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LEGISLATIVE ACTION

Senate	.	House
Comm: WD	.	
01/30/2012	.	
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The Committee on Community Affairs (Norman) recommended the following:

Senate Amendment (with title amendment)

Between lines 42 and 43
insert:

Section 1. Section 420.5071, Florida Statutes, is created
to read:

420.5071 Assessment of need for affordable housing.-

(1) In exercising its powers, the corporation shall seek to
secure equal access to affordable housing for all residents of
this state.

(2) In connection with any corporation competitive program
for multifamily housing, the corporation shall adopt rules that



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13 take into consideration the most recent county-by-county need
14 assessment prepared by the Shimberg Center for Affordable
15 Housing Studies at the University of Florida. These corporate
16 rules must address the longstanding inequality of access to
17 affordable housing among counties in the state.

18 (3) The corporation shall use data from the Shimberg Center
19 for Affordable Housing Studies to establish by rule the
20 statewide level of service for affordable housing by dividing
21 the total number of units built with assistance from any
22 corporation funds by the total number of eligible households in
23 the state. The level of service must be expressed as a
24 percentage. Any counties that have less than the statewide
25 average level of service are deemed underserved counties, and
26 any counties that have more than the statewide average level of
27 service are deemed oversaturated counties.

28 (4) In adopting rules for any corporation competitive
29 program for multifamily housing which takes in account the need
30 for affordable housing in each county, the corporation shall
31 ensure, as its first financing priority, that funds are made
32 available in underserved counties before the funds are made
33 available in oversaturated counties. In any county where the gap
34 between the statewide level of service and the county's level of
35 service is greater than 50 units, the corporation shall reduce
36 the gap between the statewide level of service and the county's
37 level of service as follows:

38 (a) Fifteen percent every year in counties that have a
39 population of 825,000 or more;

40 (b) Forty-five percent every 3 years in counties that have
41 a population of more than 100,000 but fewer than 825,000;



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42 (c) One-hundred percent within 7 years in counties that
43 have a population of 100,000 or fewer.

44
45 The corporation shall ensure that a county is not allocated in
46 excess of the statewide level of service in a given year. This
47 subsection is subject to the requirements of s. 420.5087(1).

48 (5) To ensure that affordable housing financing is approved
49 in underserved counties, any affordable housing application
50 approved by the corporation which does not progress beyond the
51 corporation's credit underwriting phase is not counted against
52 any county allocation cap established by the corporation, and
53 the corporation shall, pursuant to the corporation's ranking
54 system, reallocate those funds to the application that is next
55 in line in that county.

56 (6) The corporation shall allocate financing in every
57 county at least once every 3 years, subject to the requirements
58 of s. 420.5087(1) and subsection (4). In seeking this goal, the
59 corporation shall consider need determinations reflected in the
60 data from the Shimberg Center for Affordable Housing Studies,
61 current market conditions, and any potential impact on the
62 Affordable Housing Guarantee Fund.

63
64 ===== T I T L E A M E N D M E N T =====

65 And the title is amended as follows:

66 Delete line 2

67 and insert:

68 An act relating to public housing; creating s.
69 420.5071, F.S.; requiring that the Florida Housing
70 Finance Corporation seek to secure equal access to



71 affordable housing for all state residents; requiring
72 that the corporation adopt rules that address
73 inequality of access to affordable housing among
74 counties in the state; requiring that the corporation
75 use data generated by the Shimberg Center for
76 Affordable Housing Studies to establish by rule the
77 statewide level of service for affordable housing;
78 requiring that the corporation prioritize the
79 availability of its funds; requiring that the
80 corporation reduce the gap between the statewide level
81 of service and the county's level of service under
82 certain conditions; requiring that the corporation
83 ensure that a county is not allocated in excess of the
84 statewide level of service in a given year; providing
85 that in underserved counties an affordable housing
86 application approved by the corporation which does not
87 progress beyond the corporation's credit underwriting
88 phase is not counted against any county allocation cap
89 established by the corporation; requiring that the
90 corporation reallocate those funds to the application
91 that is next in line in that county; requiring that
92 the corporation allocate financing in every county at
93 least once every specified number of years; amending
94 s. 421.02,