



The Florida Senate

Local Funding Initiative Request

Fiscal Year 2025-2026

LFIR # 3322

1. Project Title

2. Senate Sponsor

3. Date of Request

4. Project/Program Description

Nuestra Senora De La Vivienda (NSDV) is a community of single-family, rental homes designed to meet the unique needs of Immokalee families through affordable housing and improved quality of life. The primary purpose is to provide safe, affordable homes in a neighborhood that offers wrap-around services to address their needs & break out of substandard housing. Low-wages lead to a poverty rate of 42.50% with residents spending 70% of their income on housing. The project will be built in three phases, ultimately close to 200 homes, with 95% of them rent restricted. Beyond the bricks and mortar of a home, the residents will see improved physical and mental health, reduced housing expenses, greater education opportunities, and multi-lingual community liaisons on-site to assist, educate, and connect families with direct service providers as needed. This project will solve a basic human need the residents do not currently have - safe and affordable shelter.

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	2,000,000
Total State Funds Requested	2,000,000

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)	2,000,000	13%
Matching Funds		
Federal	0	0%
State (excluding the amount of this request)	1,000,000	6%
Local	0	0%
Other	13,000,000	81%
Total Project Costs for Fiscal Year 2025-2026	16,000,000	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	1,000,000	2748	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?

06/01/2025

d. What is the estimated completion date of construction?

12/31/2026

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

Rent revenues will be the primary funding stream for ongoing operations and maintenance. In addition, the non-profit owner of the project will receive grants from Pulte Family Charitable Foundation and others to help establish an endowment for the project.

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.

The facility owner and entity to receive funding is the same organization, Nuestra Senora de la Vivienda Community Foundation, a 501(c)(3) under EIN: 88-2551603.

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	Capital to be utilized for vertical construction only. The purchase of the property, soft development (engineering, architecture, etc), and hard development (horizontal) have been funded and will continue being paid for by the Pulte Family Charitable Foundation and donors.	2,000,000
Total State Funds Requested (must equal total from question #6)		2,000,000

13. Program Performance

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



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Nuestra Senora De La Vivienda (NSDV) is an affordable housing community of single-family, rental homes designed to meet the unique needs of Immokalee families through stable housing and improved quality of life. The specific purpose is to provide safe, affordable hurricane resistant homes in a neighborhood that offers wrap-around services to address their needs and break out of substandard housing. Low-wages lead to a poverty rate of 42.50% with residents spending 70% of their income on housing. The first phase, 64 of almost 200 homes, will be fully rent-restricted for households making 30- 60% of AMI (3BR rents ~ \$735 - 1,471/mo).

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

Services provided via community liaison staff that is multi-lingual, knows the residents, their needs, and will connect them with resources to support physical and mental well-being, greater education opportunities, and financial literacy. These programs will be at no-charge and primarily available on the property in the community clubhouse. There are a number of social service providers and businesses in Immokalee that have already demonstrated an interest and intent to provide these services pro bono to this non-profit housing community.

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

The appropriation will provide the residents of NSDV with single family, rent restricted homes with modern appliances, central air, hurricane impact windows and doors; no longer necessary to share living space with strangers or another family to mitigate excessive rents. The project will also include safe, walkable streets, shaded outdoor spaces, a neighborhood clubhouse for events and community programming, and the multi-lingual community liaison staff.

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

The target population is residents of Immokalee, and greater Collier County, currently living in poverty with median household income less than \$35,000, a median net worth of \$13,000, many without a HS diploma (56%). More than half of this population work blue collar jobs in agriculture or service industries and contend with an unemployment rate of 10%. Only 6% of the targeted population have a college degree. The majority of these residents live in decrepit trailers with a single sink and toilet, overcrowded, and unsanitary conditions. The first phase is expected to serve over 200 residents, and upon completion of all phases, total population of NSDV is expected to approach 1,000 residents.

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

Expected benefit is satisfying the basic human need of safe and affordable shelter, in addition to improving physical and mental health, education opportunities, and socio-economic outlook. Rents will not exceed 30% of household income, compared to 70% currently. Methodologies used to measure outcomes include benchmarking during resident intake, follow-up surveys, tracking of reduced ER / urgent care visits, tracking of referrals to direct service providers, improved school attendance, enrollment, and graduation rates (via district reporting).

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?

Reimbursement of all funds back to the state. No additional penalties are required.

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?



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- 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)
- Non Profit 501(c)(4)
- Local Entity



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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.