

LOVE LOCAL

SB 102 BY SENATOR CALATAYUD



SB 102: THE LIVE LOCAL ACT

- ✓ **Revitalizes Florida's Statewide Housing Strategy**
- ✓ **Provides Historic Funding for Florida's Affordable Housing Programs**
- ✓ **Expands Housing Options for Low and Moderate Income Renters**
- ✓ **Incentivizes Innovative Public-Private Partnerships for Housing**
- ✓ **Promotes Homeownership for Florida's Workforce**
- ✓ **Reduces Barriers to build Housing where its Needed**
- ✓ **Outlaws Government-mandated Rent Controls**
- ✓ **And More...!**

HISTORIC FUNDING

 **\$711 Million Total State Investment**

\$252 million	SHIP Program
\$109 million	Traditional SAIL Program
\$150 million (x 10 years)	“Innovative” SAIL
\$100 million	Construction Inflation Assistance
\$100 million	Hometown Heroes
*Allows corporate taxpayers to direct tax payments to FHFC, instead of GR, to benefit the SAIL Program	

“INNOVATIVE” SAIL

❖ *\$150 million/year* for 10 years for “innovative” SAIL projects*

- FHFC will issue competitive requests for applications using the SAIL framework to meet the prescribed funding objectives

70% for projects that:	Rebuild aging developments + new construction
	Address urban infill
	Provide for mixed-use housing
	Provide for housing near military bases
30% for projects that:	Use or lease public lands
	Address needs of adults aging out foster care
	Meet needs of elderly persons
	Provide housing in rural areas

*Funds will be redirected from the General Revenue service charge to the State Housing Trust Fund for this purpose until 2033

CORPORATE TAX DONATION PROGRAM

- ❖ *New tax donation program for corporate tax payers to direct certain tax payments to FHFC, instead of GR, to benefit the SAIL Program*
- Annual cap of **\$100 million**
- Funds will be used to supplement SAIL Program funds
- **25%** of the funds can be used for “large scale projects of regional impact”
- Beginning October 1st, taxpayers can apply to the Dept. of Revenue to direct tax payments to FHFC
- Applies to corporate income tax and insurance premium tax

PROPERTY TAX EXEMPTIONS

“Missing Middle”

❖ *Incentivizing owners of existing developments to serve low- and moderate-income renters*

- New or substantially renovated developments (5 yrs) & at least 70 affordable units
- Units up to 80% AMI (\$66,350/family of 4) = **100%** exemption
- Units between 81% - 120% (\$66,350 – \$99,550/family of 4) = **75%** exemption
- Rents must be at least 10% below market rate rents
- **Not applicable to FHFC-funded units**
- Sunsets 2059

PROPERTY TAX EXEMPTIONS

Local Option

❖ *Optional for counties or cities to implement for existing developments*

- Affordable units must serve renters at 60% AMI or below (\$49,700/family of 4)
- Rents must be at least 10% below market rate rents
- Development must have at least 50 units, with 20% affordable (but no limitation on age of development)
- If 100% of development is affordable = up to **100%** exemption/affordable unit
- If less than 100% is affordable = up to **75%** exemption/ affordable unit
- Applies only to taxes levied by the unit of government granting the exemption
- No sunset, but must be re-approved by local government every 4 years

Nonprofit Land Leased for Affordable Housing

- Full exemption for land owned by a nonprofit that is leased for a minimum of 99 years for the purpose of providing affordable housing
- More than 50% of the square footage of improvements to the land must be used for affordable housing
- Sunsets 2059

EXPEDITING DEVELOPMENT

- ❖ *Removing barriers to build housing where Floridians WORK!*
 - Preempts **zoning**, **density**, and **height** for certain multifamily rental developments in areas zoned commercial, industrial, or mixed-use
 - Project must set aside at least **40%** of the units for **30 years** for households earning up to **120% AMI** (\$99,550/family of 4)
 - Density and height authorizations based on maximum limits of nearby developments
 - Promotes conversion of underutilized or vacant property in areas close to work, shopping, entertainment, and public transit
 - Sunsets 2033

Hometown Heroes

- ❖ *Appropriates \$100 million to the Hometown Heroes Program to help hard working Floridians purchase their first home*
 - **Zero-interest** second mortgages for down payment and closing costs
 - Available to residents with incomes below **150% AMI** employed full-time by a Florida-based employer (\$124,350/family of 4)
 - Loan amounts up to **5%** of the first mortgage loan, capped at **\$35,000**
 - Loans repaid to state upon sale, rental, or refinance; **evergreen** program

...AND MORE!

- ❖ Creates **sales tax refund** for building materials for FHFC-funded apartments (\$5k/unit max)
- ❖ Requires periodic rotating reports from **OPPAGA** on affordable housing issues
- ❖ Promotes use of **state-, county- and city-owned land** for innovative affordable housing projects
- ❖ Outlaws **rent control**
- ❖ Increases limits for the **Community Contribution Tax Credit Program** to fund more home-ownership housing projects
- ❖ Allows infrastructure projects benefiting affordable housing to participate in the **Florida Job Growth Grant Fund**
- ❖ Requires transparency in local procedures to **expedite building permits** for affordable housing development



QUESTIONS?

SB 102: THE LIVE LOCAL ACT

Chapter 2023-17, Laws of Florida