

# Sadowski Affiliates WEBINAR

April 7, 2023

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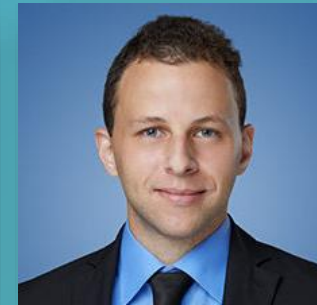


PANELIST



**MARK  
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## 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/](http://www.flhousing.org/past-sadowski-affiliates-webinars/))
- There are handouts that can be downloaded

# Agenda

- Live Local Act Signed Into Law
- Estimated Impact of the 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.





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



# Implementing the Live Local Act

- The Florida Housing Coalition will be hosting trainings and providing implementation guidance on the Live Local Act
- Local analysis of the **new land use standards** for certain affordable housing developments in commercial, industrial, and mixed-use districts (Sections 3 and 5)
- Implementing best practices for using **publicly owned land** for affordable housing (Sections 4, 7, and 26)
- Enacting the **new local option property tax exemption** (Section 9)
- Implementation of “**innovative solutions**” for housing (Section 26)
- Strategic planning for **affordable housing funding** - making most of record Sadowski funding



# 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



# 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



# Housing Appropriations through the Live Local Act

|  | FINAL BUDGET<br>FY 23-24                                      | FINAL BUDGET<br>FY 22-23           | FINAL BUDGET<br>FY 21-22    |
|--|---|------------------------------------|-----------------------------|
| FHFC: SAIL & other<br>FHFC             | \$150,000,000 (recurring)<br>\$109,000,000<br>(non-recurring) | \$28,250,000                       | \$62,500,000                |
| SHIP                                   | \$252,000,000   | \$209,475,000                      | \$146,700,000               |
| Hometown Heroes                        |   | \$100,000,000                      | \$0                         |
| <b><u>TOTAL TF HOUSING</u></b>         | <b><u>\$511,000,000</u></b>                                   | <b><u>\$337,725,000</u></b>        | <b><u>\$209,200,000</u></b> |
| Hometown Heroes                        | \$100,000,000<br>(General Revenue)                            |                                    |                             |
| SAIL Pipeline Deals                    | \$100,000,000<br>(General Revenue)                            |                                    |                             |
| SAIL                                   |   | \$25,000,000<br>(General Revenue)  |                             |
| Hurricane Recovery                     |   | \$150,000,000<br>(General Revenue) |                             |
| <b><u>TOTAL GR FOR<br/>HOUSING</u></b> | <b><u>\$200,000,000</u></b>                                   | <b><u>\$175,000,000</u></b>        | -                           |
| Live Local Tax<br>Donation Program     | \$100,000,000   |                                    |                             |
| <b>TOTAL HOUSING</b>                   | <b><u>\$811,000,000</u></b>                                   | <b><u>\$512,725,000</u></b>        | <b>\$209,200,000</b>        |





# Estimated Impact of the Live Local Act

| SB 102 Housing Production from SHIP and SAIL |               |
|--|---------------|
| SAIL   | 6,919 units   |
| SHIP   | 11,090 units  |
| Hometown Heroes                              | 5,555 units   |
| <b>TOTAL UNITS</b>                           | <b>23,654</b> |



# How SAIL Works: A Real-World Example

|                     |              |
|---------------------|--------------|
| Cost of Development | \$44,672,453 |
| Bond Loan           | \$11,300,000 |
| Tax Credit Equity   | \$18,859,005 |
| Local Funding       | \$ 2,575,000 |
| Deferred Fee        | \$ 3,438,448 |
| SAIL                | \$ 8,500,000 |

SAIL Funding is 19.1%



## SB 102 Estimated Impact of SAIL Funding (\$359 million)

- 6,919 units
- \$1.6 billion of Rental Housing
- 25,651 Jobs
- Total Economic Impact \$2.995 billion



# How SHIP DPA Programs Work: A Real-World Example

| Jacksonville HFA Program |           |
|--------------------------|-----------|
| Sales Price              | \$210,000 |
| DPA Assistance           | \$ 20,000 |

DPA Assistance is 9.5% of Loan Amount



## SB 102 Estimated Impact of SHIP Funding (\$252 million)

- 11,090 units
- \$1.3 billion of Housing
- 31,105 Jobs
- Total Economic Impact \$4.2 billion



## SB 102 Housing Production from Hometown Heroes

- \$100 million of DPA
- Average Loan of \$18,000
- 5,555 Homebuyers Assisted



# 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



# THANK YOU EMAIL TO LEGISLATORS



Thank you for leading the way on affordable, attainable and workforce housing in Florida with the Live Local Act!

It is because of you that Floridians – of all income levels and in all stages of life – will see relief on housing.

The Live Local Act is historic policy, a transformative and comprehensive strategy that will do the most for housing and Floridians since the Sadowski Act was signed into law in 1992, and it will have significant and positive impacts on housing in the state.

Thank you for all that you did to make the Live Local Act possible!





# Important Email Addresses



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# Senate Bill 250 – Natural Emergencies

- Product of the Senate Select Committee on Resiliency; passed full Senate 39-0
- Housing-related provisions:
  - Preempts local governments from prohibiting a resident from placing a temporary residential structure on their property for up to 36 months following a natural emergency under certain circumstances.
  - Requires local governments within affected areas to expedite the issuance of permits that do not require technical review
  - Prohibits local governments located in areas affected by Hurricanes Ian and Nicole from increasing building inspection fees before Oct. 2024
  - A local government located within 100 miles of where Hurricane Ian or Nicole made landfill cannot propose or adopt more restrictive or burdensome amendments to its comprehensive plan or LDRs before Oct. 2024



# Other Housing Bills

| Number/Name  | Brief Summary  | Status/Notes   |
|--|--|--|
| <p><b>HB 133 (R-Mooney, Jr.)</b><br/> <b>SB 494 (R-DiCeglie)</b><br/>                     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<br/>                     Senate: passed 2 of 3 committees</p> |
| <p><b>HJR 159 (R-Borrero)</b><br/> <b>SB 124 (R-Avila)</b><br/>                     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<br/>                     Senate: passed 1 of 3 committees</p> |
| <p><b>HB 395 (R-Tuck)</b><br/> <b>SB 556 (R-Hooper)</b><br/>                     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<br/>                     Senate: passed 2 of 3 committees</p> |

| Number/Name   | Brief Summary   | Status/Notes   |
|---|---|--|
| <p><b>HB 881 (R-LaMarca)</b><br/> <b>SB 748 (R-Boyd)</b><br/> 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 3 of 3 committees<br/> Senate: passed 1 of 3 committees</p> |
| <p><b>HB 763 (D-Edmonds)</b><br/> <b>SB 678 (D-Powell)</b><br/> 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 2 of 3 committees<br/> Senate: passed 3 of 3 committees</p> |
| <p><b>SB 250 (R-Martin)</b><br/> 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 <a href="#">full Senate</a></p>                            |
| <p><b>HB 1317 (R-Roach)</b><br/> <b>SB 1346 (R-Avila)</b><br/> 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 2 of 3 committees<br/> Senate: passed 2 of 3 committees</p> |

| Number/Name  | Brief Summary   | Status/Notes  |
|--|---|---|
| <b>HB 1417 (R-Esposito)</b><br><b>SB 1586 (R-Trumbull)</b><br>Residential Tenancies                                | Preempts regulation of residential tenancies to the state.  | House: passed 2 of 3 committees<br>Senate: passed 1 of 2 committees |
| <b>HB 671 (R-Esposito)</b><br><b>SB 682 (R-DiCeglie)</b><br>Residential Building Permits                           | Shortens timeframes for local governments to approve certain applications for development.  | House: passed 1 of 3 committees<br>Senate: passed 0 of 3 committees |
| <b>HB 471 (R-Fernandez-Barquin)</b><br><b>SB 120 (R-Avila)</b><br>Homestead Assessments                            | Proposes constitutional amendment to lower the Save our Homes Cap from 3% to 2%.  | House: passed 1 of 3 committees<br>Senate: passed 1 of 3 committees |
| <b>HB 1293 (R-Mooney)</b><br><b>SB 1212 (R-Rodriguez)</b><br>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 2 of 3 committees<br>Senate: passed 0 of 3 committees |

# Sadowski Affiliates Webinars

- Next Webinar will be April 14<sup>th</sup> 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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