

Florida Housing Coalition SADOWSKI AFFILIATES WEBINAR



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April 13, 2021

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Webinar Logistics

- All participants are on mute
- We will answer questions at the end of Webinar
- Type your question into the question box on the side panel
- We will not identify who asked the question
- Webinar is recorded and can be found FLHousing.org (www.flhousing.org/past-sadowski-affiliates-webinars/)
- There are handouts that can be downloaded attached

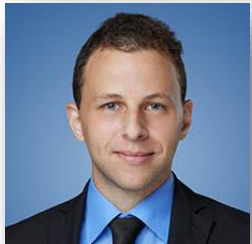
Panelists



Jaimie Ross, President & CEO
Florida Housing Coalition;
Facilitator, Sadowski Coalition



Mark Hendrickson, Executive Director
Florida ALHFA; FHC Board Member



Kody Glazer, Legal Director
Florida Housing Coalition

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Agenda

- Budgets- Where are we?
- Comparison of Doc Stamp Distributions
- What happens next with SB 2512
- What happens next in budget process
- Message for Advocates
- State and Federal Housing Bills Update

Legislative Process

- Session began **March 2, 2021.**
- **We are in Session Week 7**
- Consideration of the appropriation of the state and local housing trust fund programs is underway early.



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Panelist



Mark Hendrickson, Executive Director
Florida ALHFA; FHC Board Member

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Where We Are?

- Unprecedented situation with Speaker and President in agreement prior to conference
- Initial agreement appeared locked in stone
- Advocacy and negotiations had an impact
- Amendment significantly decreases the amount of the permanent sweep from housing
- SEED is no longer funded from housing
- Housing Appropriations are recurring
- Housing funds may not be swept
- New revenue estimate already increase the baseline recurring appropriation to \$209 million as compared to the original estimate of \$200 million

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What Happens Next with SB 2512?

- Conforming Bills become a conference issue when the two sides don't agree.
- On this issue they agreed which is not the norm.
- The bill has passed both chambers and will be sent to the Governor.
- The fact they agreed changed the dynamic and gets a major issue off the table
- It also sends a message to the opponents to stand down, at least with the legislature.
- Every bill passed by the legislature shall be presented to the governor for approval and shall become a law if the governor approves and signs it, or fails to veto it within seven consecutive days after presentation.
- If during that period or on the seventh day the legislature adjourns sine die or takes a recess of more than thirty days, the governor shall have fifteen consecutive days from the date of presentation to act on the bill.

Comparison of Doc Stamp Distributions

	Current Law	SB 2512 & HB 5401	Amendments
% Doc Stamps	24.17%	6.84519%	9.70254%
SEED	Less \$75 million for SEED	No SEED	No SEED
Available for Housing Current Revenue Estimate	\$423.3 million	\$141.1 million	\$209 million
Sweeps	Permitted	No Sweeps	No Sweeps
Appropriation Status	Non-Recurring	Recurring	Recurring

Where Does Budget Process Go Next?

- This is not the end of the budget negotiations
- Funds are available for a non-recurring appropriation for housing on top of the new trust fund levels
- In fact, the current House budget has \$140 million of non-recurring funds for housing
- Non-Recurring Revenue from any source could be appropriated for housing this year
- With addition of nonrecurring revenue, we could get up to the Governor's proposed budget of over \$423.3 million for housing this year.
- Session is not over. The Budget Process continues.

Message for Advocates

- Thank you for recurring funding for housing in SB 2512
- Permanent stop of the housing sweeps is a significant achievement
- Please consider appropriating \$225M in nonrecurring funding in this year's budget, which will:
 - Provide 19,000 homes (sold, built, or retrofitted)
 - Create 33,000 jobs;
 - Generate \$4.9B in positive economic benefit;
 - Return \$167M in revenue to state and local budgets

thank you

Thank you for the recurring funding for housing in SB 2512. A permanent stop of the housing sweeps is a significant achievement.



Please consider appropriating \$225 million in nonrecurring funding in this year's budget.



\$225 million

With this amount of funding, Florida's leadership will be:

- Providing **19,000 homes** (sold, built or retrofitted);
- Creating **33,000 jobs**;
- Generating **\$4.9 billion in positive economic benefit**; and
- Returning **\$167 million in revenue** to state and local budgets.

You can help Florida's workforce, seniors, veterans, and persons with disabilities living on fixed incomes who are in desperate need of housing.



Sadowski Affiliates, underwritten by JP Morgan Chase and Wells Fargo, represent thousands of individuals and organizations who support using all the Sadowski Housing Trust Fund money for Florida's affordable housing programs.

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Every dollar the legislature appropriates for Housing is leveraged 6:1 and provides a 40% return on investment in revenue back to the state.

Contact info@flhousing.org for more information.

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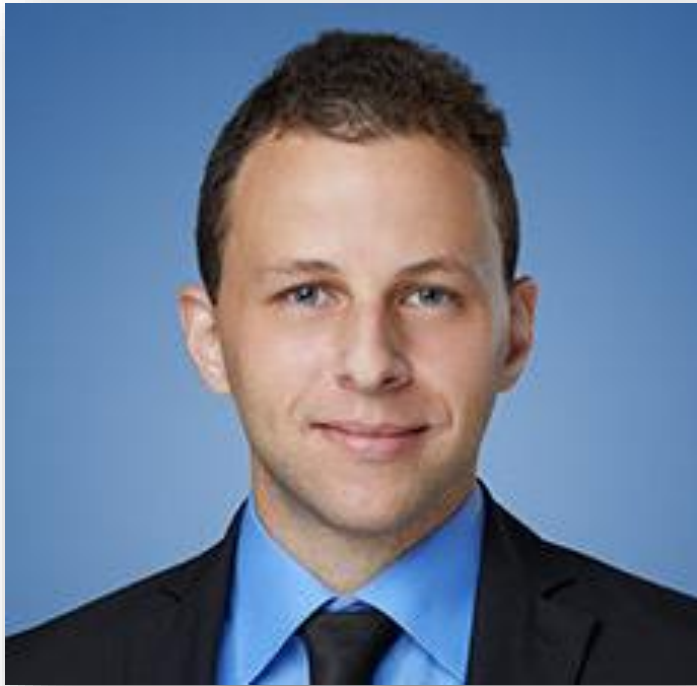


Who Do You Send this Message to?

- Every Member of the Appropriations Committee in House and Senate
- Chair of the Appropriations Committees: Senator Stargel and Representative Trumbull
- President Simpson and Speaker Sprowls



Panelist



Kody Glazer, Legal Director
Florida Housing Coalition

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American Rescue Plan Act – Housing Assistance Update

- Last week, HUD announced the allocation of nearly **\$5 billion** in American Rescue Plan funds for homelessness assistance
- Funds distributed through the HOME Investment Partnership Program (attached handout). 3.6x each Entitlement jurisdiction's annual allocation amount.
- Eligible individuals or families:
 - Persons experiencing or at-risk of homelessness
 - Persons fleeing domestic violence, dating violence, sexual assault, or human trafficking
 - Other populations where providing supportive services/assistance would prevent homelessness or serve those with greatest risk of housing instability
 - Veterans and families that include a veteran family member that meet one of the preceding criteria

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American Rescue Plan Act – Housing Assistance Update

- Eligible uses of homelessness assistance funds:
 - Tenant-based rental assistance
 - Development and support of affordable housing for eligible households/individuals
 - Supportive services to eligible households/individuals not already receiving such supportive services
 - Acquisition and development of non-congregate shelter units, all or a portion of which may be converted to permanent affordable housing, used as emergency shelter, used as permanent housing through a CoC, or remain as non-congregate shelter units
- No update on ARPA emergency rental assistance or foreclosure prevention allocations
 - Emergency rental assistance: Treasury has until May 10 to allocate first 40% of funds
 - Foreclosure prevention: State must apply by April 26

Emergency Preparedness & Response Fund

- House Bill 1595 (Williamson)/Senate Bill 1892 (Diaz)
- Creates the Emergency Preparedness and Response Fund within the Executive Office of the Governor
- Fund intended as “primary funding source for the Governor for purposes of preparing or responding to an emergency”
- State can use this fund for immediate response and replenish the fund with reimbursements from FEMA, CDBG-DR, or other federal and state dollars
- House Budget contains \$1 billion in GR for this fund

As the dedicated disaster trust fund, this fund should be the first source of dollars to respond to disasters.

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Court Records of Eviction Proceedings

- House Bill 1193/1195 (Aloupis)/Senate Bill 1746/1748 (Jones)
- Allows a tenant or mobile home owner who is a defendant in an eviction proceeding to have eviction records sealed under certain circumstances
- Conditions to have eviction record sealed:
 - Both parties file joint stipulation
 - Case was dismissed
 - Case was resolved by settlement or stipulation and defendant has complied with the terms of the agreement
 - Default judgment was entered against the defendant and defendant satisfied any monetary award included in the judgment, **OR**
 - Judgment entered at least 5 years before and tenant has satisfied any monetary award
- Does not apply if tenant evicted for anything other than nonpayment of rent or has certain number of eviction judgments within set time frames
- To be heard on the House Floor this week

Housing Bills Heard in Committee

HB 13/SB 510

State Funds

(Rep. Killebrew/Sen. Hooper)

- Elevates the status of the Sadowski Housing Trust Funds; bars Legislature from sweeping unappropriated cash balances from the State and Local Government Housing Trust Funds
- Passed two committees in Senate; not heard in House. Language in HB 5401/SB 2512

HB 423/SB 168

Hurricane Loss Mitigation Program

(Rep. Tuck/Sen. Hooper)

- Extends Hurricane Loss Mitigation Program (HLMP) to June 30, 2031
- In the Appropriations Committee of both Chambers

HB 55/SB 284

Building Design

(Rep. Overdorf/Sen. Perry)

- Preempts local governments from regulating building design elements for single & two-family homes with certain exceptions.
- Passed all committees in the House; passed 2 of 3 in Senate

HB 7019/SB 1954

Statewide Flooding and Sea Level Rise Resilience

(Rep. Busatta Cabrera/Sen. Rodriguez)

- Forms the Resident Florida Grant Program; requires DEP to complete a comprehensive statewide flood vulnerability and sea level rise assessment; & more
- Passed by both House and Senate

HB 965/SB 1160

Florida Housing Finance Corporation

(Rep. Roth/Sen. Rodriguez)

- Gives FHFC board the authority to make final determination on issuance of revenue bonds
- First hearing in House Ways & Means on 3/31

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Housing Bills *Not* Heard in Committee

HB 567/SB 1068

Local Housing Assistance Plans
(Rep. Bartleman/Sen. Taddeo)

- Makes changes to SHIP set-asides

HB 563/SB 674

Tax Exemption for Affordable Housing
(Rep. Rodriguez/Sen. Rodriguez)

- Allows local governments to grant ad valorem tax exemptions for affordable housing developments

HB 499/SB 576

Prohibited Landlord Practices
(Rep. Benjamin/Sen. Jones)

- Prohibits landlords from refusing to rent to a tenant solely based upon the tenant being previously evicted during COVID-19

HB 481/SB 412

Residential Evictions
(Rep. Driskell/Sen. Rouson)

- Repeals Florida's "pay-to-play" Landlord/Tenant Statute

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**Sadowski Affiliates
Webinar every
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Registration links will be sent weekly



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Contact Us



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