Senator Flores moved the following:

Senate Amendment to Amendment (155860) (with title amendment)

Between lines 413 and 414 insert:

Section 9. Subsection (8) of section 420.502, Florida Statutes, is amended to read:

420.502 Legislative findings.—It is hereby found and declared as follows:

(8) (a) It is necessary to create new programs to stimulate the construction and substantial rehabilitation of rental

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housing for eligible persons and families.

(b) It is necessary to create a state housing finance strategy to provide affordable workforce housing opportunities to essential services personnel in areas of critical state concern designated under s. 380.05, for which the Legislature has declared its intent to provide affordable housing, and areas that were designated as areas of critical state concern for at least 20 consecutive years before removal of the designation. The lack of affordable workforce housing has been exacerbated by the dwindling availability of developable land, environmental constraints, rising construction and insurance costs, and the shortage of lower-cost housing units. As this state’s population continues to grow, essential services personnel vital to the economies of areas of critical state concern are unable to live in the communities where they work, creating transportation congestion and hindering their quality of life and community engagement.

Section 10. Present subsections (18) through (42) of section 420.503, Florida Statutes, are redesignated as subsections (19) through (43), respectively, a new subsection (18) is added to that section, and subsection (15) of that section is amended, to read:

420.503 Definitions.—As used in this part, the term:

(15) “Elderly” means persons 62 years of age or older; however, this definition does not prohibit housing from being deemed housing for the elderly as defined in subsection (20) (19) if such housing otherwise meets the requirements of subsection (20) (19).

(18) “Essential services personnel” means natural persons
or families whose total annual household income is at or below 120 percent of the area median income, adjusted for household size, and at least one of whom is employed as police or fire personnel, a child care worker, a teacher or other education personnel, health care personnel, a public employee, or a service worker.

Section 11. Subsection (3) of section 420.5095, Florida Statutes, is amended to read:

420.5095 Community Workforce Housing Innovation Pilot Program.—

(3) For purposes of this section, the term:

(a) “Workforce housing” means housing affordable to natural persons or families whose total annual household income does not exceed 140 percent of the area median income, adjusted for household size, or 150 percent of area median income, adjusted for household size, in areas of critical state concern designated under s. 380.05, for which the Legislature has declared its intent to provide affordable housing, and areas that were designated as areas of critical state concern for at least 20 consecutive years prior to removal of the designation.

(b) “Essential services personnel” means persons in need of affordable housing who are employed in occupations or professions in which they are considered essential services personnel, as defined by each county and eligible municipality within its respective local housing assistance plan pursuant to s. 420.9075(3)(a).

(c) “Public-private partnership” means any form of business entity that includes substantial involvement of at least one county, one municipality, or one public sector entity, such as a
school district or other unit of local government in which the
project is to be located, and at least one private sector for-
profit or not-for-profit business or charitable entity, and may
be any form of business entity, including a joint venture or
contractual agreement.

And the title is amended as follows:

Between lines 493 and 494
insert:

amending s. 420.502, F.S.; revising legislative
findings for a certain state housing finance strategy;
amending s. 420.503, F.S.; conforming cross-
references; defining the term “essential services
personnel”; amending s. 420.5095, F.S.; deleting the
definition of the term “essential services personnel”;

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