



The Florida Senate

Local Funding Initiative Request

Fiscal Year 2024-2025

LFIR # 3437

1. **Project Title**

2. **Senate Sponsor**

3. **Date of Request**

4. Project/Program Description

The Fort Walton Beach Housing Authority is redeveloping the Charlie Hill Terrace public housing site into over 300 units of attainable housing to be built in phases. The property currently handles a significant amount of off-site stormwater runoff from surrounding single family homes. In recent years flood events in the area have become more common as the existing stormwater system on the property fails to keep up with additional stormwater runoff from a combination of more impervious area and stronger, more frequent storms.

The funding will be used to design and build a new stormwater management system on this site that increases capacity and will be better able to handle future storm events. Additionally, the funding will help pay for raising the new units to be built on the site, taking them out of the flood plain. Both of these goals will help to prevent future flooding, making the redeveloped property and surrounding neighborhood safer and more resilient.

5. **State Agency to receive requested funds**

State Agency contacted? No

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

Type of Funding	Amount
Operations	0
Fixed Capital Outlay	1,300,000
Total State Funds Requested	1,300,000

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)	1,300,000	3%
Matching Funds		
Federal	0	0%
State (excluding the amount of this request)	8,350,000	24%
Local	1,000,000	3%
Other	24,759,485	70%
Total Project Costs for Fiscal Year 2024-2025	35,409,485	100%

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.

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.

The funding will go to the Fort Walton Beach Housing Authority. The project will be developed and owned by a public-private partnership involving the housing authority, TEDC, a Miami-based nonprofit acting as the lead developer, plus an institutional investor that will purchase federal housing credits generated by the development. After 15 years, the housing authority can exercise a right of first refusal and buy out the outside parties.

13. 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: Other		
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	The funds will be used for the construction of the 100-unit Bayside Breeze attainable housing development, the funds will be used for a combination of infrastructure, site work, and vertical construction costs to address flooding issues on the site and surrounding neighborhood.	1,300,000



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Total State Funds Requested (must equal total from question #6)	1,300,000
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14. Program Performance

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

The site requires extensive infrastructure improvements. There are several city water & sewer lines underground. The property also receives stormwater runoff from the surrounding neighborhood. In recent years the property and the surrounding neighborhood have had several major flooding events as our the existing retention pond overflows. These funds will be used to design and build a new stormwater management system to better manage the on-site and off-site runoff retention and raise the new attainable housing units above the flood plain.

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

The funds will support the 1st phase of the redevelopment, consisting of 100 attainable housing units by paying for a larger stormwater system on their site and raise the buildings above the flood plain. Funding will also support approx. 50 single family homes and several commercial properties in the surrounding area that rely on this property to handle their stormwater runoff.

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

The funds will be used to build an expanded stormwater management system and raise the new attainable housing units above the new flood plain. This will keep the residents safer from potential flooding events in the future. By supporting the infrastructure improvements in this attainable housing project the funds will allow 100 households in Okaloosa county to reduce their housing costs, allowing the residents to balance their budgets and improve their economic self sufficiency

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

The project will serve Elderly persons, and Economically disadvantaged persons. This will be 100 households that will live in the newly-built development. Additionally, these stormwater improvements will also benefit approximately 50 of the surrounding homeowners by improving the subject property's stormwater system, which currently also accommodates the stormwater runoff for the surrounding homes.

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

By using the latest data from recent storm events the project can calculate the required additional stormwater capacity required to handle the current stormwater runoff volume expected in future storm events. The project can also estimate the new required building floor elevations to keep the buildings outside of recently updated floor plain elevations. As-built surveys can measure the completed development to ensure it is built per the plans and calculations performed by the civil engineer. The project can also monitor rainfall and the outcome of future storm events to document the reduction in flooding incidents.

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?

finest for missing deadlines to close on the project financing and for missing program requirements. There are also completion deadlines. The work will also need to be completed in order for the attainable housing units to be occupied.

15. Requester Contact Information

a. First Name **Last Name**

b. Organization

c. E-mail Address

d. Phone Number **Ext.**

16. Recipient Contact Information



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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

Please complete the questions below for Water Projects only.

18. Have you applied for alternative state funding?

- Waste Water Revolving Loan
- Drinking Water Revolving Loan
- Small Community Wastewater Treatment Grant
- Other (please specify)
- N/A

19. What is the population economic status?

- Financially Disadvantaged Community (ch. 62-552, F.A.C)
- Financially Disadvantaged Municipality (ch. 62-552, F.A.C)
- Rural Area of Economic Concern



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Rural Area of Opportunity (s. 288.0656, Florida Statutes)

N/A

20. What is the status of construction?

Project in the design phase.

21. What percentage of the construction has been completed?

zero

22. What is the estimated completion date of construction?

12/31/2026