

Florida Housing Coalition SADOWSKI AFFILIATES WEBINAR



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May 11, 2021

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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 attached

Panelists



Jaimie Ross, President & CEO
Florida Housing Coalition;
Facilitator, Sadowski Coalition



Mark Hendrickson, Executive Director
Florida ALHFA; FHC Board Member



Kody Glazer, Legal Director
Florida Housing Coalition

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Agenda

- Legislative Wrap Up in a Nutshell
- Explanation of change in Documentary Stamp Distributions
- Preliminary SHIP Distribution Estimates
- Next Steps
- State and Federal Housing Bills Update

New Era for Sadowski Trust Funds

SB 2512 statutory permanently reduced the housing trust funds by changing the percentage of doc stamps that goes to housing.

% Doc Stamps (after distributions made to the Land Acquisition Trust Fund, Department of Revenue Administration cost, and the General Revenue Service Charge)	24.17%	9.70254%
SEED	Less \$75 million for SEED	No SEED
Available for Housing Current Revenue Estimate	\$423.1 million	\$209.2 million *
Sweeps	Permitted	No Sweeps
Appropriation Status	Non-Recurring	Recurring

*this amount will go up or down each year depending upon doc stamp projections

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New Era for Sadowski Trust Funds

- No more sweeps.
- SB 2512 guarantees (after July 1, 2021) the end to sweeps.
- \$362.45 Million - Amount of sweep that's happening by June 30
- Sadowski state and local housing trust funds will be **recurring revenue**.
- Recurring revenue means that the initial budget prepared by legislative staff will automatically include the Sadowski housing trust fund money based on the new percentages established in SB 2512

NewEra

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Sadowski Funding

Amount is not a floor or a ceiling

The amount of Sadowski Act funding will go up and down each year depending upon doc stamp projections **and will include growth from the doc stamp collections.**



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New Era for Sadowski Trust Funds

SB 1892 created the Emergency Preparedness and Response Fund in the Office of the Governor which was funded with \$1 billion dollars. These dollars will be the primary source of first response instead of diverting SHIP for responding to areas hit by hurricanes or other natural disasters.

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Panelist



Mark Hendrickson, Executive Director
Florida ALHFA; FHC Board Member

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Budget FY 2021-22

Appropriation of Housing Trust Fund Monies

	GOVERNOR FY 21-22	SENATE FY 21-22	HOUSE FY 21-22	FINAL BUDGET FY 21-22	FINAL BUDGET FY 20-21
FHFC: SAIL & other FHFC Line 2238	\$126,700,000	\$62,500,000	\$62,500,000	\$62,500,000	\$115,000,000
SHIP Line 2239	\$296,600,000	\$146,700,000	\$146,700,000	\$146,700,000	\$225,000,000 VETOED
	\$0	\$0	\$0	\$0	\$30,000,000 Hurricane Housing Recovery Program (SHIP-like program for Hurricane Michael disaster counties only) Line 2282A
TOTAL HOUSING	\$423,300,000	\$209,200,000	\$209,200,000	\$209,200,000	\$145,000,000
SHTF SWEEP	\$0	\$38,600,000	\$25,000,000	\$40,000,000	\$0
LGHTF SWEEP	\$225,000,000	\$254,400,000	\$273,490,000	\$322,450,000	\$0
TOTAL SWEEP	\$225,000,000	\$293,000,000	\$298,490,000	\$362,450,000	\$0
Unallocated SHTF	\$0	TBD	TBD	\$0	\$4,800,000
Unallocated LGHTF	\$0	TBD	TBD	\$0	\$12,200,000 + \$225 million veto

Preliminary SHIP Distribution Estimates- FY 2021-22

	A	B	C	D	E	F	G	H	I	J	K	L
1	Projected SHIP 2021-2022		\$ 146,700,000		<i>SHIP allocation based on Conference Committee as of 04/26/2021 (Less: \$5 million DFI holdback, Monitoring & Catastrophic)</i>							
2	Local Government	County To	County Share		Local Government	County Total	County Share		Local Government	County Total	County Share	
3	ALACHUA	1,809,919	909,665		FRANKLIN	350,000	350,000		ORANGE	9,332,778	7,361,695	
4	Gainesville		900,254		GADSDEN	350,000	350,000		Orlando		1,971,083	
5	BAKER	350,000	350,000		GILCHRIST	350,000	350,000		OSCEOLA	2,561,427	2,060,924	
6	BAY	1,168,009	936,860		GLADES	350,000	350,000		Kissimmee		500,503	
7	Panama City		231,149		GULF	350,000	350,000		PALM BEACH	9,669,382	7,311,986	
8	BRADFORD	350,000	350,000		HAMILTON	350,000	350,000		Boca Raton		627,543	
9	BREVARD	4,009,629	2,218,929		HARDEE	350,000	350,000		Boynton Beach		517,312	
10	Cocoa		127,907		HENDRY	350,000	350,000		Delray Beach		442,858	
11	Melbourne		557,739		HERNANDO	1,277,607	1,277,607		West Palm Beach		769,683	
12	Palm Bay		783,482		HIGHLANDS	710,064	710,064		PASCO	3,586,915	3,586,915	
13	Titusville		321,572		HILLSBOROUGH	9,751,588	7,160,591		PINELLAS	6,498,996	3,371,679	
14	BROWARD	12,730,225	2,282,529		Tampa		2,590,997		Clearwater		779,230	
15	Coconut Creek		386,999		HOLMES	350,000	350,000		Largo		558,264	
16	Coral Springs		851,652		INDIAN RIVER	1,066,250	1,066,250		St. Petersburg		1,789,823	
17	Davie		692,524		JACKSON	350,000	350,000		POLK	4,725,906	3,692,823	
18	Deerfield Beach		528,304		JEFFERSON	350,000	350,000		Lakeland		722,118	
19	Fort Lauderdale		1,247,562		LAFAYETTE	350,000	350,000		Winter Haven		310,965	
20	Hollywood		1,000,596		LAKE	2,428,342	2,428,342		PUTNAM	498,707	498,707	
21	Lauderhill		477,383		LEE	4,956,845	3,107,941		ST. JOHNS	1,739,458	1,739,458	
22	Margate		390,818		Cape Coral		1,237,229		ST. LUCIE	2,134,779	496,122	
23	Miramar		915,303		Fort Myers		611,675		Fort Pierce		294,600	
24	Pembroke Pines		1,112,622		LEON	1,993,884	671,540		Port St. Lucie		1,344,057	

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Preliminary SHIP Distribution Estimates- FY 2021-22 (continued)

25	Plantation		598,321	Tallahassee		1,322,344	SANTA ROSA	1,230,633	1,230,633
26	Pompano Beach		744,718	LEVY	350,000	350,000	SARASOTA	2,901,936	2,520,331
27	Sunrise		621,235	LIBERTY	350,000	350,000	Sarasota		381,605
28	Tamarac		435,374	MADISON	350,000	350,000	SEMINOLE	3,156,362	3,156,362
29	Weston		444,285	MANATEE	2,643,632	2,254,754	SUMTER	937,070	937,070
30	CALHOUN	350,000	350,000	Bradenton		388,878	SUWANNEE	350,000	350,000
31	CHARLOTTE	1,254,120	1,117,923	MARION	2,432,247	2,022,413	TAYLOR	350,000	350,000
32	Punta Gorda		136,197	Ocala		409,834	UNION	350,000	350,000
33	CITRUS	999,694	999,694	MARTIN	1,081,899	1,081,899	VOLUSIA	3,641,700	2,559,751
34	CLAY	1,461,572	1,461,572	MIAMI-DADE	11,842,098	7,613,284	Daytona Beach		463,588
35	COLLIER	2,561,427	2,422,085	Hialeah		1,003,026	Deltona		618,361
36	Naples		139,342	Miami		2,081,841	WAKULLA	350,000	350,000
37	COLUMBIA	479,125	479,125	Miami Beach		393,158	WALTON	510,450	510,450
38	DE SOTO	350,000	350,000	Miami Gardens		478,421	WASHINGTON	350,000	350,000
39	DIXIE	350,000	350,000	North Miami		272,368	TOTAL	140,769,650	140,769,650
40	DUVAL	6,487,253	6,487,253	MONROE	526,099	526,099	DR Holdback		5,000,000
41	ESCAMBIA	2,146,523	1,778,609	NASSAU	604,372	604,372	Compliance Monitoring		366,750
42	Pensacola		367,914	OKALOOSA	1,355,879	1,215,817	Catalyst		563,600
43	FLAGLER	764,849	165,743	Fort Walton Beach		140,062	Total appropriation		*****
44	Palm Coast		599,106	OKEECHOBEE	350,000	350,000			

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Next Steps

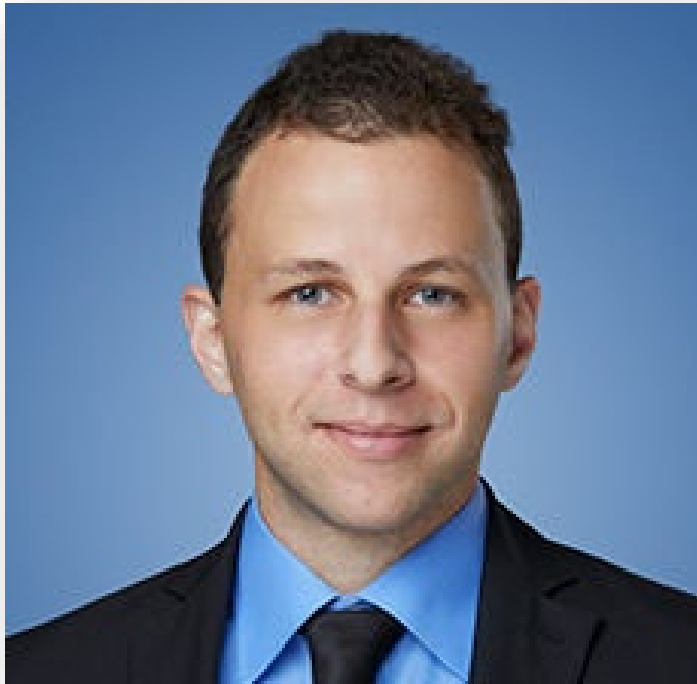
- Education, Education, Education
- Between now and the end of summer
- Every legislator – even those who are champions
- Why SHIP and SAIL are so critical
- Difference between SHIP and SAIL and the federal funds
- We need to better education and advocacy for additional nonrecurring funds
- The legislature can always increase funding with nonrecurring appropriations

NEXT
STEPS

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Panelist



Kody Glazer, Legal Director
Florida Housing Coalition

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Federal Housing Update

- Between now and the start of next Session, we will be following any new appropriations for housing at the federal level.
- We will be producing materials to help educate policymakers on the differences between federal, state, and local housing funding.

State of Florida Announces Launch of Emergency Rental Assistance Program (ERAP) – OUR Florida

- The State of Florida received \$871 million from the federal government in December for emergency rental assistance (ERAP 1).
- Administered by the Florida Department of Children and Families (DCF).
- Last week, DCF launched its website to administer emergency rental assistance funds statewide: <https://www.ourflorida.com/>
- ERAP 2 refers to the funds allocated through the American Rescue Plan Act (additional \$689.3 million for the state; can be spent until 2025).
- This is in addition to the 32 local governments that received their own allocation from the U.S. Treasury Department for emergency rental assistance.
- Total funding for Florida (state + local gov't allocations) = \$2.5 billion

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State Housing Bills that Passed

HB 7019/SB 1954

Statewide Flooding and Sea Level Rise
Resilience

- Forms the Resident Florida Grant Program; requires DEP to complete a comprehensive statewide flood vulnerability and sea level rise assessment; & more

HB 883/SB 60

County and Municipal Code Enforcement

- Prohibits code enforcement officers from investigating or initiating code enforcement proceedings based on an anonymous complaint.

HB 1059/SB 1788

Construction Permits

- Requires LGs to post building permit applications online, allow applicants to submit electronically, and post permit review processes

HB 59/496

Growth Management

- Requires LGs to adopt a property rights element in their comprehensive plan

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State Housing Bills that Passed

HB 401/SB 1146
Florida Building Code

- Prohibits LGs from regulating certain “building design elements” on single or two-family dwellings with certain exceptions. “Building design elements” include building color, roof material, number of rooms, garage location, and others.

HB 421/SB 1876
Relief from Burdens on Real
Property Rights

- Allows a property owner to bring a Bert Harris Property Rights claim when a local government merely “adopts” an ordinance that may affect their rights under the Bert Harris Act, even if that ordinance is not actually applied to the owner’s property.
- Reduces time frame to respond to Bert Harris claims

HJR 1377/SB 1182
Limitation on Assessment of Real
Property for Residential Purposes

- New constitutional amendment for next election – prohibits increase in assessed value of property due to flood resistance improvements

HB 7061/SB 7068
Taxation

- Changes affordable housing property tax discount at F.S. 196.1978(2) to a tax exemption.
- Instead of certain multifamily affordable projects paying 50% of ad valorem taxes after year 15, these projects will pay 0% in ad valorem taxes

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State Housing Bills that Died

HB 13/SB 510
State Funds

- Elevates the status of the Sadowski Housing Trust Funds; bars Legislature from sweeping unappropriated cash balances from the State and Local Government Housing Trust Funds

HB 423/SB 168
Hurricane Loss Mitigation Program

- Extends Hurricane Loss Mitigation Program (HLMP) to June 30, 2031
- Program agreed to be extended for 1 year (4/27)

HB 965/SB 1160
Florida Housing Finance Corporation

- Gives FHFC board the authority to make final determination on issuance of revenue bonds

HB 1193/SB 1746
Court Records of Eviction
Proceedings

- Authorizes tenants, in certain circumstances, to have eviction records sealed.

HB 219/SB 522
Vacation Rentals

- Preempts regulation of advertising platforms to the state and makes changes to local government authority to regulate vacation rentals

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State Housing Bills that Died

HB 563/SB 674

Tax Exemption for
Affordable Housing

- Allows local governments to grant ad valorem tax exemptions for affordable housing developments

HB 499/SB 576

Prohibited Landlord
Practices

- Prohibits landlords from refusing to rent to a tenant solely based upon the tenant being previously evicted during COVID-19

HB 481/SB 412

Residential Evictions

- Repeals Florida's "pay-to-play" Landlord/Tenant Statute

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Statewide Annual Conference

Sadowski panel
will be held on
August 31

2021 Annual
Statewide
Conference will
be held virtually.



AFFORDABLE HOUSING CONFERENCE 2021

HOME MATTERS CONFERENCE LEADING WITH EQUITY

Center for Racial Equity

SAVE THE DATE AUG 30-SEPT 1

Invited Keynote: HUD Secretary Marcia Fudge

www.centerforracialequity.org www.flhousing.org

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Contact Us



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