



The Florida Senate

Local Funding Initiative Request

Fiscal Year 2024-2025

LFIR # 2748

1. Project Title

2. Senate Sponsor

3. Date of Request

4. Project/Program Description

Nuestra Senora De La Vivienda (NSDV) is a community of single-family, rental homes designed to meet the unique needs of Immokalee families through affordable housing and improved quality of life. The primary purpose is to provide safe, affordable homes in a neighborhood that offers wrap-around services to address their needs & break out of substandard housing. Low-wages lead to a poverty rate of 42.50% with residents spending 70% of their income on housing. The project will be built in three phases, ultimately close to 200 homes, with 95% of them rent restricted. Beyond the bricks and mortar of a home, the residents will see improved physical and mental health, reduced housing expenses, greater education opportunities, and multi-lingual community liaisons on-site to assist, educate, and connect families with direct service providers as needed. This project will solve a basic human need the residents do not currently have - safe and affordable shelter. Without that, all else fails.

5. State Agency to receive requested funds

State Agency contacted? No

6. Amount of the Nonrecurring Request for Fiscal Year 2024-2025

Type of Funding	Amount
Operations	0
Fixed Capital Outlay	2,000,000
Total State Funds Requested	2,000,000

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)	2,000,000	12%
Matching Funds		
Federal	0	0%
State (excluding the amount of this request)	0	0%
Local	1,000,000	6%
Other	13,605,184	82%
Total Project Costs for Fiscal Year 2024-2025	16,605,184	100%

8. Has this project previously received state funding? No

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

9. Is future funding likely to be requested? Yes

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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In addition to state funding, the Pulte Family Charitable Foundation is the initial donor, providing over \$3.0mm in funding. Any state funding, coupled with the initial donors commitment, will spur additional contributions from corporate partners, private foundations, and individual donors. The entirety of the project is non-profit and any excess operating revenues will go back to the community and into an endowment to support financial needs and scholarships to trade schools and higher-ed.

10. Has the entity requesting this project received any federal assistance related to the COVID-19 pandemic?

No

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)?

No

c. What is the estimated start date of construction?

October 2024

d. What is the estimated completion date of construction?

January 2026

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.

The facility owner and entity to receive funding is the same organization, the Nuestra Senora De La Vivienda Community Foundation, a 501(c)(3) under EIN: 88-2551603.

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:		



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Construction/Renovation/Land/ Planning Engineering	Capital to be utilized for vertical construction only. The purchase of the property, soft development (engineering, architecture, etc), and hard development (horizontal) and being paid for via contributions (in excess of \$3.0mm).	2,000,000
Total State Funds Requested (must equal total from question #6)		2,000,000

14. Program Performance

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

Nuestra Senora De La Vivienda (NSDV) is an affordable housing community of single-family, rental homes designed to meet the unique needs of Immokalee families through stable housing and improved quality of life. The specific purpose is to provide safe, affordable hurricane resistant homes in a neighborhood that offers wrap-around services to address their needs and break out of substandard housing. Low-wages lead to a poverty rate of 42.50% with residents spending 70% of their income on housing. The first phase, 64 of almost 200 homes, will be fully rent-restricted for households making 30 - 60% of AMI (3BR rents ~ \$735 - 1,471/mo).

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

Services provided via community liaison staff that is multi-lingual, knows the residents, their needs, and will connect them with resources to support physical and mental well-being, greater education opportunities, and financial literacy.

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

Most critically, residents of NSDV will be living in rent restricted single family homes with modern appliances, central air, hurricane impact windows and doors; no longer necessary to share living space with strangers or another family to mitigate excessive rents. The project will also include safe, walkable streets, shaded outdoor spaces, a neighborhood clubhouse for events and community programming, and the multi-lingual community liaison staff.

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

The target population is residents of Immokalee, and greater Collier County, currently living in poverty with median household income less than \$35,000, a median net worth of \$13,000, many without a HS diploma (56%). More than half of this population work blue collar jobs in agriculture or service industries and contend with an unemployment rate of 10%. Only 6% of the targeted population have a college degree. The majority of these residents live in decrepit trailers with a single sink and toilet, overcrowded, and unsanitary conditions. The first phase is expected to serve over 200 residents, and upon completion of all phases, total population of NSDV is expected to approach 1,000.

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

Expected benefit is satisfying the basic human need of safe and affordable shelter, in addition to improving physical and mental health, education opportunities, and socio-economic outlook. Rents will not exceed 30% of household income, compared to 70% currently. Methodologies used to measure outcomes include benchmarking during resident intake, follow-up surveys, tracking of reduced ER / urgent care visits, tracking of referrals to direct service providers, improved school attendance, enrollment, and graduation rates (via district reporting).

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?

Reimbursement of all funds back to the state. No additional penalties are required.

15. Requester Contact Information

a. First Name **Last Name**

b. Organization

c. E-mail Address

d. Phone Number **Ext.**



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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

17. Lobbyist Contact Information

a. Name

b. Firm Name

c. E-mail Address

d. Phone Number