



# Legislative Wrap-Up 2021-22 Session

MARK HENDRICKSON, JAIMIE ROSS, AND KODY GLAZER

It is an election year in Florida, and every seat in the Florida House and Senate will be voted on in November 2022. For that reason, the Fiscal Year 2021-22 sixty-day Session started in January rather than March. This was the first legislative session after the massive revision to Sadowski funding passed in 2021, known as SB 2512. That legislation permanently diverted half the Sadowski Housing Trust Fund monies from the State and Local Housing Trust Funds to two other trust funds, Septic to Sewer and Sea Level Rise. It began with an extraordinary joint press release from Senate President Wilton Simpson and Speaker Chris Sprowls, but it also stopped any further sweeps of Sadowski Housing Trust Fund monies.

2022 should have been the session when Senate and House staff put forth budgets that treated the Sadowski Housing Trust Funds as recurring revenue, budgeting all the monies in the Sadowski Housing Trust Funds for housing. The Governor and the Senate followed through; the House did not. Thanks to the advocacy of the thousands of Sadowski Affiliates and members of the Sadowski Coalition (see page 8), the Senate held firm in conference negotiations, and the full amount of Sadowski Housing Trust Funds was appropriated for housing. Within just hours of the close of session, the Legislature took \$25 million in General Revenue and appropriated it for the State Apartment Incentive Loan program (SAIL); however, the Legislature did so only after taking \$100 million from SAIL and

appropriating it for Hometown Heroes, a program initiated by the Florida Realtors but not actually in existence at the time the Legislature appropriated the \$100 million dollars. For current information on the Hometown Heroes program, go to [www.floridahousing.org](http://www.floridahousing.org).

The following budget chart captures the evolution of Sadowski Housing Trust Funds appropriations for Fiscal Year 2021-22 as well as other funding for housing. The chart also compares this year's funding to last year's after the sweep of half the housing trust funds. You can see that we had a banner year for Sadowski Housing Trust Fund appropriations.

The doc stamp revenue that drops into the State and Local Housing Trust Funds is directly correlated to the cost of housing and the number of houses being sold. The doc

stamp revenue was chosen as the vehicle for funding the Sadowski State and Local Housing Trust Funds because the higher the cost of housing, the more money is needed in the Trust Funds to provide the gap funds needed for rental and homeownership homes. The large amount of Sadowski Housing Trust Fund monies even after the permanent sweep of funding is due to a remarkably active and sky-high housing market. The amount available for FY 22-23 was unusually high, as it also included the \$210 million estimated to be distributed from doc stamp collections into the housing trust funds during Fiscal Year 2022-23, plus \$40 million of sweeps that had been vetoed the previous year by the Governor, and over \$130 million of collections during Fiscal Year 2021-22 that had neither been appropriated for housing nor swept. See page 9 for SHIP distribution estimates for each jurisdiction.

## APPROPRIATION OF HOUSING TRUST FUND MONIES

### Revenue Estimate from January 2022 REC Conference

	<b>GOVERNOR FY 22-23</b>	<b>SENATE FY 22-23</b>	<b>HOUSE FY 22-23</b>	<b>FINAL BUDGET FY 22-23</b>	<b>FINAL BUDGET FY 21-22</b>
FHFC: SAIL & other FHFC Line 2289	\$94,967,332	\$128,250,000	\$0	\$28,250,000	\$62,500,000
SHIP Line 2290	\$220,526,178	\$209,475,000	\$268,100,000	\$209,475,000	\$146,700,000
Homeownership Program for Workforce Housing Line 2289 Proviso	\$40,000,000	\$0	\$0	\$100,000,000	\$0
<b>TOTAL HOUSING</b>	<b>\$355,493,510</b>	<b>\$337,725,000</b>	<b>\$268,100,000</b>	<b>\$337,725,000</b>	<b>\$209,200,000</b>
SHTF SWEEP	\$0			\$0	\$40,000,000 vetoed
LGHTF SWEEP	\$0			\$0	\$322,450,000
<b>TOTAL SWEEP</b>	<b>\$0</b>			<b>\$0</b>	<b>\$322,450,000</b>
<b>Unallocated SHTF</b>	<b>\$0</b>			<b>\$15,175,000</b>	<b>\$40,000,000</b>
<b>Unallocated LGHTF</b>	<b>\$0</b>			<b>\$30,880,000</b>	<b>\$0</b>

Proviso/Back of the Bill (Senate):

- \$100 million from FHFC for Hometown Hero Housing DPA Program
- \$563,600 from SHIP for Catalyst Training
- \$25 million of non-recurring General Revenue for SAIL, bringing total to \$53,250,000



## Additional Homeless Funding from General Revenue or DCF Trust Funds

Item	Amount	Line Item	Source	Agency
<b>Overall Homeless Programs</b>				
Challenge Grants-House	\$3,181,500	346	GR	DCF
Federal Emergency Shelter Grant Program	\$7,211,973	347	Federal Grants TF & Welfare Transition TF	DCF
Homeless Housing Assistance Grants (staffing for 27 lead agencies)	\$3,000,000	348	GR	DCF
<b>Project Specific Funding</b>				
Miami Bridge Host Homes for Homeless Youth House 2645	\$250,000	315A	GR	DCF
Miami-Dade Homeless Trust Housing First Sen. Form 1330/House 3665	\$350,000	350	GR	DCF
Homeless Veterans Housing Assistance & Prevention Senate Form 1343	\$100,000	350	GR	DCF
The Transition House - Homeless Veterans Program Senate Form 153	\$350,000	350	GR	DCF
Met Min Miracles Pasco Campus Expansion Senate Form 1047	\$3,000,000	361C	GR	DCF
<b>Palm Beach County Homeless Resource Center House 3925</b>	<b>\$250,000 VETOED</b>	<b>361D</b>	<b>GR</b>	<b>DCF</b>
Miami-Dade County Homeless Trust House 9041	\$1,750,000	361E	GR	DCF
Five Star Veterans Center Homeless Housing Senate Form 1407	\$374,000	576A	GR	Veteran's Affairs

## Other Projects Funded By General Revenue

<b>Zebra Coalition Youth Transitional Housing Project Senate Form 1361</b>	<b>\$500,000 VETOED</b>	<b>361B Senate</b>	<b>GR</b>	<b>DCF</b>
CASL Renaissance Manor-Independent Supportive Housing Senate form 2052 House 3239	\$1,500,000	372	GR	DCF
Hialeah Housing Authority ElderlyAffordable Housing Senate 1265	\$3,900,000	403A	GR	Elder Affairs
Senior Housing Assistance Repair Program Miami-Dade Senate Form 2056	\$2,000,000	2281	GR	DEO
Hope Partnership Attainable Housing House 3123	\$500,000	2286A	GR	DEO
Monroe County Habitat for Humanity Affordable Housing House 2607	\$1,956,000	2286A	GR	DEO
Habitat for Humanity at Citrus Springs Senate For 2086	\$2,500,000	2286A	GR	DEO

## Legislation Related to Affordable Housing

The following is a short recap of the bills that passed this session related to affordable housing. The Florida Housing Coalition held Sadowski Affiliates Webinars sponsored by Wells Fargo every Friday throughout the entire session to keep our members informed about all the bills related to affordable housing. All past recordings can be found on our website under Sadowski Affiliates, [www.flhousing.org/sadowski-affiliates](http://www.flhousing.org/sadowski-affiliates).



### Senate Bill 962/House Bill 981 – Residential Development Projects for Affordable Housing

SB 962 amends the broad land use authority for affordable housing granted to cities and counties under s. 166.04151(6) and s. 125.01055(6), respectively. These two sections, created in 2020 through House Bill 1339, allow local governments to approve affordable housing developments on parcels zoned for residential, commercial, or industrial use without needing a comprehensive plan amendment and regardless of the underlying zoning.

SB 962 amends this broad land use authority to clarify that if a parcel is zoned for commercial or industrial use, local governments can use this authority to approve any residential development, including a mixed-use residential project. SB 962 also amends s. 166.04151(6) and s. 125.01055(6) to state this if this land use authority is used, at least 10 percent of the units in the approved project must be for housing that is affordable, and the developer of the project has to agree

not to apply for or receive SAIL funding. SB 962 also clarifies that this land use authority is self-executing and does not require the adoption of an ordinance or a regulation prior to approving an affordable housing development.

### House Bill 137/Senate Bill 196 – Florida Housing Finance Corporation

SB 196 streamlines the Florida Housing Finance Corporation's bond issuance process by designating FHFC, instead of the State Board of Administration, as the state fiscal agency authorized to make the constitutionally required fiscal sufficiency determinations under s. 16, Article VII of the Florida Constitution. The bill also removes certain statutory guidelines for the Elderly Housing Community Loan Program and codifies in statute certain definitions relating to the Qualified Contract process.

### Senate Bill 96/98 – Emergency Preparedness and Response Fund

SB 96 and SB 98 created the new Emergency Preparedness and Response Fund within the Executive Office of the Governor. This new disaster trust fund was initially funded with \$500 million and is intended to be the Governor's primary source of funding for the purpose of preparing or responding to a declared disaster that exceeds regularly appropriated funding sources. In the event of a disaster, the Governor could use monies in this fund to address disaster-related housing needs instead of the Legislature appropriating Sadowski dollars.



### Senate President Designate Kathleen Passidomo

The Florida Housing Coalition is honored to present the Housing Champion Award to incoming Senate President, Kathleen Passidomo, at our 2022 Statewide Annual Conference on August 30th at the Rosen Centre in Orlando. Senator Passidomo was the first Republican to file the original "Stop the Sweeps" bill several years ago and has been a stalwart for full appropriations.



**Mark Hendrickson** is the President of The Hendrickson Company, which specializes in assisting clients in all areas of affordable housing, including finance and related legislative issues.



**Jaimie A. Ross** is the President & CEO of the Florida Housing Coalition. She initiated the Sadowski Coalition in 1991 and continues to facilitate the Sadowski Coalition today.



**Kody Glazer** is the Legal Director with the Florida Housing Coalition, specializing in local and state governmental affairs, fair housing, land use, and environmental law.



## SADOWSKI HOUSING COALITION MEMBERS

### BUSINESS/ INDUSTRY GROUPS

- Associated Industries of Florida
- Coalition of Affordable Housing Providers
- Federation of Manufactured Home Owners of Florida
- Florida Apartment Association
- Florida Bankers Association
- Florida Chamber of Commerce
- Florida Green Building Coalition

### ADVOCATES FOR THE ELDERLY/ VETS/ HOMELESS/ SPECIAL NEEDS

- AARP of Florida
- Florida Association of Centers for Independent Living
- Florida Association of Housing and Redevelopment Officials
- Florida Coalition to End Homelessness
- Florida Housing Coalition
- Florida Legal Services

### GOVERNMENT/ PLANNING ORGANIZATIONS

- American Planning Assoc., Fla. Ch.
- Florida Association of Counties
- Florida Association of Local Housing Finance Authorities
- Florida Housing Finance Corporation
- Florida League of Cities
- Florida Redevelopment Association
- Florida Regional Councils Association
- 1000 Friends of Florida

### BUSINESS/ INDUSTRY GROUPS

- Florida Home Builders Association
- Florida Manufactured Housing Association
- Florida Realtors
- Florida Restaurant and Lodging Association
- Florida Retail Federation
- Mortgage Bankers Association of Florida

### ADVOCATES FOR THE ELDERLY/ VETS/ HOMELESS/ SPECIAL NEEDS

- Florida Prosperity Partnership
- Florida Supportive Housing Coalition
- Florida Veterans Foundation
- Florida Weatherization Network
- Healthy Housing Foundation
- LeadingAge Florida
- The Arc of Florida
- United Way of Florida

### FAITH BASED ORGANIZATIONS

- Florida Conference of Catholic Bishops
- Florida Impact
- Habitat for Humanity of Florida
- Volunteers of America of Florida



Many Voices. One Message.

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Comprised of thousands of individuals, local, or regional organizations, Sadowski Affiliates are comprised of the local organizational members of the Sadowski Coalition members, such as local Realtors, United Way offices, and Habitat Affiliates, as well as hundreds of individuals throughout Florida who are not affiliated with any organization. They are Many Voices having One Message: Use all of the State and Local Housing Trust Funds for Housing. Keep the promise!



## PROJECTED SHIP DISTRIBUTION ESTIMATES FOR FY 2022-23

(\$209,475,000)

LOCAL GOVERNMENT	COUNTY TOTAL	COUNTY SHARE/ CITY SHARE
<b>ALACHUA</b>	2,727,242	1,348,894
Gainesville		1,378,348
<b>BAKER</b>	350,000	350,000
<b>BAY</b>	1,710,115	1,377,327
Panama City		332,788
<b>BRADFORD</b>	350,000	350,000
<b>BREVARD</b>	5,923,030	3,259,444
Cocoa		188,945
Melbourne		823,893
Palm Bay		1,179,275
Titusville		471,473
<b>BROWARD</b>	18,724,131	3,308,555
Coconut Creek		554,234
Coral Springs		1,288,220
Davie		1,016,720
Deerfield Beach		833,224
Fort Lauderdale		1,782,537
Hollywood		1,473,589
Lauderhill		713,389
Margate		561,724
Miramar		1,303,200
Pembroke Pines		1,636,489
Plantation		887,524
Pompano Beach		1,084,127
Sunrise		932,462
Tamarac		694,665
Weston		653,472
<b>CALHOUN</b>	350,000	350,000
<b>CHARLOTTE</b>	1,824,463	1,636,543
Punta Gorda		187,920
<b>CITRUS</b>	1,499,478	1,499,478
<b>CLAY</b>	2,131,391	2,131,391
<b>COLLIER</b>	3,678,139	3,493,864
Naples		184,275
<b>COLUMBIA</b>	668,930	668,930
<b>DE SOTO</b>	356,001	356,001
<b>DIXIE</b>	350,000	350,000
<b>DUVAL</b>	9,744,730	9,744,730
<b>ESCAMBIA</b>	3,106,401	2,584,836
Pensacola		521,565
<b>FLAGLER</b>	1,156,435	258,926
Palm Coast		897,509
<b>FRANKLIN</b>	350,000	350,000
<b>GADSDEN</b>	422,177	422,177
<b>GILCHRIST</b>	350,000	350,000

LOCAL GOVERNMENT	COUNTY TOTAL	COUNTY SHARE/ CITY SHARE
<b>GLADES</b>	350,000	350,000
<b>GULF</b>	350,000	350,000
<b>HAMILTON</b>	350,000	350,000
<b>HARDEE</b>	350,000	350,000
<b>HENDRY</b>	398,118	398,118
<b>HERNANDO</b>	1,896,694	1,896,694
<b>HIGHLANDS</b>	987,914	987,914
<b>HILLSBOROUGH</b>	14,282,575	10,527,686
Tampa		3,754,889
<b>HOLMES</b>	350,000	350,000
<b>INDIAN RIVER</b>	1,553,651	1,553,651
<b>JACKSON</b>	464,293	464,293
<b>JEFFERSON</b>	350,000	350,000
<b>LAFAYETTE</b>	350,000	350,000
<b>LAKE</b>	3,846,660	3,846,660
<b>LEE</b>	7,499,839	4,690,399
Cape Coral		1,931,959
Fort Myers		877,481
<b>LEON</b>	2,841,590	936,588
Tallahassee		1,905,002
<b>LEVY</b>	422,177	422,177
<b>LIBERTY</b>	350,000	350,000
<b>MADISON</b>	350,000	350,000
<b>MANATEE</b>	3,942,950	3,401,583
Bradenton		541,367
<b>MARION</b>	3,660,081	3,043,357
Ocala		616,724
<b>MARTIN</b>	1,535,593	1,535,593
<b>MIAMI-DADE</b>	16,667,017	10,990,231
Hialeah		1,375,029
Miami		2,743,391
Miami Beach		505,011
Miami Gardens		686,681
North Miami		366,674
<b>MONROE</b>	807,336	807,336
<b>NASSAU</b>	897,625	897,625
<b>OKALOOSA</b>	2,047,157	1,845,921
Fort Walton Beach		201,236
<b>OKEECHOBEE</b>	380,060	380,060
<b>ORANGE</b>	13,957,590	10,946,938
Orlando		3,010,652
<b>OSCEOLA</b>	3,900,833	3,123,397
Kissimmee		777,436

LOCAL GOVERNMENT	COUNTY TOTAL	COUNTY SHARE/ CITY SHARE
<b>PALM BEACH</b>	14,396,923	10,303,877
Boca Raton		940,119
Boynton Beach		775,994
Delray Beach		642,103
Wellington		591,714
West Palm Beach		1,143,116
<b>PASCO</b>	5,525,814	5,525,814
<b>PINELLAS</b>	9,239,167	4,817,302
Clearwater		1,128,102
Largo		795,492
St. Petersburg		2,498,271
<b>POLK</b>	7,174,853	5,568,404
Lakeland		1,116,407
Winter Haven		490,042
<b>PUTNAM</b>	717,102	717,102
<b>ST. JOHNS</b>	2,733,243	2,733,243
<b>ST. LUCIE</b>	3,256,864	742,239
Fort Pierce		460,195
Port St. Lucie		2,054,430
<b>SANTA ROSA</b>	1,854,577	1,854,577
<b>SARASOTA</b>	4,237,875	3,706,445
Sarasota		531,430
<b>SEMINOLE</b>	4,580,918	4,580,918
<b>SUMTER</b>	1,294,841	1,294,841
<b>SUWANNEE</b>	422,177	422,177
<b>TAYLOR</b>	350,000	350,000
<b>UNION</b>	350,000	350,000
<b>VOLUSIA</b>	5,399,410	3,779,047
Daytona Beach		710,562
Deltona		909,801
<b>WAKULLA</b>	356,001	356,001
<b>WALTON</b>	759,219	759,219
<b>WASHINGTON</b>	350,000	350,000
<b>TOTAL</b>	203,911,400	203,911,400
<b>DR Holdback</b>		5,000,000
<b>Catalyst</b>		563,600
<b>TOTAL APPROPRIATION</b>		209,475,000

SHIP allocation based on all available funds  
in the trust fund less Disaster Relief  
Holdback and Catalyst.