



The Florida Senate

Local Funding Initiative Request

Fiscal Year 2025-2026

LFIR # 1239

1. Project Title

2. Senate Sponsor

3. Date of Request

4. Project/Program Description

The project will be a newly constructed workforce housing multi-family development in Tampa Bay. The goal is to assist in attracting and retaining crucial healthcare workers by providing affordable rental units. Once completed, it is anticipated that the development will be approximately 160 units with a mix of 1, 2, and 3 bedrooms. The targeted demographics are healthcare workers with incomes between 80-120% of the area medium income (per HUD \$89,400), with priority given to those who are employed at Tampa General Hospital and/or any affiliate or subsidiary of Tampa General Hospital or USF Health. The development will include space for childcare services and other standard amenities.

5. State Agency to receive requested funds

State Agency contacted?

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

Type of Funding	Amount
Operating	0
Fixed Capital Outlay	15,000,000
Total State Funds Requested	15,000,000

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)	15,000,000	24%
Matching Funds		
Federal	0	0%
State (excluding the amount of this request)	10,000,000	15%
Local	2,000,000	3%
Other	38,000,000	58%
Total Project Costs for Fiscal Year 2025-2026	65,000,000	100%

8. Has this project previously received state funding?

If yes, provide the most recent instance:

Fiscal Year (yyyy-yy)	Amount		Specific Appropriation #	Vetoed
	Recurring	Nonrecurring		
2024-25	0	10,000,000	2347A	No

9. Is future-year 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.



The Florida Senate

Local Funding Initiative Request

Fiscal Year 2025-2026

LFIR # 1239

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)?

Yes

c. What is the estimated start date of construction?

12/1/2025

d. What is the estimated completion date of construction?

12/31/2027

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

lease payments will cover ongoing operations and maintenance

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.

Florida Health Sciences Center, Inc. d/b/a Tampa General Hospital

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	Funds will be used for the architectural design, civil engineering, planning, permitting and construction of the entire workforce housing project.	15,000,000
Total State Funds Requested (must equal total from question #6)		15,000,000

13. Program Performance

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

These dollars are non-recurring capital expenditures associated with the construction of a workforce housing multi-family development in Tampa Bay. The goal is to assist in retaining and attracting crucial healthcare workers by providing affordable rental units. Once completed, the development will be approximately 160 units with a mix of 1, 2, and 3 bedrooms.

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



The Florida Senate

Local Funding Initiative Request

Fiscal Year 2025-2026

LFIR # 1239

These funds will allow Tampa General Hospital to construct a workforce multi-family development. The development will assist in retaining and attracting crucial healthcare workers by providing affordable rental unit. The targeted demographics are healthcare workers with incomes between 80-120% of AMI (per HUD \$89,400), priority given to those who are employed at Tampa General Hospital and/or any affiliate or subsidiary of Tampa General Hospital or USF Health.

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

Once completed, it is anticipated that the development will be approximately 160 units with a mix of 1, 2, and 3 bedrooms as well as a childcare center.

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

The targeted population is the healthcare workforce earning between 80-120% of the area median income (per HUD \$89,400). Approximately 160 units will be constructed that will include a mix on 1, 2, and 3 bedroom units which would house up to 300 individuals depending on final unit mix and family size.

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

The benefit will be attracting and maintaining healthcare workers by providing rental units that have long-term affordability, which is a critical need for sustainable healthcare operations in the Tampa Bay area. The methodology will be measured by length of stay by unit/turnover.

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?

Failure to meet deliverables will result in loss of funds.

14. Is this project related to mitigation, response, or recovery from a natural disaster?

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):

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:



The Florida Senate

Local Funding Initiative Request

Fiscal Year 2025-2026

LFIR # 1239

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)
- 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



The Florida Senate Local Funding Initiative Request Fiscal Year 2025-2026

LFIR # 1239

d. Phone Number

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