

Sadowski Affiliates WEBINAR

March 24, 2023

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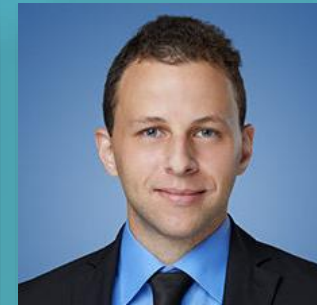


PANELIST



**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
- Update on the recent Revenue Estimating Conference
- Live Local Deep Dive: Affordable housing land use tool
- 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.



<p>BUSINESS/ INDUSTRY GROUPS</p> <ul style="list-style-type: none"> • 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 	<p>ADVOCATES FOR THE ELDERLY/ VETS/ HOMELESS/ SPECIAL NEEDS</p> <ul style="list-style-type: none"> • 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 	<p>GOVERNMENT/ PLANNING ORGANIZATIONS</p> <ul style="list-style-type: none"> • 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
<p>BUSINESS/ INDUSTRY GROUPS</p> <ul style="list-style-type: none"> • 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. 	<p>ADVOCATES FOR THE ELDERLY/ VETS/ HOMELESS/ SPECIAL NEEDS</p> <ul style="list-style-type: none"> • 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 	<p>FAITH BASED ORGANIZATIONS</p> <ul style="list-style-type: none"> • 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 Senate unanimously

3/23/23: Placed on House Special Order Calendar



Live Local – array of affordable housing policies

- **Funding.** Record **\$811 million** for affordable housing programs.
- **Tax incentives.** Three new property tax incentives and sales tax exemption for specified affordable housing developments.
- **Land use tools.** Facilitating affordable housing in commercial, industrial, and mixed-use areas & more.
- **Publicly-owned land.** Encouraging local governments to adopt best practices.
- **State housing strategy.** State guidance on affordable housing policy.
- **Technical assistance.**



Recorded Webinar - Overview of Live Local Act 3/3/23

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

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



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	<i>\$62,500,000</i>
SHIP	\$280,975,000	\$252,000,000	\$209,475,000	<i>\$146,700,000</i>
Hometown Heroes			\$100,000,000	<i>\$0</i>
<u>TOTAL TF HOUSING</u>	<u>\$402,685,000</u>	<u>\$511,000,000</u>	<u>\$337,725,000</u>	<u><i>\$209,200,000</i></u>
Hometown Heroes		\$100,000,000 (General Revenue)		
SAIL Pipeline Deals		\$100,000,000 (General Revenue)		
SAIL			\$25,000,000 (General Revenue)	
Hurricane Recovery			\$150,000,000 (General Revenue)	
<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>	<u>\$209,200,000</u>

Update: Revenue Estimating Conference (REC)

Doc Stamp Estimates for Sadowski Housing Trust Funds

FY 2023-2024 & FY 2024-2025 (in millions)

	FY 23-24 SHTF	FY 23-24 LGHTF	FY 23-24 Total
August 2022 REC	71.9	168.8	240.7
March 2023 REC	50.9	119.5	170.4
Reduction	21.0	49.3	70.3

	FY 24-25 SHTF	FY 24-25 LGHTF	FY 24-25 Total
August 2022 REC	72.7	170.4	243.1
March 2023 REC	58.5	137.3	195.8
Reduction	14.2	33.1	47.3



What do these updated Doc Stamp Estimates mean for affordable housing advocates?

- This year's SHIP and SAIL appropriation may be the largest we see over the next couple years unless General Revenue or other funds are used to supplement Sadowski Trust Fund revenue
- Commitment of Legislature to provide an additional \$150m/year for SAIL from GR and the new Live Local Tax Donation program are huge
- Time to make the most of this record level of funding in FY 23-24
- Opportunity to advocate for local dollars for affordable housing



Key People 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 People 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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What's left for housing advocates to do this Session?

- Thank your Legislators for fully funding the Sadowski Trust Fund programs
- 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



Deep Dive into Live Local: Sections 3 and 5's land use tool

A local government cannot regulate the **use, density, or height** of an affordable housing development if a proposed **rental** project is:

- Multifamily or mixed-use residential in any area zoned for **commercial, industrial, or mixed use**;
- At least **40% of units are affordable** for households up to **120% AMI** for at least **30 years**
- If mixed-use, **at least 65% is residential**

Local government cannot require a development authorized under this preemption to obtain a zoning/land use change, special exception, conditional use approval, variance, or comp plan amendment for **use, density, or height**.



Land use standards – Affordable housing in commercial, industrial, and mixed-use zones

Affordable housing developments allowed under this preemption are entitled to:

Use

- Allowed to build multifamily rental or mixed-use in commercial zones without a zoning or land development change

Density

- Highest density allowed on any land in the City or County where residential development is allowed

Height

- Highest currently allowed height for a commercial or residential development within 1 mile of the proposed development or 3 stories, whichever is higher



Land use standards – Affordable housing in commercial, industrial, and mixed-use zones

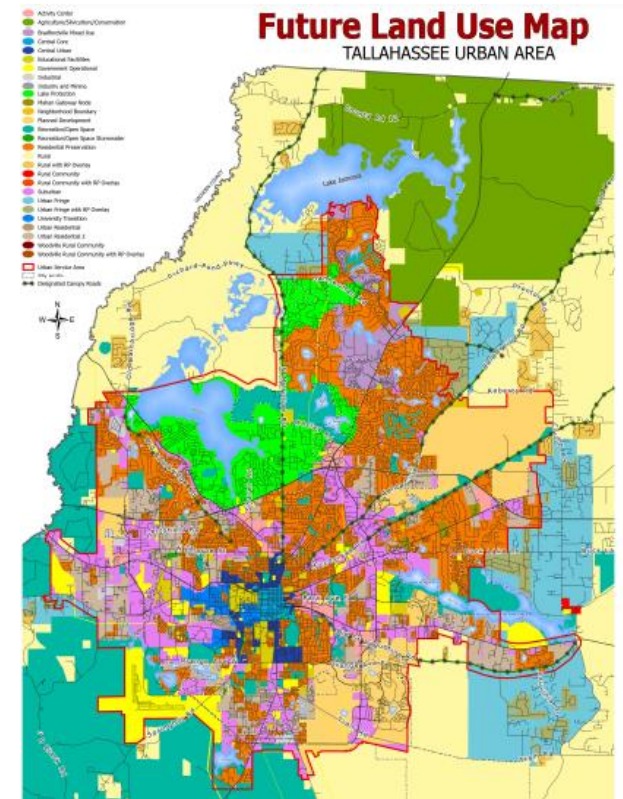
Additional provisions:

- All other state and local laws apply.
 - Ex) setbacks, parking, concurrency, max lot coverage, environmental all still apply – all of which can indirectly limit density and height
- If a proposed project satisfies the existing LDRs and comprehensive plan, project must be administratively approved
- LGs must consider reducing parking requirements if project within one-half mile of a major transit stop
- If project located in a certain city or county that has less than 20 percent of total land use designated for commercial or industrial use, only **mixed-use residential** is allowed with this tool.



What should local governments do now re: these land use standards?

- Start studying your City or County's commercially zoned sites that could utilize this new statutory tool
- Examine your:
 - Future land use maps and zoning codes
 - Height and density regulations
 - Other zoning barriers (setbacks, parking, max lot coverage, etc.) that might limit the use of this tool
- Ask:
 - How much land is eligible for this state preemption?
 - What types of projects can be expected on eligible parcels?
 - How can the City/County facilitate affordable housing on eligible parcels?



Other Housing Bills

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

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 2 of 3 committees Senate: passed 1 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 1 of 3 committees Senate: passed 2 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 2 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 1 of 3 committees</p>

Number/Name	Brief Summary	Status/Notes
<p>HB 1417 (R-Esposito) SB 1586 (R-Trumbull) Residential Tenancies</p>	<p>Preempts regulation of residential tenancies to the state.</p>	<p>House: passed 1 of 3 committees Senate: passed 0 of 3 committees</p>
<p>HB 671 (R-Esposito) SB 682 (R-DiCeglie) Residential Building Permits</p>	<p>Shortens timeframes for local governments to approve certain applications for development.</p>	<p>House: passed 0 of 3 committees Senate: passed 0 of 3 committees</p>
<p>HB 471 (R-Fernandez-Barquin) SB 120 (R-Avila) Homestead Assessments</p>	<p>Proposes constitutional amendment to lower the Save our Homes Cap from 3% to 2%.</p>	<p>House: pass 1 of 3 committees Senate: passed 1 of 3 committees</p>

Sadowski Affiliates Webinars

- Next Webinar will be March 31st at 11:30am
- And regularly every Friday at 11:30 am throughout the 2023 Session.
- Registration Links will be sent out – feel free to forward



Contact Us



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