



# The Florida Senate

## Local Funding Initiative Request

### Fiscal Year 2023-2024

LFIR # 2692

1. Project Title

Community Land Trust: Ensuring Affordable Housing in NWFL for Workforce & Active Duty Military

2. Senate Sponsor

Doug Broxson

3. Date of Request

02/22/2023

4. Project/Program Description

Created in 2022, the Northwest Florida Community Land Trust (CLT) is a shared equity home ownership model designed to make home ownership attainable for low-income households. In the CLT model, the homeowner fully owns the improvements built on the land, while the CLT owns the land and provides it to the homeowner through a 99-year ground lease. Northwest Florida CLT allows the cost of land to be removed from the homeowner's mortgage and guarantees that the home can only be sold to other low to moderate-income households, creating a permanent affordable housing stock. CLT's can also be used for affordable rentals, which will be critical to the success of active duty military families while they are stationed in the Pensacola MSA. Northwest Florida CLT is requesting funding to create a land bank for future CLT homes to ensure the future of affordable homeownership in our community for generations to come.

5. State Agency to receive requested funds

Department of Economic Opportunity

State Agency contacted?

No

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

| Type of Funding                    | Amount           |
|------------------------------------|------------------|
| Operations                         | 122,605          |
| Fixed Capital Outlay               | 1,200,000        |
| <b>Total State Funds Requested</b> | <b>1,322,605</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)       | 1,322,605        | 61%         |
| <b>Matching Funds</b>                                |                  |             |
| Federal  | 0                | 0%          |
| State (excluding the amount of this request)         | 0                | 0%          |
| Local  | 0                | 0%          |
| Other  | 850,000          | 39%         |
| <b>Total Project Costs for Fiscal Year 2023-2024</b> | <b>2,172,605</b> | <b>100%</b> |

8. Has this project previously received state funding?

No

| Fiscal Year<br>(yyyy-yy) | Amount    |              | Specific<br>Appropriation # | Vetoed |
|--------------------------|-----------|--------------|-----------------------------|--------|
|                          | Recurring | Nonrecurring |                             |        |
|                          |           |              |                             |        |

9. Is future funding likely to be requested?

Yes

a. If yes, indicate nonrecurring amount per year.

1,322,605

b. Describe the source of funding that can be used in lieu of state funding.

N/A



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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

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

Yes

c. What is the estimated start date of construction?

7/1/2023

d. What is the estimated completion date of construction?

6/30/2025

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.

Northwest Florida Community Land Trust is both the facility owner and entity.

### 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                    | Chief Operating Officer salary and benefits @ 5% x 52 weeks   | 6,077            |
| Other Salary and Benefits  |   | 0                |
| Expense/Equipment/Travel/Supplies/Other                                |   | 0                |
| Consultants/Contracted Services/Study                                  |   | 0                |
| <b>Operational Costs: Other</b>  |   |                  |
| Salary and Benefits  | Land Acquisition Manager salary and benefits @ 75% x 52 weeks<br>Construction Project Manager salary and benefits @ 25% x 52 weeks                                | 71,528           |
| Expense/Equipment/Travel/Supplies/Other                                |   | 0                |
| Consultants/Contracted Services/Study                                  | Title and surveys @ \$1,500 per property parcel x 30 lots   | 45,000           |
| <b>Fixed Capital Construction/Major Renovation:</b>                    |   |                  |
| Construction/Renovation/Land/Planning Engineering                      | Land purchase @ \$25,000 per 30 lots. Site development costs; clearing, water/sewer/electric, grading, permitting, etc. @ \$15,000 per property parcel x 30 lots. | 1,200,000        |
| <b>Total State Funds Requested (must equal total from question #6)</b> |   | <b>1,322,605</b> |

### 14. Program Performance

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



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Funds will be used to purchase 30 land parcels, through a Community Land Trust, in Northwest Florida for the purpose of building affordable, quality homes for low-income and workforce families. Land will remain in the Land Trust in perpetuity for affordable housing. Up to 5 of the awarded project parcels of land will be designated as rental homes for active duty military members and their families. (5 parcels of land equates to 10 multi-family rental units).

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

Land acquisition for the development of 30 affordable housing units serving low-income, workforce and active-duty military members/families.

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

Affordable homeownership for low-income, workforce families. Affordable rental units for active-duty military members/families.

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

Economically disadvantaged/LMI persons, active duty military. This project will initially serve 51-100 individuals with affordable homeownership or rentals.

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

Enhance specific individual's economic self sufficiency and increase or improve economic activity:  
1) Affordable home ownership for low to moderate income workforce individuals or families, 30% to 80% of AMI. Measured by homes successfully mortgaged and occupied by low-income workforce homeowners/families.  
2) Affordable rentals for active duty military members/families at 120% of AMI or less. Measured by lease agreements and rental homes successfully occupied by active-duty military members/families.

**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?**

Unused award amounts would be returned.

**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



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☐ 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