



The Florida Senate

Local Funding Initiative Request

Fiscal Year 2025-2026

LFIR # 2964

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

4. Project/Program Description

The Tiny Home Community (THC) will provide safe, affordable and accessible housing for veterans and seniors in Gadsden County. The latest US Census shows that 20.0% of the county's population is 65 years of age or older. The 2016-2020 5-year American Community Survey estimates show that the county's median household income was \$41,135; about 15.2% of families and 21.3% of the population were below the poverty limit with 10.0% in the age 65 or older group. The THC will consist of 56 rental units, a community center, a community garden and a laundry center and will provide independent living at a reduced cost to residents.

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	245,000
Fixed Capital Outlay	3,996,000
Total State Funds Requested	4,241,000

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)	4,241,000	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 2025-2026	4,241,000	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.
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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?

10-01-2025

d. What is the estimated completion date of construction?

6-30-2028

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

Rental income will be used for ongoing management, maintenance and operational costs of the 56 rental units, community center, community garden and laundry center. In addition, the owner will seek local and grant funding in the future to assist with the recurring expenditures.

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.

Samuel Stevens, President of Patriot Pointe Village, LLC, will be the owner of the Tiny Home Community.

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	* Manager: 1 person @ \$85,000.00 annual salary and benefits = \$85,000.00 * Maintenance Staff: 2 people on rotating shifts @ \$35,000.00 annual salaries and benefits = \$70,000.00	155,000
Expense/Equipment/Travel/Supplies/Other	Insurance, office supplies, maintenance tools and equipment, and miscellaneous expenses	90,000
Consultants/Contracted Services/Study		0
Fixed Capital Construction/Major Renovation:		
Construction/Renovation/Land/Planning Engineering	Site, development costs and construction; land clearing; water, sewage and electric; grading; paving; storm drainage; and other infrastructure including permits, title & survey = \$3,684,000.00 for 56 units / Community center, community garden, and laundry center including title & survey = \$312,000.00	3,996,000
Total State Funds Requested (must equal total from question #6)		4,241,000



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13. Program Performance

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

The Tiny Home Community will provide safe, affordable and accessible housing for veterans and seniors in Gadsden County. Twenty percent of the county's population is 65 years of age or older; this supportive housing will consist of 56 rental units and will give residents a meaningful quality of life and a place to call home in their latter years of life. The goal is to provide independent living at a reduced cost to residents and taxpayers when compared to institutional or residential care.

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

The requested funds will provide for pre-construction, development and construction of an affordable housing community. The Tiny Home Community will consist of 56 rental units as well as a community center, community garden and laundry center. In addition, recreational and community building activities will be offered to the residents.

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

By providing affordable rental units in a community setting, the overall demand for direct support services for activities of daily living will be reduced. In addition, the Tiny Home Community concept of peer-to-peer support and neighbors-helping-neighbors can become a reality and services paid by taxpayers can be decreased.

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

Economically disadvantaged individuals, such as veterans and seniors, will be targeted for the Tiny Home Community. For Gadsden County, 56 individuals will be served. However, the Tiny Home Community in Gadsden County will be a model which can be replicated in other areas throughout Florida; the number of individuals will vary based on available funding, community support and the number of potential renters in the other areas.

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

The Tiny Home Community will improve physical and mental health, enrich cultural experience, increase/improve economic activity, create job opportunities and enhance the renters' economic self-sufficiency. Methods for measuring these benefits/outcomes include reports reflecting data related to residents; initial intake and follow-up survey information; number of residents participating in activities; tracking emergency room and urgent care visits; economic reports reflecting revenue and job opportunity increases; and payment history for rent purposes.

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 either loss or reimbursement of funds.

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



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- 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)
 - Local Entity
 - University or College



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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.