



The Florida Senate

Local Funding Initiative Request

Fiscal Year 2025-2026

LFIR # 1015

1. Project Title Manatee County Habitat for Humanity, Inc. Infrastructure for 27 homes for low-income families

2. Senate Sponsor Jim Boyd

3. Date of Request 1/14/2025

4. Project/Program Description

Manatee County Habitat for Humanity, Inc., requests funding for infrastructure in preparation for building 27 homes for low-income Manatee County families in the 50 to 80% range of Area Median Income. Once the infrastructure has been installed, we will build 27 houses (hardened against natural disasters and both energy- and water-efficient) and sell them to prequalified low-income families with a zero-percent mortgage.

5. State Agency to receive requested funds Department of Commerce

State Agency contacted? No

6. Amount of the Nonrecurring Request for Fiscal Year 2025-2026

Type of Funding	Amount
Operating	0
Fixed Capital Outlay	3,450,000
Total State Funds Requested	3,450,000

7. Total Project Cost for Fiscal Year 2025-2026 (including matching funds available for this project)

Type of Funding	Amount	Percentage
Total State Funds Requested (from question #6)	3,450,000	28%
Matching Funds		
Federal	0	0%
State (excluding the amount of this request)	0	0%
Local	550,000	5%
Other	8,075,000	67%
Total Project Costs for Fiscal Year 2025-2026	12,075,000	100%

8. Has this project previously received state funding? No

If yes, provide the most recent instance:

Fiscal Year (YYYY-YY)	Amount		Specific Appropriation #	Vetoed
	Recurring	Nonrecurring		

9. Is future-year 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.

To date, MCHFH has received a \$550,000 commitment of HOME funding from Manatee County. Should we not receive state funding, we will use loans and fundraising to pay for the infrastructure. However, this will decrease the amount of funding available to us for building houses for low-income families. ANY amount of state funding would be very gratefully received.



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Complete questions 10 and 11 for Fixed Capital Outlay Projects

10. 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)?

No

c. What is the estimated start date of construction?

06/16/2025

d. What is the estimated completion date of construction?

05/29/2026

e. What funding stream will be used for ongoing operations and maintenance of the project?

A combination of contributions, lines of credit, and program revenues.

11. 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.

Manatee County Habitat for Humanity, Inc. (MCHFH) will own the property (which was donated by a local builder) until we sell each of the 27 homes with no-interest mortgages to low-income families who have completed our program.

12. 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		
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	Installation of sewer and water, stormwater management, underground electrical, and roads in preparation for building 27 homes for low-income families.	3,450,000
Total State Funds Requested (must equal total from question #6)		3,450,000

13. Program Performance

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



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The funds will underwrite a portion of the total of just over \$4 million (we have a \$550,000 commitment from Manatee County) required to install infrastructure for a community of low-income families who will purchase the homes with a zero-interest mortgage. This will make it possible for MCHFH to begin building the community. The entire project is estimated to cost \$12.075 million, and the request is for 28.6% of that total.

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

1. Clearing of lot.
2. Installation of sewer and water service, underground electrical infrastructure, stormwater management systems, grading, installation of road.
3. Punch lists from each inspection as required.

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

The transformation of a currently wooded plot of land to a site ready for the building of 27 houses for low-income Manatee County-resident families. The transformation includes grading, stormwater management, and other necessities prior to building the homes, many of which benefit more than the future homeowners. This also will take 27 families out of the rental market, adding them to County tax rolls as they pay property taxes annually on 27 lots with improvements that will raise the taxes owed on each piece of property. Finally, due to improvements in financial stability, this project may decrease taxpayer funded services such as food stamps, welfare, and other services subsidized by state and local tax dollars.

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

We will serve 27 families (approximately 100 individuals) who:

- * Fit in the 50 to 80% range of Area Median Income
- * Have lived in Manatee County for at least one year
- * Live in unsustainable housing
- * Will partner with MCHFH to contribute at least 300 "sweat equity" hours towards building Habitat houses (including their own), participate in financial counseling and homeownership training, and save a \$2,000 down payment
- * Be able to demonstrate at least two years of stable income

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

27 low-income Manatee County families will improve their financial stability as they transition from renting, an unstable situation for most, to homeownership. For low-income families, owning a home instead of renting has a big impact. A recent Salvation Army study discovered that half the renters in our area are paying more than 30% of their income for rent, so they have difficulty affording necessities such as food, medical care, clothing, and transportation. MCHFH will not sell a home to a family if payments will exceed 30% of income. Home ownership also promotes greater economic stability, access to quality education, increased civic and social engagement, better health, and a reduced environmental footprint (HABITAT FOR HUMANITY INTERNATIONAL EVIDENCE BRIEF: WHAT ARE THE BENEFITS OF HOMEOWNERSHIP? 8/7/2017.) We will measure economic stability, education, health, and increased civic engagement using a survey one year after they move into their Habitat home.

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?

Nonpayment for deliverables or performance measures that are not achieved.

14. Is this project related to mitigation, response, or recovery from a natural disaster? No

a. If Yes, what phase best describes the project?

- Mitigation (reducing or eliminating potential loss of life or property)
- Response (addressing the immediate and short-term effects of a natural disaster)
- Recovery (assisting communities return to normal operations, including rebuilding damaged infrastructure)

b. Name of the natural disaster (or Executive Order # for events not under a federal declaration):



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15. Has the entity applied for or received federal assistance for this project?

- Yes, Applied
- Yes, Received
- No
- No, but intends to apply

a. If yes, provide the FEMA project worksheet ID#:

b. Provide the total project cost listed on the FEMA project worksheet:

16. Has the entity applied for or received state assistance for this project (other than this request)?

- Yes, Applied
- Yes, Received
- No
- No, but intends to apply

a. If yes, specify the program and state agency (ex. Local Government Emergency Bridge Loan, Department of Commerce):

17. Requester Contact Information

a. First Name **Last Name**

b. Organization

c. E-mail Address

d. Phone Number **Ext.**

18. 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)



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- Local Entity
- University or College
- Other (please specify)

d. First Name Last Name

e. E-mail Address

f. Phone Number Ext.

19. Lobbyist Contact Information

a. Name

b. Firm Name

c. E-mail Address

d. Phone Number

The information provided will be posted to the Florida Senate website for public viewing if sponsored by a Senator.