



The Florida Senate

Local Funding Initiative Request

Fiscal Year 2025-2026

LFIR # 1680

1. Project Title

2. Senate Sponsor

3. Date of Request

4. Project/Program Description

To address the scarcity of affordable homeownership options, funds will be allocated to support the development of 38 affordable homes in Pasco and Hernando Counties. This funding will be utilized to cover the infrastructure costs for residential infill projects and land acquisition. This includes necessary expenses for infrastructure, architectural services, civil engineering, and other costs essential for the successful development of these affordable homes. Local municipalities have supported this development by contributing land and funding.

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	750,000
Total State Funds Requested	750,000

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)	750,000	9%
Matching Funds		
Federal	0	0%
State (excluding the amount of this request)	0	0%
Local	750,000	8%
Other	7,410,000	83%
Total Project Costs for Fiscal Year 2025-2026	8,910,000	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		

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.

Complete questions 10 and 11 for Fixed Capital Outlay Projects



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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? 07/01/2026

d. What is the estimated completion date of construction? 12/01/2028

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

Funds will be used to support residential development that will be sold on a fee-simple basis to income eligible homeowners. There will be no ongoing operational costs and maintenance of the units will be the homeowners responsibility

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.

Habitat for Humanity of Pinellas County Inc a 501C3 nonprofit organization will be the sole developer for all properties. Upon successful construction of each individual home, the homes will be sold on a fee-simple basis to income qualified homeowners making less than 80% of the area median income.

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	1. Direct infrastructure costs associated with infill projects and land acquisition. Costs such as engineering, water, sanitary sewer, other utilities, roadways, and pedestrian pathways. 2. Infrastructure costs for residential infill units; such as water, sanitary sewer, and sidewalk 3. Property acquisition \$30K per lot for 38 lots.	750,000
Total State Funds Requested (must equal total from question #6)		750,000

13. Program Performance

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



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Addressing the lack of affordable homeownership within Pasco and Hernando Counties. Funding will be dedicated to support the construction of 38 affordable homeownership units in Pasco and Hernando Counties. These activities include infrastructure development, architectural, civil engineering and other related expenses that are necessary for the successful completion of the developments.

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

Habitat for Humanity Tampa Bay Gulfside will act as the sole developer for all affordable housing developments that receive funding, managing all aspects of construction which includes, selecting contractors, subcontractors and overseeing their work. Lastly, our organization will ensure each unit is occupied by income-qualified homeowners.

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

Habitat builds and sells homes at no profit and no interest to households who do not qualify for a traditional mortgage. The program prepares homeowner partners to be successful homeowners through an education curriculum of 36 classes, from budgeting to home maintenance. The program is predicated on the principle of a hand-up and not a handout. Homeowners purchase their home from Habitat and are provided a 'conventional' 30-year 0% interest mortgage, never paying over 30% of their total household income for their housing expense.

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

Population served by this funding will be income-qualified homeowners at or below 80% of the area median income as determined by HUD adjusted for family size. Anticipated total individuals directly served is between 76-114.

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

Ultimate success will be measured by a homeowner receiving the keys to their new home and officially becoming the newest homeowner in Pasco or Hernando County. If awarded funding, ultimate program success would be measured by the number of homes constructed, number of successful homes sold to income qualified homeowners and ensuring all homeowners are paying no more than 30% of their gross monthly income to their housing expenses.

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?

Penalties for failing to meet deliverables or performance measures in a contract must comply with the rules and regulations of the agency and the State of Florida. In the event of a nonperformance the agency may implement a variety of penalties to address the issue. Ultimately, the agency should have the ability to recover funds that were paid to the contractor for work that was not completed or not completed to the agency's satisfaction.

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):

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

- Yes, Applied
- Yes, Received
- No



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LFIR # 1680

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)

Local Entity

University or College

Other (please specify)

d. First Name **Last Name**



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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.