

Sadowski Affiliates WEBINAR

March 31, 2023

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PANELIST



**MARK
HENDRICKSON**
Executive
Director, Florida
ALHFA,
Board Member,
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**ASHON
NESBITT**
CEO, 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

Agenda

- Live Local Act Signed Into Law
- Update of recent Revenue Estimating Conference
- Upcoming FHC Trainings on Live Local Act
- 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 issues including
funding, tax incentives, and substantial
amendments to the state’s housing strategy.

3/8/23: Passed Senate unanimously

3/23/23: Passed House 103-6

3/29/23- Signed into Law



DeSantis signs \$711 million Florida affordable housing plan into law

Naples Daily News



Gov. Ron DeSantis on Wednesday signed into law a \$711 million plan to make housing more affordable for working Floridians. A priority of Senate President Kathleen Passidomo, the “Live Local Act,” will more than double funding for housing and rental programs, provide incentives for investment in affordable housing and encourage mixed-use developments in struggling commercial areas.



Florida's 'Live Local Act' Provides Hundreds of Millions for Affordable Housing: What to Know



Gov. Ron DeSantis signed Senate Bill 102, known as the Live Local Act, into law Wednesday in Naples, making it the largest investment in housing in the state's history.

The move received praise by affordable housing advocates like Mark Hendrickson, the Executive Director of the Florida Association of Local Housing Finance Authorities.

"I've been working in affordable housing literally for 47 years and there aren't many days like this one where you can say, 'Wow, something really great happened today,'" Hendrickson said.



DeSantis signs 'Live Local Act' aimed at increasing affordable housing

Florida Gov. Ron DeSantis signed the "Live Local Act" into law early Wednesday in a move aimed at increasing access to affordable housing.

The bill, also known as SB 102, has several provisions that will create incentives for developers to make more accessible housing available across the state. The act will be governed through the Florida Housing and Finance Corporation, and marks the largest investment into affordable housing in state history, according to the governor's office.



DeSantis signs housing legislation 'Live Local Act' into law



NAPLES, Fla. — Affordable housing developers will receive new incentives to build homes in Florida starting this year.

Gov. Ron DeSantis signed the Live Local Act into law in Naples on Wednesday morning.

The state will set aside more than \$700 million for projects through the Florida Finance Corporation.



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.**



Projected SHIP Distribution Estimates for 2023-24

SHIP allocation based on SB 102,
includes DR holdback, uses current
Catalyst appropriation



PROJECTED SHIP DISTRIBUTION ESTIMATES FOR FY 2023-24 (\$252,000,000)

LOCAL GOVERNMENT	COUNTY TOTAL	COUNTY SHARE / CITY SHARE	LOCAL GOVERNMENT	COUNTY TOTAL	COUNTY SHARE / CITY SHARE	LOCAL GOVERNMENT	COUNTY TOTAL	COUNTY SHARE / CITY SHARE
ALACHUA	3,286,537	1,621,249	GLADES	350,000	350,000	PALM BEACH	17,389,885	12,463,331
Gainesville		1,665,288	GULF	350,000	350,000	Boca Raton		1,140,776
BAKER	350,000	350,000	HAMILTON	350,000	350,000	Boynton Beach		935,576
BAY	2,111,922	1,697,141	HARDEE	350,000	350,000	Delray Beach		768,633
Panama City		414,781	HENDRY	461,405	461,405	Wellington		707,768
BRADFORD	350,000	350,000	HERNANDO	2,282,869	2,282,869	West Palm Beach		1,373,801
BREVARD	7,189,654	3,945,682	HIGHLANDS	1,182,573	1,182,573	PASCO	6,795,605	6,795,605
Cocoa		227,912	HILLSBOROUGH	17,412,196	12,813,635	PINELLAS	11,137,539	5,783,723
Melbourne		996,486	Tampa		4,598,561	Clearwater		1,364,349
Palm Bay		1,452,310	HOLMES	350,000	350,000	Largo		964,511
Titusville		567,264	INDIAN RIVER	1,888,820	1,888,820	St. Petersburg		3,024,956
BROWARD	22,534,548	3,988,613	JACKSON	572,956	572,956	POLK	8,825,249	6,835,155
Coconut Creek		662,516	JEFFERSON	350,000	350,000	Lakeland		1,378,504
Coral Springs		1,543,617	LAFAYETTE	350,000	350,000	Winter Haven		611,590
Davie		1,223,626	LAKE	4,624,711	4,624,711	PUTNAM	855,454	855,454
Deerfield Beach		1,000,534	LEE	9,174,678	5,688,301	ST. JOHNS	3,398,088	3,398,088
Fort Lauderdale		2,163,317	Cape Coral		2,379,911	ST. LUCIE	4,015,093	890,548
Hollywood		1,773,469	Fort Myers		1,106,466	Fort Pierce		548,060
Lauderhill		856,313	LEON	3,427,786	1,132,540	Port St. Lucie		2,576,485
Margate		671,530	Tallahassee		2,295,246	SANTA ROSA	2,260,559	2,260,559
Miramar		1,581,925	LEVY	513,413	513,413	SARASOTA	5,182,320	4,535,048
Pembroke Pines		1,960,506	LIBERTY	350,000	350,000	Sarasota		647,272
Plantation		1,077,151	MADISON	350,000	350,000	SEMINOLE	5,531,749	5,531,749
Pompano Beach		1,302,497	MANATEE	4,825,503	4,174,060	SUMTER	1,606,321	1,606,321
Sunrise		1,115,460	Bradenton		651,443	SUWANNEE	513,413	513,413
Tamarac		831,525	MARION	4,498,384	3,753,002	TAYLOR	350,000	350,000
Weston		781,949	Ocala		745,382	UNION	350,000	350,000
CALHOUN	350,000	350,000	MARTIN	1,859,122	1,859,122	VOLUSIA	6,550,339	4,565,586
CHARLOTTE	2,260,559	2,031,564	MIAMI-DADE	20,155,423	13,238,082	Daytona Beach		887,571
Punta Gorda		228,995	Hialeah		1,668,869	Deltona		1,097,182
CITRUS	1,814,501	1,814,501	Miami		3,355,878	WAKULLA	409,396	409,396
CLAY	2,587,678	2,587,678	Miami Beach		610,709	WALTON	922,385	922,385
COLLIER	4,476,074	4,255,404	Miami Gardens		840,481	WASHINGTON	350,000	350,000
Naples		220,670	North Miami		441,404	TOTAL	246,436,400	246,436,400
COLUMBIA	818,222	818,222	MONROE	967,006	967,006	DR Holdback & Catalyst		5,563,600
DE SOTO	409,396	409,396	NASSAU	1,093,333	1,093,333	TOTAL APPROPRIATION		252,000,000
DIXIE	350,000	350,000	OKALOOSA	2,476,127	2,234,952			
DUVAL	11,836,251	11,836,251	Fort Walton Beach		241,175			
ESCAMBIA	3,777,215	3,149,442	OKEECHOBEE	454,017	454,017			
Pensacola		627,773	ORANGE	16,943,828	13,261,934			
FLAGLER	1,435,374	320,088	Orlando		3,681,894			
Palm Coast		1,115,286	OSCEOLA	4,877,511	3,230,375			
FRANKLIN	350,000	350,000	Kissimmee		943,311			
GADSDEN	513,413	513,413	St. Cloud		703,825			
GILCHRIST	350,000	350,000						

SHIP allocation based on SB 102, includes DR holdback, uses current Catalyst appropriation

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.**
- Full House and Senate Budgets released on March 23 (PCB APC 23-01 & SB 2500)
- Final budgets to be decided by House & Senate Leadership in Conference



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



GREAT NEWS! Back of the bill – Additions to State & Local Government Housing Trust Fund

To make up for these projected decreases of doc stamp collections, **the House and Senate have proposed adding more General Revenue to the Trust Funds** to support SHIP & SAIL for FY 23/24.

SENATE SECTION 199. The Chief Financial Officer shall transfer \$77,000,000 from the General Revenue Fund to the Local Government Housing Trust Fund, and the \$33,000,000 from the General Revenue Fund to the State Housing Trust Fund within the Department of Economic Opportunity for Fiscal Year 2023-2024, to offset revenue loss estimates.

HOUSE SECTION 139. The Chief Financial Officer shall transfer the nonrecurring sum of \$77 million from the General Revenue Fund to the Local Government Housing Trust Fund, and the nonrecurring sum of \$33 million from the General Revenue Fund to the State Housing Trust Fund within the Department of Economic Opportunity for Fiscal Year 2023-2024 to offset revenue loss estimates.



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



Upcoming FHC Trainings on Live Local Act

- April 25 – Amendments to Surplus Lands statutes and related best practices as part of Shared Equity Webinar
 - Register [HERE](#)
- June 15 – Land Use and Zoning provisions, including new preemptions and expedited permitting procedures
 - Register [HERE](#)
- TBD in April/May – announcement of date and description coming soon



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



Other Housing 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 2 of 2 committees Senate: passed 2 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 3 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 1 of 3 committees

Number/Name	Brief Summary	Status/Notes
HB 881 (R-LaMarca) SB 748 (R-Boyd) My Safe Florida Home Program	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.	House: passed 2 of 3 committees Senate: passed 1 of 3 committees
HB 763 (D-Edmonds) SB 678 (D-Powell) Disposal of Property	Authorizes DOT to transfer surplus property to a local government for affordable housing purposes without consideration.	House: passed 1 of 3 committees Senate: passed 2 of 3 committees
SB 250 (R-Martin) Natural Emergencies	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.	Senate: passed 2 of 2 committees
HB 1317 (R-Roach) SB 1346 (R-Avila) Local Regulation of Nonconforming or Unsafe Structures	Preempts local governments in regulating “replacement structures” and demolition of certain housing.	House: passed 1 of 3 committees Senate: passed 1 of 3 committees

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: passed 1 of 3 committees 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.	House: passed 0 of 3 committees Senate: passed 0 of 3 committees
HB 471 (R-Fernandez-Barquin) SB 120 (R-Avila) Homestead Assessments	Proposes constitutional amendment to lower the Save our Homes Cap from 3% to 2%.	House: passed 1 of 3 committees Senate: passed 1 of 3 committees
HB 1293 (R-Mooney) SB 1212 (R-Rodriguez) Affordable Housing in Areas of Critical State Concern	Exempts certain counties or municipalities whose land has been designated as an area of critical state concern from SHIP income set-asides.	House: passed 1 of 3 committees Senate: passed 0 of 3 committees

Sadowski Affiliates Webinars

- Next Webinar will be April 7th 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



For Assistance Contact

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