



The Florida Senate

Local Funding Initiative Request

Fiscal Year 2020-2021

LFIR # 2116

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

4. **Project/Program Description**

The Thelma Gibson Health Initiative, Inc., (TGHI) program serves low income, high risk neighborhood youth, parents, adults, and elderly residents within west Coconut Grove and residents of zip code 33133. The targeted population served consists of minority (Caribbean, African American, and Hispanic) individuals/families where the income level can be placed at or below the federal guidelines for poverty. This community has a proud heritage of Bahamian and African-American immigrants who populated and helped build the Coconut Grove of the early 1900's. Residents in west Coconut Grove are finding fewer affordable housing options as land values rise. More affordable housing is needed in good condition, located near healthcare/transportation. TGHI, a not for profit agency, has acquired 15,900 square feet of property in the heart of the community and seeks to build 8 intergenerational senior apartments there.

5. **State Agency to receive requested funds**
- State Agency contacted? Yes No

6. **Amount of the Nonrecurring Request for Fiscal Year 2020-2021**

Type of Funding	Amount
Operations	<input style="width: 80px;" type="text" value="92,456"/>
Fixed Capital Outlay	<input style="width: 80px;" type="text" value="2,307,544"/>
Total State Funds Requested	2,400,000

7. **Total Project Cost for Fiscal Year 2020-2021 (including matching funds available for this project)**

Type of Funding	Amount	Percentage
Total State Funds Requested (from question #6)	<input style="width: 80px;" type="text" value="2400000"/>	<input style="width: 40px;" type="text" value="100.0"/> %
Matching Funds		
Federal	<input style="width: 40px;" type="text" value="00"/>	<input style="width: 40px;" type="text" value="0"/> %
State (excluding the amount of this request)	<input style="width: 40px;" type="text" value="00"/>	<input style="width: 40px;" type="text" value="0"/> %
Local	<input style="width: 40px;" type="text" value="00"/>	<input style="width: 40px;" type="text" value="0"/> %
Other	<input style="width: 40px;" type="text" value="00"/>	<input style="width: 40px;" type="text" value="0"/> %
Total Project Costs for Fiscal Year 2020-2021	2,400,000	100 %

8. **Has this project previously received state funding?** Yes No

If yes, provide the most recent instance:

Fiscal Year (yyyy-yy)	Amount		Specific Appropriation #	Vetoed
	Recurring	Nonrecurring		
<input style="width: 60px;" type="text"/>	<input style="width: 60px;" type="text"/>	<input style="width: 60px;" type="text"/>	<input style="width: 60px;" type="text"/>	<input style="width: 60px;" type="text"/>

9. **Is future-year funding likely to be requested?** Yes No

If yes, indicate nonrecurring amount per year.



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10. Details on how the requested state funds will be expended

Spending Category	Description	Amount
Administrative Costs:		
Executive Director/Project Head Salary and Benefits	Funding of the project head's salary/benefits. $\$32.50 \text{ hr} \times 2,080 \text{ (40 hr per week for 52 weeks)} = \$67,600$ $\times 50\% = \$33,800$. Reduced benefit package, FICA/MICA 5.5% of full salary = \$3,718	37,518
Other Salary and Benefits	Funding of one business manager's salary/benefits. $\$22.50 \text{ hr} \times 2,080 \text{ (40 hr per week for 52 weeks)} =$ $\$46,800 - 23\% \text{ of } \$46,800 = \$10,764$ Reduced benefit package, FICA/MICA 5.5% = \$2,574	13,338
Expense/Equipment/ Travel/Supplies/Other		
Consultants/Contracted Services/Study	Construction and Development Consultant (2) for agency project management and consultation during the development of this project. Scope of services include bid/selection of construction management, zoning, applications, and communication with Miami-Dade County and the City of Miami for maximizing resources and working to expedite building $\$50 \text{ hr} \times 8 \text{ hours week} \times 52 \text{ weeks each (x 2 consultants)}$	41,600
Operational Costs: Other		
Salary and Benefits		
Expense/Equipment/ Travel/Supplies/Other		
Consultants/Contracted Services/Study		
Fixed Capital Construction/Major Renovation:		
Construction/Renovation/ Land/Planning Engineering	Development, building, and construction of 8 intergenerational apartments for elderly with additional units for assisted living.	2,307,544
Total State Funds Requested (must equal total from question #6)		2,400,000



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11. Program Performance

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

The intergenerational housing model has a skilled nursing component which focuses on healthcare, semi-independent living, lifeskills, and self-care, all on-site. There is also a custodial, cooking, and behavioral health live-in position to total 8 skilled positions/residence and 8 seniors, each occupying an separate/individual unit. The ultimate goal is affordable housing for both seniors and 8 workforce development residents with a community engagement component totaling 8 elderly adults and an additional 8 skilled workforce residents for 'live to work' opportunities (total of 16 units/apartments to be built on TGH owned land). TGH has had one major foundation contribute \$865,000 for assembling land for developing affordable housing targeting elderly and gentrified residents in Coconut Grove. The letter of award is dated May 2019 and can be provided; funds were wired to TGH in May 2019 as well and the entity has assembled over 15,900' fully owned by TGH.

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

Intergenerational living is an innovative concept based upon the idea that the blending of seniors (55+) with young adults in social living activities builds a community that enhances understanding of one another. In TGH's model, there are cooking, lifeskills, gardening, and maintenance opportunities to engage and interact, as well as tutoring, reading, and civic ways to give back and maintain productivity. 8 elderly residents and 8 skilled residents, consisting of nursing students, culinary staff, maintenance staff, and behavioral/exercise staff, live and work in a 16 unit housing environment. The benefits are a reduced rent for the workers, aging in place gracefully for the seniors, and an array of classes ranging from art, yoga, walking, tours, and basic social and lifeskills. Because TGH owns the land, the building and living opportunity costs a fraction of what other affordable housing projects costs.

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

Affordable housing for both seniors and workforce development with a community engagement component. The intergenerational housing model has a skilled nursing component which focuses on healthcare, semi-independent living, lifeskills, and self-care. Staff work on maintenance and landscape, and they work with the seniors to participate and enjoy the physical space. By working with partners, volunteer activities geared towards elementary schools and middle school will promote bonding and tutoring/storytelling, as well as community service activities such as letter writing to troops overseas and joint field trips.

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

Florida has 427 designated opportunity zones, all of which are low-income communities. West Coconut Grove is an identified opportunity zone and TGH seeks to develop, construct, and complete 8 housing units for seniors with supported skilled nursing units. The targeted population is: 8 elderly residents targeted by Thelma Gibson Health Initiative, City of Miami District 2 and Miami-Dade County District 7 combined agencies. The targeted residents will have a need to age in place and also have completed TGH's health passport social services program qualifying them based on assessment, intake, service need, and other varied factors. A total of 16 targeted residents in Miami-Dade County. At a funding rate of \$2,400,000 and the land being owned by a not for profit entity; 16 residences = \$150,000 per unit which in Miami-Dade for a program of this uniqueness is an amazing opportunity.

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

Having opportunities for peer companionship helps eliminate feelings of loneliness and isolation. The intergenerational living program provides seniors a warm environment that enriches the total quality of life. The resident assistants and skilled nurses play an important role in lives of residents. By improving mental health, physical health, cultural exposure, quality of education, job opportunities, as well as social services and health benchmarks, this funding not only offers a treatment component, but it also is a housing model with a family style feel. Medical advancements and technology lengthen the average person's lifespan and the population of older adults is increasing. As of 2014, older adults represented 14.5% of the US population and are expected to grow to be 21.7% of the population by 2040.

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?

Awardee will reimburse state funding for non-performance of contract for failing to meet any deliverables.



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12. **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 Thelma Gibson Health Initiative, Inc.

13. **Requestor Contact Information**

- a. First Name Last Name
- b. Organization
- c. E-mail Address
- d. Phone Number Ext.

14. **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

15. **Lobbyist Contact Information**

- a. Name
- b. Firm Name
- c. E-mail Address
- d. Phone Number Ext.