

Sadowski Affiliates Webinar

March 8, 2024

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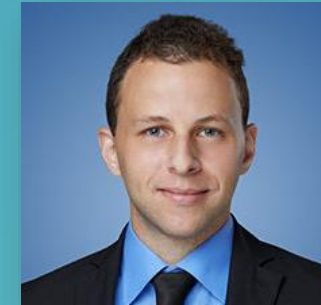


PANELIST



**MARK
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Executive
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**KODY
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Chief Legal &
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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 9 Updates

- Final day of Session
- Final budget numbers
- SB 328 – Live Local Amendments
- New property tax exemption opt-out for counties/cities – HB 7073
- Other Bill Tracking



Legislative Process

- Session began **January 9, 2024.**
- Session ends today, **March 8, 2024.**



Budget + Private Activity Bond Bill



Mark Hendrickson
Executive Director, Florida ALHFA



Housing funding for FY 24/25

	Final FY 24-25	<i>Final Budget FY 23-24</i>
FHFC: SAIL & other FHFC Line 2349	\$150,000,000 (recurring) \$84,000,000 (non-recurring)	<i>\$150,000,000 (recurring) \$109,000,000 (non-recurring)</i>
SHIP Line 2350	\$174,000,000	<i>\$252,000,000</i>
TOTAL TF HOUSING	\$408,000,000	<i>\$511,000,000</i>
Hometown Heroes	\$100,000,000 (ARPA- Section 274 of GAA & SB 328)	<i>\$100,000,000 (General Revenue)</i>
SAIL Pipeline Deals	\$0	<i>\$100,000,000 (General Revenue)</i>
GR to Cover Doc Stamp Revenue Shortfalls	\$0	<i>\$110,000,000 (General Revenue)</i>
My Safe Home Hurricane Mitigation Lines 2375A, 2375B & 2375C	\$30,000,000 (in budget) \$200,000,000 (in SB 7028) (General Revenue)	<i>\$102,065,000 (General Revenue)</i>
TOTAL GR FOR HOUSING	\$330,000,000 (includes ARPA)	<i>\$310,000,000</i>
Live Local Tax Donation Program	\$100,000,000	<i>\$100,000,000</i>
Homeless Programs	\$42,433,851	<i>\$34,699,997</i>
Homeless Member Projects	\$15,580,750	<i>\$13,898,041</i>
Housing Member Projects	\$39,852,356	<i>\$39,834,765</i>
TOTAL HOUSING	\$935,866,957	<i>\$1,111,497,803</i>



PROJECTED SHIP DISTRIBUTION ESTIMATES FOR FY 2024-25
(\$174,000,000)

LOCAL GOVERNMENT	COUNTY TOTAL	COUNTY SHARE/ CITY SHARE
ALACHUA	2,224,724	1,102,128
Gainesville		1,122,596
BAKER	350,000	350,000
BAY	1,427,473	1,141,836
Panama City		285,637
BRADFORD	350,000	350,000
BREVARD	4,863,068	2,648,427
Cocoa		157,077
Melbourne		665,268
Palm Bay		1,012,977
Titusville		379,319
BROWARD	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
CALHOUN	350,000	350,000
CHARLOTTE	1,553,083	1,397,775
Punta Gorda		155,308
CITRUS	1,243,861	1,243,861
CLAY	1,760,891	1,760,891
COLLIER	3,026,866	2,880,668
Naples		146,198
COLUMBIA	557,721	557,721
DE SOTO	350,000	350,000
DIXIE	350,000	350,000
DUVAL	7,955,636	7,955,636
ESCAMBIA	2,524,337	2,107,317
Pensacola		417,020
FLAGLER	1,002,249	222,399
Palm Coast		779,850
FRANKLIN	350,000	350,000
GADSDEN	354,804	354,804
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	350,000	350,000
HERNANDO	1,553,083	1,553,083
HIGHLANDS	794,441	794,441
HILLSBOROUGH	11,671,540	8,594,922
Tampa		3,076,618
HOLMES	350,000	350,000
INDIAN RIVER	1,272,862	1,272,862
JACKSON	383,718	383,718
JEFFERSON	350,000	350,000
LAFAYETTE	350,000	350,000
LAKE	3,147,672	3,147,672
LEE	6,071,129	3,713,709
Cape Coral		1,616,742
Fort Myers		740,678
LEON	2,292,421	759,021
Tallahassee		1,533,400
LEVY	359,609	359,609
LIBERTY	350,000	350,000
MADISON	350,000	350,000
MANATEE	3,336,175	2,901,805
Bradenton		434,370
MARION	3,055,867	2,553,788
Ocala		502,079
MARTIN	1,243,861	1,243,861
MIAMI-DADE	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
MONROE	644,635	644,635
NASSAU	775,137	775,137
OKALOOSA	1,669,085	1,295,711
Crestview		212,641
Ft. Walton Bch		160,733
OKEECHOBEE	350,000	350,000
ORANGE	11,323,622	8,843,749
Orlando		2,479,873
OSCEOLA	3,336,175	2,236,905
Kissimmee		628,202
St. Cloud		471,068

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



Homeless/Special Needs Funding from General Revenue or DCF Trust Funds: \$59,020,317				
Item	Amount	Line Item	Source	Agency
Homeless Programs				
Challenge Grants- Rapid Re-Housing	\$30,016,822	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
Project Specific Funding				
Southeastern University -Link Program Dormitories/Transitional Housing	\$500,000	61	GR	DOE
North Florida School of Special Education Transitional Housing HF 3547 & SF 2024	\$500,000	249A	GR	APD
Thrive Academy - Supported Living HF 2591 & SF 2867	\$1,880,000	249A	GR	APD
Women in Distress - Housing Expansion HF 1023 & SF 2542	\$2,500,000	332A	GR	DCF
Miami Bridge Host Homes Program for Homeless Youth HF 2455 & SF 2854	\$350,000	318A	GR	DCF
Alpha & Omega Freedom Ministries SF 3426	\$31,000	318A	GR	DCF
Alpha & Omega Freedom Ministries SF 3426	\$192,000	332A	GR	DCF

Homeless/Special Needs Funding from General Revenue or DCF Trust Funds: \$59,020,317

Item	Amount	Line Item	Source	Agency
Coalition for the Homeless of Nassau County HF 2370	\$17,750	355	GR	DCF
Miami-Dade Homeless Trust HF 1472 & SF 1961	\$562,000	355	GR	DCF
Unidos por Ecuador Food & Homelessness Support HF 3257	\$25,000	355	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
Jericho Road Men's Shelter HF 1571 & SF 2494	\$250,000	366A	GR	DCF
One Hopeful Place HF 1288 & SF 2965	\$200,000	366A	GR	DCF
Miami-Dade Homeless Trust Project Lazarus HF 1470 & SF 1964	\$175,000	377	GR	DCF
Fort Lauderdale Homeless Mental Health Housing Program HF 1701 & SF 1434	\$250,000	377	GR	DCF
Sulzbacher Center Enterprise Village HF 2316 & SF 3398	1,350,000	384A	GR	DCF
Five Star Veterans Center Homeless Housing HF 1373 & SF 1954	\$748,000	602	GR	Veterans Affairs
The Transition House Homeless Veterans Program HF 2437 & SF 3258	\$400,000	602	GR	Veterans Affairs
Veterans Village - Project of Home Again St Johns Inc. SF 3649	\$500,000	602 + 604A	GR	Veterans Affairs
Veterans United for Housing HF 2270	\$500,000	604A	GR	Veterans Affairs
United Way Pasco - Transitional Housing for Survivors of Human Trafficking HF 3252 & SF 2141	\$765,716	1354	GR	Legal Affairs
Transitional Homeless Family Housing SF 3161	\$100,000	2305	GR	Commerce
Transitional Homeless Family Housing SF 3161	\$3,500,000	2313A	GR	Commerce
Supportive Housing for Homeless Households HF 1643 & SF 2741	\$1,000,000	2347A	GR	Commerce

Other Housing Projects: \$39,852,356

Item	Amount	Line Item	Source	Agency
Senator Nancy C. Detert Home of Your Own Project HF 3380 & SF 2348	\$2,500,000	249A	GR	APD
CASL HF 2442 & SF 2346	\$1,500,000	377	GR	DCF
Hialeah Housing Authority HF 3350 & SF 1748	\$250,000	406A	GR	Elder Affairs
Five Star Veterans Center HF 1857 & SF 1947	\$777,538	604A	GR	Veterans
Area Housing Commission Clewiston et al HF 2916 & SF 3443	\$550,000	1732A	GR	Environmental Protection
Port St. Jo Workforce Housing Access Road HF 3522	\$1,000,000	2069A	Transportation TF	Transportation
Community Land Trust of NW Florida SF 1236	\$122,605	2305	GR	Commerce
Community Land Trust of NW Florida HF 1622 & SF 1236	\$1,200,000	2313A	GR	Commerce
Live Local Pensacola – Legacy Baptist Campus HF 1735 & SF 3357	\$7,000,000	2313A	GR	Commerce
Ability Housing Capacity Fund HF 1287 & SF 1923	\$950,000	2341A	GR	Commerce
Homeownership Equity Initiative HFA 1365 & SF 2863	\$576,523	2341A	GR	Commerce
NW Florida Affordable Housing for Workforce & Active Duty Military HF 1731 & SF 3145	\$131,500	2341A	GR	Commerce
Miami-Dade County Eviction Prevention Program HF 2681 & SF 1552	\$1,349,190	2341A	GR	Commerce
Florida Keys Habitat for Humanity HF 2724 & SF 1698	\$950,000	2347A	GR	Commerce

Other Housing Projects: \$39,852,356

Item	Amount	Line Item	Source	Agency
Florida Studio Theatre Workforce Housing SF 1138	\$1,000,000	2347A	GR	Commerce
Habitat Acres, A Habitat Miami Community HF 1063 & SF 1685	\$500,000	2347A	GR	Commerce
Habitat for Humanity of Greater Volusia County HF 1839 & sf 1269	\$400,000	2347A	GR	Commerce
Hope Partnership Attainable Housing SF 1661	\$500,000	2347A	GR	Commerce
Nassau County Essential Housing Community HF 3385 & SF 2760	\$1,000,000	2347A	GR	Commerce
Nuestra Senora Affordable Housing Collier County HF 2928 & SF 2748	1,000,000	2347A	GR	Commerce
NW Florida Affordable Housing for Workforce & Active Duty Military HF 1731 & SF 3145	\$1,095,000	2347A	GR	Commerce
Pinellas & Pasco Affordable Homeownership Initiative HF 1188 & SF 1749	\$3,000,000	2347A	GR	Commerce
Resilient Housing for Veterans HF 2073 SF 1080	\$700,000	2347A	GR	Commerce
Tampa General Hospital Workforce Housing HF 2626 & SF 1186	\$10,000,000	2347A	GR	Commerce
IDDeal Place HF 1801	\$1,000,000	2347A	GR	Commerce
Workforce Attainable Housing Sarasota HF 2443 & SF 3715	\$800,000	2347A	GR	Commerce

What's the takeaway from this year's Budget?

- This is a strong year for Sadowski funding - SHIP and SAIL were fully funded for the fourth year in a row
- SHIP is \$80m less than last year solely due to lower doc stamp tax revenues
- Adding Hometown Heroes, My Safe Florida Home Program, and member projects, total funding for affordable housing is over \$936 million





“Private Activity Bonds”

Senate Bill 7054

Passed both Chambers

Key Takeaways:

- 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.)

PASSED both Chambers

Next step is for the Legislature to
send to Governor for signature.

Bill goes into effect upon signing
of the law.



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

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"> - Requires LGs to “consider” reducing parking for LLA projects w/in ¼ mile of a transit stop. - 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). - Requires LG to eliminate parking requirements for a LLA project within a TOD.
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

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"> - Requires LG to post expectations for administrative approval on its website. - Exempts parcels near an airport runway. - Expands eligibility for mixed-tenure developments.



HB 7073 – “opt-out” for the 80-120% AMI “Missing Middle Exemption”

- Lines 733-774 of 3/7/24 strike-all amendment for HB 7073
- Would allow taxing authorities to “opt-out” of the 80-120% AMI “missing middle” property tax exemption if:
 - The taxing authority is located in a county where the number of affordable/available units for 0-120% AMI is greater than the number of renter households at that income level as determined by the Shimberg Center for Housing Studies Annual Report
 - The taxing authority votes by a 2/3 majority to “opt-out”
 - Taxing authority must renew the “opt-out” each year
- If a property owner is granted the exemption, they are grandfathered in despite the jurisdiction opting-out in the future



HB 7073 – “opt-out” for the 80-120% AMI “Missing Middle Exemption”



APPENDIX 4. SURPLUS/DEFICIT OF AFFORDABLE AND AVAILABLE RENTAL HOUSING UNITS BY INCOME (% AMI), FLORIDA REGIONS, 2022

Region	Counties	Affordable/Available Units Minus Renter Households					
		0-30% AMI	0-40% AMI	0-50% AMI	0-60% AMI	0-80% AMI	0-120% AMI
Cape Coral-Fort Myers, FL MSA	Lee	-12,127	-13,378	-18,568	-17,272	-12,349	-1,135
Deltona-Daytona Beach-Ormond Beach, FL MSA & Palm Coast, FL MSA	Flagler, Volusia	-10,014	-12,451	-15,516	-15,234	-9,359	-357
Fort Walton Beach-Crestview-Destin, FL MSA	Okaloosa	-1,883	-2,668	-3,766	-2,908	-2,236	1,338
Ft. Lauderdale	Broward	-38,051	-54,391	-70,488	-83,786	-84,246	-33,237
Gainesville, FL MSA (minus Gilchrist)	Alachua	-4,632	-6,362	-6,030	-3,822	2,323	3,351
Homosassa Springs, FL MSA	Citrus	-2,043	-2,341	-2,636	-2,663	-893	-620
Jacksonville, FL MSA plus Putnam	Baker, Clay, Duval, Nassau, Putnam, St. Johns	-33,046	-38,430	-42,592	-33,940	-20,099	4,418
Lakeland, FL MSA	Polk	-12,578	-17,497	-20,489	-18,582	-13,186	248
Miami-Dade Plus Monroe	Miami-Dade, Monroe	-62,467	-93,480	-108,871	-130,410	-134,458	-61,721
Naples-Marco Island, FL MSA	Collier	-4,858	-7,220	-10,087	-9,861	-7,936	-1,247
Northeast Nonmetropolitan Area (plus Gilchrist)	Bradford, Columbia, Dixie, Gilchrist, Hamilton, Lafayette, Levy, Madison, Suwannee, Taylor, Union	-3,311	-3,468	-4,482	-2,139	-51	865
Northwest Nonmetropolitan Area (plus Gadsden, Jefferson, & Wakulla)	Calhoun, Franklin, Gadsden, Gulf, Holmes, Jackson, Jefferson, Liberty, Wakulla, Walton, Washington	-4,521	-5,296	-4,372	-3,242	-1,003	36
Ocala, FL MSA	Marion	-6,173	-5,378	-6,830	-5,029	-1,586	3,216
Orlando-Kissimmee, FL MSA	Lake, Orange, Osceola, Seminole	-51,154	-70,138	-89,107	-94,715	-77,753	799
Palm Bay-Melbourne-Titusville, FL MSA	Brevard	-8,504	-11,491	-9,241	-6,901	-691	6,565
Panama City-Lynn Haven, FL MSA	Bay	-3,086	-3,254	-4,840	-4,839	-3,626	1,151
Pensacola-Ferry Pass-Brent, FL MSA	Escambia, Santa Rosa	-9,841	-11,125	-12,909	-9,855	-3,894	-612
Port St. Lucie, FL MSA	Martin, St. Lucie	-7,410	-8,979	-9,712	-8,956	-6,229	683



New property tax exemption for affordable developments funded by FHFC with permanent affordability

- Also in HB 7073 – a new property tax exemption for permanently affordable rental housing. A property is eligible if it:
 - Has 71+ affordable units to households at or below 80% AMI
 - Is built within 2 years before applying for the exemption
 - Has a LURA with FHFC that requires the property to be affordable for households up to 120% for **99 years**
 - Exemption only applies to <80% AMI units
- First applies to the 2026 tax roll



Senate Bill 7028 **PASSED**

My Safe Florida Home Program

- 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.
- \$200 million for the program



House Bill 1029 PASSED

My Safe Florida Condominium Pilot Program

- Establishes the My Safe Florida Condominium Pilot Program (MSFCP Program).
- Provides funding for licensed inspectors to perform hurricane mitigation inspections and mitigation grants for eligible condo associations (eligibility described in the bill)
- Types of improvements eligible for funding if recommended by inspection:
 - Opening protection, including exterior doors, garage doors, windows, and skylights.
 - Reinforcing roof-to-wall connections.
 - Improving the strength of roof-deck attachments.
 - Secondary water resistance for roof.



House Bill 1365 PASSED

Unauthorized Public Camping and Public Sleeping

- 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 starting 1/1/25.
- Does not apply during a state of emergency.



House Bill 1049 **PASSED**

Flood Disclosure in the Sale of Real Property

- New flood disclosure requirements for sellers of residential properties
- Starting October 1, 2024, sellers are required to disclose:
 - 1) Whether they have filed a claim with an insurance provider relating to flood damage on the property; and
 - 2) whether they have received federal assistance for flood damage to the property.
- The required disclosure also encourages the buyer to discuss the need for the purchase of separate flood insurance with their agent.



Senate Bill 1456 PASSED

Affordable Housing in Counties Designated as Areas of Critical State Concern

- 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)



Other housing-related bills that PASSED

HB 267: Building Regulations

SB 1082: Housing for Legally Verified Agricultural Workers

SB 812: Expedited Approval of Residential Building Permits

SB 1526: Local Regulation of Nonconforming or Unsafe Structures

HB 1021: Community Associations

HB 1503: Citizens Property Insurance Corporation

HB 293: Hurricane Protections for Homeowners' Associations

HB 1611: Insurance



What's next for the Sadowski Affiliates?



- It's an election year!
- The Sadowski Affiliates will work to ensure that affordable housing is a priority this election season.
- We will continue to work throughout the summer providing education about Florida's affordable housing programs.
- Contact us for advocacy tools or assistance.
- 2025 Legislative Session committee weeks begin in January.



Contact Us



For Assistance Contact
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