

# Sadowski Affiliates Webinar

February 23, 2024

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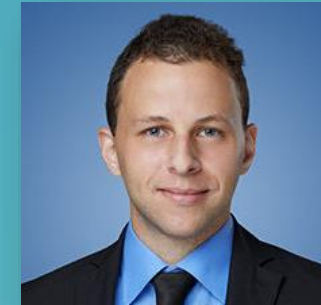
Many Voices. One Message.

PANELIST



**MARK  
HENDRICKSON**  
Executive  
Director,  
Florida ALHFA

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/](http://www.flhousing.org/past-sadowski-affiliates-webinars/))
- There are handouts that can be downloaded



# Week 7 Updates

- House and Senate Budgets
- Private Activity Bond Bill
- SB 328/HB 1239 – Live Local Amendments
- Other 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 8 of the 2024 Legislative Session.
- Session ends **March 8, 2024.**



# 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
<b>TOTAL TF HOUSING</b>	<b>\$448,065,000</b>	<b>\$408,000,000</b>	<b>\$408,000,000</b>	<b>\$511,000,000</b>
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)	
<b>TOTAL GR FOR HOUSING</b>	<b>\$200,000,000</b>	<b>\$308,270,000</b>	<b>\$207,000,000 (includes ARPA)</b>	<b>\$310,000,000</b>
Live Local Tax Donation Program	<u>\$100,000,000</u>			<u>\$100,000,000</u>
<b>TOTAL HOUSING</b>	<b>\$748,065,000</b>	<b>\$716,270,000</b>	<b>\$615,000,000</b>	<b>\$921,000,000</b>

**Additional Homeless Funding from General Revenue or DCF Trust Funds**

Item	Amount	Line Item	Source	Agency
<b>Overall Homeless Programs</b>				
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)				
<b>Project Specific Funding</b>				
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 – Habitat for Humanity of Greater Volusia County Sen. Wright & Rep. Tramont



- Proposal to use state General Revenue help this Habitat affiliate build 40 affordable homeownership units – a mix of eight single-family homes and 16 duplexes
- Will support homeownership for households earning between 40% and 80% of AMI

# 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 (\$174,000,000)

LOCAL GOVERNMENT	COUNTY TOTAL	COUNTY SHARE/ CITY SHARE
<b>ALACHUA</b>	2,224,724	1,102,128
Gainesville		1,122,596
<b>BAKER</b>	350,000	350,000
<b>BAY</b>	1,427,473	1,141,836
Panama City		285,637
<b>BRADFORD</b>	350,000	350,000
<b>BREVARD</b>	4,863,068	2,648,427
Cocoa		157,077
Melbourne		665,268
Palm Bay		1,012,977
Titusville		379,319
<b>BROWARD</b>	14,957,415	2,656,437
Coconut Creek		438,252
Coral Springs		1,023,087
Davie		810,692
Deerfield Beach		664,109
Fort Lauderdale		1,432,920
Hollywood		1,174,157
Lauderhill		565,390
Margate		445,731
Miramar		1,050,011
Pembroke Pines		1,298,304
Plantation		722,443
Pompano Beach		861,547
Sunrise		743,384
Tamarac		553,424
Weston		517,527
<b>CALHOUN</b>	350,000	350,000
<b>CHARLOTTE</b>	1,553,083	1,397,775
Punta Gorda		155,308
<b>CITRUS</b>	1,243,861	1,243,861
<b>CLAY</b>	1,760,891	1,760,891
<b>COLLIER</b>	3,026,866	2,880,668
Naples		146,198
<b>COLUMBIA</b>	557,721	557,721
<b>DE SOTO</b>	350,000	350,000
<b>DIXIE</b>	350,000	350,000
<b>DUVAL</b>	7,955,636	7,955,636
<b>ESCAMBIA</b>	2,524,337	2,107,317
Pensacola		417,020
<b>FLAGLER</b>	1,002,249	222,399
Palm Coast		779,850
<b>FRANKLIN</b>	350,000	350,000
<b>GADSDEN</b>	354,804	354,804
<b>GILCHRIST</b>	350,000	350,000

LOCAL GOVERNMENT	COUNTY TOTAL	COUNTY SHARE/ CITY SHARE
<b>GLADES</b>	350,000	350,000
<b>GULF</b>	350,000	350,000
<b>HAMILTON</b>	350,000	350,000
<b>HARDEE</b>	350,000	350,000
<b>HENDRY</b>	350,000	350,000
<b>HERNANDO</b>	1,553,083	1,553,083
<b>HIGHLANDS</b>	794,441	794,441
<b>HILLSBOROUGH</b>	11,671,540	8,594,922
Tampa		3,076,618
<b>HOLMES</b>	350,000	350,000
<b>INDIAN RIVER</b>	1,272,862	1,272,862
<b>JACKSON</b>	383,718	383,718
<b>JEFFERSON</b>	350,000	350,000
<b>LAFAYETTE</b>	350,000	350,000
<b>LAKE</b>	3,147,672	3,147,672
<b>LEE</b>	6,071,129	3,713,709
Cape Coral		1,616,742
Fort Myers		740,678
<b>LEON</b>	2,292,421	759,021
Tallahassee		1,533,400
<b>LEVY</b>	359,609	359,609
<b>LIBERTY</b>	350,000	350,000
<b>MADISON</b>	350,000	350,000
<b>MANATEE</b>	3,336,175	2,901,805
Bradenton		434,370
<b>MARION</b>	3,055,867	2,553,788
Ocala		502,079
<b>MARTIN</b>	1,243,861	1,243,861
<b>MIAMI-DADE</b>	13,401,115	8,793,812
Hialeah		1,108,272
Miami		2,247,367
Miami Beach		403,374
Miami Gardens		557,486
North Miami		290,804
<b>MONROE</b>	644,635	644,635
<b>NASSAU</b>	775,137	775,137
<b>OKALOOSA</b>	1,669,085	1,295,711
Crestview		212,641
Ft. Walton Bch		160,733
<b>OKEECHOBEE</b>	350,000	350,000
<b>ORANGE</b>	11,323,622	8,843,749
Orlando		2,479,873
<b>OSCEOLA</b>	3,336,175	2,236,905
Kissimmee		628,202
St. Cloud		471,068

LOCAL GOVERNMENT	COUNTY TOTAL	COUNTY SHARE/ CITY SHARE
<b>PALM BEACH</b>	11,618,430	8,329,252
Boca Raton		762,169
Boynton Beach		622,748
Delray Beach		510,049
Wellington		468,223
West Palm Beach		925,989
<b>PASCO</b>	4,631,151	4,631,151
<b>PINELLAS</b>	7,395,106	3,835,842
Clearwater		902,203
Largo		640,416
St. Petersburg		2,016,645
<b>POLK</b>	6,042,129	4,695,942
Lakeland		923,842
Winter Haven		422,345
<b>PUTNAM</b>	586,721	586,721
<b>ST. JOHNS</b>	2,389,031	2,389,031
<b>ST. LUCIE</b>	2,809,450	605,718
Fort Pierce		377,309
Port St. Lucie		1,826,423
<b>SANTA ROSA</b>	1,548,279	1,548,279
<b>SARASOTA</b>	3,524,591	3,091,771
Sarasota		432,820
<b>SEMINOLE</b>	3,688,898	3,688,898
<b>SUMTER</b>	1,185,860	1,185,860
<b>SUWANNEE</b>	359,609	359,609
<b>TAYLOR</b>	350,000	350,000
<b>UNION</b>	350,000	350,000
<b>VOLUSIA</b>	4,433,040	3,078,746
Daytona Beach		614,863
Deltona		739,431
<b>WAKULLA</b>	350,000	350,000
<b>WALTON</b>	639,830	639,830
<b>WASHINGTON</b>	350,000	350,000
<b>TOTAL</b>	168,336,400	168,336,400
<b>DR Holdback</b>		5,000,000
<b>Catalyst</b>		663,600
<b>TOTAL APPROPRIATION</b>		174,000,000

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

# SHIP Estimates for FY 24-25 Based on House & Senate Budgets





## “Private Activity Bonds”

SB 7054 (Community  
Affairs)

HB 7069 (Ways & Means)

SB 7054 – Passed 2/2 Committees; headed to Senate  
floor

HB 7069– On House floor

## Current Allocation of State Volume Cap

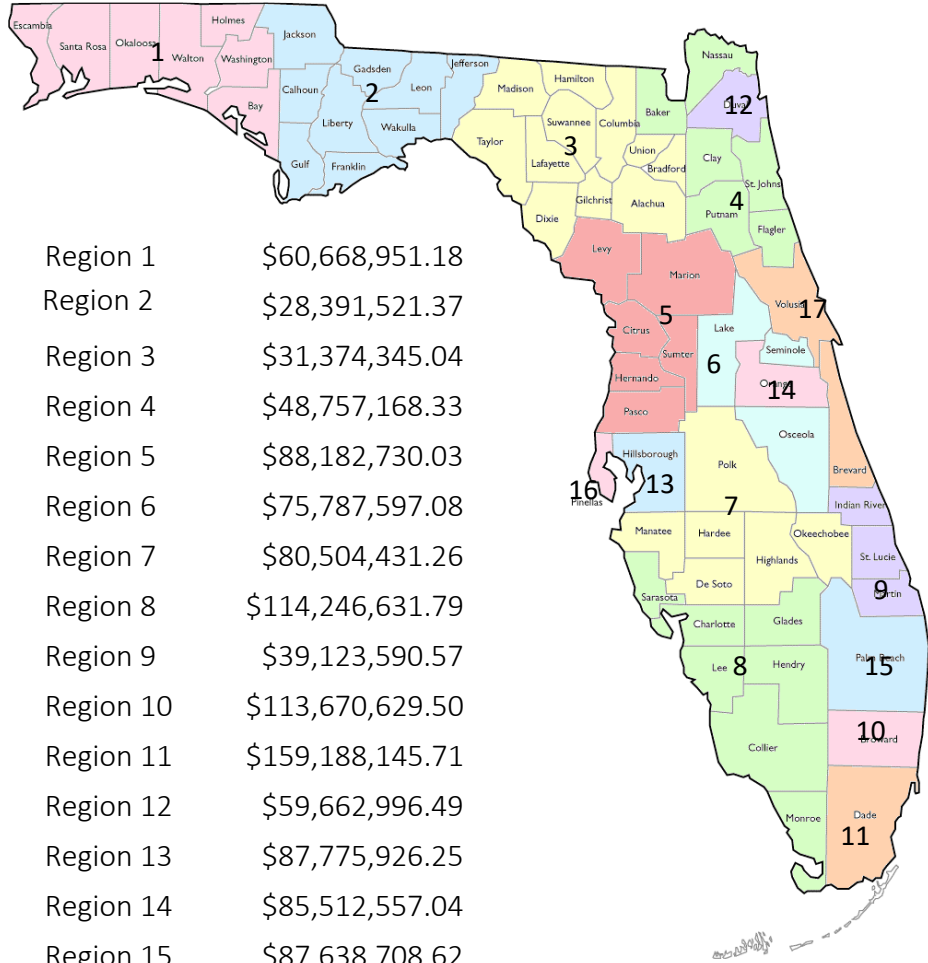
Pool	Amount	Purpose
MFBP	\$97.5 million (3.7% of total in 2023)	Available 1/1 – 11/15 for manufacturing projects <ul style="list-style-type: none"> <li>• First 75% first come, first served (“FCFS”) basis</li> </ul>
Regional	50% after MFBP (approx. \$1.286B or 48.2% of total in 2023)	Available 1/1 – 6/30 to local issuers for projects in region on FCFS basis <ul style="list-style-type: none"> <li>• 17 single and multi-county regions</li> <li>• Historically only used for affordable housing</li> </ul>
FHFC	25% after MFBP (approx. \$634M or 24.1% of total in 2023)	Available 1/1 – 6/30 for FHFC to use to issue housing bonds or to assign to other issuers of housing bonds
FFBP	20% after MFBP (approx. \$514M or 19.3% of total in 2023) + rollover from State (6/1) + rollover from regions (7/1)	Available 1/1 – 11/15 for Florida First Business projects with certification from Department of Commerce (formerly DEO)
State	5% after MFBP (approx. \$129M or 4.8% of total in 2023) + rollover from MFBP & FFBP (11/16)	Available 1/1 – 6/1 for priority projects (EOG ranking if requests exceed available) Available 11/16 – 12/29 for all PABs Available 12/30 for carryforward (lottery)



## Proposed Changes

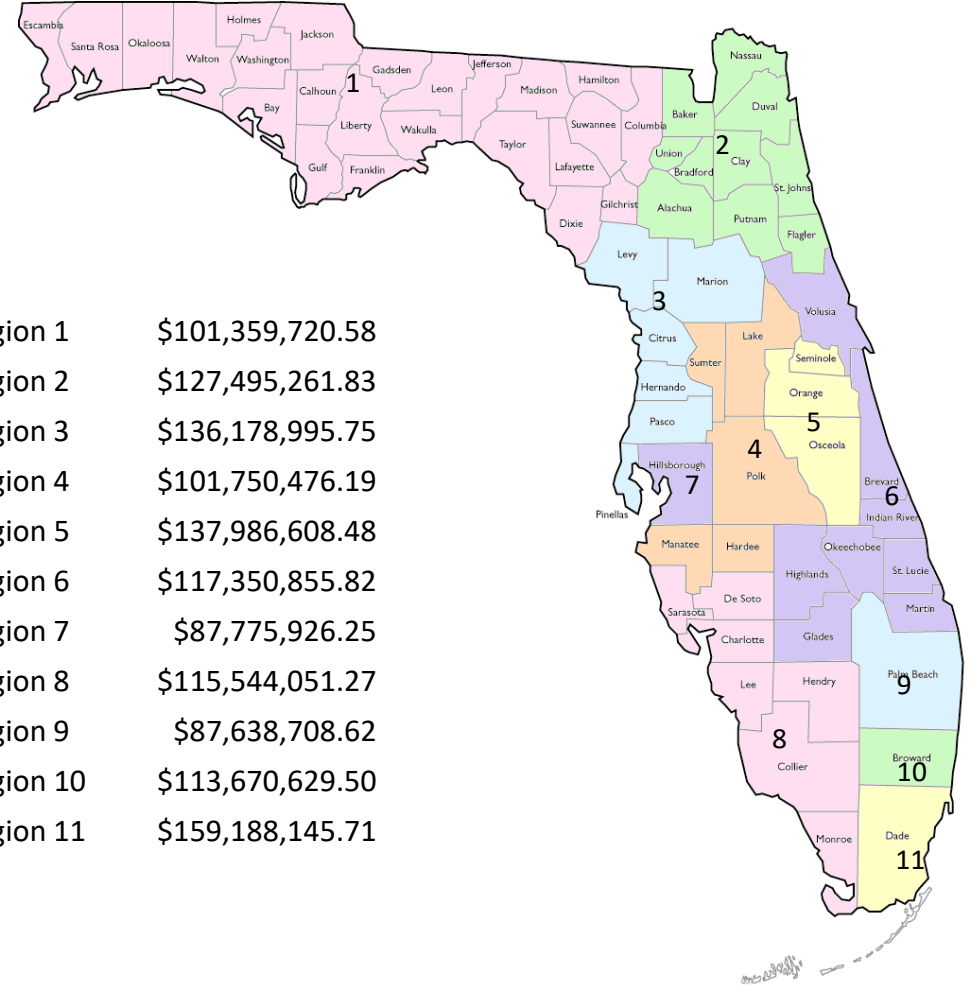
Pool	Amount	Purpose
Affordable Housing	50% (approx. \$1.335B in 2023)	<p>Available 1/1 – 9/30 for single and multifamily housing projects (expires 9/30 unless carried forward)</p> <ul style="list-style-type: none"> <li>• 1/1 – 5/31: Regional Pools                             <ul style="list-style-type: none"> <li>○ Available on FCFS basis to issuers for projects within each region</li> <li>○ Volume cap distributed among fewer regions than current 17</li> </ul> </li> <li>• 6/1 – 9/30: No regions (statewide)                             <ul style="list-style-type: none"> <li>○ Available for single and multifamily housing projects statewide</li> <li>○ Initial priority for unfilled multifamily requests from regions, then unfilled single-family requests from regions, available on FCFS basis thereafter</li> </ul> </li> </ul>
FHFC	25% (approx. \$667M in 2023)	<p>Available 1/1 – 9/30 to FHFC for single and multifamily housing projects</p> <p>No major changes from current pool</p>
Economic Development*	25% (approx. \$667M in 2023)	<p>Available 1/1 – 9/30 for all non-affordable housing PABs (expires 9/30 unless carried forward)</p> <ul style="list-style-type: none"> <li>• Replaces MFBP, FFBP, and pre-6/1 State pool; consolidates into single pool to improve timely access and reduce burden on state govt.</li> <li>• 1/1 – 5/31: Available following ranking by Secretary of Commerce</li> <li>• 6/1 – 9/30: Available on FCFS basis with notification to Dept of Commerce</li> </ul>
State	Rollover on 9/30	Available 10/1 – 11/30 for all PABs on FCFS basis (expires 11/30 unless carried forward)
Carryforward	Rollover on 11/30	Carryforward requests submitted Dec 1 – 15; processed on Dec 15 (lottery)

## Current:



Region 1	\$60,668,951.18
Region 2	\$28,391,521.37
Region 3	\$31,374,345.04
Region 4	\$48,757,168.33
Region 5	\$88,182,730.03
Region 6	\$75,787,597.08
Region 7	\$80,504,431.26
Region 8	\$114,246,631.79
Region 9	\$39,123,590.57
Region 10	\$113,670,629.50
Region 11	\$159,188,145.71
Region 12	\$59,662,996.49
Region 13	\$87,775,926.25
Region 14	\$85,512,557.04
Region 15	\$87,638,708.62
Region 16	\$56,160,050.48
Region 17	\$69,293,399.24

## Proposed:



Region 1	\$101,359,720.58
Region 2	\$127,495,261.83
Region 3	\$136,178,995.75
Region 4	\$101,750,476.19
Region 5	\$137,986,608.48
Region 6	\$117,350,855.82
Region 7	\$87,775,926.25
Region 8	\$115,544,051.27
Region 9	\$87,638,708.62
Region 10	\$113,670,629.50
Region 11	\$159,188,145.71



# Policy Improvements in Proposed PAB Legislation

- 1) Regional Pools for housing only
- 2) More bond allocation put into the Regional Pools
- 3) Path to carryforward bond allocation for deals under \$50 million
- 4) Regions all have sufficient bond allocation to finance a development





## “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 - Passed Senate unanimously on 2/7

Hb 1239 - Passed 2/2 committees; headed to House floor

The bill are not identical. Several differences need to be sorted out before end of Session.



# 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



# Side-by-side comparison of the LLA (2023) and SB 328 (as of 2/7/24)

Policy	Live Local Act (2023)	Senate Bill 328 (2024)
Mandated local zoning elements	Use, density, height, administrative approval	Use, density, height, floor area ratio, parking reductions, administrative approval
Parking Requirements	Requires LGs to “consider” reducing parking for LLA projects w/in ½ mile of a major transit stop.	<ul style="list-style-type: none"> <li>- Requires LGs to “consider” reducing parking for LLA projects w/in ¼ mile of a transit stop.</li> <li>- Requires LG to reduce parking by at least 20% if LLA project within ½ mile of a major transportation hub and is accessible (see bill text).</li> <li>- Requires LG to eliminate parking requirements for a LLA project within a TOD.</li> </ul>
Floor Area Ratio		Prohibits LGs from limiting FAR below 150% of the highest currently allowed FAR in the jurisdiction.
Maximum Heights	Highest currently allowed height for commercial or residential within 1 mile or 3 stories, whichever is higher.	Allows LG to limit height of LLA project if adjacent to a single-family home community.



# Side-by-side comparison of the LLA (2023) and SB 328 (as of 2/7/24)

Policy	Live Local Act (2023)	Senate Bill 328 (2024)
Calculating entitlements		Clarifies that bonus entitlements are not included in the maximum height, density, or FAR.
Nonconforming use		Clarifies that projects that remain affordable will be considered conforming uses even after 2033 statutory sunset.
Other new provisions		<ul style="list-style-type: none"> <li>- Requires LG to post expectations for administrative approval on its website.</li> <li>- Exempts parcels near an airport runway.</li> <li>- Expands eligibility for mixed-tenure developments.</li> </ul>



## HB 1239 Amendment on Feb. 20, 2024

- (7)(a) “A county must authorize multifamily and mixed-use residential as allowable uses on any site owned by a county and in any area zoned for commercial, industrial, or mixed use . . .”
- Additional parking mandates, extends LLA mandate to PUDs, and other additions
- Defines “commercial use” to mean “activities associated with the sale, rental, or distribution of products or the sale or performance of services. The term includes, but is not limited to, retail, office, entertainment, and other for-profit business activities.”



# 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 all committees in House and Senate; headed to floors of both chambers
- Prohibits local governments from authorizing or permitting public sleeping or camping on public property without a lawfully issued temporary permit.
- Allows counties 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, business, or the AG 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 2/3 committees in the Senate; passed 3/3 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



## 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 March 1 at 11:30am
- And regularly every Friday at 11:30 am through the rest of the 2024 Session.
- Registration Links will be sent out – feel free to forward



# Contact Us



**For Assistance Contact**  
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