

Sadowski Affiliates Webinar

January 12, 2024

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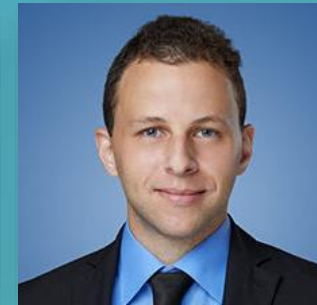


PANELIST



**MARK
HENDRICKSON**
Executive
Director,
Florida ALHFA

PANELIST



**KODY
GLAZER**
Chief Legal &
Policy Officer,
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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

- Role of the Sadowski Coalition and Sadowski Affiliates
- Governor's Recommended Budget for Housing
- Summary of the Legislative Appropriations Process
- SB 328/HB 1239 - Live Local Amendments
- Bill Tracking Updates

Panelist



Kody Glazer

Chief Legal and Policy Officer
Florida Housing Coalition

THE FLORIDA HOUSING COALITION



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 Association of Florida 	<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



What are the “Sadowski Trust Funds”

- Established in 1992
- Consists of two trust funds:
 - **State Housing Trust Fund** – primarily funds the State Apartment Incentive Loan (SAIL) program
 - **Local Government Housing Trust Fund** – funds the State Housing Initiatives Partnership (SHIP) program
- Funded by a portion of documentary stamp taxes collected on real estate transactions
- Collections in the trust funds are directly tied to the real estate market – the hotter the real estate market, the more money in the affordable housing trust funds

2024 Housing Funding Priorities

1. Keep the promise to use all of Florida's Sadowski Housing Trust Fund monies for Florida's SHIP and SAIL programs.
2. Additional funding for housing programs or projects outside SHIP or SAIL to help alleviate Florida's deficit of housing with the funding coming from general revenue or sources other than the Sadowski Trust Funds.

Panelist



Mark Hendrickson

Executive Director, Florida ALHFA;
FHC Board Member

THE FLORIDA HOUSING COALITION



How does the Legislature make appropriations?

- By passing a Budget Bill also known as the Appropriations Act
- There is no “housing bill” for appropriations - Live Local was the exception
- SHIP and SAIL appropriations are based on Revenue Estimates (more on this on next slide)
- When the Senate and House agree on the amounts of money to allocate for the state and local housing programs (SAIL and SHIP, primarily), it becomes law (after signed by the Governor)



Appropriation of Trust Fund Monies

	Governor's Recommended Budget FY 24-25	August Revenue Estimating Conference	FINAL BUDGET FY 23-24	FINAL BUDGET FY 22-23
FHFC: SAIL & other FHFC	\$239,495,000 (\$150m for LLA Sail-Like program; \$89.495m for traditional SAIL)	\$150,000,000 (recurring) \$65,500,000 (non-recurring)	\$150,000,000 (recurring) \$109,000,000 (non-recurring)	\$28,250,000
SHIP	\$208,570,000	\$153,500,000	\$252,000,000	\$209,475,000
Hometown Heroes				\$100,000,000
Hurricane Recovery			\$25,000,000	
<u>TOTAL TF HOUSING</u>	<u>\$448,065,000</u>	<u>\$369,000,000</u>	<u>\$536,000,000</u>	<u>\$337,725,000</u>
Hometown Heroes	\$100,000,000		\$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>\$100,000,000</u>	-	<u>\$200,000,000</u>	<u>\$175,000,000</u>
TOTAL HOUSING	<u>\$548,065,000</u>		<u>\$736,000,000</u>	<u>\$512,725,000</u>



PROJECTED SHIP DISTRIBUTION ESTIMATES FOR FY 2024-25
(\$208,570,000)

SHIP Estimates for
FY 24-25
Based on
Governor's
budget
recommendation

LOCAL GOVERNMENT	COUNTY TOTAL	COUNTY SHARE/ CITY SHARE
ALACHUA	2,701,603	1,338,374
Gainesville		1,363,229
BAKER	350,000	350,000
BAY	1,732,253	1,385,629
Panama City		346,624
BRADFORD	350,000	350,000
BREVARD	5,909,091	3,218,090
Cocoa		190,864
Melbourne		808,364
Palm Bay		1,230,864
Titusville		460,909
BROWARD	18,176,421	3,228,133
Coconut Creek		532,569
Coral Springs		1,243,267
Davie		985,162
Deerfield Beach		807,033
Fort Lauderdale		1,741,301
Hollywood		1,426,849
Lauderhill		687,069
Margate		541,657
Miramar		1,275,985
Pembroke Pines		1,577,713
Plantation		877,921
Pompano Beach		1,046,962
Sunrise		903,368
Tamarac		672,528
Weston		628,904
CALHOUN	350,000	350,000
CHARLOTTE	1,887,807	1,699,026
Punta Gorda		188,781
CITRUS	1,510,818	1,510,818
CLAY	2,133,146	2,133,146
COLLIER	3,677,014	3,499,414
Naples		177,600
COLUMBIA	667,055	667,055
DE SOTO	355,948	355,948
DIXIE	350,000	350,000
DUVAL	9,685,036	9,685,036
ESCAMBIA	3,072,643	2,565,042
Pensacola		507,601
FLAGLER	1,211,607	268,856
Palm Coast		942,751
FRANKLIN	350,000	350,000
GADSDEN	415,768	415,768
GILCHRIST	350,000	350,000

LOCAL GOVERNMENT	COUNTY TOTAL	COUNTY SHARE/ CITY SHARE
GLADES	350,000	350,000
GULF	350,000	350,000
HAMILTON	350,000	350,000
HARDEE	350,000	350,000
HENDRY	385,801	385,801
HERNANDO	1,887,807	1,887,807
HIGHLANDS	972,215	972,215
HILLSBOROUGH	14,191,052	10,450,291
Tampa		3,740,761
HOLMES	350,000	350,000
INDIAN RIVER	1,546,733	1,546,733
JACKSON	463,578	463,578
JEFFERSON	350,000	350,000
LAFAYETTE	350,000	350,000
LAKE	3,826,620	3,826,620
LEE	7,387,191	4,518,745
Cape Coral		1,967,209
Fort Myers		901,237
LEON	2,779,380	920,253
Tallahassee		1,859,127
LEVY	421,716	421,716
LIBERTY	350,000	350,000
MADISON	350,000	350,000
MANATEE	4,048,055	3,520,998
Bradenton		527,057
MARION	3,712,929	3,102,895
Ocala		610,034
MARTIN	1,510,818	1,510,818
MIAMI-DADE	16,290,549	10,689,858
Hialeah		1,347,228
Miami		2,731,925
Miami Beach		490,346
Miami Gardens		677,687
North Miami		353,505
MONROE	786,695	786,695
NASSAU	942,362	942,362
OKALOOSA	2,019,455	1,567,702
Crestview		257,279
Ft. Walton Bch		194,474
OKEECHOBEE	367,844	367,844
ORANGE	13,760,192	10,746,710
Orlando		3,013,482
OSCEOLA	4,048,055	2,714,221
Kissimmee		762,249
St. Cloud		571,585

LOCAL GOVERNMENT	COUNTY TOTAL	COUNTY SHARE/ CITY SHARE
PALM BEACH	14,119,223	10,122,071
Boca Raton		926,221
Boynton Beach		756,790
Delray Beach		619,834
Wellington		569,005
West Palm Beach		1,125,302
PASCO	5,627,837	5,627,837
PINELLAS	8,990,879	4,663,569
Clearwater		1,096,887
Largo		778,610
St. Petersburg		2,451,813
POLK	7,339,268	5,704,079
Lakeland		1,122,174
Winter Haven		513,015
PUTNAM	714,979	714,979
ST. JOHNS	2,905,080	2,905,080
ST. LUCIE	3,407,769	734,715
Fort Pierce		457,663
Port St. Lucie		2,215,391
SANTA ROSA	1,881,859	1,881,859
SARASOTA	4,281,385	3,755,631
Sarasota		525,754
SEMINOLE	4,484,863	4,484,863
SUMTER	1,433,041	1,433,041
SUWANNEE	421,716	421,716
TAYLOR	350,000	350,000
UNION	350,000	350,000
VOLUSIA	5,382,497	3,738,145
Daytona Beach		746,552
Deltona		897,800
WAKULLA	355,948	355,948
WALTON	774,799	774,799
WASHINGTON	350,000	350,000
TOTAL	202,906,400	202,906,400
DR Holdback		5,000,000
Catalyst		663,600
TOTAL APPROPRIATION		208,570,000

SHIP allocation based on Governor's 2024-2025 Budget Recommendations, includes Catalyst proviso and DR holdback

What to expect for FY 24-25 Funding

- Since documentary stamp tax collections are down, the funds in the Sadowski Housing Trust Funds are down
- Expect the FY 2024-25 SHIP and SAIL appropriation from the Sadowski Trust Funds to be less than the FY 2023-24 appropriation
- Additional state General Revenue could be used to supplement this reduction in doc stamp collections

Legislative Process

- Session began **January 9, 2024.**
- Consideration of the appropriation of the state and local housing trust fund programs is underway.



Key Persons for Housing Trust Funds



**Senate President
Kathleen Passidomo**

(R., Dist 28- Consists of Collier, Hendry counties and part of Lee county)



**House Speaker
Paul Renner**

(R., Dist 19- Flagler and Part of St. Johns)



**Appropriations Chair
Doug Broxson**

(R., Dist 1- Consists of Escambia, Santa Rosa counties and part of Okaloosa county)



**Appropriations Chair
Tom Leek**

(R., Dist 28- Part of Volusia)



**TED Chair
Ed Hooper**

(R., Dist 21- Consists of parts of Pasco, Pinellas counties)



**Infrastructure & Tourism
Appropriations Chair
Alex Andrade**

(R., Dist 2- Parts of Escambia, Santa Rosa)



Message

- **Sadowski is the floor, not the ceiling.** Appropriate all the Sadowski state and local housing trust funds solely for Florida's housing programs.
- **Additional funding is welcome.** Local member projects and other housing initiatives can be funded but use General Revenue or other funds - leave Sadowski alone.
- We have a housing crisis.
- We have the best housing programs in the nation.
- Housing fuels the economy.

How you can help the Sadowski Coalition & Sadowski Affiliates

Provide Feedback

We need to know about your meetings with legislators or their aides - we can follow up in Tallahassee.



You do not have to be an expert in housing or the trust fund numbers to meet with your legislator/aide.



If you are asked a question you don't feel comfortable answering just say "I'll be happy to get back to you with that info"
And give us a call! 954-804-1320.

THEFLORIDA HOUSING COALITION





"Affordable Housing"

**Senate Bill 328
(Calatayud)**

**House Bill 1239
(Lopez, V.)**

These are the Live Local Act
amendment bills to follow this
Session.



Senate Bill 328/House Bill 1239 - Live Local Act Amendment Bills

Amendments to the land use preemption for affordable housing at s. 125.01055(7)/s. 166.04151(7):

- Removes applicability from areas zoned for “industrial” use
- Opens the possibility for preemption projects to be a mix of ownership and rental housing as long as 40% of the total units are affordable rental units
- Provides that if a proposal is in a transit-oriented development, it must be mixed-use residential
- Newly states that local governments cannot limit the floor area ratio of a proposal below the “highest currently allowed . . . floor area ratio” on any land where residential development is allowed in the jurisdiction

Senate Bill 328/House Bill 1239 - Live Local Act Amendment Bills

Amendments to the land use preemption for affordable housing at s. 125.01055(7)/s. 166.04151(7):

- Reduces the buffer to determine maximum height allowances from 1 mile to ¼ mile from the proposed development
- Allows local governments to limit the maximum height if a building on a property adjacent to a proposed development is 3 stories or less to 135% of the tallest building on a property adjacent to the proposed development or 3 stories, whichever is higher
- Requires every local government to post a policy on its website containing the expectations for administrative approval

Senate Bill 328/House Bill 1239 - Live Local Act Amendment Bills

Amendments to the land use preemption for affordable housing at s. 125.01055(7)/s. 166.04151(7):

- Requires local governments to reduce parking requirements for a proposal within ½ mile of a “major transportation hub” as defined in the bill
- Eliminates parking requirements for a proposed mixed-use residential development within a transit-oriented development
- Provides that proposals within ¼ mile a military may not be administratively approved
- Provides that the preemption does not apply to certain areas in close proximity to an airport
- Clarifies conforming and non-conforming uses

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Senate Bill 328/House Bill 1239 - Live Local Act Amendment Bills

Amendments to the missing middle property tax exemption at s. 196.1978(3)(a):

- Provides that developments that have been substantially rehabilitated are eligible for the property tax exemption.
- Defines “substantial rehabilitation” as “the repair or restoration of a unit which increases the market value of a such unit by at least 40 percent.”
- Provides guidelines for a market value analysis that must be completed to show a development meets the definition of “substantial rehabilitation.”
- Extends eligibility to developments with more than 10 affordable units if the development is within an area of critical state concern

Senate Bill 328/House Bill 1239 - Live Local Act Amendment Bills

Amendments to the missing middle property tax exemption at s. 196.1978(3)(a):

- Clarifies the exemption only applies to the affordable units within an eligible development.
- Provides how a property appraiser shall determine the value of an affordable unit eligible for the exemption.
- Authorizes the county property appraiser to “request and review additional information necessary” to determine eligibility for the exemption.

Other housing bills we are following (there are more)

HB 1299/SB 1440: Property Tax Exemptions for Affordable Housing

HB 267/SB 684: Residential Building Permits

HB 1051/SB 1082: Housing for Agricultural Workers

HB 1297/SB 1456: Affordable Housing in Counties Designated as Areas of Critical State Concern

SPB 7028: My Safe Florida Home Program

HB 1307/SB 1552: Housing Developments

HB 1021/SB 1178: Condominium and Cooperative Associations

HB 889/SB 1106: Coverage by Citizens Property Insurance Corporation

HB 293/SB 600: Hurricane Protections for Homeowners' Associations

HB 1049/SB 484: Flood Disclosure in the Sale of Real Property

HB 1365/SB 1530: Unauthorized Public Camping and Public Sleeping

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Sadowski Affiliates Webinars

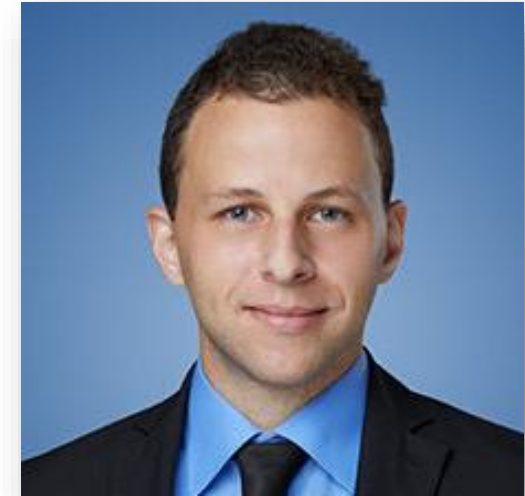
- Next Webinar will be Jan. 26th at 11:30am
- And regularly every other Friday at 11:30 am throughout the 2024 Session.
- Registration Links will be sent out - feel free to forward



Contact Us



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THE FLORIDA HOUSING COALITION

