

1 A bill to be entitled
2 An act relating to housing for veterans; creating s.
3 83.684, F.S.; providing a short title; providing
4 definitions; establishing the Homes for Veterans
5 Property Management Incentive Pilot Program in certain
6 counties, subject to legislative appropriation;
7 requiring the Florida Housing Finance Corporation, in
8 consultation with other entities and persons, to
9 oversee specified aspects of the pilot program;
10 providing the responsibilities of the corporation for
11 the pilot program; requiring contracted program
12 administrators to maintain certain functions of the
13 pilot program; authorizing certain landlords to apply
14 to a contracted program administrator to request
15 funding from the Vacancy Relief and Risk Mitigation
16 Trust Fund under certain circumstances; providing the
17 purpose of such trust fund; providing requirements to
18 request funding from the trust fund; requiring certain
19 case managers to assist the contracted program
20 administrator; requiring the contracted program
21 administrator to maintain and provide certain
22 documentation to the corporation; requiring the entity
23 responsible for certain functions to maintain any
24 supporting documentation; authorizing the corporation
25 to rely on certifications, determinations, and

26 | documentation provided by specified entities;
 27 | providing that funding for the pilot program is
 28 | awarded on a first-come, first-served basis;
 29 | authorizing the corporation to suspend the acceptance
 30 | of applications under certain circumstances; requiring
 31 | specified notice; requiring the corporation to adopt
 32 | rules; providing a contingent effective date.
 33 |

34 | Be It Enacted by the Legislature of the State of Florida:
 35 |

36 | **Section 1. Section 83.684, Florida Statutes, is created to**
 37 | **read:**

38 | 83.684 Homes for Veterans Property Management Incentive
 39 | Pilot Program.—

40 | (1) This section may be cited as the "Homes for Veterans
 41 | Property Management Incentive Pilot Program."

42 | (2) As used in this section, the term:

43 | (a) "Corporation" means the Florida Housing Finance
 44 | Corporation.

45 | (b) "HUD-Veterans Affairs Supportive Housing program"
 46 | means a program that combines the United States Department of
 47 | Housing and Urban Development's housing choice voucher rental
 48 | assistance for homeless veterans with case management and
 49 | clinical services provided by the United States Department of
 50 | Veterans Affairs.

51 (c) "Pilot program" means the Homes for Veterans Property
52 Management Incentive Pilot Program.

53 (d) "Veteran" has the same meaning as in s. 1.01(14).

54 (3) The Homes for Veterans Property Management Incentive
55 Pilot Program is established in Broward, Escambia, Hillsborough,
56 and Santa Rosa Counties to provide eligible landlords with
57 incentives to lease eligible dwelling units to veterans who are
58 participating in the HUD-Veterans Affairs Supportive Housing
59 program. Implementation of this pilot program is subject to
60 annual legislative appropriation. The corporation, in
61 consultation with the local public housing authority and case
62 managers assigned to veterans by the United States Department of
63 Veterans' Affairs, shall establish and oversee the Vacancy
64 Relief and Risk Mitigation Trust Fund, the applications for such
65 trust fund, the document requirements, and all processes of the
66 pilot program. The corporation's responsibilities under this
67 section are limited to program administration, including
68 rulemaking, oversight, and establishing and executing contracts
69 with one or more local public housing authorities, contracted
70 program administrators, or other public or nonprofit entities
71 that have experience administering the HUD-Veterans Affairs
72 Supportive Housing program, supportive housing, or landlord
73 mitigation programs to perform intake, documentation review, and
74 claim verification functions to locally administer the funds in
75 the Vacancy Relief and Risk Mitigation Trust Fund and to

76 distribute funding to the contracted program administrator for
77 payment of approved reimbursement requests. The corporation is
78 not responsible for maintaining eligibility files, tenancy
79 records, or other case-level documentation for the HUD-Veterans
80 Affairs Supportive Housing program. Such functions must be
81 maintained by the contracted program administrator.

82 (4) (a) A landlord who enters into a rental agreement with
83 an eligible veteran may apply to a contracted program
84 administrator to request funding from the Vacancy Relief and
85 Risk Mitigation Trust Fund created under s. 420.56 for the
86 purpose of allowing a landlord to hold a dwelling unit for a
87 period of time, and still be compensated for the time that the
88 dwelling unit is vacant, until the veteran is able to move into
89 the dwelling unit. Such trust fund provides proportional rent to
90 eligible landlords for a period of up to 45 days after the date
91 the dwelling unit becomes available or until the actual date
92 that the veteran moves into the dwelling unit, whichever is
93 sooner.

94 (b) To apply for funding under paragraph (a), a landlord
95 must submit all required documentation to the contracted program
96 administrator within 60 days after the veteran moves into the
97 dwelling unit. The case manager assigned to the veteran must
98 assist the contracted program administrator by facilitating
99 trust fund requests from landlords and documentation compliance.
100 The contracted program administrator must maintain all

101 documentation required under this subsection and provide the
102 corporation with a certification of eligibility, tenancy dates,
103 and verified costs within the timeframe established by the
104 corporation by rule. At a minimum, a landlord must submit
105 documentation to the contracted program administrator in the
106 form and manner established by the corporation. Required
107 supporting documentation necessary to confirm eligibility for
108 reimbursement and oversight must be maintained by the entity
109 responsible for case management or rental assistance
110 administration in the HUD-Veterans Affairs Supportive Housing
111 program.

112 (c) The corporation may rely on certifications,
113 determinations, and documentation provided by public housing
114 authorities, the United States Department of Veterans Affairs,
115 providers of Supportive Services for Veteran Families,
116 continuums of care, or other entities responsible for
117 administering or supporting the functions of the HUD-Veterans
118 Affairs Supportive Housing program. The corporation's reliance
119 on such certifications, determinations, and documentation
120 satisfies the corporation's oversight and evaluation
121 responsibilities of the functions, activities, and outcomes for
122 the pilot program.

123 (5) (a) If a veteran moves out of the dwelling unit during
124 the first 12 months of a year-to-year rental agreement or after
125 the expiration of a rental agreement for any duration, the

126 landlord may apply to the contracted program administrator for
127 funding from the Vacancy Relief and Risk Mitigation Trust Fund
128 created under s. 420.56 to cover property loss at the dwelling
129 unit caused by the veteran which extends beyond the amount of
130 the deposit money. The landlord may apply for up to \$2,000
131 beyond the deposit money.

132 (b) To apply for funding under paragraph (a), a landlord
133 must submit all required documentation to the contracted program
134 administrator within 60 days after the veteran moves out of the
135 dwelling unit. The case manager assigned to the veteran must
136 assist the contracted program administrator by facilitating
137 trust fund requests from landlords and documentation compliance.
138 The contracted program administrator must maintain all
139 documentation required under this subsection and provide the
140 corporation, within the timeframe established by rule, a
141 certification of eligibility, tenancy dates, verified damage
142 amounts, and verified costs. Required supporting documentation
143 necessary to confirm eligibility for reimbursement and oversight
144 must be maintained by the entity responsible for case management
145 or rental assistance administration in the HUD-Veterans Affairs
146 Supportive Housing program.

147 (c) After the veteran vacates the dwelling unit, the
148 landlord must provide a copy of the move-out checklist with
149 current photos of the dwelling unit and a copy of the written
150 notice provided to the veteran by the landlord in accordance

151 with s. 83.49(3)(a).

152 (d) A landlord may apply for funding under paragraph (a)
153 only if the landlord previously applied for funding under
154 paragraph (4)(a).

155 (6) Funding for the pilot program is limited, and the
156 corporation shall award funds on a first-come, first-served
157 basis. The corporation may suspend acceptance of applications
158 when available appropriations are fully obligated. The
159 corporation must notify contracted program administrators if
160 intake of applications is suspended and when intake of
161 applications is resumed.

162 (7) The corporation shall adopt rules to implement this
163 section.

164 **Section 2.** This act shall take effect July 1, 2026, if HB
165 1483 or similar legislation is adopted in the same legislative
166 session or an extension thereof and becomes a law.