.**

19. Lobbyist Contact Information

a. Name

b. Firm Name



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c. E-mail Address

d. Phone Number

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