

The Florida Senate
COMMITTEE MEETING EXPANDED AGENDA

COMMUNITY AFFAIRS
Senator Simpson, Chair
Senator Thompson, Vice Chair

MEETING DATE: Tuesday, September 24, 2013
TIME: 1:30 —3:30 p.m.
PLACE: 301 Senate Office Building

MEMBERS: Senator Simpson, Chair; Senator Thompson, Vice Chair; Senators Bradley, Hukill, Latvala, Smith, Soto, Stargel, and Thrasher

TAB	BILL NO. and INTRODUCER	BILL DESCRIPTION and SENATE COMMITTEE ACTIONS	COMMITTEE ACTION
1	Presentation by Department of Economic Opportunity on Archival of Local Government Comprehensive Plan Amendments		Presented
2	Presentation by Florida Housing Finance Corporation		Presented
Other Related Meeting Documents			



FLORIDA
DEPARTMENT *of*
ECONOMIC
OPPORTUNITY

Bureau of Community Planning

Presenter: Mike McDaniel
Senate Community Affairs Committee
September 24, 2013



Florida Local Governments

- All Local Governments (67 counties and 411 municipalities) in Florida have a Comprehensive Plan



FLORIDA DEPARTMENT of ECONOMIC OPPORTUNITY





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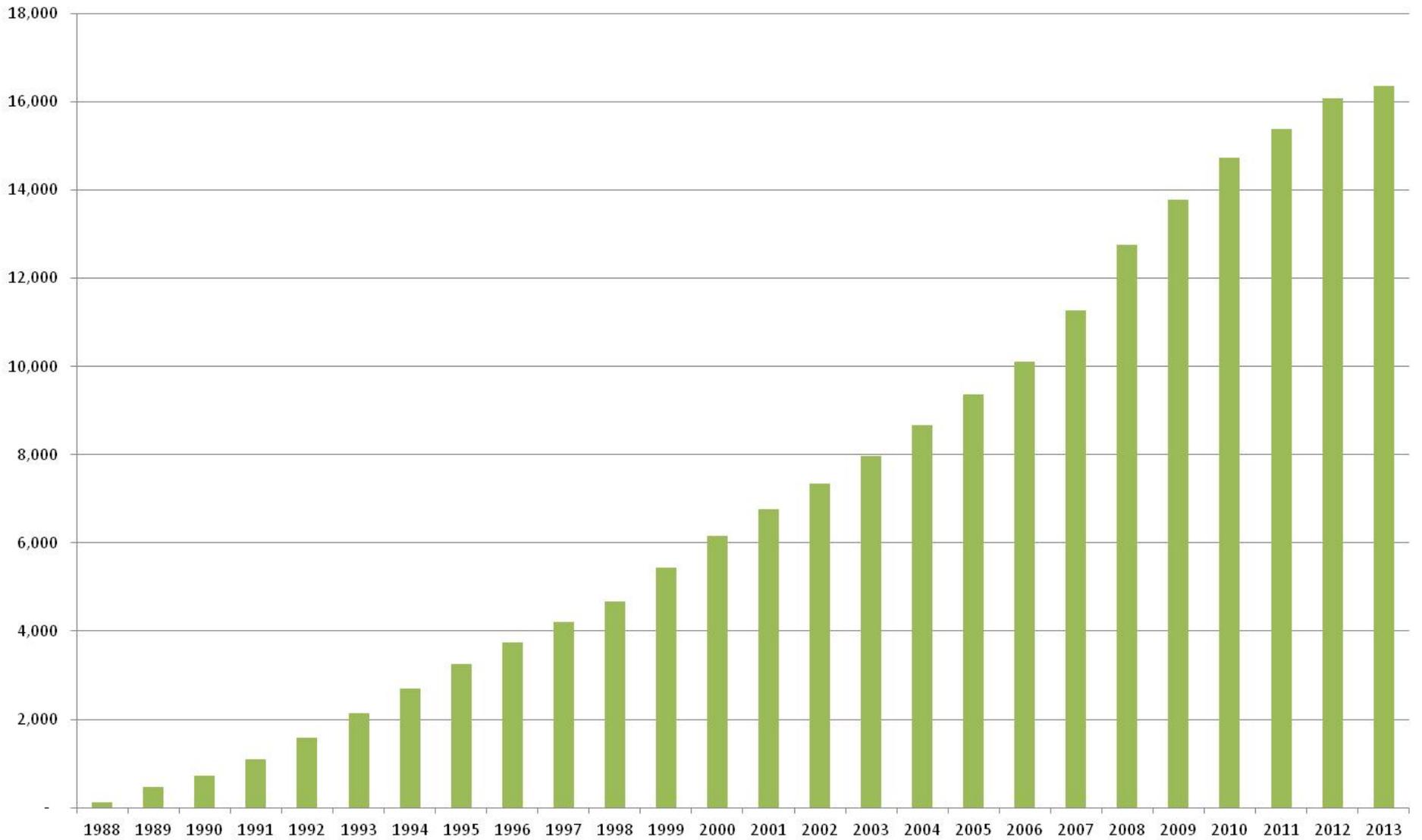
DEO File Room



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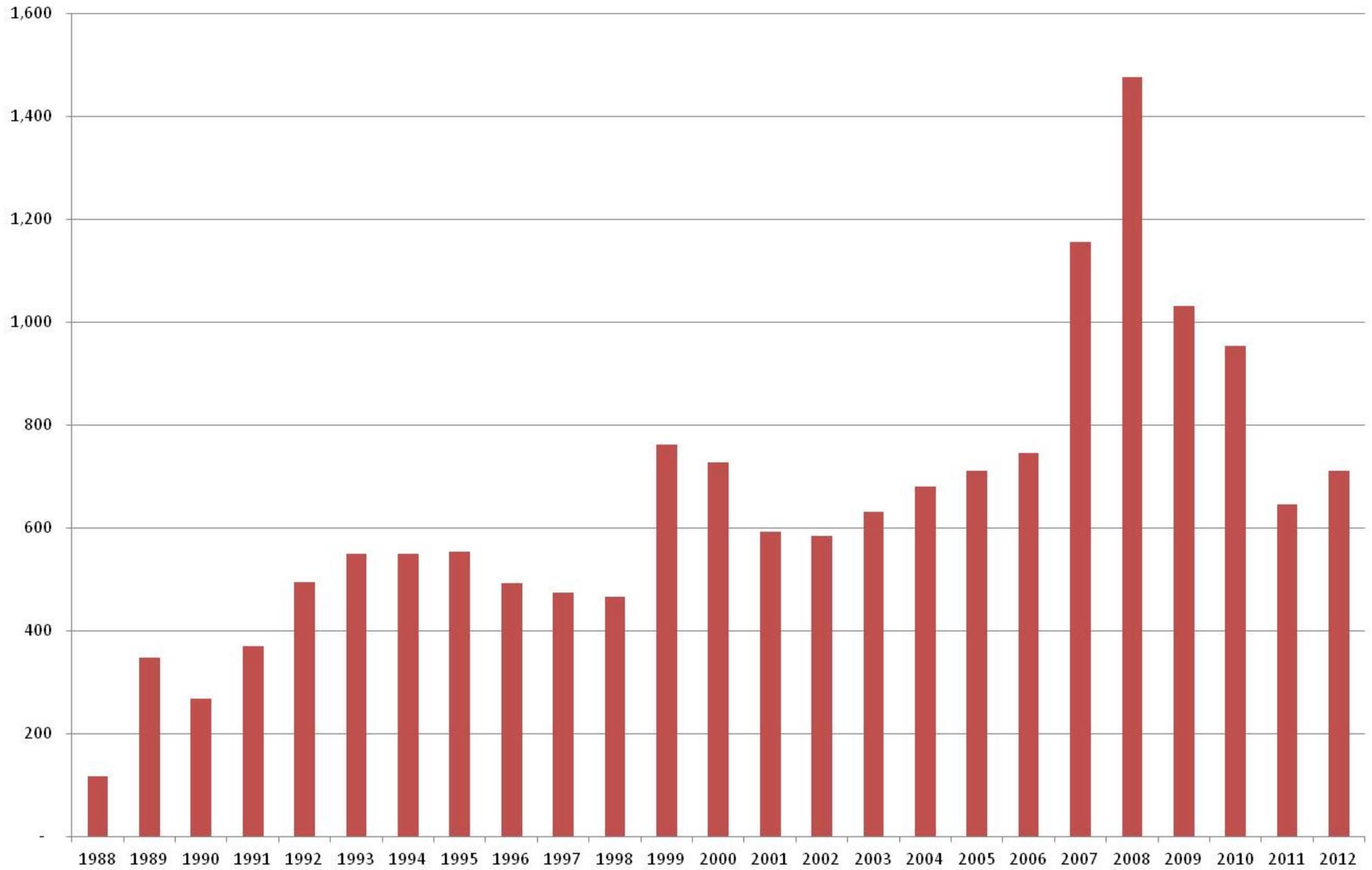
Cumulative Number of Amendments



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Number of Amendments



FLORIDA DEPARTMENT of ECONOMIC OPPORTUNITY



Florida Papers

The screenshot shows the FloridaPAPERS web application interface. At the top, there is a search bar and a print icon. The page title is "FloridaPAPERS". Below this, there is a navigation bar with "Shortcuts" and "File Room" tabs. The user is logged in as "Dcp User [DoCP]" and can click "Log Out", "Back", or a help icon.

Categories:

- Local Government: Palm Coast
- Review Area: Stipulated Settlement Agreement
- Review Item: Adopted

Search Options - current search options:
No search filters applied.

Documents: (Listing 6 Documents)

Document	Created	Status
PLC No - 08R1.pdf	20-Aug-2008	
PLC No - 10-1 PV 09-2.pdf	21-Jul-2010	
PLC No - 10-2.pdf	21-Jul-2010	
PLC No - 11R1.pdf	23-Jun-2011	
PLC No - 11R2.pdf	23-Jun-2011	
PLC No - 11R3.pdf	23-Jun-2011	

At the bottom right of the document list, there are links for "View", "Download", and "Properties".



2003 Davis Productivity Award



FLORIDA DEPARTMENT of ECONOMIC OPPORTUNITY



Scanning



FLORIDA DEPARTMENT *of* ECONOMIC OPPORTUNITY



Current Status

- Have scanned all comprehensive plans and plan amendment files and placed them on Florida Papers
- All new plan amendments are moved immediately to Florida Papers
- Have scanned all Development of Regional Impact Files since 2000 and they are available electronically upon request
- Have scanned all Area of Critical State Concern files and they are available electronically



Benefits

- Budget Savings
 - \$17,200 annual cost of on- and off-site storage
 - \$200,000 using existing and OPS staff to scan
- Space Savings
 - Eliminate need for file room
- Convenience and Accessibility
 - Reduction of staff time in researching and copying public records requests
 - Accessible from remote locations 24 hours a day



Goals for Future

- Completely paperless submittals by local governments
- Convert DRI files now on microfiche to digital and modify Florida Papers to accept DRI files
- Acquire a large format scanner to allow scanning of oversize documents like maps



Florida Housing Update on Implementation of Legislative Changes & New Resources

Resources provided by SB 1852, National Mortgage Settlement

State Housing Initiatives Partnership (SHIP) Program

Provides funds to all county local governments and Florida's larger cities on a population-based formula to finance and preserve affordable housing based on locally adopted housing plans.

\$40 M- SHIP Funding (*Local government distribution list is Attachment 1*)

- All 119 local governments have approved local housing assistance plans capable of expending the allocated funds and addressing the additional program guidelines as established in SB 1852, including the requirement for each local government to use 20% of its funding to serve persons with special needs
- Three out of the 119 local governments are still in the process of getting elected Commission approval.
- In August, Florida Housing held a webinar with local governments to outline the specific SHIP requirements in SB 1852
- In September, Florida Housing held a workshop at the Florida Housing Coalition Conference for local governments and others to learn about options for serving special needs populations, particularly persons with developmental disabilities, and the local supportive services providers that they may partner with to reach out to these populations. Florida Housing has offered to assist local SHIP offices establish working relationships with the local supportive services providers in their jurisdictions
- Next Step: Provide technical assistance to assist local governments as needed

Competitive Grant Funding

\$10M- Grant Funding to Develop Housing for Homeless Households

- \$10 million in grant funds for permanent supportive housing of 15 units or less
- Applications will be scored on information provided by applicants about the following as it relates to the intended population applicants will be serving:
 - Applicant Experience with operating/managing permanent supportive housing
 - Provision of accessibility, adaptability, universal design and visitability features
 - Access to community-based services such as education and job training, health care and supportive services
 - Access to community-based amenities such as grocery stores and shopping for medicine, clothing and household items
 - Whether the proposed development is shown to be consistent with the priority housing needs of the Local Homeless Continuum of Care
- Grant funds will be combined with SAIL-ELI funds for units serving ELI households
- RFA Issue Date: 10-11-13 – Award Date: 12-13-13

\$10M- Grant Funding to Develop Housing for Persons with Developmental Disabilities

- Approach – for housing targeted to persons with developmental disabilities

- FHFC believes in funding a range of housing types for persons with disabilities
- While this funding is targeted more narrowly to persons with developmental disabilities, we mentioned earlier about funding that provides units for persons with developmental disabilities integrated into developments that serve families and individuals of all kinds.
- Applications will be scored on information provided by applicants about the following as it relates to the intended population applicants will be serving:
 - Applicant Experience with operating/managing permanent supportive housing
 - Provision of accessibility, adaptability, universal design and visitability features
 - Access to community-based services such as education and job training, health care and supportive services
 - Access to community-based amenities such as grocery stores and shopping for medicine, clothing and household items
 - Incorporation of best practices to promote and facilitate resident participation in the greater community (e.g., social and recreation activities, competitive employment)
- RFA for Smaller Developments (1-4 units) Issue Date: 10-11-13 – Award Date: 12-13-13
 - Grant funds only (\$4 million proposed)
 - Will include funding to build new or retrofit existing Community Residential Homes (s. 419.001, F.S.) licensed by the Florida Agency for Persons with Disabilities
- RFA for Larger Developments (30-100 units) Issue Date: 10-11-13 – Award Date: 12-13-13
 - Grant funds (\$6 million) combined with \$2.2 million in 2014 Low Income Housing Tax Credits (which equals approximately \$22 million in equity) and roughly \$10 million in SAIL and SAIL-ELI funding
 - Will focus on planned communities targeted to persons with developmental disabilities

Timeline for Grant Awards

- June 15 – August 1, 2013 – Documents developed and published outlining proposed approaches to allocate grants for housing for homeless persons and those with developmental disabilities
- August 8, 2013 – Two workshops held in Tampa, one each for homeless and developmental disabilities funding
- September 18, 2013 – Two Draft RFAs published for comment: Homeless Housing RFA and Small Properties to Serve Persons with Developmental Disabilities
- September 25, 2013 – Draft RFA to be published for comment: Large Properties to Serve Persons with Developmental Disabilities
- September 25, 2013 – Public workshop on Small Developmental Disability Properties to be held in Gainesville
- September 30, 2013 – Public workshop on Homeless Properties to be held in St. Pete Beach
- September 18 – October 10, 2013 – Final public comment period on three draft RFAs
- October 11, 2013 – Expected issuance date for all 3 RFAs
- November 8, 2013 – Expected due date of applications
- November 9 – December 10, 2013 – Florida Housing reviews/scores applications
- December 13, 2013 – Review Committee requests approval of recommendations from Florida Housing's Board of Directors

State Apartment Incentive Loan Program (SAIL)

Provides gap financing through low-interest loans to developers to leverage federal resources and obtain the full financing needed to construct or rehabilitate rental units for very low income families. Appropriated funding will be made available across small, medium and large counties pursuant to s. 420.5087(1), F.S.

\$25M- SAIL Funding for Elderly Housing

- RFA Issue Date: December 2013 – Award Date: Early 2014
- Expect SAIL funds to be used as gap financing with tax-exempt Multifamily Mortgage Revenue Bonds
- Expect to use SAIL-ELI funding (see below) to finance a portion of the units for elder ELI residents

\$10M- SAIL Funding for Construction or Rehabilitation of Housing, with 10-25% of Units Targeted to Persons with Developmental Disabilities

- Integrated housing – family units with a portion of the units set aside for persons with developmental disabilities
- RFA Issue Date: December 2013 – Award Date: Early 2014
- Expect SAIL funds to be used as gap financing with tax-exempt Multifamily Mortgage Revenue Bonds
- Expect to use SAIL-ELI funding to finance units particularly for ELI residents, including residents with developmental disabilities

\$25M- SAIL Funding for Housing for Extremely Low Income (ELI) Residents

- At a minimum, will be matched with the two funding options described above – SAIL funding for housing to serve elders and persons with developmental disabilities; FHFC is still evaluating the level of need for ELI in these two options and will determine other options if there is ELI funding that remains
- Also to be used with homeless grant funding and as gap funding with the grant funding to serve persons with developmental disabilities
- ELI funding helps lower the debt on an ELI unit, allowing more affordable rents to be charged for ELI families

Changes to Florida Housing Allocation System

- Via the passage of HB 437/ SB 928, Florida Housing was provided the ability to allocate its multi-family resources through a competitive solicitation process. This is a more flexible system compared to the previous Universal Application Cycle system.
- Through a series of requests for applications (RFAs), Florida Housing will be allocating state and federal resources provided to us.
- Allows Florida Housing to tailor each RFA to the particular housing needs of the intended residents.

Other Resources provided by the State Legislature

Proviso Language related to Special Needs/Extremely Low Income Funding

- Funding proviso from the 2012 legislative session provided for up to \$10M in funding that came in to the State Housing Trust Fund from documentary stamp revenue over the \$35.3M that was estimated to be collected
- Florida Housing received funds after state fiscal year ended and doc stamp revenues were tallied
- The proviso calls for \$10 million to go to nonprofits specializing in permanent supportive housing for special needs and ELI households
- Florida Housing envisions using the funding to finance permanent supportive housing (i.e., housing linked with supportive services) that sets up partnerships with service providers to serve high needs persons with disabilities and frail elders who are homeless or living in a more restrictive institutional or congregate setting than they need or desire. The objective of the pilot is – to demonstrate:
 - Improved personal outcomes for residents who will be able to live more independently in a stable situation with supportive services
 - Reduced public expenditures as residents stabilize and their use of crisis services or more costly institutional residency goes down
 - Will require partners chosen under this demonstration to provide Florida Housing and its state partners with data measuring how expenditures on crisis and institutional services change and impact on residents' health, welfare and quality of life
- Florida Housing will make decisions by October on the timing and approach for this funding; will likely have a workshop to discuss proposed approach with stakeholders at some point.
- RFA Issue Date: ~December 2013 – Award Date: ~March 2014

Attachment 1

2013-14 SHIP Program Allocation

County / Eligible City	Allocation
Alachua County	\$ 226,684
Gainesville	\$ 228,596
Baker County	\$ 350,000
Bay County	\$ 278,640
Panama City	\$ 74,650
Bradford County	\$ 350,000
Brevard County	\$ 475,584
Cocoa	\$ 26,966
Melbourne	\$ 120,581
Palm Bay	\$ 162,140
Titusville	\$ 68,099
Broward County	\$ 533,116
Coconut Creek	\$ 74,706
Coral Springs	\$ 171,997
Davie	\$ 130,053
Deerfield Beach	\$ 105,730
Ft. Lauderdale	\$ 236,279
Hollywood	\$ 199,546
Lauderhill	\$ 94,065
Margate	\$ 77,188
Miramar	\$ 172,990
Pembroke Pines	\$ 217,664
Plantation	\$ 119,132
Pompano Beach	\$ 143,207
Sunrise	\$ 120,621
Tamarac	\$ 85,626
Calhoun County	\$ 350,000
Charlotte County	\$ 313,600
Punta Gorda	\$ 36,400
Citrus County	\$ 350,000
Clay County	\$ 384,545
Collier County	\$ 533,452
Naples	\$ 33,688
Columbia County	\$ 350,000
DeSoto County	\$ 350,000
Dixie County	\$ 350,000
Duval County	\$ 1,286,005
Escambia County	\$ 434,646
Pensacola	\$ 91,369
Flagler County	\$ 74,620
Palm Coast	\$ 275,380

County / Eligible City	Allocation
Franklin County	\$ 350,000
Gadsden County	\$ 350,000
Gilchrist County	\$ 350,000
Glades County	\$ 350,000
Gulf County	\$ 350,000
Hamilton County	\$ 350,000
Hardee County	\$ 350,000
Hendry County	\$ 350,000
Hernando County	\$ 358,225
Highlands County	\$ 350,000
Hillsborough County	\$ 1,308,473
Tampa	\$ 489,127
Holmes County	\$ 350,000
Indian River County	\$ 350,000
Jackson County	\$ 350,000
Jefferson County	\$ 350,000
Lafayette County	\$ 350,000
Lake County	\$ 526,015
Lee County	\$ 628,062
Cape Coral	\$ 244,848
Ft. Myers	\$ 102,190
Leon County	\$ 168,640
Tallahassee	\$ 329,410
Levy County	\$ 350,000
Liberty County	\$ 350,000
Madison County	\$ 350,000
Manatee County	\$ 480,594
Bradenton	\$ 86,546
Marion County	\$ 474,079
Ocala	\$ 97,996
Martin County	\$ 350,000
Miami-Dade County	\$ 2,279,857
Hialeah	\$ 313,771
Miami	\$ 572,606
Miami Beach	\$ 124,311
Miami Gardens	\$ 147,906
North Miami	\$ 83,109
Monroe County	\$ 350,000
Nassau County	\$ 350,000
Okaloosa County	\$ 335,753
Ft. Walton Beach	\$ 40,567

County / Eligible City	Allocation
Okeechobee County	\$ 350,000
Orange County	\$ 1,340,435
Orlando	\$ 353,530
Osceola County	\$ 390,093
Kissimmee	\$ 111,247
Palm Beach County	\$ 1,450,757
Boca Raton	\$ 121,784
Boynton Beach	\$ 97,998
Delray Beach	\$ 87,532
West Palm Beach	\$ 144,809
Pasco County	\$ 751,380
Pinellas County	\$ 716,111
Clearwater	\$ 158,624
Largo	\$ 114,502
St. Petersburg	\$ 364,213
Polk County	\$ 729,902
Lakeland	\$ 151,117
Winter Haven	\$ 52,956
Putnam County	\$ 350,000
Santa Rosa County	\$ 350,000
Sarasota County	\$ 550,550
Sarasota	\$ 87,325
Seminole County	\$ 695,450
St. Johns County	\$ 389,480
St. Lucie County	\$ 127,792
Ft. Pierce	\$ 74,449
Port St. Lucie	\$ 299,099
Sumter County	\$ 350,000
Suwannee County	\$ 350,000
Taylor County	\$ 350,000
Union County	\$ 350,000
Volusia County	\$ 555,687
Daytona Beach	\$ 98,178
Deltona	\$ 135,350
Wakulla County	\$ 350,000
Walton County	\$ 350,000
Washington County	\$ 350,000
Florida Total	\$ 39,900,000

THE FLORIDA SENATE
APPEARANCE RECORD

(Deliver BOTH copies of this form to the Senator or Senate Professional Staff conducting the meeting)

9/24/13

Meeting Date

Topic Archival of Comprehensive Plan Amendments

Bill Number _____
(if applicable)

Name Mike McDaniel

Amendment Barcode _____
(if applicable)

Job Title Comprehensive Planning Manager

Address 107 E. Madison Street

Phone 850-717-8499

Street

Tallahassee

Florida

32399

E-mail mike.mcdaniel@deo.myflorida.com

City

State

Zip

Speaking: For Against Information

Representing Department of Economic Opportunity

Appearing at request of Chair: Yes No

Lobbyist registered with Legislature: Yes No

While it is a Senate tradition to encourage public testimony, time may not permit all persons wishing to speak to be heard at this meeting. Those who do speak may be asked to limit their remarks so that as many persons as possible can be heard.

This form is part of the public record for this meeting.

S-001 (10/20/11)

THE FLORIDA SENATE
APPEARANCE RECORD

(Deliver BOTH copies of this form to the Senator or Senate Professional Staff conducting the meeting)

09/24/2013
Meeting Date

Topic Presenter Bill Number _____ (if applicable)
Name Steve Auger Amendment Barcode _____ (if applicable)
Job Title Executive Director, Florida Housing Finance Corporation
Address 227 N. Bronaugh St, Suite 500 Phone 850-488-4197
Tallahassee, FL 32301 E-mail _____
City State Zip

Speaking: For Against Information

Representing Florida Housing Finance Corporation

Appearing at request of Chair: Yes No Lobbyist registered with Legislature: Yes No

While it is a Senate tradition to encourage public testimony, time may not permit all persons wishing to speak to be heard at this meeting. Those who do speak may be asked to limit their remarks so that as many persons as possible can be heard.

This form is part of the public record for this meeting.

CourtSmart Tag Report

Room: SB 301

Case:

Type:

Caption: Senate Community Affairs Committee **Judge:**

Started: 9/24/2013 1:34:09 PM

Ends: 9/24/2013 2:06:32 PM **Length:** 00:32:24

1:34:23 PM	Opening remarks by chair
1:35:51 PM	Opening remarks by chair
1:36:22 PM	Tab 1 - Mike McDaniel, Comprehensive Planning Manager for DEO
1:48:01 PM	Tab 2 - Steve Auger, Executive Director, Florida Housing Finance Corporation
1:59:07 PM	Question from Senator Soto
1:59:52 PM	Follow-up from Senator Soto
2:00:42 PM	Last question from Senator Soto
2:03:22 PM	Question from Senator Thrasher
2:04:03 PM	Follow up from Senator Thrasher
2:04:34 PM	Question from Senator Thompson
2:06:19 PM	Remarks from Chair



THE FLORIDA SENATE

Tallahassee, Florida 32399-1100

COMMITTEES:
Ethics and Elections, *Chair*
Budget - Subcommittee on General Government
Appropriations
Budget - Subcommittee on Transportation, Tourism,
and Economic Development Appropriations
Community Affairs
Environmental Preservation and Conservation
Rules
Judiciary
Appropriations
Select Committee on Gaming

SENATOR JACK LATVALA

20th District

September 24th, 2013

The Honorable Wilton Simpson, Chairman
Senate Committee on Community Affairs
315 Knott Building
404 S. Monroe Street
Tallahassee, FL 32399-1100

Dear Chairman Simpson:



I respectfully request to be excused from the meeting of the Committee on Community Affairs which is scheduled for Tuesday, September 24th, 2013.

Thank you for your consideration.

Sincerely,

A handwritten signature in cursive script that reads "Jack Latvala".

Jack Latvala
State Senator
District 20

Cc: Tom Yeatman, Staff Director
Ann Whittaker, Administrative Assistant

REPLY TO:

- 26133 U.S. Highway 19 North, Suite 201 Clearwater, FL 33763 (727) 793-2797
- 408 Senate Office Building, 404 South Monroe Street, Tallahassee, Florida 32399-1100 (850) 487-5020

Senate's Website: www.flsenate.gov

Don Gaetz
President of the Senate

Garrett Richter
President Pro Tempore