



# The Florida Senate

## Local Funding Initiative Request

### Fiscal Year 2024-2025

LFIR # 1269

1. **Project Title** Habitat for Humanity of Greater Volusia County - Legacy Woods - Affordable Homeownership

2. **Senate Sponsor** Tom Wright

3. **Date of Request** 11/15/2023

**4. Project/Program Description**

Legacy Woods - 1445 Flomich Street, Daytona Beach  
 40 unit affordable homes - mix of 8 single-family and 16 duplexes. This will provide 40 families, approximately 125 individuals, a safe, quality built, and affordable homeownership opportunity in an area that is experiencing out-of-reach rentals for working individuals and families.  
 Habitat for Humanity of Greater Volusia County (HFH of GVC) provides an affordable homeownership program that includes a zero-interest mortgage and affordable monthly mortgage payments that are less than 30% of household income. Applicants are qualified through an objective process that includes three main criteria: housing need, ability to pay, and willingness to partner. Habitat for Humanity is the long-term solution for housing need. Future Homeowners are required to complete 300 hours of "sweat equity" including participation in homeownership and financial literacy classes. Participants are engaged in the solution of their housing needs.

5. **State Agency to receive requested funds** Department of Commerce

**State Agency contacted?** No

**6. Amount of the Nonrecurring Request for Fiscal Year 2024-2025**

Type of Funding	Amount
Operations	0
Fixed Capital Outlay	400,000
<b>Total State Funds Requested</b>	<b>400,000</b>

**7. Total Project Cost for Fiscal Year 2024-2025 (including matching funds available for this project)**

Type of Funding	Amount	Percentage
Total State Funds Requested (from question #6)	400,000	33%
<b>Matching Funds</b>		
Federal	0	0%
State (excluding the amount of this request)	0	0%
Local	0	0%
Other	800,000	67%
<b>Total Project Costs for Fiscal Year 2024-2025</b>	<b>1,200,000</b>	<b>100%</b>

8. **Has this project previously received state funding?** No

Fiscal Year (yyyy-yy)	Amount		Specific Appropriation #	Vetoed
	Recurring	Nonrecurring		

9. **Is future funding likely to be requested?** No

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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10. Has the entity requesting this project received any federal assistance related to the COVID-19 pandemic?

If yes, indicate the amount of funds received and what the funds were used for.

Eligible for two PPP Loans which were forgiven  
 \$123,592 and \$105,600  
 Funds were used for payroll costs to keep staff employed and essential affordable residential construction work continued.

## Complete questions 11 and 12 for Fixed Capital Outlay Projects

11. 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)?

c. What is the estimated start date of construction?

d. What is the estimated completion date of construction?

12. 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 Greater Volusia County (HFH of GVC) is the owner of the property and is the entity that will complete the infrastructure and construct the 40 units of affordable homes and duplexes. HFH of GVC has been building affordable homeownership opportunities since 1986. HFH of GVC will sell all completed homes and duplexes to Habitat Homeowners and provide them with a zero-interest mortgage.

13. Details on how the requested state funds will be expended

Spending Category	Description	Amount
<b>Administrative Costs:</b>		
Executive Director/Project Head Salary and Benefits		0
Other Salary and Benefits		0
Expense/Equipment/Travel/Supplies/Other		0
Consultants/Contracted Services/Study		0
<b>Operational Costs: Other</b>		
Salary and Benefits		0
Expense/Equipment/Travel/Supplies/Other		0
Consultants/Contracted Services/Study		0
<b>Fixed Capital Construction/Major Renovation:</b>		



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Construction/Renovation/Land/ Planning Engineering	Request for Infrastructure Expenses - total estimate \$1,200,000 Note: \$800,000 in local, private donations has already been received. -Engineering -Land Clearing and Land Grading -Utilities and Roadway installation	400,000
<b>Total State Funds Requested (must equal total from question #6)</b>		<b>400,000</b>

#### 14. Program Performance

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

Necessary infrastructure for a 40 unit affordable homeownership development. Following the completion of the infrastructure, Habitat for Humanity of Greater Volusia County (HFH of GVC) will build 40 units - mix of eight single-family and 16 duplexes. All units will be sold to qualified HFH of GVC Homeowners. HFH of GVC will provide a zero-interest mortgage for each household and monthly mortgage payments will be based on less than 30% of household income.

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

Engineering, land clearing, land grading, utility installation, roadway installation

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

Purchase of an affordable home through a zero-interest mortgage provided by HFH of GVC. During the process of the affordable homeownership program, Future Homeowners will complete a series of homeownership and financial literacy classes.

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

Target Population - households earning between 40-80% of median income. Volusia County current median income for 2023 is \$78,700. The range of income for those households with 40-80% of median income is \$31,480-\$62,960 for a 4 person household and adjusted for household size to ensure affordability. HFH of GVC complies with all Fair Housing laws and federal mortgage regulations.

**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 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 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 the infrastructure work are ready to begin as soon as the County of Volusia issues the permit. We anticipate permits being issued in January and then starting infrastructure work.

If a circumstance arose outside of our control that did not allow us to complete the infrastructure and we had been awarded the requested funds, HFH of GVC would return those funds to the State of Florida.

#### 15. Requester Contact Information

**a. First Name**  **Last Name**

**b. Organization**

**c. E-mail Address**



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d. Phone Number  Ext.

#### 16. 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

#### 17. Lobbyist Contact Information

a. Name

b. Firm Name

c. E-mail Address

d. Phone Number