

Sadowski Affiliates Webinar

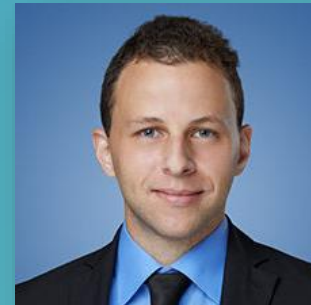
February 9, 2024

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PANELIST



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

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 5 Updates

- House and Senate Budgets
- 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.



Appropriation of Housing Trust Fund Monies

	Governor's Recommended Budget FY 24-25	House FY 24-25	Senate FY 24-25	<i>FINAL BUDGET</i> <i>FY 23-24</i>
FHFC: SAIL & other FHFC	\$150,000,000 (recurring) \$89,495,000 (non-recurring)	\$150,000,000 (recurring) \$84,000,000 (non-recurring)	\$150,000,000 (recurring) \$84,000,000 (non-recurring)	\$150,000,000 (recurring) \$109,000,000 (non-recurring)
SHIP	\$208,570,000	\$174,000,000	\$174,000,000	\$252,000,000
TOTAL TF HOUSING	\$448,065,000	\$408,000,000	\$408,000,000	\$511,000,000
Hometown Heroes	\$100,000,000 (General Revenue)	\$75,000,000 (General Revenue)	\$100,000,000 (ARPA- Section 208 of Senate GAA)	\$100,000,000 (General Revenue)
SAIL Pipeline Deals				\$100,000,000 (General Revenue)
\$ to Housing Trust Funds to Cover Doc Stamp Revenue Shortfalls				\$110,000,000 (General Revenue)
My Safe Florida Home Program	\$100,000,000 (General Revenue)	\$243,270,000 (General Revenue)	\$107,000,000 (Senate Bill 7028)	
TOTAL GR FOR HOUSING	\$200,000,000	\$308,270,000	\$207,000,000 (includes ARPA)	\$310,000,000
Live Local Tax Donation Program	<u>\$100,000,000</u>			<u>\$100,000,000</u>
TOTAL HOUSING	\$748,065,000	\$716,270,000	\$615,000,000	\$921,000,000

Affordable Housing Catalyst Program Funding

- The Catalyst Program provides specialized technical support on federal, state, and local affordable housing initiatives - primarily on the SHIP program.
- Technical assistance is made available for free to local governments and nonprofit organization.
- Each year, Catalyst is funded by the Florida Legislature.

House and/or Senate Proviso:

- Catalyst funding \$663,600 (from SHIP)—Senate



Additional Homeless Funding from General Revenue or DCF Trust Funds

Item	Amount	Line Item	Source	Agency
Overall Homeless Programs				
Challenge Grants- Rapid Re-Housing	\$20,016,822	351	GR	DCF
Federal Emergency Shelter Grant Program	\$7,211,973	352	Federal Grants TF & Welfare Transition TF	DCF
Homeless Housing Assistance Grants (staffing for 27 homeless lead agencies)	\$5,205,056	353	GR	DCF
Homeless Housing Assistance Grants (rental assistance for seniors)				
Project Specific Funding				
Coalition for the Homeless of Nassau County HF 2370	\$17,750	355	GR	DCF
Miami-Dade Homeless Trust HF 1472 & SF 1961	\$281,000 House Senate \$562,000	355	GR	DCF
Pilot Program for Homeless Outreach Specialists to Assist Law Enforcement HF 1112	\$60,000	355	GR	DCF
Unidos por Ecuador Food & Homelessness Support HF 3257	\$50,000	355	GR	DCF
Jerico Road Men’s Shelter HF 1571	\$125,000	366A	GR	DCF
One Hopeful Place HF 1288	\$100,000	366A	GR	DCF

Additional Homeless Funding from General Revenue or DCF Trust Funds

Item	Amount	Line Item	Source	Agency
Miami-Dade Homeless Trust Project Lazarus HF 1470	\$87,500	377	GR	DCF
The Lord's Place HF 2093	\$150,000	377	GR	DCF
Alpha & Omega Freedom Ministries SF 3426	\$31,000	318A	GR	DCF`
Alpha & Omega Freedom Ministries SF 3426	\$192,000	332A	GR	DCF
National Veterans Homeless Support SF 2380	\$250,000	355	GR	DCF
The House of Israel Shelter for Homeless SF 3137	\$150,000	355	GR	DCF
The Transition House Homeless Veterans Program SF 3258	\$400,000	602	GR	Veterans Affairs
Transitional Homeless Family Housing SF 3161	\$100,000	2305	GR	Commerce
Transitional Homeless Family Housing SF 3161	\$3,500,000	2313A	GR	Commerce

Other Housing Projects Funded from General Revenue

Item	Amount	Line Item	Source	Agency
Hialeah Housing Authority HF 3350	\$500,000	406A	GR	Elder Affairs
Area Housing Commission Clewiston et al HF 2916 & SF 3443	\$275,000 House \$550,000 Senate	1732A	GR	Environmental Protection
Port St. Jo Workforce Housing Access Road HF 3522	\$1,000,000	2069A	Transportation TF	Transportation
Ability Housing Capacity Fund HF 1287	\$475,000	2341A	GR	Commerce
Florida Keys Habitat for Humanity HF 2724	\$950,000	2347A	GR	Commerce
Habitat for Humanity of Greater Volusia County HF 1839 & sf 1269	\$200,000 House \$400,000 Senate	2347A	GR	Commerce
Resilient Housing for Veterans HF 2073 SF 1080	\$350,000 House \$700,000 Senate	2347A	GR	Commerce
Tampa General Hospital Workforce Housing HF 2626 & SF 1186	\$12,500,000 House \$2,500,000 Senate	2347A	GR	Commerce
IDDeal Place HF 1801	\$1,000,000	2347A	GR	Commerce
Workforce Attainable Housing Sarasota HF 2443	\$1,000,000	2347A	GR	Commerce
CASL SF 2346	\$1,500,000	377	GR	DCF
CASL SF 3404	\$1,000,000	384A	GR	DCF
Community Land Trust of NW Florida SF 1236	\$122,605	2305	GR	Commerce
Community Land Trust of NW Florida SF 1236	\$1,200,000	2313A	GR	Commerce
Affordable Housing Development in Rural NWFL SF 3145	\$131,500	2341A	GR	Commerce
Homeownership Equity Initiative SF 2863	\$576,523	2341A	GR	Commerce
Affordable Housing Development in Rural NWFL SF 3145	\$1,095,000	2347A	GR	Commerce
Hope Partnership Attainable Housing SF 1661	\$500,000	2347A	GR	Commerce
Pinellas & Pasco Affordable Homeownership Initiative SF 1749	\$1,000,000	2347A	GR	Commerce

Member Project Highlight – Tampa General Workforce Housing Project Sen. Collins & Rep. McClure



- Proposal to use state General Revenue help construct a 160-unit workforce multifamily housing development for healthcare workers.
- The targeted demographics will be healthcare workers that earn between 80-120% AMI with priority given to those who are employed at Tampa General Hospital and/or any affiliate or subsidiary of Tampa General Hospital or USF Health.

Key Persons/Committees 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)





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

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

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



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"





“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 - Feb 7: passed full Senate 40-0

HB 1239 - passed 1/3 committee
references



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

- 1) Amendments to the Live Local Act's land use mandate for affordable housing at s. 125.01055(7)/166.04151(7).
- 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 (as of 2/7/24)

Amendments to the LLA land use preemption

Applicability:

- 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 or area, it must be mixed-use residential.
- States that proposed developments located within ¼ mile of a military installation may not be administratively approved.
- Exempts parcels in close proximity to airport runways.



Senate Bill 328 (as of 2/7/24)

Amendments to the LLA land use preemption

Height, density, and floor area ratio standards:

- Provides that local governments cannot limit the floor area ratio of a proposal below the “150 percent of the highest currently allowed floor area ratio” on any land where residential development is allowed in the jurisdiction.
- Clarifies that the maximum density, height, and floor area ratio allowances do not include any “bonuses, variances, or other special exceptions” provided in the jurisdiction’s land development regulations as incentives for development.



Senate Bill 328 (as of 2/7/24)

Amendments to the LLA land use preemption

Height, density, and floor area ratio standards, cont.:

- Allows a local government to limit the height of a proposed preemption project if it:
 - Is adjacent to, on two or more sides, a parcel zoned for single-family residential use; and
 - Is within a single-family residential development with at least 25 contiguous single-family homes
- If those standards are met, the height can be limited to:
 - 150% of the tallest building within $\frac{1}{4}$ mile of the proposed development or 3 stories, whichever is higher



Senate Bill 328 (as of 2/7/24)

Amendments to the LLA land use preemption

Parking requirements

- Reduces the buffer for local governments to “consider” reducing parking requirements from ½ mile of a “major transit stop” to ¼ mile of a “transit stop.”
- Requires local governments to reduce parking requirements by 20% for LLA preemption projects that:
 - Are located within ½ mile of a major transportation hub that is accessible from the proposed development by safe, pedestrian-friendly means; and
 - Has available parking within 600 feet of the proposed development



Senate Bill 328 (as of 2/7/24)

Amendments to the LLA land use preemption

Additional provisions:

- Requires every local government to post a policy on its website containing the expectations for administrative approval.
- Clarifies that a preemption project is treated as a conforming use after the sunset of the preemption statute (2033) unless the project violates the affordability term.
- States that if a proposed project qualifies for a density, height, or FAR bonus pursuant to a LG ordinance, the bonus must be granted by administrative approval.



Senate Bill 328 (as of 2/7/24)

Amendments to the Missing Middle Property Tax Exemption

- Extends exemption eligibility to developments with more than 10 affordable units if the development is located in an area of critical state concern.
- 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 1365/Senate Bill 1530

Unauthorized Public Camping and Public Sleeping

- Passed 2/3 committees in the Senate; passed 2/3 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 as long as designated property meets certain minimum standards relating to health and safety.
- 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 1297/Senate Bill 1456

Affordable Housing in Counties Designated as Areas of Critical State Concern

- Passed 1/3 committees in the Senate; passed 2/3 committees in the House
- Applies only to areas designated as areas of critical state concern (ACSCs)
- Removes Very-low income and Low-income SHIP set-asides for ACSCs for 5 years
- Allows ACSC that levy a tourist development tax and a tourist impact tax to use surplus tax revenue for affordable housing for tourism-workers (must be affordable for 99 years)
- Still some differences between House and Senate version



House Bill 267/Senate Bill 684

Residential Building Permits

- Passed 1/3 committees in the Senate; passed 2/3 committees in the House
- Establishes new “shot clocks” for local governments to approve, approve with conditions, deny certain building permits:
 - 30 business days for single-family residential unit or dwellings less than 7,500 sq feet
 - 120 business days for multifamily residential not exceeding 50 units, certain site-plan approvals and subdivision plats, and lot grading and site alteration.
 - 15 business days for master building permits for site-specific building permit.
 - 10 business days for single-family dwellings utilizing the Community Development Block Grant-Disaster Recovery Program
- Would affect some expedited permitting programs for affordable housing



Other housing bills we are following

HB 267/SB 684: Residential Building Permits

HB 1051/SB 1082: Housing for Agricultural Workers

HB 1547/SB 1628: Local Government Actions

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

