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1
2 An act relating to local housing assistance plans;
3 amending s. 420.9072, F.S.; authorizing counties and
4 eligible municipalities 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 each county and eligible municipality to
8 include in its local housing assistance plan certain
9 strategies; providing that lot rental assistance for
10 eligible mobile home owners is an approved home
11 ownership activity for certain purposes; authorizing
12 counties and eligible municipalities to provide
13 certain funds to mobile home owners for rehabilitation
14 and emergency repairs; deleting a provision limiting
15 to a specified percentage the amount of certain funds
16 that may be used for manufactured housing; amending s.
17 420.9071, F.S.; conforming a cross-reference;
18 providing an effective date.
19

20 Be It Enacted by the Legislature of the State of Florida:
21

22 Section 1. Paragraph (b) of subsection (7) of section
23 420.9072, Florida Statutes, is amended to read:

24 420.9072 State Housing Initiatives Partnership Program.—The
25 State Housing Initiatives Partnership Program is created for the
26 purpose of providing funds to counties and eligible
27 municipalities as an incentive for the creation of local housing
28 partnerships, to expand production of and preserve affordable
29 housing, to further the housing element of the local government

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30 comprehensive plan specific to affordable housing, and to
31 increase housing-related employment.

32 (7)

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

36 1. Security and utility deposit assistance.

37 2. Eviction prevention not to exceed 6 months' rent.

38 3. Lot rental assistance for mobile home owners as defined
39 in s. 723.003, not to exceed 6 months' rent.

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

45 Section 2. Present paragraphs (d) through (g) of subsection
46 (3) of section 420.9075, Florida Statutes, are redesignated as
47 paragraphs (e) through (h), respectively, a new paragraph (d)
48 and paragraph (i) are added to that subsection, and paragraph
49 (c) of subsection (3) and paragraphs (a), (c), (e), and (n) of
50 subsection (5) of that section are amended, 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.

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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 eligible
68 sponsors or eligible persons for the purpose of providing
69 eligible housing:

70 (a) At least 65 percent of the funds made available in each
71 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 each
77 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 in~~
83 ~~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

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

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

114 4. Each county and each eligible municipality may award
115 funds as a grant for construction, rehabilitation, or repair as
116 part of disaster recovery or emergency repairs or to remedy

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117 accessibility or health and safety deficiencies. Any other
118 grants must be approved as part of the local housing assistance
119 plan.

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

122 420.9071 Definitions.—As used in ss. 420.907-420.9079, the
123 term:

124 (27) “Recaptured funds” means funds that are recouped by a
125 county or eligible municipality in accordance with the recapture
126 provisions of its local housing assistance plan pursuant to s.
127 420.9075(5)(i) ~~s. 420.9075(5)(j)~~ from eligible persons or
128 eligible sponsors, which funds were not used for assistance to
129 an eligible household for an eligible activity, when there is a
130 default on the terms of a grant award or loan award.

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