



518504

LEGISLATIVE ACTION

Senate

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House

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Floor: 1b/RE/2R

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05/02/2019 02:18 PM

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Senator Flores moved the following:

1           **Senate Amendment to Amendment (155860) (with title**  
2 **amendment)**

3  
4           Between lines 413 and 414  
5 insert:

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

8           420.502 Legislative findings.—It is hereby found and  
9 declared as follows:

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



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12 housing for eligible persons and families.

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

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

34 420.503 Definitions.—As used in this part, the term:

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

40 (18) "Essential services personnel" means natural persons



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41 or families whose total annual household income is at or below  
42 120 percent of the area median income, adjusted for household  
43 size, and at least one of whom is employed as police or fire  
44 personnel, a child care worker, a teacher or other education  
45 personnel, health care personnel, a public employee, or a  
46 service worker.

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

49 420.5095 Community Workforce Housing Innovation Pilot  
50 Program.—

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

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

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

67 ~~(c) "Public-private partnership" means any form of business~~  
68 ~~entity that includes substantial involvement of at least one~~  
69 ~~county, one municipality, or one public sector entity, such as a~~



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70 school district or other unit of local government in which the  
71 project is to be located, and at least one private sector for-  
72 profit or not-for-profit business or charitable entity, and may  
73 be any form of business entity, including a joint venture or  
74 contractual agreement.

75  
76 ===== T I T L E A M E N D M E N T =====

77 And the title is amended as follows:

78       Between lines 493 and 494

79 insert:

80       amending s. 420.502, F.S.; revising legislative  
81       findings for a certain state housing finance strategy;  
82       amending s. 420.503, F.S.; conforming cross-  
83       references; defining the term "essential services  
84       personnel"; amending s. 420.5095, F.S.; deleting the  
85       definition of the term "essential services personnel";