

Sadowski Affiliates WEBINAR

May 5, 2023

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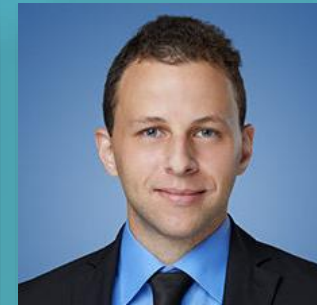


PANELIST



**MARK
HENDRICKSON**
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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/)
- There are handouts that can be downloaded

Agenda

- Session wrap-up
- Final Budget Items for Housing
- Housing Bill Summaries

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 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
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

Upcoming FHC Trainings on Live Local Act

May 9 @ 2pm

Overview of the Live Local Act

Register [HERE](#)

June 15 @ 2pm

LLA Land Use and Tax
Exemptions Register [HERE](#)



AFFORDABLE HOUSING CATALYST PROGRAM

Panelist



Mark Hendrickson

Executive Director, Florida ALHFA;
FHC Board Member



Legislative Process

- Thank you to all of your work this Session to get a record amount of funding for housing.
- **Final budget contains over \$1 billion in total for housing** (including the \$811 million from the Live Local Act)



Appropriation of Housing Trust Fund Monies

	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
TOTAL TF HOUSING	\$511,000,000	\$402,685,000	\$511,000,000	\$337,725,000
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	\$110,000,000 (General Revenue)		\$110,000,000 (General Revenue)	
SAIL				\$25,000,000 (GR)
Hurricane Recovery				\$150,000,000 (GR)
TOTAL GR FOR HOUSING	\$310,000,000	\$100,000,000	\$200,000,000	\$175,000,000
Live Local Tax Donation Program	\$100,000,000		\$100,000,000	
TOTAL HOUSING	\$921,000,000	\$502,685,000	\$921,000,000	\$512,725,000

Appropriation of Housing Trust Fund Monies

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 Hero Program
- 10-year redirection of doc stamps now going to GR redirected to SAIL, \$150 million/year
- 10-year Tax Donation Program of max. \$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 Funding in 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
TOTAL UNITS	23,654



Additional Homeless Funding from General Revenue or DCF Trust Funds				
Item	Amount	Line Item	Source	Agency
Overall Homeless Programs				
Challenge Grants- Rapid Re-Housing-Governor	\$20,016,822	350	GR	DCF
Federal Emergency Shelter Grant Program- Governor	\$7,218,119	351	Federal Grants TF & Welfare Transition TF	DCF
Rapid Unsheltered Survivor Housing (RUSH) Grant Program	\$2,260,000	351	Federal Grants TF	DCF
Homeless Housing Assistance Grants (staffing for 27 homeless lead agencies)	\$5,205,056	352	GR	DCF
Project Specific Funding				
LSF Miami Bridge- Host Homes Program for Homeless Youth	\$300,000	315	GR	DCF
Alpha & Omega Freedom Ministries	\$55,000	354	GR	DCF
Big Bend Homeless Coalition	\$1,095,068	354	GR	DCF
City of Deland- -The Bridge Homeless Shelter	\$500,000	354	GR	DCF
Miami-Dade County Housing First for Homeless Persons	\$562,000	354	GR	DCF
National Veterans Homeless Support	\$150,000	354	GR	DCF
Big Bend Homeless Coalition	\$1,866,973	365A	GR	DCF

Additional Homeless Funding from General Revenue or DCF Trust Funds

Item	Amount	Line Item	Source	Agency
Domestic Violence/Homeless Shelter	\$45,000	365A	GR	DCF
One Hopeful Place Homeless Shelter	\$200,000	365A	GR	DCF
Sulzbacher Enterprise Village	\$1,500,000	365A	GR	DCF
Miami-Dade Homeless Trust	\$175,000	378	GR	DCF
Aspire Health Partners- Homeless Veterans Housing	\$1,000,000	387A	GR	DCF
Bridgeway Center- Transitional Housing	\$850,000	387A	GR	DCF
Five Star Veterans Center	\$374,000	593A	GR	DCF
The Transition House Homeless Veterans Program	\$350,000	593A	GR	DCF
St. Lucie County Homeless Veterans Community Village	\$875,000	595A	GR	DCF
Home Again Inc.- St. Johns County Homeless Veterans	\$3,000,000	595A	GR	
Youth Homeless Demonstration Program	\$500,000	2336A	GR	DEO
City of Kissimmee Affordable Housing and Homeless Services Project	\$500,000	2341A	GR	DEO
Youth Homelessness Demonstration Program	\$500,000	2341A	GR	DEO

Other Projects Funded from General Revenue

Item	Amount	Line Item	Source	Agency
Senator Nancy Detert Home of Your Own Project	\$15,000,000	243A	GR	Agency for Persons with Disabilities
CASL Permanent Supportive Housing	\$1,500,000	378	GR	DCF
Henderson Behavioral Health-Affordable Housing for People with Mental Health Disorders	\$4,900,000	387A	GR	DCF
Self-Reliance Inc.- Home Modifications/Repairs for Seniors	\$500,000	404	GR	Elder Affairs
St. Augustine Affordable Housing	\$2,300,000	1705A	GR	DEP
Collier County Resilience Project	\$102,500	2336A	GR	DEO
Community Land Trust: NW Florida Affordable Housing	\$122,605	2336A	GR	DEO
Hillsborough Habitat for Humanity-Resilient Homes for Heroes	\$10,000	2336A	GR	DEO
Malibu Groves Home Repair Program	\$250,000	2336A	GR	DEO
NW Florida Affordable Housing for Workforce & Active Duty Military	\$116,960	2336A	GR	DEO
City of Crestview Vineyard Village Low Income Housing	\$750,000	2341A	GR	DEO
City of Palatka- Affordable Housing Initiative	\$2,000,000	2341A	GR	DEO
Collier County Resilience Project	\$4,800,000	2341A	GR	DEO
Community Land Trust: NW Florida Affordable Housing	\$1,200,000	2341A	GR	DEO
Five Points Village Workforce Development Housing Project	\$495,000	2341A	GR	DEO

Other Projects Funded from General Revenue

Item	Amount	Line Item	Source	Agency
Florida Studio Theatre Workforce Housing	\$1,500,000	2341A	GR	DEO
Habitat Broward- BBI Village Community	\$540,000	2341A	GR	DEO
Habitat for Humanity of Pinellas & West Pasco Counties	\$2,000,000	2341A	GR	DEO
Hillsborough Habitat for Humanity- Resilient Homes for Heroes	\$490,000	2341A	GR	DEO
Homes Bring Hope	\$1,500,000	2341A	GR	DEO
NW Florida Affordable Housing for Workforce & Active Duty Military	\$1,110,000	2341A	GR	DEO
Safe, Secure & Sanitary Housing- Gulf County	\$500,000	2341A	GR	DEO



What's next?

- We look forward to the second and final year of Senator Passidomo's tenure as Senate President
- We are highly optimistic for full funding of the Sadowski Housing Trust Funds next year and will continue to advocate for additional housing appropriations
- Implementation of the tools in the Live Local Act
- Committee weeks for the 2024 Legislative Session begin this fall; full Session starts in January 2024



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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Housing bill summaries



House Bill 133 – Fees in Lieu of Security Deposits (Passed)

- Authorizes landlords to give tenants the option to pay a fee in-lieu of a security deposit
- Bill requires landlords to provide specific written notices regarding the fee
- Fee is non-refundable and would not act as a security deposit (tenant still liable for damages beyond wear and tear)
- No cap on amount of fee that can be charged
- Education will need to be done to ensure that tenants understand what they are signing up for if offered a fee in-lieu of a security deposit



House Bill 1417 – Residential Tenancies (Passed)

- Expressly preempts to the state the regulation of residential tenancies
- Effectively prohibits local governments from enacting ordinances governing:
 - Notice requirements
 - Security deposits
 - Rental agreement applications and fees
 - Terms and conditions of rental agreements
 - Rights and responsibilities of the landlord and tenant
 - Disclosures concerning the premises
 - Fees charged by the landlord
- Extends notice period to terminate a month-to-month lease from 15 days to 30 days



Senate Bill 250 – Natural Emergencies (Passed)

- Enacts statewide standards for temporary residential structures for 36 months following a natural emergency
- Allows “registered contractors” to contract for work in any area which a state of emergency is declared for a specific time, regardless of if contractors is registered locally
- Restricts local governments within 100 miles of where Hurricanes Ian or Nicole made landfall from adopting more restrictive land development regulations before Oct. 2024
- Includes a host of other disaster resilience related reforms



House Bill 881 – My Safe Florida Home Program (Passed)

- Amends the **My Safe Florida Home Program** – a program that funds home mitigation inspections and mitigation grants for homesteaded properties
- Removes requirement that mitigation grants only be provided in a “wind-born debris region” – makes grants eligible statewide
- Increases grant amount for low-income homeowners to \$10,000 from \$5,000
- Budget also funds this program at **\$100 million**



Number/Name	Brief Summary	Status/Notes
<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>Likely will not pass.</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>PASSED</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>Likely will not pass.</p>



Number/Name	Brief Summary	Status/Notes
<p>HB 1343 (R-Tuck) SB 1184 (R-Collins) Agricultural Lands</p>	<p>Contains language governing housing for seasonal agricultural employees.</p>	<p>PASSED</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>Will not pass.</p>
<p>HB 1293 (R-Mooney) SB 1212 (R-Rodriguez) 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>Will not pass.</p>



Number/Name	Brief Summary	Status/Notes
<p>HB 111 (D-Hunschofsky) SB 1170 (R-Calatayud) Flooding and Sea Level Rise Vulnerability Studies</p>	<p>Revises uses of Resilient Florida Grant Program, expands SLIP study requirements, among other resiliency measures</p>	<p>PASSED</p>
<p>HB 1395 (R-Lopez) SB 154 (Bradley) Condominium and Cooperative Associations</p>	<p>Revises who must have milestone inspections performed for buildings, Citizens' flood insurance amendments, among other reforms.</p>	<p>PASSED</p>



Sadowski Affiliates Webinars

- We'll see you next Session!
- Contact us if you'd like to share your experiences with Live Local implementation



Contact Us



For Assistance Contact

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