



The Florida Senate

Local Funding Initiative Request

Fiscal Year 2023-2024

LFIR # 1500

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

4. Project/Program Description

The city has an 80 acre vacant parcel for development of affordable housing, the parcel is in St. Johns County. This development is required to pay utilities connection charges for water and sewer service and these fees can not be waived. The city is interested in creating at least 400 housing units (apartments) for individuals and families with a mix of income levels from very low income to median income. The amount of money that is required to develop the project will dictate the mix of income levels to a great degree. If the state can provide funding for the utility connection charges, then a higher percentage of very low and low income units can be created. These represent the most financially vulnerable members of our community and they include new teachers, hospitality and food service workers, office clerks and workers in the building trades. The majority of rental housing in St. Augustine has been converted into vacation rentals.

5. State Agency to receive requested funds State Agency contacted?

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

Type of Funding	Amount
Operations	0
Fixed Capital Outlay	2,300,000
Total State Funds Requested	2,300,000

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)	2,300,000	100%
Matching Funds		
Federal	0	0%
State (excluding the amount of this request)	0	0%
Local	0	0%
Other	0	0%
Total Project Costs for Fiscal Year 2023-2024	2,300,000	100%

8. Has this project previously received state funding?

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

9. Is future funding likely to be requested? 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?



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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)?

No

c. What is the estimated start date of construction?

11/01/23

d. What is the estimated completion date of construction?

11/01/25

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.

City of St. Augustine, Florida

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	Payment of utility connection charges for water and sewer service to 400 affordable apartment units.	2,300,000
Total State Funds Requested (must equal total from question #6)		2,300,000

14. Program Performance

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

If the initial costs to develop the project are reduced, a higher percentage of low and very low income units can be incorporated into the mix of income levels for this affordable housing development. The goal of the requested funding is to provide as much affordable housing to the most vulnerable members of our community as possible.

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



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Water and sewer service to apartments that will be made available to low and very low income individuals and families that can not afford to pay utility connections charges.

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

Providing affordable housing is a benefit to citizens because it safeguards the workers who do vital, but low paying work in the community, such as new police officers, new teachers, office clerks and office workers, retail workers, hospitality and food service workers and others who do not make enough income to keep up with the current housing costs in St. Johns County. This should stimulate job growth by providing more local employees for business expansion and for new businesses.

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

The target population is very low, low, and median income workers. The total population of this development is expected to be over 800 persons.

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

The expected outcome of this project is 400+ affordable housing units in St. Johns County.

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?

Standard contract penalties are sufficient.

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
☐ University or College
☐ Other (please specify)

d. First Name Last Name
e. E-mail Address



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f. Phone Number (904)825-1006

17. Lobbyist Contact Information

a. Name Julia Juarez

b. Firm Name JEJ & Associates Inc

c. E-mail Address lena@jejassoc.com

d. Phone Number (850)212-8330