

**By** the Appropriations Committee on Transportation, Tourism, and Economic Development; the Committee on Military and Veterans Affairs, Space, and Domestic Security; and Senator Wright

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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; defining terms;  
4       establishing the Homes for Veterans Property  
5       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       establish and oversee specified aspects of the pilot  
10      program; providing the responsibilities of the  
11      corporation for the pilot program; requiring  
12      contracted program administrators to maintain certain  
13      functions of the pilot program; authorizing certain  
14      landlords to apply to a contracted program  
15      administrator to request funding from the Vacancy  
16      Relief and Risk Mitigation Trust Fund under certain  
17      circumstances; providing the purpose of such trust  
18      fund; requiring a landlord to submit to the contracted  
19      program administrator required documentation within a  
20      specified time period to apply for the trust fund;  
21      requiring certain case managers to assist the  
22      contracted program administrator; requiring the  
23      contracted program administrator to maintain and  
24      provide certain documentation to the corporation;  
25      requiring the entity responsible for certain functions  
26      to maintain any supporting documentation; authorizing  
27      the corporation to rely on certifications,  
28      determinations, and documentation provided by  
29      specified entities; authorizing a landlord to apply

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30 for up to a specified dollar amount from the trust  
31 fund; providing requirements to apply for the trust  
32 fund; providing that funding for the pilot program is  
33 awarded on a first-come, first-served basis;  
34 authorizing the corporation to suspend the acceptance  
35 of applications under certain circumstances; requiring  
36 specified notice; requiring the corporation to adopt  
37 rules; providing a contingent effective date.  
38

39 Be It Enacted by the Legislature of the State of Florida:  
40

41 Section 1. Section 83.684, Florida Statutes, is created to  
42 read:

43 83.684 Homes for Veterans Property Management Incentive  
44 Pilot Program.—

45 (1) This section may be cited as the "Homes for Veterans  
46 Property Management Incentive Pilot Program Act."

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

48 (a) "Corporation" means the Florida Housing Finance  
49 Corporation.

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

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

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

58 (3) The Homes for Veterans Property Management Incentive

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59 Pilot Program is established in Broward, Escambia, Hillsborough,  
60 and Santa Rosa Counties to provide eligible landlords with  
61 incentives to lease eligible dwelling units to veterans who are  
62 participating in the HUD-Veterans Affairs Supportive Housing  
63 program. Implementation of this pilot program is subject to  
64 annual legislative appropriation. The corporation, in  
65 consultation with the local public housing authority and case  
66 managers assigned to veterans by the United States Department of  
67 Veterans Affairs, shall establish and oversee the Vacancy Relief  
68 and Risk Mitigation Trust Fund, the applications for such trust  
69 fund, the document requirements, and all processes of the pilot  
70 program. The corporation's responsibilities under this section  
71 are limited to program administration, including rulemaking,  
72 oversight, and establishing and executing contracts with one or  
73 more local public housing authorities, contracted program  
74 administrators, or other public or nonprofit entities that have  
75 experience administering the HUD-Veterans Affairs Supportive  
76 Housing program, supportive housing, or landlord mitigation  
77 programs to perform intake, documentation review, and claim  
78 verification functions to locally administer the funds in the  
79 Vacancy Relief and Risk Mitigation Trust Fund and to distribute  
80 funding to the contracted program administrator for payment of  
81 approved reimbursement requests. The corporation is not  
82 responsible for maintaining eligibility files, tenancy records,  
83 or other case-level documentation for the HUD-Veterans Affairs  
84 Supportive Housing program. Such functions shall be maintained  
85 by the contracted program administrator.

86 (4) (a) A landlord who enters into a rental agreement with  
87 an eligible veteran may apply to a contracted program

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88 administrator to request funding from the Vacancy Relief and  
89 Risk Mitigation Trust Fund created under s. 420.56 for the  
90 purpose of allowing a landlord to hold a dwelling unit for a  
91 period of time, and still be compensated for the time that the  
92 dwelling unit is vacant, until the veteran is able to move into  
93 the dwelling unit. Such trust fund provides proportional rent to  
94 eligible landlords for a period of up to 45 days after the date  
95 the dwelling unit becomes available or until the actual date  
96 that the veteran moves into the dwelling unit, whichever is  
97 sooner.

98 (b) To apply for funding under paragraph (a), a landlord  
99 must submit all required documentation to the contracted program  
100 administrator within 60 days after the veteran moves into the  
101 dwelling unit. The case manager assigned to the veteran shall  
102 assist the contracted program administrator by facilitating  
103 trust fund requests from landlords and documentation compliance.  
104 The contracted program administrator shall maintain all  
105 documentation required under this subsection and provide the  
106 corporation with a certification of eligibility, tenancy dates,  
107 and verified costs within the timeframe established by the  
108 corporation by rule. At a minimum, a landlord shall submit  
109 documentation to the contracted program administrator in the  
110 form and manner established by the corporation. Required  
111 supporting documentation necessary to confirm eligibility for  
112 reimbursement and oversight shall be maintained by the entity  
113 responsible for case management or rental assistance  
114 administration in the HUD-Veterans Affairs Supportive Housing  
115 program.

116 (c) The corporation may rely on certifications,

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

127 (5) (a) If a veteran moves out of the dwelling unit during  
128 the first 12 months of a year-to-year rental agreement or after  
129 the expiration of a rental agreement for any duration, the  
130 landlord may apply to the contracted program administrator for  
131 funding from the Vacancy Relief and Risk Mitigation Trust Fund  
132 created under s. 420.56 to cover property loss at the dwelling  
133 unit caused by the veteran which exceeds the amount of the  
134 deposit money. The landlord may apply for up to \$2,000 beyond  
135 the deposit money.

136 (b) To apply for funding under paragraph (a), a landlord  
137 must submit all required documentation to the contracted program  
138 administrator within 60 days after the veteran moves out of the  
139 dwelling unit. The case manager assigned to the veteran shall  
140 assist the contracted program administrator by facilitating  
141 trust fund requests from landlords and documentation compliance.  
142 The contracted program administrator shall maintain all  
143 documentation required under this subsection and provide the  
144 corporation, within the timeframe established by rule, a  
145 certification of eligibility, tenancy dates, verified damage

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146 amounts, and verified costs. Required supporting documentation  
147 necessary to confirm eligibility for reimbursement and oversight  
148 shall be maintained by the entity responsible for case  
149 management or rental assistance administration in the HUD-  
150 Veterans Affairs Supportive Housing program.

151 (c) After the veteran vacates the dwelling unit, the  
152 landlord shall provide the contracted program administrator a  
153 copy of the move-out checklist with current photos of the  
154 dwelling unit and a copy of the written notice provided to the  
155 veteran by the landlord in accordance with s. 83.49(3)(a).

156 (d) A landlord may apply for funding under paragraph (a)  
157 only if the landlord previously applied for funding under  
158 paragraph (4)(a).

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

166 (7) The corporation shall adopt rules to implement this  
167 section.

168 Section 2. This act shall take effect July 1, 2026, if SB  
169 1604 or similar legislation is adopted in the same legislative  
170 session or an extension thereof and becomes a law.