

Florida Housing Coalition SADOWSKI AFFILIATES WEBINAR



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April 27, 2021

THE FLORIDA HOUSING COALITION



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

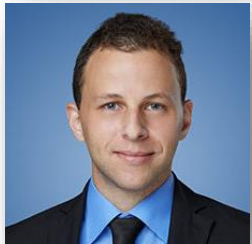
Panelists



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- FY 2021-22
- Comparison of Doc Stamp Distributions
- Preliminary SHIP Distribution Estimates
- Where we are now
- State and Federal Housing Bills Update

Legislative Process

- Session began **March 2, 2021.**
- **We are in Session Week 9**
- The appropriation of the state and local housing trust fund programs is done.
- Session ends Friday.
- Work for 2022 Session starts immediately thereafter.



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Panelist



Mark Hendrickson, Executive Director
Florida ALHFA; FHC Board Member

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Budget FY 2021-22 as of April 26, 2021

Appropriation of Housing Trust Fund Monies

	GOVERNOR FY 21-22	SENATE FY 21-22	HOUSE FY 21-22	FINAL BUDGET FY 21-22	FINAL BUDGET FY 20-21
FHFC: SAIL & other FHFC Line 2238	\$126,700,000	\$62,500,000	\$62,500,000	\$62,500,000	\$115,000,000
SHIP Line 2239	\$296,600,000	\$146,700,000	\$146,700,000	\$146,700,000	\$225,000,000 VETOED
	\$0	\$0	\$0	\$0	\$30,000,000 Hurricane Housing Recovery Program (SHIP-like program for Hurricane Michael disaster counties only) Line 2282A
TOTAL HOUSING	\$423,300,000	\$209,200,000	\$209,200,000	\$209,200,000	\$145,000,000
SHTF SWEEP	\$0	\$38,600,000	\$25,000,000		\$0
LGHTF SWEEP	\$225,000,000	\$254,400,000	\$273,490,000		\$0
TOTAL SWEEP	\$225,000,000	\$293,000,000	\$298,490,000		\$0
Unallocated SHTF	\$0				\$4,800,000
Unallocated LGHTF	\$0				\$12,200,000 + \$225 million veto

Comparison of Doc Stamp Distributions

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

Preliminary SHIP Distribution Estimates- FY 2021-22

	A	B	C	D	E	F	G	H	I	J	K
1	Projected SHIP 2021-2022		\$ 146,700,000		<i>SHIP allocation based on Conference Committee as of 04/26/2021 (Less: \$5 million DIF holdback, Monitoring & Cata)</i>						
2	Local Government	County To	County Share		Local Government	County Total	County Share		Local Government	County Total	County Share
3	ALACHUA	1,809,919	909,665		FRANKLIN	350,000	350,000		ORANGE	9,332,778	7,361,695
4	Gainesville		900,254		GADSDEN	350,000	350,000		Orlando		1,971,083
5	BAKER	350,000	350,000		GILCHRIST	350,000	350,000		OSCEOLA	2,561,427	2,060,924
6	BAY	1,168,009	936,860		GLADES	350,000	350,000		Kissimmee		500,503
7	Panama City		231,149		GULF	350,000	350,000		PALM BEACH	9,669,382	7,311,986
8	BRADFORD	350,000	350,000		HAMILTON	350,000	350,000		Boca Raton		627,543
9	BREVARD	4,009,629	2,218,929		HARDEE	350,000	350,000		Boynton Beach		517,312
10	Cocoa		127,907		HENDRY	350,000	350,000		Delray Beach		442,858
11	Melbourne		557,739		HERNANDO	1,277,607	1,277,607		West Palm Beach		769,683
12	Palm Bay		783,482		HIGHLANDS	710,064	710,064		PASCO	3,586,915	3,586,915
13	Titusville		321,572		HILLSBOROUGH	9,751,588	7,160,591		PINELLAS	6,498,996	3,371,679
14	BROWARD	12,730,225	2,282,529		Tampa		2,590,937		Clearwater		779,230
15	Coconut Creek		386,999		HOLMES	350,000	350,000		Largo		558,264
16	Coral Springs		851,652		INDIAN RIVER	1,066,250	1,066,250		St. Petersburg		1,789,823
17	Davie		692,524		JACKSON	350,000	350,000		POLK	4,725,906	3,692,823
18	Deerfield Beach		528,304		JEFFERSON	350,000	350,000		Lakeland		722,118
19	Fort Lauderdale		1,247,562		LAFAYETTE	350,000	350,000		Winter Haven		310,965
20	Hollywood		1,000,596		LAKE	2,428,342	2,428,342		PUTNAM	498,707	498,707
21	Lauderhill		477,383		LEE	4,956,845	3,107,941		ST. JOHNS	1,739,458	1,739,458
22	Margate		390,818		Cape Coral		1,237,229		ST. LUCIE	2,134,779	496,122
23	Miramar		915,303		Fort Myers		611,675		Fort Pierce		294,600
24	Pembroke Pines		1,112,622		LEON	1,993,884	671,540		Port St. Lucie		1,344,057

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Preliminary SHIP Distribution Estimates- FY 2021-22 (continued)

25	Plantation		598,321	Tallahassee		1,322,344	SANTAROSA	1,230,633	1,230,633
26	Pompano Beach		744,718	LEVY	350,000	350,000	SARASOTA	2,901,936	2,520,331
27	Sunrise		621,235	LIBERTY	350,000	350,000	Sarasota		381,605
28	Tamarac		435,374	MADISON	350,000	350,000	SEMINOLE	3,156,362	3,156,362
29	Weston		444,285	MANATEE	2,643,632	2,254,754	SUMTER	937,070	937,070
30	CALHOUN	350,000	350,000	Bradenton		388,878	SUWANNEE	350,000	350,000
31	CHARLOTTE	1,254,120	1,117,923	MARION	2,432,247	2,022,413	TAYLOR	350,000	350,000
32	Punta Gorda		136,197	Ocala		409,834	UNION	350,000	350,000
33	CITRUS	999,694	999,694	MARTIN	1,081,899	1,081,899	VOLUSIA	3,641,700	2,559,751
34	CLAY	1,461,572	1,461,572	MIAMI-DADE	11,842,098	7,613,284	Daytona Beach		463,588
35	COLLIER	2,561,427	2,422,085	Hialeah		1,003,026	Deltona		618,361
36	Naples		139,342	Miami		2,081,841	WAKULLA	350,000	350,000
37	COLUMBIA	479,125	479,125	Miami Beach		393,158	WALTON	510,450	510,450
38	DE SOTO	350,000	350,000	Miami Gardens		478,421	WASHINGTON	350,000	350,000
39	DIXIE	350,000	350,000	North Miami		272,368	TOTAL	140,769,650	140,769,650
40	DUVAL	6,487,253	6,487,253	MONROE	526,099	526,099	DR Holdback		5,000,000
41	ESCAMBIA	2,146,523	1,778,609	NASSAU	604,372	604,372	Compliance Monitoring		366,750
42	Pensacola		367,914	OKALOOSA	1,355,879	1,215,817	Catalyst		563,600
43	FLAGLER	764,849	165,743	Fort Walton Beach		140,062	Total appropriation		*****
44	Palm Coast		599,106	OKEECHOBEE	350,000	350,000			

Where We Are Now

- Early advocacy and negotiations had an impact in improving SB 2512
- This year: \$146.7 million for SHIP and \$62.5 million for FHFC (SAIL & other Programs)
- SEED is no longer funded from housing
- Housing Appropriations are recurring
- Housing funds may not be swept
- Call to Action for the \$225 million in nonrecurring funds could have had a better response

**WHERE
ARE WE
NOW?**

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Next Steps

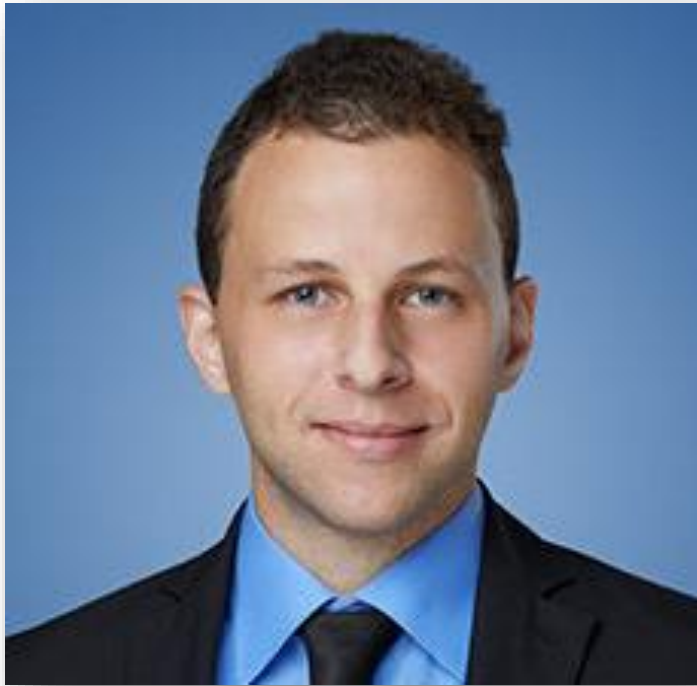
- Education, Education, Education
- Between now and the end of summer
- Every legislator – even those who are champions
- Why SHIP and SAIL are so critical
- Difference between SHIP and SAIL and the federal funds
- We need to better education and advocacy for additional nonrecurring funds

NEXT
STEPS

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Panelist



Kody Glazer, Legal Director
Florida Housing Coalition

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Using ARPA Funds for Housing

- The American Rescue Plan Act contained a variety of funding sources for state and local governments. Two groups of funding in particular have an effect on housing.
 - 1. State and local fiscal recovery funds
 - 2. Specific Housing provisions (emergency rental assistance, homeowner assistance, homelessness assistance, etc.)
- Cities and counties in Florida can expect to receive an allocation under Subtitle M of the American Rescue Plan Act which is titled “Coronavirus State and Local Fiscal Recovery Funds.”
 - Subtitle M is how the state of Florida received the over \$10 billion for COVID relief.
 - Projected distribution examples:
 - Pinellas County: \$189 million
 - Leon County: \$59 million
 - Ocala: \$11 million
 - Broward County: \$379 million
 - Miami-Dade: \$527 million

Coronavirus State and Local Fiscal Recovery Funds

- Eligible Uses of funds
 - 1. Respond to public health or negative economic impacts of COVID-19, **including “assistance to households, small businesses, and nonprofits”**
 - 2. Provide premium pay to essential workers
 - 3. Provide government services to the extent of the reduction in revenue due to COVID-19
 - 4. Make necessary investments in water, sewer, or broadband infrastructure.
- Grantees have until 12/31/24 to spend the funds
- US Treasury Department to provide guidance

Using Local Recovery Funds for Housing

- Local governments can expressly use Local Fiscal Recovery funds to respond to public health or negative economic impacts of COVID-19, **including “assistance to households, small businesses, and nonprofits”**
- Grantees can use these funds for housing unless upcoming Treasury guidance restricts their use
- Ideas for using these funds:
 - Eviction/foreclosure prevention funds to individuals
 - Small-scale landlord rental relief
 - Permanent affordable housing to house persons displaced by COVID-19’s economic effects
 - Grants or loans to nonprofit organizations to provide supportive services and/or housing

Homeowner Assistance Fund

- American Rescue Plan Act allocated \$10 billion nationwide for a Homeowner Assistance Fund (HAF)
- The Florida Department of Economic Opportunity (DEO) will administer the state's funding
- Florida will receive \$676.6 million
- Eligible uses:
 - Mortgage payment assistance
 - Financial assistance to allow a homeowner to reinstate a mortgage or to pay other housing-related costs related to a period of forbearance
 - Mortgage principal reduction
 - Facilitating mortgage interest rate reductions
 - Payment assistance for utilities, internet service, insurance, HOA fees or liens, condo fees, DPA loans
 - Payment assistance for delinquent property taxes
 - Measures to prevent homeowner displacement, such as home repairs or assistance to enable households to receive clear title to their properties
 - Counseling efforts

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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 and Senate have agreed to appropriate \$1 billion 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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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
- 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
- Passed by full Senate; in House Appropriations

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 by full House; in Senate Rules

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 Heard in Committee

HB 1193/SB 1746

Court Records of Eviction Proceedings
(Rep. Aloupis/Sen. Jones)

- Authorizes tenants, in certain circumstances, to have eviction records sealed.
- Passed full House; in Senate Rules Committee

HB 883/SB 60

County and Municipal Code Enforcement
(Rep. Overdorf/Sen. Bradley)

- Prohibits code enforcement officers from investigating or initiating code enforcement proceedings based on an anonymous complaint.
- Passed full Senate; 2nd reading in House

HB 219/SB 522

Vacation Rentals
(Rep. Fischer/Sen. Diaz)

- House/Senate versions differ. Preempts regulation of advertising platforms to the state and makes changes to local government authority to regulate vacation rentals.
- Stalled

HB 1059/SB 1788

Construction Permits
(Rep. Robinson/Sen. Boyd)

- Requires LGs to post building permit applications online, allow applicants to submit electronically, and post permit review processes.
- Passed full House; on Senate floor

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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 Webinars

Sadowski Affiliates Webinars have been held every Tuesday throughout the session.

Will announce Post Session Webinar in coming weeks.



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Statewide Annual Conference

Sadowski panel
will be held on
August 31

2021 Annual
Statewide
Conference will
be held virtually.



AFFORDABLE HOUSING CONFERENCE
STATEWIDE 2021

HOME MATTERS CONFERENCE LEADING WITH EQUITY

Center for Racial Equity

**SAVE THE DATE
AUG 30-SEPT 1**

*Invited Keynote: HUD Secretary
Marcia Fudge*

www.centerforracialequity.org www.flhousing.org

Photo by Andrew Hamik

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Contact Us



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