

1 A bill to be entitled
2 An act relating to local housing assistance plans;
3 amending s. 420.9072, F.S.; authorizing a county or an
4 eligible municipality to expend certain funds on lot
5 rental assistance for mobile home owners for a
6 specified time period; amending s. 420.9075, F.S.;
7 requiring counties and eligible municipalities to
8 develop certain strategies in their local housing
9 assistance plans; providing that lot rental assistance
10 is an approved home ownership activity for certain
11 purposes; authorizing certain funds to be provided to
12 mobile home owners for rehabilitation and emergency
13 repairs; removing a prohibition that only a certain
14 percentage of funds may be used for manufactured
15 housing; amending s. 420.9071, F.S.; conforming a
16 cross-reference; providing an effective date.

17
18 Be It Enacted by the Legislature of the State of Florida:

19
20 **Section 1. Paragraph (b) of subsection (7) of section**
21 **420.9072, Florida Statutes, is amended to read:**

22 420.9072 State Housing Initiatives Partnership Program.—
23 The State Housing Initiatives Partnership Program is created for
24 the purpose of providing funds to counties and eligible
25 municipalities as an incentive for the creation of local housing

partnerships, to expand production of and preserve affordable housing, to further the housing element of the local government comprehensive plan specific to affordable housing, and to increase housing-related employment.

(7)

(b) A county or an eligible municipality may not expend its portion of the local housing distribution to provide ongoing rent subsidies, except for:

1. Security and utility deposit assistance.
2. Eviction prevention not to exceed 6 months' rent.
3. Lot rental assistance for mobile home owners as defined in s. 723.003, not to exceed 6 months' rent.

~~4.3.~~ A rent subsidy program for very-low-income households with at least one adult who is a person with special needs as defined in s. 420.0004 or homeless as defined in s. 420.621. The period of rental assistance may not exceed 12 months for any eligible household.

Section 2. Paragraphs (d) through (g) of subsection (3) of section 420.9075, Florida Statutes, are redesignated as paragraphs (e) through (h), respectively, paragraphs (f) through (n) of subsection (5) are redesignated as paragraphs (e) through (m), respectively, paragraph (c) of subsection (3) and paragraphs (a), (c), and (e) and present paragraph (n) of subsection (5) are amended, and new paragraphs (d) and (i) are added to subsection (3) of that section, to read:

51 420.9075 Local housing assistance plans; partnerships.—

52 (3)

53 (c) Each county and each eligible municipality is
54 encouraged to develop a strategy within its local housing
55 assistance plan that addresses the needs of persons who are
56 deprived of affordable housing due to the ~~closure of a mobile~~
57 ~~home park or the~~ conversion of affordable rental units to
58 condominiums.

59 (d) Each county and each eligible municipality shall
60 include in its local housing assistance plan a strategy that
61 addresses the needs of persons who are deprived of affordable
62 housing due to the closure of a mobile home park.

63 (i) Each county and each eligible municipality shall
64 include in its local housing assistance plan a strategy for
65 providing program funds to mobile home owners, as defined in s.
66 723.003, which must include lot rental assistance.

67 (5) The following criteria apply to awards made to
68 eligible sponsors or eligible persons for the purpose of
69 providing eligible housing:

70 (a) At least 65 percent of the funds made available in
71 each county and eligible municipality from the local housing
72 distribution must be reserved for home ownership for eligible
73 persons. For purposes of this paragraph, lot rental assistance
74 for eligible mobile home owners as defined in s. 723.003 is an
75 approved home ownership activity.

76 (c) At least 75 percent of the funds made available in
77 each county and eligible municipality from the local housing
78 distribution must be reserved for construction, rehabilitation,
79 or emergency repair of affordable, eligible housing. Funds may
80 be provided to mobile home owners as defined in s. 723.003 for
81 rehabilitation and emergency repairs under this paragraph.

82 ~~(e) Not more than 20 percent of the funds made available~~
83 ~~in each county and eligible municipality from the local housing~~
84 ~~distribution may be used for manufactured housing.~~

85 (m) (n) Funds from the local housing distribution not used
86 to meet the criteria established in paragraph (a) or paragraph
87 (c) or not used for the administration of a local housing
88 assistance plan must be used for housing production and finance
89 activities, including, but not limited to, financing
90 preconstruction activities or the purchase of existing units,
91 providing rental housing, and providing home ownership training
92 to prospective home buyers and owners of homes assisted through
93 the local housing assistance plan.

94 1. Notwithstanding ~~the provisions of~~ paragraphs (a) and
95 (c), program income as defined in s. 420.9071(26) may also be
96 used to fund activities described in this paragraph.

97 2. When preconstruction due-diligence activities conducted
98 as part of a preservation strategy show that preservation of the
99 units is not feasible and will not result in the production of
100 an eligible unit, such costs shall be deemed a program expense

rather than an administrative expense if such program expenses do not exceed 3 percent of the annual local housing distribution.

3. If both an award under the local housing assistance plan and federal low-income housing tax credits are used to assist a project and there is a conflict between the criteria prescribed in this subsection and the requirements of s. 42 of the Internal Revenue Code of 1986, as amended, the county or eligible municipality may resolve the conflict by giving precedence to the requirements of s. 42 of the Internal Revenue Code of 1986, as amended, in lieu of following the criteria prescribed in this subsection with the exception of paragraphs (a) and (f) ~~(g)~~ of this subsection.

4. Each county and each eligible municipality may award funds as a grant for construction, rehabilitation, or repair as part of disaster recovery or emergency repairs or to remedy accessibility or health and safety deficiencies. Any other grants must be approved as part of the local housing assistance plan.

Section 3. Subsection (27) of section 420.9071, Florida Statutes, is amended to read:

420.9071 Definitions.—As used in ss. 420.907-420.9079, the term:

(27) "Recaptured funds" means funds that are recouped by a county or eligible municipality in accordance with the recapture

provisions of its local housing assistance plan pursuant to s.
420.9075(5)(i) ~~s. 420.9075(5)(j)~~ from eligible persons or
eligible sponsors, which funds were not used for assistance to
an eligible household for an eligible activity, when there is a
default on the terms of a grant award or loan award.

Section 4. This act shall take effect July 1, 2026.