



The Florida Senate

Local Funding Initiative Request

Fiscal Year 2025-2026

LFIR # 1977

1. **Project Title**

2. **Senate Sponsor**

3. **Date of Request**

4. Project/Program Description

Legacy Woods is the first development project for Habitat for Humanity of Greater Volusia (HFH of GVC). Since 1986, HFH of GVC has focused on in-fill construction in existing neighborhoods and has served more than 200 local families of incomes under 80% of median income. Habitat for Humanity provides affordable homeownership by serving as both the contractor and the bank. We provide a zero-interest mortgage and base mortgage payments on 25% of our homeowner's income.

Legacy Woods will have a total of 40 homes with 8 single-family houses and 16 duplexes. The funding request will support the building of the first 10 homes which in turn - through the homeowner mortgage payments - will help to fund the remaining homes in the development. Because Habitat for Humanity uses all mortgage payments to fund the next homes, the appropriations request will impact the building of all 40 homes in Legacy Woods.

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	400,000
Total State Funds Requested	400,000

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)	400,000	20%
Matching Funds		
Federal	0	0%
State (excluding the amount of this request)	0	0%
Local	1,600,000	80%
Other	0	0%
Total Project Costs for Fiscal Year 2025-2026	2,000,000	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	400,000	HL280	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.**



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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)?

Yes

c. What is the estimated start date of construction?

07/01/2025

d. What is the estimated completion date of construction?

06/30/2026

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

** Ongoing mortgage payments from completed homes
 ** Private donations - local individuals, faith community, business community
 ** Grants

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.

N/A
 Owner is Habitat for Humanity of Greater Volusia County who is constructing the affordable housing and who is the entity applying for funding. Each individual home will eventually be sold to approved Homeowner Candidates who have met with documentation financial criteria of being within 40 - 80 % of 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	Construction of 10 affordable homes to result in 10 opportunities for affordable homeownership. Total construction costs: \$2,000,000. Requesting support for 20% of the overall project.	400,000
Total State Funds Requested (must equal total from question #6)		400,000



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13. Program Performance

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

Request for funds for construction of new houses for affordable homeownership. Total cost estimate for construction of ten (10) new houses is \$2,000,000 of which \$1,600,000 will be funded by individual , private house sponsorship donations. Appropriations received from the State of Florida will be applied to four key phases of construction: foundation, masonry, plumbing, and electrical.

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

Hiring of local sub-contractors to complete the foundation, masonry, plumbing, and electrical phases of residential construction. Habitat for Humanity of GVC Construction Site Supervisors will provide oversight as part of our match.

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

Opportunities for affordable homeownership to citizens of low-income, specifically those within 40-80% of median income. It is important to note that Habitat Homeowners are already living in the community but in sub-standard housing conditions. They are working in our community, holding essential jobs in the medical field as CNA's and Patient Techs, in hospitality, in manufacturing, in our school system as teacher aides and school bus drivers.

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

Individuals and families of lower income - specifically 40-80% of median income. 2024-2025 Median Income in Volusia County is \$82,800. For a household of four - the range for 40-80% is between \$33,120 and \$66,240 and adjusted accordingly for household size.
Legacy Woods will provide 40 new homes - eight single-family and sixteen duplexes in a mix of two and three bedrooms. Habitat for Humanity of GVC will provide a zero-interest mortgage to each homeowner and monthly payments will be based on 25% of homeowner's monthly income. All mortgage payments will build equity for the homeowner and Habitat will use them as cash flow to build the next homes.
Approximately

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

Affordable and sustainable homeownership for individuals and families of low income.
Stability in housing with ownership.
Increased outcomes in school/education due to stability and improved well-being in a quality-built home.
Better health due to quality-built home vs. rentals not kept up to code, mold issues, etc.
Ability to save with a monthly housing burden that does not exceed 30% of income - providing for emergency funds .
Outcomes will be measured by Homeowner Impact Survey and regular monthly mortgage payments.

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?

HFH of GVC is committed to the completion of this development and has served the community since 1986. All of the necessary partners for house sponsorships have committed funding and we are ready to submit permits as soon as the infrastructure is complete which is anticipated by end of April 2025. We plan to begin building houses by July 2025. If a circumstance arose outside of our control that did not allow us to build these houses, and we had been awarded the requested funds, we would return the funds to the State of Florida.

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)



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- 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

d. Phone Number

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