

Florida Housing Coalition SADOWSKI AFFILIATES WEBINAR



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April 20, 2021

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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 has 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 attached

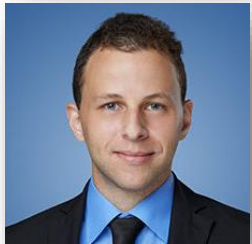
Panelists



Jaimie Ross, President & CEO
Florida Housing Coalition;
Facilitator, Sadowski Coalition



Mark Hendrickson, Executive Director
Florida ALHFA; FHC Board Member



Kody Glazer, Legal Director
Florida Housing Coalition

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Agenda

- Budgets- FY 2021-22
- Comparison of Doc Stamp Distributions
- Where Are We Now?
- **Call to Action for Housing Advocates**
- State and Federal Housing Bills Update

Legislative Process

- Session began **March 2, 2021.**
- **We are in Session Week 8**
- Consideration of the appropriation of the state and local housing trust fund programs is underway early.



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Panelist



Mark Hendrickson, Executive Director
Florida ALHFA; FHC Board Member

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Budget FY 2021-22 as of April 19, 2021

Appropriation of Housing Trust Fund Monies

	GOVERNOR FY 21-22	SENATE FY 21-22	HOUSE FY 21-22	FINAL BUDGET FY 21-22	FINAL BUDGET FY 20-21
FHFC: SAIL & other FHFC Line 2238	\$126,700,000	\$62,500,000	\$62,500,000		\$115,000,000
SHIP Line 2239	\$296,600,000	\$146,700,000	\$146,700,000		\$225,000,000 VETOED
	\$0	\$0	\$0		\$30,000,000 Hurricane Housing Recovery Program (SHIP-like program for Hurricane Michael disaster counties only) Line 2282A
TOTAL HOUSING	\$423,300,000	\$209,200,000	\$209,200,000		\$145,000,000
SHTF SWEEP	\$0	\$38,600,000	\$25,000,000		\$0
LGHTF SWEEP	\$225,000,000	\$254,400,000	\$273,490,000		\$0
TOTAL SWEEP	\$225,000,000	\$293,000,000	\$298,490,000		\$0
Unallocated SHTF	\$0				\$4,800,000
Unallocated LGHTF	\$0				\$12,200,000 + \$225 million veto

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Comparison of Doc Stamp Distributions

	Current Law	SB 2512 & HB 5401	Amendments
% Doc Stamps	24.17%	6.84519%	9.70254%
SEED	Less \$75 million for SEED	No SEED	No SEED
Available for Housing Current Revenue Estimate	\$423.3 million	\$141.1 million	\$209 million
Sweeps	Permitted	No Sweeps	No Sweeps
Appropriation Status	Non-Recurring	Recurring	Recurring

Where Are We Now?

- Advocacy and negotiations had an impact
- Senate and House have agreed to recurring appropriation for housing
- This year: \$146.7 million for SHIP and \$62.5 million for FHFC (SAIL & other Programs)
- SEED is no longer funded from housing
- Housing Appropriations are recurring
- Housing funds may not be swept

**WHERE
ARE WE
NOW?**

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Call to Action- Contact Legislative Leadership

Please increase funding for Florida's Housing Programs by \$225 million from nonrecurring revenue—in addition to the recurring appropriations provided for in SB 2512. Florida's working families, Florida's businesses, and Florida's seniors, veterans and people with disabilities, thank you.



- Senate President Wilt Simpson;
Simpson.Wilton@flsenate.gov;
District Office: (352) 688-5077
- House Speaker Chris Sprowls;
Chris.Sprows@myfloridahouse.gov;
District Office: (727) 793-2810
- Appropriations Chair Senator Kelli Stargel;
stargel.kelli.web@flsenate.gov;
District Office: (863) 668-3028
- Appropriations Chair Representative Jay Trumbull;
Jay.Trumbull@myfloridahouse.gov;
District Office: (850) 914-6300



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Florida Could See \$1.5B for Affordable Housing



Lawmakers had initially agreed to provide \$141 million in state funds for affordable housing based on a deal to consistently split documentary stamp tax dollars from year to year. But after complaints from affordable housing groups and nudging from the Governor's Office, legislative leaders increased that proposal to \$200 million with an altered deal (SB 2512).



HEADLINES INFLUENCE

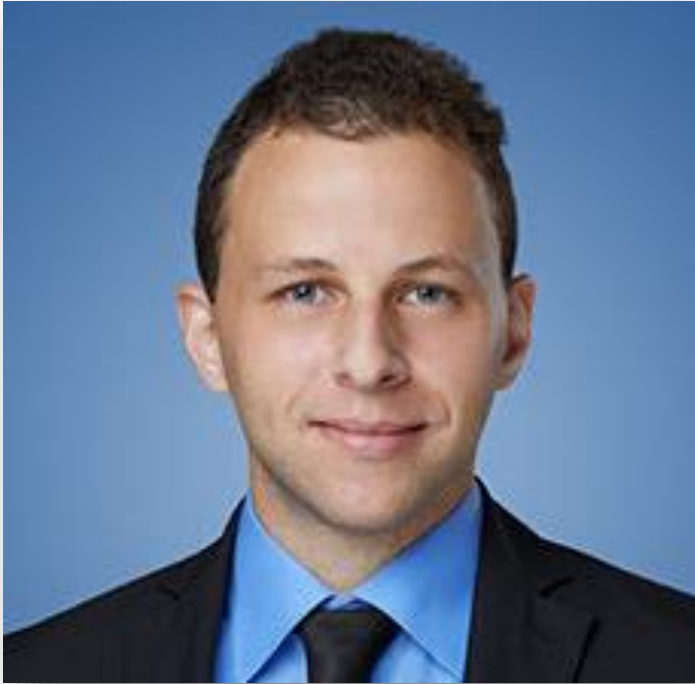
Florida could see \$1.5B for affordable housing

4 min

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Panelist



Kody Glazer, Legal Director
Florida Housing Coalition

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Federal Housing Funding?

- All session, policymakers have cited somewhere between \$500 million and \$1.5 billion in federal housing funding as a reason not to fully fund or appropriate additional dollars for SHIP & SAIL.
- What is largely in the federal housing funding policymakers are citing?
 - Bond allocation (\$566 million in 2021) – a source that only fully be “unlocked” with SAIL. This allocation is not equivalent to money; it is the legal authority to borrow money, IF, the bond deal works.
 - Temporary emergency rental (\$870 million+) and homeowner assistance (TBA) **that cannot be used for new construction, purchase, or rehab of housing.**
- For FY 21, the state as a whole (non-entitlement + entitlement communities) will receive around \$315.5 million in HUD funds (CDBG+HOME+ESG+HOPWA+HTF).

Federal Housing Funding?

- Federal housing funding **cannot** replace SHIP or SAIL.
- Not all housing funding is the same.
- A majority of the federal funds cited by policymakers either:
 - 1) cannot be fully accessed without adequate state funding; or
 - 2) cannot be used for new construction, rehab, or purchase of affordable homes.

Why is this information important?

- To educate policymakers on the difference between federal and state funding for affordable housing.
- To help understand the important role SHIP and SAIL play in building, preserving, and repairing homes in Florida.

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Emergency Preparedness & Response Fund

- House Bill 1595 (Williamson)/Senate Bill 1892 (Diaz)
- Creates the Emergency Preparedness and Response Fund within the Executive Office of the Governor
- Fund intended as “primary funding source for the Governor for purposes of preparing or responding to an emergency”
- State can use this fund for immediate response and replenish the fund with reimbursements from FEMA, CDBG-DR, or other federal and state dollars
- House Budget contains \$1 billion in GR for this fund

As the dedicated disaster trust fund, this fund should be the first source of dollars to respond to disasters.

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Housing Bills Heard in Committee

HB 13/SB 510

State Funds

(Rep. Killebrew/Sen. Hooper)

- Elevates the status of the Sadowski Housing Trust Funds; bars Legislature from sweeping unappropriated cash balances from the State and Local Government Housing Trust Funds
- Language in HB 5401/SB 2512

HB 423/SB 168

Hurricane Loss Mitigation Program

(Rep. Tuck/Sen. Hooper)

- Extends Hurricane Loss Mitigation Program (HLMP) to June 30, 2031
- To be heard in full Senate this Wednesday; in House Appropriations

HB 55/SB 284

Building Design

(Rep. Overdorf/Sen. Perry)

- Preempts local governments from regulating building design elements for single & two-family homes with certain exceptions.
- Passed all committees in the House; passed 2 of 3 in Senate

HB 7019/SB 1954

Statewide Flooding and Sea Level Rise Resilience

(Rep. Busatta Cabrera/Sen. Rodriguez)

- Forms the Resident Florida Grant Program; requires DEP to complete a comprehensive statewide flood vulnerability and sea level rise assessment; & more
- Passed by both House and Senate

HB 965/SB 1160

Florida Housing Finance Corporation

(Rep. Roth/Sen. Rodriguez)

- Gives FHFC board the authority to make final determination on issuance of revenue bonds
- First hearing in House Ways & Means on 3/31

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Housing Bills Heard in Committee

HB 1193/SB 1746

Court Records of Eviction Proceedings
(Rep. Aloupis/Sen. Jones)

- Authorizes tenants, in certain circumstances, to have eviction records sealed.
- Passed full House; in Senate Rules Committee

HB 883/SB 60

County and Municipal Code Enforcement
(Rep. Overdorf/Sen. Bradley)

- Prohibits code enforcement officers from investigating or initiating code enforcement proceedings based on an anonymous complaint.
- Passed full Senate; 2nd reading in House

HB 219/SB 522

Vacation Rentals
(Rep. Fischer/Sen. Diaz)

- House/Senate versions differ. Preempts regulation of advertising platforms to the state and makes changes to local government authority to regulate vacation rentals.
- To be heard in Senate Rules today; in House Ways & Means Committee

HB 1059/SB 1788

Construction Permits
(Rep. Robinson/Sen. Boyd)

- Requires LGs to post building permit applications online, allow applicants to submit electronically, and post permit review processes.
- Passed full House; on Senate floor

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Housing Bills *Not* Heard in Committee

HB 567/SB 1068

Local Housing Assistance Plans
(Rep. Bartleman/Sen. Taddeo)

- Makes changes to SHIP set-asides

HB 563/SB 674

Tax Exemption for Affordable Housing
(Rep. Rodriguez/Sen. Rodriguez)

- Allows local governments to grant ad valorem tax exemptions for affordable housing developments

HB 499/SB 576

Prohibited Landlord Practices
(Rep. Benjamin/Sen. Jones)

- Prohibits landlords from refusing to rent to a tenant solely based upon the tenant being previously evicted during COVID-19

HB 481/SB 412

Residential Evictions
(Rep. Driskell/Sen. Rouson)

- Repeals Florida's "pay-to-play" Landlord/Tenant Statute

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Sadowski Affiliates Webinars- Tuesdays at 10am

Sadowski Affiliates Webinar every Tuesday at 10am

Registration links will be sent weekly



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Contact Us



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