



The Florida Senate

Local Funding Initiative Request

Fiscal Year 2025-2026

LFIR # 2996

1. Project Title

2. Senate Sponsor

3. Date of Request

4. Project/Program Description

Founded in 2022, the Northwest Florida Community Land Trust (CLT) offers a forward-thinking shared equity homeownership model that makes homeownership attainable for low-income households. Through the CLT model, homeowners own their homes outright, while the land is held by the trust under a 99-year renewable ground lease. This approach eliminates land costs from the mortgage, keeping homes affordable and ensuring they are resold only to low- to moderate-income households, creating a lasting supply of affordable housing. The CLT also provides affordable rental options to meet the pressing needs of active-duty military families in the Pensacola MSA. Northwest Florida CLT is seeking funding to establish a land bank, securing future opportunities for affordable homeownership for generations.

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	943,000
Total State Funds Requested	943,000

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)	943,000	53%
Matching Funds		
Federal	0	0%
State (excluding the amount of this request)	0	0%
Local	0	0%
Other	850,000	47%
Total Project Costs for Fiscal Year 2025-2026	1,793,000	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		
2023-24	0	1,322,605	HL178	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.

Cash reserves or HUD programs with limited funding, such as SHOP or HOME.



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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?

7/1/2025

d. What is the estimated completion date of construction?

6/30/2027

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

Ongoing operations and maintenance of the project will be funded through ground lease fees from homeowners, rental income from designated units, and contributions from community partners, grants, and philanthropic support to ensure the long-term sustainability of the Community Land Trust.

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.

Northwest Florida Community Land Trust is both the facility owner and entity.

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	Title and surveys @ \$1,500 per property parcel x 23 lots. Land purchase @ \$25,000 per 23 lots. Site development costs; clearing, water/sewer/electric, grading, permitting, etc. @ \$14,500 per property parcel x 23 lots.	943,000
Total State Funds Requested (must equal total from question #6)		943,000

13. Program Performance

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



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Funds will be used to acquire 23 land parcels in Northwest Florida through a Community Land Trust to build high-quality, affordable homes for low-income and workforce families. The land will remain permanently in the trust to ensure long-term affordability. Up to 5 parcels will be allocated for rental housing, creating 10 multi-family units specifically for active-duty military members and their families.

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

The funds will support the acquisition of 23 land parcels to develop affordable housing units, providing safe, high-quality homes for low-income families, workforce individuals, and active-duty military members and their families.

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

The appropriation project will provide affordable homeownership opportunities for low-income and workforce families, along with affordable rental housing specifically for active-duty military members and their families, addressing critical housing shortages and promoting long-term stability in the community.

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

The target population for this project includes economically disadvantaged and low- to moderate-income (LMI) individuals and families, as well as active-duty military members and their families. By providing access to affordable homeownership and rental opportunities, this project aims to address critical housing needs in the community. It is projected to directly serve 51 to 100 individuals, offering them a pathway to stability, security, and a brighter future through quality, affordable housing.

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

Enhance specific individual's economic self-sufficiency and increase or improve economic activity:
 1) Affordable home ownership for low to moderate income workforce individuals or families, 30% to 80% of area median income (AMI). Measured by homes successfully mortgaged and occupied by low-income workforce homeowners/families.
 2) Affordable rentals for active-duty military members/families at 120% of AMI or less. Measured by lease agreements and rental homes successfully occupied by active-duty military members/families.

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?

Unused award amounts would be returned.

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
- No, but intends to apply



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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

e. E-mail Address

f. Phone Number Ext.



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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.