

Sadowski Affiliates WEBINAR

March 10, 2023

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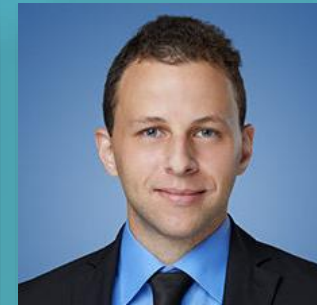


PANELIST



**MARK
HENDRICKSON**
Executive
Director, Florida
ALHFA,
Board Member,
FHC

PANELIST



**KODY
GLAZER**
Legal & Policy
Director, FHC

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



Agenda

- Role of the Sadowski Coalition and Sadowski Affiliates
- Update on the Live Local Act
- Summary of the Legislative Appropriations Process
- Key Legislators
- Other Housing Bills of Interest



Sadowski Coalition and Sadowski Affiliates

Sadowski Affiliates are the thousands of organizations and individuals working in concert with the Sadowski Coalition to carry the message of the importance of housing and the need for all Sadowski funds to be used for Sadowski housing programs.



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 Economic Development Council
- 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
- Florida Transportation Builders' Assoc.
- Mortgage Bankers Assoc. of Florida
- National Waste and Recycling Assoc.

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



“Live Local Act”

Senate Bill 102
(Calatayud – Miami-Dade)

House Bill 627
(Busatta Cabrera – Miami-Dade)

Addresses a variety of housing issues including funding, tax incentives, and substantial amendments to the state’s housing strategy.

3/8/23: Passed Full Senate unanimously

3/8/28: Passed first House committee



Affordable Housing Bill Sails through Senate

'This bill is an important step in the right direction.'

A bill designed to boost affordable housing developments throughout the state by using tax breaks and boosting funding for existing programs was approved by the Senate.

The measure is a top priority for Senate President Kathleen Passidomo, a Naples Republican, but still managed to pass unanimously. Although some Democrats expressed concern over its provisions to neutralize local governments ability to adjust zoning and impose rent control, most said they were pleased the chronic issue of low- and middle-income Floridians struggling to find affordable housing near where they work was finally being addressed.



Florida Senate passes 'Live Local Act' aimed at spurring more affordable housing



Moving quickly on priorities of Senate President Kathleen Passidomo, Florida senators Wednesday passed measures aimed at spurring more affordable housing for workers and boosting a trail network and wildlife corridor.

Senators unanimously approved what has been dubbed the “Live Local Act” (SB 102), which includes providing incentives for investment in affordable housing and seeking more mixed-use developments in struggling commercial areas. They also unanimously passed a bill (SB 106) designed to help link a statewide hiking and biking trail network to a wildlife corridor planned to stretch from the Florida Keys to the Panhandle.

House panels started moving forward Wednesday with the House versions of the housing bill (HB 627) and the trail bill (HB 915).



Recorded Webinar- Overview of Live Local Act

Did you miss our webinar covering the Overview of the Live Local Act (SB 102/HB 627)?

Check out the [Webinar Recording](#) and [PowerPoint](#).



Amendments made this week to the Live Local Act

Sections 3 and 5: New Land use tool for affordable housing (F.S. 125.01055(7)/166.04151(7))

- Adds “industrial” to zoned areas that the new land use tool applies to
- States that cities and certain counties w/less than 20% of land zoned commercial and industrial can only approve **mixed-use** developments with the tool
- Makes clear the tool does not apply to “recreational and commercial working waterfront” in areas zoned industrial



Panelist



Mark Hendrickson

Executive Director, Florida ALHFA;
FHC Board Member



Legislative Process

- Session began **March 7, 2023.**
- Subcommittees on Appropriation will release their initial budgets in the coming weeks, followed by full House and Senate Appropriations budgets.



How does the Legislature make Housing Appropriations?



- Typically, housing appropriations are made in the Budget Bill also known as the Appropriations Act
- In nearly all sessions, there is no “housing bill” for appropriations
- This year’s Live Local Act is the exception – funding for SHIP, SAIL, Hometown Heroes, etc. is laid out there instead of the Appropriations Act.
- All other housing funding will go through the Budget Bill

Housing Appropriations through the Live Local Act

	Available for Appropriation FY 23-24 (current law)	Senate FY 23-24	FINAL BUDGET FY 22-23	FINAL BUDGET FY 21-22
FHFC: SAIL & other FHFC	\$121,710,000	\$150,000,000 (recurring) \$109,000,000 (non-recurring)	\$28,250,000	\$62,500,000
SHIP	\$280,975,000	\$252,000,000	\$209,475,000	\$146,700,000
Hometown Heroes			\$100,000,000	\$0
<u>TOTAL TF HOUSING</u>	<u>\$402,685,000</u>	<u>\$511,000,000</u>	<u>\$337,725,000</u>	<u>\$209,200,000</u>
Hometown Heroes		\$100,000,000 (GR)		
SAIL Pipeline Deals		\$100,000,000 (GR)		
SAIL			\$25,000,000 (GR)	
Hurricane Recovery			\$150,000,000 (GR)	
<u>TOTAL GR FOR HOUSING</u>	-	<u>\$200,000,000</u>	<u>\$175,000,000</u>	-
Live Local Tax Donation Program		\$100,000,000		
TOTAL HOUSING		<u>\$811,000,000</u>	<u>\$512,725,000</u>	\$209,200,000

How the Extra \$150 Million/Year for 10 Years for SAIL will be Spent

At least
70% for:

Rehab/new construction

Addressing urban infill

Provide for mixed-use housing

Provide housing near military installations

Max of
30% for
projects
that:

Use or lease public lands

Address needs of adults aging out of foster care

Meet needs of elderly persons

Provide housing in areas of rural opportunity

Notes:

- FHFC will have the discretion to issue RFPs for this \$150m
- Local governments, developers, & advocates should follow the FHFC RFP process and start planning for local projects to support



Key Persons for Housing Trust Funds 2023-24



**Senate President
Kathleen Passidomo**

(R., Dist 28- Collier, Hendry counties
and part of Lee county)



**Appropriations Chair
Doug Broxson**

(R., Dist 1- Escambia, Santa Rosa counties
and part of Okaloosa county)



**TED Chair
Ed Hooper**

(R., Dist 21- Parts of Pasco, Pinellas
counties)



**House Speaker
Paul Renner**

(R., Dist 19- Flagler and Part of St.
Johns)



**Appropriations Chair
Tom Leek**

(R., Dist 28- Part of Volusia)



**Infrastructure & Tourism
Appropriations Chair
Alex Andrade**

(R., Dist 2- Parts of Escambia, Santa Rosa)



Key Persons for Housing Trust Funds 2023-24



Senator
Alexis Calatayud
(R., Dist 38- Part of Miami-Dade County)



Representative
Demi Busatta Cabrera
(R., Dist 114 - Part of Miami-Dade County)



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Sections/Representatives/
myrepresentative.aspx](http://www.myfloridahouse.gov/Sections/Representatives/myrepresentative.aspx)



What's Left for Housing Advocates to do this Session?

- Thank your Legislators for fully funding the Sadowski Trust Fund programs
- Keep your eye on the House – we will be following to see if the final House version is amended
- Fund individual member projects & other housing affordability initiatives with General Revenue
- Follow other housing related bills
- Post Session, start implementing the good tools in the Live Local Act



Other Bills

Number/Name	Brief Summary	Status/Notes
HB 133 (R-Mooney, Jr.) SB 494 (R-DiCeglie) Fees in Lieu of Security Deposits	Allows landlords to offer tenants an optional, nonrefundable fee-in-lieu of a security deposit.	House: passed 1 of 2 committees Senate: passed 1 of 3 committees
HB 759 (R-Baker) SB 484 (R-Bradley) Flood Disclosures for Residential and Commercial Property Sales	Requires seller of real property to disclose certain flood information to prospective purchaser before sale of property.	House: passed 0 of 3 committees Senate: passed 0 of 3 committees
HJR 159 (R-Borrero) SB 124 (R-Avila) Homestead Tax Exemptions for Certain Senior, Low-Income, Long-term Residents	Proposes an amendment to the State Constitution to increase # of eligible homes for the tax exemption at s. 196.075 for low-income seniors.	House: passed 1 of 3 committees Senate: passed 1 of 3 committees
HB 395 (R-Tuck) SB 556 (R-Hooper) Hurricane Protections for Condominium Associations	Addresses process for how condo associations can proceed with hurricane protection measures.	House: passed 0 of 3 committees Senate: passed 0 of 3 committees



Number/Name	Brief Summary	Status/Notes
<p>HB 881 (R-LaMarca) SB 748 (R-Boyd) My Safe Florida Home Program</p>	<p>Amends the My Safe Florida Home Program which includes removing limitation to homes in the “wind-borne debris region” and increasing the amount a low-income homeowner can receive as a grant.</p>	<p>House: passed 1 of 3 committees Senate: passed 0 of 3 committees</p>
<p>HB 763 (D-Edmonds) SB 678 (D-Powell) Disposal of Property</p>	<p>Authorizes DOT to transfer surplus property to a local government for affordable housing purposes without consideration.</p>	<p>House: passed 0 of 3 committees Senate: passed 1 of 3 committees</p>
<p>SB 250 (R-Martin) Natural Emergencies</p>	<p>Product of the Senate Select Committee on Resiliency. Includes several provisions relating to housing including siting of temporary housing and permit fees in Hurricanes Ian and Nicole-affected areas.</p>	<p>Senate: passed 0 of 2 committees</p>
<p>HB 1317 (R-Roach) SB 1346 (R-Avila) Local Regulation of Nonconforming or Unsafe Structures</p>	<p>Preempts local governments in regulating “replacement structures” and demolition of certain housing.</p>	<p>House: passed 1 of 3 committees Senate: passed 0 of 3 committees</p>



Number/Name	Brief Summary	Status/Notes
HB 1417 (R-Esposito) SB 1586 (R-Trumbull) Residential Tenancies	Preempts regulation of residential tenancies to the state.	House: no references yet Senate: passed 0 of 3 committees
HB 671 (R-Esposito) SB 682 (R-DiCeglie) Residential Building Permits	Shortens timeframes for local governments to approve certain applications for development.	No references yet
HB 1407 (D-Eskamani) SB 1658 (D-Torres) Housing	Amends Florida landlord-tenant law, establishes new Department on Housing and Tenant Rights.	House: no references yet Senate: passed 0 of 3 committees



Sadowski Affiliate Webinars

- Next Webinar will be March 10 at 11:30am
- And regularly every Friday at 11:30am throughout the 2023 Session.
- Registration Links will be sent out – feel free to forward



Contact Us



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