

By Senator Hargrett

21-265-00

1                                   A bill to be entitled  
2           An act relating to housing; providing  
3           legislative findings; amending s. 14.2015,  
4           F.S.; directing the Office of Urban Opportunity  
5           to give priority to projects receiving certain  
6           federal grants; amending s. 163.2523, F.S.;  
7           providing allocation criteria for the Urban  
8           Infill and Redevelopment Grant Program;  
9           amending s. 420.5087, F.S.; providing  
10          allocation criteria for the State Apartment  
11          Incentive Loan Program; amending s. 420.5089,  
12          F.S.; providing allocation criteria for the  
13          HOME Investment Partnership Program; amending  
14          s. 420.5093, F.S.; giving priority to certain  
15          projects in the State Housing Tax Credit  
16          Program; amending s. 420.5099, F.S.; giving  
17          priority to certain projects in the allocation  
18          of low-income housing tax credits; providing an  
19          effective date.

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21           WHEREAS, the U.S. Department of Housing and Urban  
22          Development awards grants under the Revitalization of Severely  
23          Distressed Public Housing (HOPE VI) program to redevelop  
24          distressed public housing sites, and

25           WHEREAS, these HOPE VI grants intend to create new  
26          housing units and broader housing opportunities for families  
27          who are eligible for public housing assistance, and

28           WHEREAS, older, distressed, or substandard public  
29          housing sites can create a blighting influence on the  
30          surrounding neighborhoods, and

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1           WHEREAS, the redevelopment of these public housing  
2 sites creates unique opportunities to disperse the location of  
3 publicly owned or assisted housing and its low-income  
4 residents, and

5           WHEREAS, such redevelopment offers an opportunity to  
6 spur the redevelopment of the surrounding neighborhoods, and

7           WHEREAS, the Legislature finds that the state should  
8 encourage the broader redevelopment of neighborhoods  
9 surrounding HOPE VI sites by working in partnership with the  
10 public housing authority, the unit of local government, and  
11 the residents of the public housing and surrounding  
12 neighborhoods, NOW, THEREFORE,

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14 Be It Enacted by the Legislature of the State of Florida:

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16           Section 1. Subsection (9) of section 14.2015, Florida  
17 Statutes, is amended to read:

18           14.2015 Office of Tourism, Trade, and Economic  
19 Development; creation; powers and duties.--

20           (9)(a) The Office of Urban Opportunity is created  
21 within the Office of Tourism, Trade, and Economic Development.  
22 The director of the Office of Urban Opportunity shall be  
23 appointed by and serve at the pleasure of the Governor.

24           (b) The purpose of the Office of Urban Opportunity  
25 shall be to administer the Front Porch Florida initiative, a  
26 comprehensive, community-based urban core redevelopment  
27 program that will empower urban core residents to craft  
28 solutions to the unique challenges of each designated  
29 community.

30           (c) The selection criteria for designating Front Porch  
31 Communities must give priority consideration to communities

1 where there is an active grant award from the U.S. Department  
2 of Housing and Urban Development under the HOPE VI program and  
3 there is:

4 1. Documented support by the unit of local government  
5 to redevelop the neighborhoods surrounding the HOPE VI  
6 project.

7 2. A joint agreement between the local government and  
8 the public housing authority receiving the HOPE VI grant  
9 regarding the redevelopment of neighborhoods surrounding the  
10 HOPE VI project.

11 3. A plan to promote the redevelopment of the HOPE VI  
12 neighborhoods; to disperse the location of publicly assisted  
13 housing within the neighborhood and to promote mixed-income  
14 neighborhoods; to promote home ownership; and to involve the  
15 residents of the neighborhood in redevelopment.

16 Section 2. Section 163.2523, Florida Statutes, is  
17 amended to read:

18 163.2523 Grant program.--An Urban Infill and  
19 Redevelopment Assistance Grant Program is created for local  
20 governments. A local government may allocate grant money to  
21 special districts, including community redevelopment agencies,  
22 and nonprofit community development organizations to implement  
23 projects consistent with an adopted urban infill and  
24 redevelopment plan or plan employed in lieu thereof. Thirty  
25 percent of the general revenue appropriated for this program  
26 shall be available for planning grants to be used by local  
27 governments for the development of an urban infill and  
28 redevelopment plan, including community participation  
29 processes for the plan. Sixty percent of the general revenue  
30 appropriated for this program shall be available for  
31 fifty/fifty matching grants for implementing urban infill and

1 redevelopment projects that further the objectives set forth  
2 in the local government's adopted urban infill and  
3 redevelopment plan or plan employed in lieu thereof. The  
4 remaining 10 percent of the revenue must be used for outright  
5 grants for implementing projects requiring an expenditure of  
6 under \$50,000. Projects that provide employment opportunities  
7 to clients of the WAGES program, and projects within urban  
8 infill and redevelopment areas that include a community  
9 redevelopment area, Florida Main Street program, Front Porch  
10 Florida Community, sustainable community, enterprise zone,  
11 federal enterprise zone, enterprise community, or neighborhood  
12 improvement district, and projects that include the recipient  
13 of a HOPE VI grant from the U.S. Department of Housing and  
14 Urban Development must be given an elevated priority in the  
15 scoring of competing grant applications. The Division of  
16 Housing and Community Development of the Department of  
17 Community Affairs shall administer the grant program. The  
18 Department of Community Affairs shall adopt rules establishing  
19 grant review criteria consistent with this section.

20 Section 3. Paragraph (c) of subsection (6) of section  
21 420.5087, Florida Statutes, is amended to read:

22 420.5087 State Apartment Incentive Loan  
23 Program.--There is hereby created the State Apartment  
24 Incentive Loan Program for the purpose of providing first,  
25 second, or other subordinated mortgage loans or loan  
26 guarantees to sponsors, including for-profit, nonprofit, and  
27 public entities, to provide housing affordable to  
28 very-low-income persons.

29 (6) On all state apartment incentive loans, except  
30 loans made to housing communities for the elderly to provide  
31 for lifesafety, building preservation, health, sanitation, or

1 security-related repairs or improvements, the following  
2 provisions shall apply:

3 (c) The corporation shall provide by rule for the  
4 establishment of a review committee composed of the department  
5 and corporation staff and shall establish by rule a scoring  
6 system for evaluation and competitive ranking of applications  
7 submitted in this program, including, but not limited to, the  
8 following criteria:

9 1. Tenant income and demographic targeting objectives  
10 of the corporation.

11 2. Targeting objectives of the corporation which will  
12 ensure an equitable distribution of loans between rural and  
13 urban areas.

14 3. Sponsor's agreement to reserve the units for  
15 persons or families who have incomes below 50 percent of the  
16 state or local median income, whichever is higher, for a time  
17 period to exceed the minimum required by federal law or the  
18 provisions of this part.

19 4. Sponsor's agreement to reserve more than:

20 a. Twenty percent of the units in the project for  
21 persons or families who have incomes that do not exceed 50  
22 percent of the state or local median income, whichever is  
23 higher; or

24 b. Forty percent of the units in the project for  
25 persons or families who have incomes that do not exceed 60  
26 percent of the state or local median income, whichever is  
27 higher, without requiring a greater amount of the loans as  
28 provided in this section.

29 5. Provision for tenant counseling.

30 6. Sponsor's agreement to accept rental assistance  
31 certificates or vouchers as payment for rent; however, when

1 certificates or vouchers are accepted as payment for rent on  
2 units set aside pursuant to subsection (2), the benefit must  
3 be divided between the corporation and the sponsor, as  
4 provided by corporation rule.

5 7. Projects requiring the least amount of a state  
6 apartment incentive loan compared to overall project cost.

7 8. Local government contributions and local government  
8 comprehensive planning and activities that promote affordable  
9 housing.

10 9. Project feasibility.

11 10. Economic viability of the project.

12 11. Commitment of first mortgage financing.

13 12. Sponsor's prior experience.

14 13. Sponsor's ability to proceed with construction.

15 14. Projects that directly implement or assist  
16 welfare-to-work transitioning.

17 15. Projects receiving HOPE VI grants from the U.S.  
18 Department of Housing and Urban Development.

19 Section 4. Subsection (6) of section 420.5089, Florida  
20 Statutes, is amended to read:

21 420.5089 HOME Investment Partnership Program; HOME  
22 fund.--

23 (6) Applications for loans under any competitive  
24 scoring process established by program rule must be approved  
25 by a review committee established by corporation rule which  
26 shall analyze factors, including, but not limited to, the  
27 following:

28 (a) Demographic targeting objectives of the  
29 corporation.

30 (b) Corporation portfolio diversification.

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1 (c) Developer's agreement to make units for the  
2 targeted group available for more than the minimum period  
3 required by rule.

4 (d) Leveraging of HOME funds.

5 (e) Local matching funds.

6 (f) The project's feasibility and long-term economic  
7 viability.

8 (g) Demonstrated capacity of the proposed project's  
9 development team.

10 (h) Conformance with the consolidated plan for the  
11 state and area in which the proposed project will be located.

12 (i) Projects receiving HOPE VI grants from the U.S.  
13 Department of Housing and Urban Development.

14 (j)~~(i)~~ Other factors determined and approved by the  
15 corporation's board of directors.

16 Section 5. Subsection (3) of section 420.5093, Florida  
17 Statutes, is amended to read:

18 420.5093 State Housing Tax Credit Program.--

19 (3) The corporation shall adopt allocation procedures  
20 that will ensure the maximum use of available tax credits in  
21 order to encourage development of low-income housing and  
22 associated mixed-use projects in urban areas, taking into  
23 consideration the timeliness of the application, the location  
24 of the proposed project, the relative need in the area of  
25 revitalization and low-income housing and the availability of  
26 such housing, the economic feasibility of the project, and the  
27 ability of the applicant to proceed to completion of the  
28 project in the calendar year for which the credit is sought.  
29 The allocation procedure must give priority to projects  
30 receiving HOPE VI grants from the U.S. Department of Housing  
31 and Urban Development.

