The Florida Senate
Local Funding Initiative Request
Fiscal Year 2024-2025

LFIR # 1923

1. Project Title Ability Housing Capacity Fund

2. Senate Sponsor Clay Yarborough

3. Date of Request 11/08/2023

4. Project/Program Description

Housing affordability continues to be a crisis, with the rate of Floridians experiencing homelessness increasing 19% in one year, from 25,595 in 2022 to 30,809 in 2023. Also in 2023 Ability Housing secured a $3.75 million Capital Magnet Fund (CMF) grant from the U.S. Department of Treasury to increase the nonprofit affordable housing developer's capacity to develop affordable and supportive housing. Ability Housing is requesting $950,000 to leverage the CMF grant. This will have several important impacts: 1) it will support developing 509 units of affordable housing in the next 3-5 years; 2) it will demonstrate state support for the CMF activities, making securing additional millions for affordable housing development in Florida more probable; 3) will create affordable housing operated by a nonprofit organization that will maintain affordability for the long-term; and 4) will increase the nationally recognized capacity to develop more affordable housing for years to come.

5. State Agency to receive requested funds Department of Commerce

State Agency contacted? Yes

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

Type of Funding	Amount
Operations	950,000
Fixed Capital Outlay	0
Total State Funds Requested	**950,000**

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)	950,000	20%
Matching Funds		
Federal	3,750,000	80%
State (excluding the amount of this request)	0	0%
Local	0	0%
Other	0	0%
Total Project Costs for Fiscal Year 2024-2025	**4,700,000**	**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? No

  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?

Yes

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

$217,900 in Payroll Protection Plan

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)?

c. What is the estimated start date of construction?

d. What is the estimated completion date of construction?

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.

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	Third party due diligence to assess sites, third party architect and engineer services to develop project site plans, plans and specifications, third party legal services, fees to secure permanent financing	950,000
Fixed Capital Construction/Major Renovation:		
Construction/Renovation/Land/ Planning Engineering		0
Total State Funds Requested (must equal total from question #6)		**950,000**

14. Program Performance

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

Leverage federal grant to develop 435 units of affordable housing.

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

Conduct pre-development activities necessary to apply for and secure permanent financing to develop affordable rental and workforce housing.

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

Once construction is completed, rental housing with enhanced resident services will be provided to very-low, low- and moderate income households.

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

Low-, very-low and moderate-income households unable to afford market rental housing; it is expected >800 individuals will be served annually for 50+ years.

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

The outcome of this project will be the construction of affordable rental housing that is operated for the benefit of the residents and community. The outcome will be measured by monitoring the Certificates of Use issued for completed projects.

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?

Require return of unused funds.

15. Requester Contact Information

a. First Name Shannon   **Last Name** Nazworth

b. Organization Ability Housing, Inc.

c. E-mail Address snazworth@abilityhousing.org

d. Phone Number (904)359-9650   **Ext.** 106

16. Recipient Contact Information

a. Organization Ability Housing, Inc.

b. Municipality and County Statewide

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 Shannon   **Last Name** Nazworh

e. E-mail Address snazworth@abilityhousing.org

f. Phone Number (904)359-9650

17. Lobbyist Contact Information

a. Name None

b. Firm Name

c. E-mail Address

d. Phone Number