



The Florida Senate

Local Funding Initiative Request

Fiscal Year 2024-2025

LFIR # 3376

1. Project Title
2. Senate Sponsor
3. Date of Request

4. Project/Program Description

CHR is requesting \$3,000,000 to build a diversified workforce, improve tourism, and strengthen economic revitalization of Sanibel. The planned 18-unit Riverview affordable housing development, located at 1517 Periwinkle Way, will support low-income residents who drive the island's economic engine as essential workers, teachers, business employees, and seniors. Riverview will leverage national green construction practices and unique construction design, contributing to the regional call for sustainable and resilient infrastructure in the wake of Hurricane Ian.

Formed in 1979, Sanibel Community Housing and Resources (CHR), Inc. is a private non-profit 501(c)3 organization. Sanibel's only affordable housing program was the first of its kind in the state of Florida, providing living opportunities to very- and low-income residents at approximately 30 percent of an individuals annual income.

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	3,000,000
Total State Funds Requested	3,000,000

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)	3,000,000	14%
Matching Funds		
Federal	0	0%
State (excluding the amount of this request)	0	0%
Local	17,500,000	80%
Other	1,250,000	6%
Total Project Costs for Fiscal Year 2024-2025	21,750,000	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.
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10. Has the entity requesting this project received any federal assistance related to the COVID-19 pandemic?

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)?

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		0
Fixed Capital Construction/Major Renovation:		
Construction/Renovation/Land/Planning Engineering	Funding request will support pre-construction activities including site plan development, architect and design. Construction expenses include engineering, permitting, building construction and landscaping of the Riverview Development.	3,000,000
Total State Funds Requested (must equal total from question #6)		3,000,000

14. Program Performance

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



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Building a sustainable future for low-income individuals and families is the goal of this request. Community Housing and Resources of Sanibel seeks \$3,000,000 to create resilient affordable housing for its diversified essential business workforces and seniors. The 18-unit Riverview housing development, located at 1517 Periwinkle Way, will leverage national green building practices to rebuild Sanibel's infrastructure, revitalize its long-term economy, and generate resilient residents.

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

Located on nearly one acre, the Riverview development will include a two-story building (8 en-suite units) and single story (10 unit, 1 bed/1 bath) to address Sanibel's Below Market Rate Housing program. The sustainable housing will be more resilient to weather, flooding and water damage, and ultimately long-term cost. Clean and efficient energy, water reclamation, and digital access are priorities.

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

Riverview creates a diversified resident base with economic self-sufficiency supports (rent control, sustainable employment), and improved quality of life indicators (access to safe/healthy living conditions, quality K-12 education, and senior services). It will return a qualified workforce to businesses, drive tourism back to Sanibel, stabilize tax revenue base (the bed tax benefits Lee County and the State of Florida), and recreate a resilient community.

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

The target population includes economically disadvantaged, individuals who are housing unstable, essential workers, young professionals, and seniors. Riverview will support a minimum of 18 rent fixed units. It is anticipated that a minimum of 18 individuals will be directly served. Secondary beneficiaries, however, is much greater, as the population of Riverview residents will address critical workforce shortages that currently exist on Sanibel Island - stifling the regeneration of tourism and restoration of business services.

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

1. Increased/improved economic activity: 90% of the units will be rented by those hired by Island employers (e.g. businesses, essential services, schools). Demographic information collected from residents at application and at sixth-month intervals.
2. Increased tourism: CHR housing development will return a minimum of 16 individuals to Sanibel Island's employers. Self-report of employment locations on the island.
3. Create specific and immediate job opportunities: Island business will hire a minimum of 16 individuals housed at Riverview. Business survey and self-report of employment by residents. 100% of Riverview residents, many previously housing insecure, will pay below market rent and remain housing secure for a minimum of one year (including seniors).
4. Enhance specific individual's economic self sufficiency: Measured by monthly rental payments.

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?

If there is a failure to execute, Community Housing and Resources (CHR) plans to repay the funds to the State of Florida.

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



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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