

Sadowski Affiliates Webinar

January 26, 2024

It's Free. Thanks to
support from

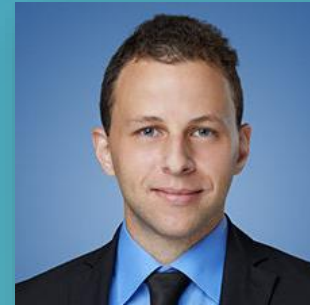
**WELLS
FARGO**



**Sadowski
Affiliates**

Many Voices. One Message.

PANELIST



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

PANELIST



**MARISA
BUTTON**
Florida
Housing
Finance
Corporation

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



Week 3 Updates

- Subcommittee Budgets Released
- FHFC on Live Local Implementation
- SB 328/HB 1239 – Live Local Amendments
- Bill Tracking



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.



Legislative Process

- Session began **January 9, 2024.**
- Consideration of the appropriation of the state and local housing trust fund programs is underway.
- We are entering week 4 of the 2024 Legislative Session.



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
- 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)



Key Persons/Committees for Housing Trust Funds



Senate President
Kathleen Passidomo

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



Appropriations Chair
Doug Broxson

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



TED Chair
Ed Hooper

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



House Speaker
Paul Renner

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



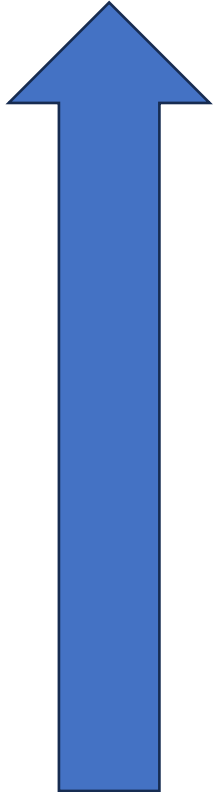
Appropriations Chair
Tom Leek

(R., Dist 28- Part of Volusia)



Infrastructure & Tourism
Appropriations Chair
Alex Andrade

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



Appropriation of Trust Fund Monies

	Governor's Recommended Budget FY 24-25	Senate Appropriations Committee on Transportation, Tourism, and Economic Development (1.25.24)	House Infrastructure & Tourism Appropriation Subcommittee (1.25.24)	<i>FINAL BUDGET FY 23-24</i>
FHFC: SAIL & other FHFC	\$239,495,000 (\$150m for LLA Sail-Like program; \$89.495m for traditional SAIL)	\$234,000,000 (\$150m for LLA SAIL- like program; \$84m for traditional SAIL)	\$234,000,000 (\$150m for LLA SAIL- like program; \$84m for traditional SAIL)	<i>\$150,000,000 (recurring) \$109,000,000 (non-recurring)</i>
SHIP	\$208,570,000	\$174,000,000	\$174,000,000	\$252,000,000
Hometown Heroes				
Hurricane Recovery				\$25,000,000
<u>TOTAL TF HOUSING</u>	<u>\$448,065,000</u>	<u>\$408,000,000</u>	<u>\$408,000,000</u>	<u>\$536,000,000</u>
Hometown Heroes	\$100,000,000		\$75,000,000	\$100,000,000 <i>(General Revenue)</i>
SAIL Pipeline Deals				\$100,000,000 <i>(General Revenue)</i>
SAIL				
Hurricane Recovery				
<u>TOTAL GR FOR HOUSING</u>	<u>\$100,000,000</u>	<u>\$0</u>	<u>\$100,000,000</u>	<u>\$200,000,000</u>
TOTAL HOUSING	<u>\$548,065,000</u>	<u>\$408,000,000</u>	<u>\$483,000,000</u>	<u>\$736,000,000</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



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

Let us know about your meetings with legislators or their aides – we are happy to provide talking points and educational materials.

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"



Live Local

Sadowski Coalition Legislative Update

January 26, 2024

Marisa Button
Managing Director of Strategic Initiatives

Update on 2023 Florida Housing Live Local Programs

- Florida Hometown Heroes Program
- Live Local Tax Credit Contribution Program
- Multifamily Middle Market Certification
- Additional Innovative and Transformational Live Local SAIL Funding Opportunities

Update on 2024 Legislative Session Bill Monitoring

- SB 328 / HB 1239 Affordable Housing
- SB 1552 / HB 1307 Housing Developments
- SB 1456 / HB 1297 Affordable Housing in Counties Designated as Areas of Critical State Concern
- Others...

Follow FHFC

- Sign-up for Florida Housing's E-News on www.floridahousing.org
- Upcoming Workshops:
 - 2nd Workshop regarding RFA 2024-214 SAIL Funding for Live Local Redevelopment
Tues. 1/30 2PM EST
 - 2024/2025 Funding Cycle General RFA Workshop
Wed. 1/31 2PM EST

Sign up for Florida Housing's E-News

Click SUBSCRIBE to sign up for notifications from Florida Housing about programs, funding and other information

Subscribe

we make housing affordable

Florida Housing
Finance Corporation

Questions?

Katie Coxwell

Interim Managing Director of External Affairs

katie.coxwell@floridahousing.org

Marisa Button

Managing Director of Strategic Initiatives

marisa.button@floridahousing.org

227 North Bronough Street, Suite 5000
Tallahassee, Florida 32301
850.488.4197 • 850.488.9809 Fax

[**www.floridahousing.org**](http://www.floridahousing.org)



“Affordable Housing”

Senate Bill 328
(Calatayud)

House Bill 1239
(Lopez, V.)

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

SB 328 - Temporarily postponed on 1/18

Hb 1239 - Not heard yet



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

- 1) Substantial amendments to the Live Local Act's land use mandate for affordable housing at s. 125.01055(7)/166.04151(7). Key items:
- 2) Amends the missing middle property tax exemption
- 3) Funds the Hometown Hero Program at \$100m

Download the handout for a complete summary of SB 328.



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 of a military installation 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



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.



House Bill 1299 (D-Cross)/Senate Bill 1440 (R-Calatayud) Property Tax Exemptions for Affordable Housing

- Passed 1/3 committees in Senate; not yet heard in the House
- Removes the 3-year sunset of a local option property tax exemption under s. 196.1979
- Allows local governments to provide property tax exemptions for ADUs rented to a household at or below 60% AMI



House Bill 1365/Senate Bill 1530

Unauthorized Public Camping and Public Sleeping

- To be heard next week in Senate Community Affairs ; passed 1/3 committees in the House
- Prohibits local governments from authorizing or permitting public sleeping or camping on public property without a lawfully issued temporary permit.
- Allows local governments to designate certain public property for public sleeping or camping subject to conditions determined by the Department of Children and Families.
- Allows a person or business to bring a civil action against a local government to enjoin a violation of the bill.
- Does not apply during a state of emergency.



House Bill 1263/Senate Bill 7028

My Safe Florida Home Program

- Passed 1/3 committees in Senate; not yet heard in the House
- Revises the My Safe Florida Home Program – a program designed to perform mitigation inspections and to provide mitigation grants to eligible homeowners
- Requires DFS to prioritize applications in the first 60 days to (in order of priority):
 - 1) low-income homeowners who are at least 60 years old;
 - 2) applications from all other low-income homeowners
 - 3) applications from moderate-income homeowners who are at least 60 years old
 - 4) applications from all other moderate-income homeowners
 - 5) All other applications.
- Appropriates \$100m for FY 24/25



Other housing bills we are following (there are more)

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

HB 1647/SB 1526: Local Regulation of Nonconforming or Unsafe Structures

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 1221/SB 1184: Land Use and Development Regulations



Sadowski Affiliates Webinars

- Next Webinar will be Feb 9th 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



For Assistance Contact
Kody Glazer
Chief Legal and Policy Officer
Florida Housing Coalition
Glazer@FLHousing.org

