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LEGISLATIVE ACTION

Senate

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House

Senator Perry moved the following:

Senate Amendment (with title amendment)

Delete everything after the enacting clause
and insert:

Section 1. Subsection (1) of section 125.379, Florida
Statutes, is amended to read:

125.379 Disposition of county property for affordable
housing.—

(1) Beginning July 1, 2018 ~~By July 1, 2007~~, and every 3
years thereafter, each county shall prepare an inventory list of
all real property within its jurisdiction to which the county



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12 holds fee simple title that is appropriate for use as affordable
13 housing. The real property must be evaluated on criteria that
14 include environmental suitability for construction, site
15 characteristics, current land use designation, current or
16 anticipated zoning, inclusion in at least one special district,
17 existing infrastructure, proximity to employment opportunities,
18 proximity to public transportation, and proximity to existing
19 services. As long as a parcel is in an area suitable for
20 residential development, it may be found to be suitable for use
21 as affordable housing, even if the parcel does not meet one or
22 more of these other criteria. The inventory list must include
23 the address and legal description of each such real property and
24 specify whether the property is vacant or improved. The
25 governing body of the county must review the inventory list at a
26 public hearing and may revise it at the conclusion of the public
27 hearing. The governing body of the county shall adopt a
28 resolution that includes an inventory list of such property
29 following the public hearing.

30 Section 2. Subsection (6) is added to section 163.31801,
31 Florida Statutes, to read:

32 163.31801 Impact fees; short title; intent; definitions;
33 ordinances levying impact fees.—

34 (6) In addition to the items that must be reported in the
35 annual financial reports under s. 218.32, counties,
36 municipalities, and special districts must report the following
37 data on all impact fees charged:

38 (a) The specific purpose of the impact fee, including the
39 specific infrastructure need to be met, such as transportation,
40 parks, water, sewer, and schools.



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41 (b) The impact fee schedule policy, describing the method
42 of calculating impact fees, such as flat fee, tiered scale based
43 on number of bedrooms, and tiered scale based on square footage.

44 (c) The amount assessed for each purpose and type of
45 dwelling.

46 (d) The total amount of impact fees charged by type of
47 dwelling.

48 (e) Each exception and waiver provided for affordable
49 housing developments.

50 Section 3. Subsection (1) of section 166.0451, Florida
51 Statutes, is amended to read:

52 166.0451 Disposition of municipal property for affordable
53 housing.—

54 (1) Beginning July 1, 2018 ~~By July 1, 2007,~~ and every 3
55 years thereafter, each municipality shall prepare an inventory
56 list of all real property within its jurisdiction to which the
57 municipality holds fee simple title that is appropriate for use
58 as affordable housing. Such real property shall be evaluated on
59 criteria that include the environmental suitability for
60 construction, site characteristics, currently designated land
61 use, current or anticipated zoning, inclusion in one or more
62 special districts, existing infrastructure, proximity to
63 employment opportunities, proximity to public transportation,
64 and proximity to existing services. As long as a parcel is in an
65 area suitable for residential development, it may be found to be
66 suitable for use as affordable housing, even if the parcel does
67 not meet one or more of these other criteria. The inventory list
68 must include the address and legal description of each such
69 property and specify whether the property is vacant or improved.



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70 The governing body of the municipality must review the inventory
71 list at a public hearing and may revise it at the conclusion of
72 the public hearing. Following the public hearing, the governing
73 body of the municipality shall adopt a resolution that includes
74 an inventory list of such property.

75 Section 4. Subsection (7) of section 253.0341, Florida
76 Statutes, is amended to read:

77 253.0341 Surplus of state-owned lands.—

78 (7) (a) The board of trustees must first offer
79 nonconservation surplus lands to the county and municipality
80 where the land is located for use as affordable housing as
81 identified by the Florida Housing Finance Corporation pursuant
82 to s. 420.56. All surplus buildings or land not needed for
83 affordable housing ~~Before a building or parcel of land is~~
84 ~~offered for lease or sale to a local or federal unit of~~
85 ~~government or a private party, it shall first be offered for~~
86 lease to state agencies, state universities, and Florida College
87 System institutions, with priority consideration given to state
88 universities and Florida College System institutions. If a
89 surplus building or land is not used for affordable housing or
90 leased by a state agency, state university, or Florida College
91 System institution, the board of trustees shall offer the
92 building or land for lease or sale to a local or federal unit of
93 government or a private party.

94 (b) Within 60 days after the offer for lease of a surplus
95 building or parcel, a state university or Florida College System
96 institution that requests the lease must submit a plan for
97 review and approval by the Board of Trustees of the Internal
98 Improvement Trust Fund regarding the intended use, including



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99 future use, of the building or parcel of land before approval of
100 a lease. Within 60 days after the offer for lease of a surplus
101 building or parcel, a state agency that requests the lease of
102 such facility or parcel must submit a plan for review and
103 approval by the board of trustees regarding the intended use.
104 The state agency plan must, at a minimum, include the proposed
105 use of the facility or parcel, the estimated cost of renovation,
106 a capital improvement plan for the building, evidence that the
107 building or parcel meets an existing need that cannot otherwise
108 be met, and other criteria developed by rule by the board of
109 trustees. The board or its designee shall compare the estimated
110 value of the building or parcel to any submitted business plan
111 to determine if the lease or sale is in the best interest of the
112 state. The board of trustees shall adopt rules pursuant to
113 chapter 120 for the implementation of this section.

114 Section 5. Subsection (3) is amended, and subsection (12)
115 is added to section 337.25, Florida Statutes, to read:

116 337.25 Acquisition, lease, and disposal of real and
117 personal property.-

118 (3) Beginning July 1, 2018, the department shall evaluate
119 all of its land not within a transportation corridor or within
120 the right-of-way of a transportation facility at least every 10
121 years, on a rotating basis, to determine whether the property
122 should be retained. ~~The inventory of real property that was~~
123 ~~acquired by the state after December 31, 1988, that has been~~
124 ~~owned by the state for 10 or more years, and that is not within~~
125 ~~a transportation corridor or within the right-of-way of a~~
126 ~~transportation facility shall be evaluated to determine the~~
127 ~~necessity for retaining the property.~~ If the property is not



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128 needed for the construction, operation, and maintenance of a
129 transportation facility or is not located within a
130 transportation corridor, the department may dispose of the
131 property pursuant to subsection (4).

132 (12) Except in a conveyance transacted under paragraphs
133 (4) (a), (c), and (e), the department must first offer parcels of
134 nonconservation surplus land to the county and municipality
135 where the land is located for use as affordable housing as
136 identified by the Florida Housing Finance Corporation pursuant
137 to s. 420.56.

138 Section 6. Subsection (1) is amended, and subsection (9) is
139 added to section 373.089, Florida Statutes, to read:

140 373.089 Sale or exchange of lands, or interests or rights
141 in lands.—The governing board of the district may sell lands, or
142 interests or rights in lands, to which the district has acquired
143 title or to which it may hereafter acquire title in the
144 following manner:

145 (1) Beginning on July 1, 2018, the district shall review
146 all lands and interests or rights in lands every 10 years, on a
147 rotating basis, to determine whether the lands are still needed
148 for the purpose for which they were acquired. Any lands, or
149 interests or rights in lands, determined by the governing board
150 to be surplus may be sold by the district, at any time, for the
151 highest price obtainable; however, in no case shall the selling
152 price be less than the appraised value of the lands, or
153 interests or rights in lands, as determined by a certified
154 appraisal obtained within 360 days before the effective date of
155 a contract for sale.

156 (9) The governing board must first offer nonconservation



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157 surplus lands to the county and municipality where the land is
158 located for use as affordable housing as identified by the
159 Florida Housing Finance Corporation pursuant to s. 420.56.
160 Districts must only offer nonconservation surplus lands
161 originally acquired using state funds.

162
163 If the Board of Trustees of the Internal Improvement Trust Fund
164 declines to accept title to the lands offered under this
165 section, the land may be disposed of by the district under the
166 provisions of this section.

167 Section 7. Subsections (35) and (46) of section 420.507,
168 Florida Statutes, are amended to read:

169 420.507 Powers of the corporation.—The corporation shall
170 have all the powers necessary or convenient to carry out and
171 effectuate the purposes and provisions of this part, including
172 the following powers which are in addition to all other powers
173 granted by other provisions of this part:

174 (35) Upon a determination of good cause and after service
175 of an administrative complaint and adequate notice, to take one
176 or more of the following actions against any applicant or
177 affiliate of an applicant:

178 (a) Preclude such applicant or affiliate from applying for
179 funding from any corporation program for a specified period;

180 (b) Revoke any funding previously awarded by the
181 corporation for any development for which construction or
182 rehabilitation has not commenced; and

183 (c) Suspend any funding, credit underwriting procedures, or
184 application review for any development for which construction or
185 rehabilitation has not commenced, from the time an



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186 administrative complaint is filed until a final order is issued
187 in regard to that complaint. For purposes of this subsection,
188 the term "good cause" means that the applicant or affiliate of
189 an applicant:

190 1. Has made a material misrepresentation or engaged in
191 fraudulent actions in connection with any application for a
192 corporation program;

193 2. Has been convicted or found guilty of, or entered a plea
194 of guilty or nolo contendere to, regardless of adjudication, a
195 crime in any jurisdiction which directly relates to the
196 financing, construction, or management of affordable housing or
197 the fraudulent procurement of state or federal funds. The record
198 of a conviction certified or authenticated in such form as to be
199 admissible in evidence under the laws of this state shall be
200 admissible as prima facie evidence of such guilt;

201 3. Has been excluded from federal or state procurement
202 programs for any reason; or

203 4. Has offered or given consideration with respect to a
204 local contribution in violation of corporation rules ~~To preclude~~
205 ~~from further participation in any of the corporation's programs,~~
206 ~~any applicant or affiliate of an applicant which has made a~~
207 ~~material misrepresentation or engaged in fraudulent actions in~~
208 ~~connection with any application for a corporation program.~~

209 (46) To require, as a condition of financing a multifamily
210 rental project, which may include allocating competitive low-
211 income housing tax credits, that an agreement be recorded in the
212 official records of the county where the real property is
213 located, which requires that the project be used for housing
214 defined as affordable in s. 420.0004(3) by persons defined in s.



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215 420.0004(9), (11), (12), and (17). The term of such agreement
216 may not extend beyond the period of time required by 26 U.S.C.
217 42(h)(6)(D)(ii)(II), unless the corporation affirms at the time
218 of the initial credit underwriting that the project will remain
219 economically feasible beyond such period. Such an agreement is a
220 state land use regulation that limits the highest and best use
221 of the property within the meaning of s. 193.011(2).

222 Section 8. Paragraph (c) of subsection (6) of section
223 420.5087, Florida Statutes, is amended to read:

224 420.5087 State Apartment Incentive Loan Program.—There is
225 hereby created the State Apartment Incentive Loan Program for
226 the purpose of providing first, second, or other subordinated
227 mortgage loans or loan guarantees to sponsors, including for-
228 profit, nonprofit, and public entities, to provide housing
229 affordable to very-low-income persons.

230 (6) On all state apartment incentive loans, except loans
231 made to housing communities for the elderly to provide for
232 lifesafety, building preservation, health, sanitation, or
233 security-related repairs or improvements, the following
234 provisions shall apply:

235 (c) The corporation shall provide by rule for the
236 establishment of a review committee for the competitive
237 evaluation and selection of applications submitted in this
238 program, including, but not limited to, the following criteria:

239 1. Tenant income and demographic targeting objectives of
240 the corporation.

241 2. Targeting objectives of the corporation which will
242 ensure an equitable distribution of loans between rural and
243 urban areas.



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244 3. Sponsor's agreement to reserve the units for persons or
245 families who have incomes below 50 percent of the state or local
246 median income, whichever is higher, for a time period that
247 exceeds the minimum required by federal law or this part.

248 4. Sponsor's agreement to reserve more than:

249 a. Twenty percent of the units in the project for persons
250 or families who have incomes that do not exceed 50 percent of
251 the state or local median income, whichever is higher; or

252 b. Forty percent of the units in the project for persons or
253 families who have incomes that do not exceed 60 percent of the
254 state or local median income, whichever is higher, without
255 requiring a greater amount of the loans as provided in this
256 section.

257 5. Provision for tenant counseling.

258 6. Sponsor's agreement to accept rental assistance
259 certificates or vouchers as payment for rent.

260 7. Projects requiring the least amount of a state apartment
261 incentive loan compared to overall project cost, except that the
262 share of the loan attributable to units serving extremely-low-
263 income persons must be excluded from this requirement.

264 8. Local government contributions and local government
265 comprehensive planning and activities that promote affordable
266 housing and policies that promote access to public
267 transportation, reduce the need for onsite parking where
268 appropriate, and expedite permits for affordable housing
269 projects as provided in s. 553.7923.

270 9. Project feasibility.

271 10. Economic viability of the project.

272 11. Commitment of first mortgage financing.



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- 273 12. Sponsor's prior experience.
- 274 13. Sponsor's ability to proceed with construction.
- 275 14. Projects that directly implement or assist welfare-to-
- 276 work transitioning.
- 277 15. Projects that reserve units for extremely-low-income
- 278 persons.
- 279 16. Projects that include green building principles, storm-
- 280 resistant construction, or other elements that reduce long-term
- 281 costs relating to maintenance, utilities, or insurance.
- 282 17. Job-creation rate of the developer and general
- 283 contractor, as provided in s. 420.507(47).

284 Section 9. Section 420.56, Florida Statutes, is created to

285 read:

286 420.56 Disposal of surplus lands for use as affordable

287 housing.—

288 (1) It is intent of the Legislature to make all suitable

289 surplus lands designated as nonconservation available for

290 affordable housing before making the parcels available for

291 purchase by other governmental entities or the public.

292 (2) The Department of Environmental Protection acting on

293 the behalf of the Board of Trustees of the Internal Improvement

294 Trust Fund, the Department of Transportation, and each water

295 management district shall notify the corporation when

296 nonconservation land becomes available for surplus as part of

297 the entity's regular review of lands under the provisions of s.

298 253.0341, s. 337.25, or s. 373.089 before making the parcel

299 available for any other use, including for purchase by other

300 governmental entities or the public. Water management districts

301 must only identify nonconservation surplus lands originally



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302 acquired using state funds.

303 (3) In consultation with the Department of Environmental
304 Protection, the Department of Transportation, and the water
305 management districts, the corporation must issue an advisory
306 opinion as to whether these surplus lands may be suitable for
307 affordable housing. The corporation shall first determine
308 whether the parcel is within a special district set up to
309 revitalize a community. Only parcels determined to be outside
310 these areas will be further evaluated for suitability. The
311 corporation's evaluation shall consider at least the following
312 criteria: the property's environmental suitability for
313 construction; current and anticipated land use and zoning;
314 existing and anticipated infrastructure on the land, such as
315 roads, water, sewer, and electricity; access to grocery stores;
316 access to employment opportunities; access to public
317 transportation; and access to community services, such as public
318 libraries, health care, and employment centers. As long as a
319 parcel is in an area suitable for residential development, it
320 may be found by the corporation to be suitable for use as
321 affordable housing, even if the parcel does not meet one or more
322 of these or other criteria.

323 (4) If the corporation issues an advisory opinion finding
324 that the nonconservation surplus land may be suitable for
325 affordable housing, the entity seeking to dispose of the parcel
326 must first offer the land to the county and municipality where
327 the land is located, to be used for affordable housing, before
328 the entity offers the land to other governmental entities or the
329 public. If the county and municipality where the parcel is
330 located do not wish to use the parcel for affordable housing,



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331 the entity may dispose of the parcel as otherwise provided by
332 law or herein.

333 (5) The Board of Trustees of the Internal Improvement Trust
334 Fund, the Department of Transportation, and the water management
335 districts may sell the parcels identified by the corporation for
336 affordable housing for less than the appraised value to any
337 party so long as the agency places an encumbrance on the parcels
338 to ensure the purchaser uses the land for affordable housing for
339 a period of not less than 99 years.

340 (6) (a) The Board of Trustees of the Internal Improvement
341 Trust Fund, the Department of Transportation, and the water
342 management districts are exempt from the disposal procedures of
343 ss. 253.0341(8) and (9), 337.25(4) and (7), 373.089(1), (2),
344 (3), and (8) when disposing of nonconservation surplus lands
345 under this section.

346 (b) The sale price of land parcels disposed of pursuant to
347 this section shall be determined by the entity disposing of the
348 parcels. The Department of Transportation, the Board of Trustees
349 of the Internal Improvement Trust Fund, and the water management
350 districts must consider at least one appraisal of the property
351 or, if the estimated value of the land is \$500,000 or less, a
352 comparable sales analysis or a broker's opinion of value;
353 however, if a property owned by the Department of Transportation
354 was acquired with federal participation and the estimated value
355 of the property is more than \$25,000, an appraisal of the
356 property must be considered.

357 Section 10. Section 420.57, Florida Statutes, is created to
358 read:

359 420.57 Hurricane recovery programs.—



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360 (1) The Hurricane Housing Recovery Program is created to
361 provide funds to local governments for affordable housing
362 recovery efforts, similar to the State Housing Initiatives
363 Partnership Program as set forth in ss. 420.907-420.9079.
364 Subject to a specific appropriation as authorized by the General
365 Appropriations Act, the Florida Housing Finance Corporation
366 shall administer the program. Notwithstanding ss. 420.9072 and
367 420.9073, the Florida Housing Finance Corporation shall allocate
368 resources to local governments according to a need-based formula
369 that reflects housing damage estimates and population impacts
370 resulting from hurricanes. Eligible local governments must
371 submit a strategy outlining proposed recovery actions, household
372 income levels and number of residential units to be served, and
373 funding requests. Program funds shall be used to serve
374 households with incomes up to 120 percent of area median income,
375 except that at least 30 percent of program funds should be
376 reserved for households with incomes up to 50 percent of area
377 median income and an additional 30 percent of program funds
378 should be reserved for households with incomes up to 80 percent
379 of area median income. Program funds shall be used as follows:
380 (a) At least 65 percent of funds shall be used for
381 homeownership.
382 (b) Up to 15 percent of the funds may be used for
383 administrative expenses to ensure expeditious use of funds.
384 (c) Up to one-quarter of 1 percent may be used by the
385 Florida Housing Finance Corporation for compliance monitoring.
386 (2) Each participating local government shall submit to the
387 Florida Housing Finance Corporation an annual report of its use
388 of funds from the Hurricane Housing Recovery Program. The



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389 corporation shall compile the reports and submit them to the
390 President of the Senate and the Speaker of the House of
391 Representatives.

392 (3) The Rental Recovery Loan Program is created to provide
393 funds to build additional rental housing due to impacts to the
394 affordable housing stock and changes to the population resulting
395 from hurricanes. The program is intended to allow the state to
396 leverage additional federal rental financing similar to the
397 State Apartment Incentive Loan Program as described in s.
398 420.5087 and is subject to a specific appropriation in the
399 General Appropriations Act.

400 (4) The Florida Housing Finance Corporation may adopt rules
401 to administer this section.

402 Section 11. The Florida Housing Finance Corporation may
403 adopt emergency rules pursuant to s. 120.54, Florida Statutes,
404 to implement s. 420.57, Florida Statutes. The Legislature finds
405 that emergency rules adopted to implement this section meet the
406 health, safety, and welfare requirements of s. 120.54(4),
407 Florida Statutes. The Legislature also finds that such emergency
408 rulemaking is necessary to preserve the rights and welfare of
409 the people and to provide additional funds to assist those areas
410 of the state that sustained impacts to available affordable
411 housing stock due to recent hurricanes. Therefore, in adopting
412 such emergency rules, the corporation is not required to make
413 the findings required by s. 120.54(4)(a), Florida Statutes.
414 Emergency rules adopted under this section are exempt from s.
415 120.54(4)(c), Florida Statutes. The emergency rules shall remain
416 in effect for 6 months after adoption and may be renewed during
417 the pendency of procedures to adopt rules addressing the subject



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418 of the emergency rules.

419 Section 12. Subsection (16) of section 420.9071, Florida
420 Statutes, is amended to read:

421 420.9071 Definitions.—As used in ss. 420.907-420.9079, the
422 term:

423 (16) "Local housing incentive strategies" means local
424 regulatory reform or incentive programs to encourage or
425 facilitate affordable housing production, which include, at a
426 minimum, expediting development permits as defined in s.
427 163.3164(16), construction permits, and certificates of
428 occupancy for affordable housing projects as provided in s.
429 553.7923 ~~assurance that permits for affordable housing projects~~
430 ~~are expedited to a greater degree than other projects, as~~
431 ~~provided in s. 163.3177(6)(f)3.~~; an ongoing process for review
432 of local policies, ordinances, regulations, and plan provisions
433 that increase the cost of housing prior to their adoption; and a
434 schedule for implementing the incentive strategies. Local
435 housing incentive strategies may also include other regulatory
436 reforms, such as those enumerated in s. 420.9076 or those
437 recommended by the affordable housing advisory committee in its
438 triennial evaluation of the implementation of affordable housing
439 incentives, and adopted by the local governing body.

440 Section 13. Section 423.02, Florida Statutes, is amended to
441 read:

442 423.02 Housing projects exempted from taxes, user fees, and
443 assessments; payments in lieu thereof.—The housing projects,
444 including all property of housing authorities used for or in
445 connection therewith or appurtenant thereto, of housing
446 authorities, or their nonprofit instrumentalities as authorized



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447 by s. 421.08(8), shall be exempt from all taxes, user fees, and
448 special assessments of the state or any city, town, county, or
449 political subdivision of the state, provided, however, that in
450 lieu of such taxes, user fees, or special assessments, a housing
451 authority or its nonprofit instrumentality may agree to make
452 payments to any city, town, county, or political subdivision of
453 the state for services, improvements, or facilities furnished by
454 such city, town, county, or political subdivision for the
455 benefit of a housing project owned by the housing authority or
456 its nonprofit instrumentality, but in no event shall such
457 payments exceed the estimated cost to such city, town, county,
458 or political subdivision of the services, improvements, or
459 facilities to be so furnished.

460 Section 14. Section 553.7923, Florida Statutes, is created
461 to read:

462 553.7923 Local permit approval process for affordable
463 housing.-

464 (1) A local government has 15 days after the date it
465 receives an application for a development permit, construction
466 permit, or certificate of occupancy for affordable housing to
467 examine the application and notify the applicant of any apparent
468 errors or omissions and request any additional information the
469 local government is permitted by law to require.

470 (2) If a local government does not request additional
471 information within the required time, the local government may
472 not deny a development permit, construction permit, or
473 certificate of occupancy for affordable housing if the applicant
474 has failed to correct an error or omission or to supply
475 additional information.



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476 (3) The local government may require any additional
477 requested information to be submitted no later than 10 days
478 after the date of the notice specified in subsection (1).

479 (4) For good cause shown, the local government shall grant
480 a request for an extension of time for submitting the additional
481 information.

482 (5) An application is complete upon receipt of all
483 requested information and the correction of any error or
484 omission for which the applicant was timely notified or when the
485 time for notification has expired.

486 (6) The local government must approve or deny an
487 application for a development permit, construction permit, or
488 certificate of occupancy for affordable housing within 60 days
489 after receipt of a completed application unless a shorter period
490 of time for local government action is provided by law.

491 (7) If the local government does not approve or deny an
492 application for a development permit, construction permit, or
493 certificate of occupancy for affordable housing within the 60-
494 day or shorter period, the permit is considered approved and the
495 local government must issue the development permit, construction
496 permit, or certificate of occupancy and may include such
497 reasonable conditions as authorized by law.

498 (8) An applicant for a development permit, construction
499 permit, or certificate of occupancy seeking to receive a permit
500 by default under this section must notify the local government
501 in writing of the intent to rely upon the default approval
502 provision of this section but may not take any action based upon
503 the default development permit, construction permit, or
504 certificate of occupancy until the applicant receives



505 notification or a receipt that the local government received the
506 notice. The applicant must retain the notification or receipt.

507 Section 15. This act shall take effect July 1, 2018.
508

509 ===== T I T L E A M E N D M E N T =====

510 And the title is amended as follows:

511 Delete everything before the enacting clause
512 and insert:

513 A bill to be entitled

514 An act relating to affordable housing; amending ss.
515 125.379 and 166.0451, F.S.; revising the criteria that
516 counties and municipalities must use when evaluating
517 real property as part of their inventory for disposal
518 of lands; providing that, as long as a parcel is in an
519 area suitable for residential development, it may be
520 found to be suitable for use as affordable housing,
521 even if the parcel does not meet certain other
522 criteria; amending s. 163.31801, F.S.; requiring that
523 additional information be submitted by specified
524 entities when submitting their annual financial
525 reports; amending ss. 253.0341, 337.25, and 373.089,
526 F.S.; revising the procedures under which the Board of
527 Trustees of the Internal Improvement Trust Fund, the
528 Department of Transportation, and the water management
529 districts must dispose of nonconservation surplus
530 lands; amending s. 420.507, F.S.; authorizing the
531 Florida Housing Finance Corporation to take one or
532 more specified actions against any applicant or
533 affiliate of an applicant upon a determination of good



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534 cause and after service of an administrative complaint
535 and adequate notice; defining the term "good cause";
536 authorizing the corporation to require, as a condition
537 of financing a multifamily rental project, which may
538 include allocating competitive low-income housing tax
539 credits, that a certain agreement be recorded in the
540 official records of the county where the real property
541 is located; providing requirements for the term of
542 such agreement; amending s. 420.5087, F.S.; revising
543 the criteria used by a review committee when
544 evaluating and selecting specified applications for
545 state apartment incentive loans; creating s. 420.56,
546 F.S.; providing legislative intent; providing a
547 process for certain entities to dispose of surplus
548 lands for use as affordable housing; creating s.
549 420.57, F.S.; creating the Hurricane Housing Recovery
550 Program to provide funds for certain affordable
551 housing recovery efforts; requiring the corporation to
552 administer the program and allocate resources to local
553 governments that meet certain criteria; specifying
554 requirements for receiving and using funds; requiring
555 participating local governments to submit a report;
556 requiring the corporation to compile the reports and
557 submit them to the Legislature; creating the Rental
558 Recovery Loan Program to provide funds for additional
559 rental housing due to specified impacts; providing a
560 rationale for the program; authorizing the corporation
561 to adopt rules to administer specified provisions;
562 authorizing the corporation to adopt emergency rules;



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563 providing legislative findings; providing that the
564 corporation is not required to make specified
565 findings; exempting the emergency rules from a
566 specified provision; requiring the emergency rules to
567 remain in effect for a specified period after
568 adoption; authorizing the emergency rules to be
569 renewed during the pendency of procedures to adopt
570 rules addressing the subject of the emergency rules;
571 amending s. 420.9071, F.S.; revising the definition of
572 the term "local housing incentive strategies";
573 amending s. 423.02, F.S.; exempting housing projects,
574 including certain property, of housing authorities or
575 their nonprofit instrumentalities from all taxes, user
576 fees, and special assessments of the state or any
577 city, town, county, or political subdivision of the
578 state; providing that, in lieu of such taxes, user
579 fees, or special assessments, a housing authority or
580 its nonprofit instrumentality may agree to make
581 payments to any city, town, county, or political
582 subdivision of the state for services, improvements,
583 or facilities furnished by such city, town, county, or
584 political subdivision for the benefit of a housing
585 project owned by the housing authority or its
586 nonprofit instrumentality; creating s. 553.7923, F.S.;
587 providing a local permit approval process for
588 affordable housing; providing an effective date.