

# Sadowski Affiliates WEBINAR

April 14, 2023

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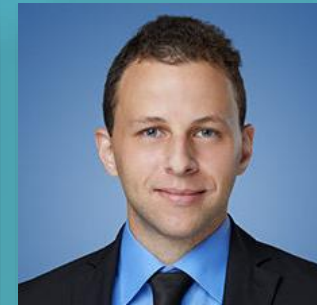


PANELIST



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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
- Live Local Deep Dive: Sections 4 & 7 – using publicly-owned land for housing
- 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 style="text-align: center;"><b>BUSINESS/ INDUSTRY GROUPS</b></p> <ul style="list-style-type: none"> <li>• Associated Industries of Florida</li> <li>• Coalition of Affordable Housing Providers</li> <li>• Federation of Manufactured Home Owners of Florida</li> <li>• Florida Apartment Association</li> <li>• Florida Bankers Association</li> <li>• Florida Chamber of Commerce</li> <li>• Florida Economic Development Council</li> <li>• Florida Green Building Coalition</li> </ul>	<p style="text-align: center;"><b>ADVOCATES FOR THE ELDERLY/ VETS/ HOMELESS/ SPECIAL NEEDS</b></p> <ul style="list-style-type: none"> <li>• AARP of Florida</li> <li>• Florida Association of Centers for Independent Living</li> <li>• Florida Association of Housing and Redevelopment Officials</li> <li>• Florida Coalition to End Homelessness</li> <li>• Florida Housing Coalition</li> <li>• Florida Legal Services</li> </ul>	<p style="text-align: center;"><b>GOVERNMENT/ PLANNING ORGANIZATIONS</b></p> <ul style="list-style-type: none"> <li>• American Planning Assoc., Fla. Ch.</li> <li>• Florida Association of Counties</li> <li>• Florida Association of Local Housing Finance Authorities</li> <li>• Florida Housing Finance Corporation</li> <li>• Florida League of Cities</li> <li>• Florida Redevelopment Association</li> <li>• Florida Regional Councils Association</li> <li>• 1000 Friends of Florida</li> </ul>
<p style="text-align: center;"><b>BUSINESS/ INDUSTRY GROUPS</b></p> <ul style="list-style-type: none"> <li>• Florida Home Builders Association</li> <li>• Florida Manufactured Housing Association</li> <li>• Florida Realtors</li> <li>• Florida Restaurant and Lodging Association</li> <li>• Florida Retail Federation</li> <li>• Florida Transportation Builders' Assoc.</li> <li>• Mortgage Bankers Assoc. of Florida</li> <li>• National Waste and Recycling Assoc.</li> </ul>	<p style="text-align: center;"><b>ADVOCATES FOR THE ELDERLY/ VETS/ HOMELESS/ SPECIAL NEEDS</b></p> <ul style="list-style-type: none"> <li>• Florida Prosperity Partnership</li> <li>• Florida Supportive Housing Coalition</li> <li>• Florida Veterans Foundation</li> <li>• Florida Weatherization Network</li> <li>• Healthy Housing Foundation</li> <li>• LeadingAge Florida</li> <li>• The Arc of Florida</li> <li>• United Way of Florida</li> </ul>	<p style="text-align: center;"><b>FAITH BASED ORGANIZATIONS</b></p> <ul style="list-style-type: none"> <li>• Florida Conference of Catholic Bishops</li> <li>• Florida Impact</li> <li>• Habitat for Humanity of Florida</li> <li>• Volunteers of America of Florida</li> </ul>



# “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**



## 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>OKALOOSA</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

# Upcoming FHC Trainings on Live Local Act

**April 25 @ 2pm**

Amendments to Surplus Lands statutes and related best practices as part of Shared Equity Webinar

Register [HERE](#)

**May 9 @ 2pm**

Overview of the Live Local Act

Register [HERE](#)

**June 15 @ 2pm**

Land Use and Zoning provisions, including new preemptions and expedited permitting procedures

Register [HERE](#)



**AFFORDABLE HOUSING CATALYST PROGRAM**



# 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 FY 23-24	Governor FY 23-24	Senate & House FY 23-24	<i>Final Budget FY 22-23</i>
FHFC: SAIL & other FHFC	\$150,000,000 (recurring) \$109,000,000 (non-recurring)	\$121,710,000	\$150,000,000 (recurring) \$109,000,000 (non-recurring)	\$28,250,000
SHIP	\$252,000,000	\$280,975,000	\$252,000,000	\$209,475,000
Hometown Heroes				\$100,000,000
<b>TOTAL TF HOUSING</b>	<b>\$511,000,000</b>	<b>\$402,685,000</b>	<b>\$511,000,000</b>	<b>\$337,725,000</b>
Hometown Heroes	\$100,000,000 (General Revenue)	\$100,000,000 (General Revenue)	\$100,000,000 (General Revenue)	
SAIL Pipeline Deals	\$100,000,000 (General Revenue)		\$100,000,000 (General Revenue)	
\$ to Housing Trust Funds to Cover Doc Stamp Revenue Shortfalls	TBD		\$110,000,000	
SAIL				\$25,000,000 (GR)
Hurricane Recovery				\$150,000,000 (GR)
<b>TOTAL GR FOR HOUSING</b>	\$200,000,000	\$100,000,000	\$200,000,000	\$175,000,000
Live Local Tax Donation Program	\$100,000,000		\$100,000,000	
<b>TOTAL HOUSING</b>	<b>\$811,000,000</b>	<b>\$502,685,000</b>	<b>\$921,000,000</b>	<b>\$512,725,000</b>

# Housing Appropriations through the Live Local Act

## **FY 23-24: Live Local Act**

- \$100 million of non-recurring General Revenue for SAIL deals in pipeline (CHIRP-like), reverting to SAIL if not used for pipeline
- \$100 million of non-recurring General Revenue for Hometown Heroes
- 10-year redirection of doc stamps now going to GR redirected to SAIL, \$150 million/year
- 10-year Tax Donation Program of \$100 million per year for SAIL

## **FY 23-24: Appropriations Act (both House and Senate):**

- \$77 million of General Revenue to Local Government Housing Trust Fund to cover Doc Stamp collection shortfalls
- \$33 million of General Revenue to State Housing Trust Fund to cover Doc Stamp collection shortfalls



# 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



Governor Ron DeSantis  
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# Live Local Deep Dive – Using publicly-owned land for AH

## Sections 4 & 7

Background: **F.S. 125.379/166.0451** – Florida’s “surplus land” laws

- Requires every city and county, at least every three years, to identify publicly-owned lands that are “appropriate for use as affordable housing”
- Lands identified as “appropriate” for affordable housing are to be placed on an affordable housing inventory list
- Lands placed on the inventory list may be used for affordable housing purposes

Caveats:

- Publicly owned land does not have to be on this inventory list to be used for AH
- Goal of the statute is **transparency/accountability** with the spirit of using more publicly owned land for affordable housing



# Live Local Deep Dive – Using publicly-owned land for AH

The Live Local Act amends the state’s “surplus land” laws to **newly apply to all dependent special districts.**

- “Dependent special district” defined at s. 189.012
- Examples of dependent special districts:
  - Community redevelopment agencies (CRAs)
  - Port authorities
  - Neighborhood improvement districts
  - Housing authorities
  - Water and sewer districts
  - Special taxing districts
  - Development authorities
  - Water and sewer districts
  - Soil and water conservation districts
- See handout for complete list of dependent special districts in Florida (615 in total)



## Live Local Deep Dive – Using publicly-owned land for AH

- **Requires** local governments to make the inventory list of properties appropriate for affordable housing publicly available on its website.
- **Encourages** local governments to adopt best practices for surplus land programs, including:
  - “a) Establishing **eligibility criteria** for the receipt or purchase of surplus land by developers;
  - b) Making the **process** for requesting surplus lands **publicly available**; and
  - c) **Ensuring long-term affordability** through ground leases by retaining the right of first refusal to purchase property . . . and by requiring reversion of property not used for affordable housing within a certain timeframe.”



## Section 4 & 7 opportunities

- Makes **more publicly owned land available** for permanently affordable housing development
- **Increases transparency** for affordable housing land inventory lists and processes
- **Improves land disposition procedures** through best practices
- **Better partnerships** with nonprofit housing developers



# Other Housing Bills

Number/Name	Brief Summary	Status/Notes
<p><b>HB 133 (R-Mooney, Jr.)</b>  <b>SB 494 (R-DiCeglie)</b>            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><b>HJR 159 (R-Borrero)</b>  <b>SB 124 (R-Avila)</b>            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><b>HB 881 (R-LaMarca)</b>  <b>SB 748 (R-Boyd)</b>            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            Senate: passed 2 of 3 committees</p>



Number/Name	Brief Summary	Status/Notes
<p><b>HB 763 (D-Edmonds)</b>  <b>SB 678 (D-Powell)</b>  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 3 of 3 committees  Senate: passed Senate</p>
<p><b>HB 7057 (Commerce)</b>  <b>SB 250 (R-Martin)</b>  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>House: passed 1 of 2 committees  Senate: passed full Senate</p>
<p><b>HB 1317 (R-Roach)</b>  <b>SB 1346 (R-Avila)</b>  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  Senate: passed 2 of 3 committees</p>

Number/Name	Brief Summary	Status/Notes
<p><b>HB 1417 (R-Esposito)</b>  <b>SB 1586 (R-Trumbull)</b>  Residential Tenancies</p>	<p>Preempts regulation of residential tenancies to the state.</p>	<p>House: passed 3 of 3 committees  Senate: passed 1 of 2 committees</p>
<p><b>HB 471 (R-Fernandez-Barquin)</b>  <b>SB 120 (R-Avila)</b>  Homestead Assessments</p>	<p>Proposes constitutional amendment to lower the Save our Homes Cap from 3% to 2%.</p>	<p>House: passed 1 of 3 committees  Senate: passed 1 of 3 committees</p>
<p><b>HB 1293 (R-Mooney)</b>  <b>SB 1212 (R-Rodriguez)</b>  Affordable Housing in Areas of Critical State Concern</p>	<p>Exempts certain counties or municipalities whose land has been designated as an area of critical state concern from SHIP income set-asides.</p>	<p>House: passed 2 of 3 committees  Senate: passed 0 of 3 committees</p>

# Sadowski Affiliates Webinars

- Next Webinar will be April 21<sup>st</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



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