

HB 1795

2004

1 A bill to be entitled

2 An act relating to affordable housing; providing a popular
3 name; creating s. 193.017, F.S.; providing for a low-
4 income housing tax credit for certain property used for
5 affordable housing; providing criteria, restrictions, and
6 limitations; amending s. 212.08, F.S.; requiring the
7 Office of Tourism, Trade, and Economic Development to
8 reserve portions of certain annual tax credits for
9 eligible sponsors of certain low-income housing projects;
10 providing requirements, criteria, and limitations;
11 extending an expiration date; amending s. 220.03, F.S.;
12 revising a definition to delete a provision authorizing
13 the office to reserve certain portions of available annual
14 tax credits for certain low-income housing purposes;
15 extending an expiration date; amending s. 220.183, F.S.;
16 increasing the amount of available annual community
17 contribution tax credits; revising eligibility criteria;
18 requiring the Office of Tourism, Trade, and Economic
19 Development to reserve portions of certain annual tax
20 credits for eligible sponsors of certain low-income
21 housing projects; providing requirements, criteria, and
22 limitations; extending an expiration date; amending s.
23 253.034, F.S.; including affordable housing under
24 provisions governing permittable uses of certain surplus
25 state-owned lands; amending s. 420.0003, F.S.; providing
26 additional criteria for the affordable housing delivery
27 system under the state housing strategy; amending s.
28 420.507, F.S.; revising powers of the Florida Housing
29 Finance Corporation to provide additional criteria and

30 requirements for certain housing projects; providing
 31 additional powers to promote single family homeownership,
 32 implement a program to provide financial assistance toward
 33 purchasing a home, establish a program of incentives to
 34 defer, reduce, or waive impact fees for certain persons
 35 for certain purposes, and establish requirements for
 36 reporting certain information relating to programs of the
 37 corporation; amending s. 420.508, F.S.; providing the
 38 corporation with special powers to provide for master
 39 lease agreements for farmworker housing developments for
 40 certain purposes; amending s. 420.5087, F.S.; increasing a
 41 cap for loans per housing community for the elderly;
 42 revising a criterion for state apartment incentive loans;
 43 amending s. 420.511, F.S.; providing additional
 44 requirements for an annual report by the corporation;
 45 amending s. 420.5092, F.S.; requiring the corporation to
 46 provide an annual assessment report of the Florida
 47 Affordable Housing Guarantee Program; amending s. 420.517,
 48 F.S.; requiring the corporation to coordinate the
 49 provision of affordable housing and support services for
 50 low-income residents; providing for state and regional
 51 partnerships for such purposes; providing reporting
 52 requirements; amending s. 420.9072, F.S.; providing
 53 additional legislative intent relating to local government
 54 affordable housing advisory committees; amending s.
 55 420.9075, F.S.; prohibiting local governments from setting
 56 maximum sales prices below certain amounts; providing a
 57 limitation; amending s. 420.9076, F.S.; providing for a
 58 minimum number of affordable housing advisory committee

HB 1795

2004

59 members; providing a criterion for additional members;
 60 requiring counties and municipalities participating in the
 61 State Housing Initiative Partnership Program to maintain
 62 an operational advisory committee; providing additional
 63 recommendation requirements for such advisory committees;
 64 amending s. 421.02, F.S.; revising a legislative
 65 declaration relating to blighted areas; amending s.
 66 421.08, F.S.; authorizing certain housing authorities to
 67 create business entities for certain purposes; providing
 68 requirements and limitations; authorizing such authorities
 69 to provide for per diem, travel, and other expenses;
 70 amending s. 421.09, F.S.; providing construction; amending
 71 s. 421.23, F.S.; revising a limitation on financial
 72 liabilities of such authorities; amending s. 624.5105,
 73 F.S.; increasing the amount of available annual community
 74 contribution tax credits; revising eligibility criteria;
 75 requiring the Office of Tourism, Trade, and Economic
 76 Development to reserve portions of certain annual tax
 77 credits for eligible sponsors of certain low-income
 78 housing projects; providing requirements, criteria, and
 79 limitations; extending an expiration date; repealing s.
 80 421.54, F.S., relating to housing authorities in Orange
 81 County and Seminole County; providing appropriations;
 82 providing an effective date.

83
 84 Be It Enacted by the Legislature of the State of Florida:
 85

86 Section 1. This act may be referred to by the popular name
 87 the "Florida Homeownership Act of 2004."

CODING: Words **stricken** are deletions; words **underlined** are additions.

HB 1795

2004

88 Section 2. Section 193.017, Florida Statutes, is created
 89 to read:

90 193.017 Low-income housing tax credit.--Property used for
 91 affordable housing which has received a low-income housing tax
 92 credit from the Florida Housing Finance Corporation, as
 93 authorized by s. 420.5099, shall be assessed under s. 193.011
 94 and consistent with s. 420.5099(5) and (6), pursuant to this
 95 section.

96 (1) The tax credits and the financing generated by the
 97 tax credits may not be considered as income to the property.

98 (2) The actual rental income from rent-restricted units
 99 in such a property shall be recognized by the property
 100 appraiser.

101 (3) Any costs paid for by tax credits and costs paid for
 102 by additional financing proceeds received under chapter 420 may
 103 not be included in the valuation of the property.

104 (4) If an extended low-income housing agreement is filed
 105 in the official public records of the county in which the
 106 property is located, the agreement and any recorded amendment
 107 or supplement thereto shall be considered a land use regulation
 108 and a limitation on the highest and best use of the property
 109 during the term of the agreement, amendment, or supplement.

110 Section 3. Paragraph (q) of subsection (5) of section
 111 212.08, Florida Statutes, is amended to read:

112 212.08 Sales, rental, use, consumption, distribution, and
 113 storage tax; specified exemptions.--The sale at retail, the
 114 rental, the use, the consumption, the distribution, and the
 115 storage to be used or consumed in this state of the following

HB 1795

2004

116 are hereby specifically exempt from the tax imposed by this
 117 chapter.

118 (5) EXEMPTIONS; ACCOUNT OF USE.--

119 (q) *Community contribution tax credit for donations.*--

120 1. Authorization.--Beginning July 1, 2001, persons who are
 121 registered with the department under s. 212.18 to collect or
 122 remit sales or use tax and who make donations to eligible
 123 sponsors are eligible for tax credits against their state sales
 124 and use tax liabilities as provided in this paragraph:

125 a. The credit shall be computed as 50 percent of the
 126 person's approved annual community contribution;

127 b. The credit shall be granted as a refund against state
 128 sales and use taxes reported on returns and remitted in the 12
 129 months preceding the date of application to the department for
 130 the credit as required in sub-subparagraph 3.c. If the annual
 131 credit is not fully used through such refund because of
 132 insufficient tax payments during the applicable 12-month period,
 133 the unused amount may be included in an application for a refund
 134 made pursuant to sub-subparagraph 3.c. in subsequent years
 135 against the total tax payments made for such year. Carryover
 136 credits may be applied for a 3-year period without regard to any
 137 time limitation that would otherwise apply under s. 215.26;

138 c. No person shall receive more than \$200,000 in annual
 139 tax credits for all approved community contributions made in any
 140 one year;

141 d. All proposals for the granting of the tax credit shall
 142 require the prior approval of the Office of Tourism, Trade, and
 143 Economic Development;

HB 1795

2004

144 e. The total amount of tax credits which may be granted
 145 for all programs approved under this paragraph, s. 220.183, and
 146 s. 624.5105 is \$20 ~~\$10~~ million annually; and

147 f. A person who is eligible to receive the credit provided
 148 for in this paragraph, s. 220.183, or s. 624.5105 may receive
 149 the credit only under the one section of the person's choice.

150 2. Eligibility requirements.--

151 a. A community contribution by a person must be in the
 152 following form:

153 (I) Cash or other liquid assets;

154 (II) Real property;

155 (III) Goods or inventory; or

156 (IV) Other physical resources as identified by the Office
 157 of Tourism, Trade, and Economic Development.

158 b. All community contributions must be reserved
 159 exclusively for use in a project. As used in this sub-
 160 subparagraph, the term "project" means any activity undertaken
 161 by an eligible sponsor which is designed to construct, improve,
 162 or substantially rehabilitate housing that is affordable to low-
 163 income or very-low-income households as defined in s.
 164 420.9071(19) and (28); designed to provide commercial,
 165 industrial, or public resources and facilities; or designed to
 166 improve entrepreneurial and job-development opportunities for
 167 low-income persons. A project may be the investment necessary to
 168 increase access to high-speed broadband capability in rural
 169 communities with enterprise zones, including projects that
 170 result in improvements to communications assets that are owned
 171 by a business. A project may include the provision of museum
 172 educational programs and materials that are directly related to

HB 1795

2004

173 any project approved between January 1, 1996, and December 31,
 174 1999, and located in an enterprise zone as referenced in s.
 175 290.00675. This paragraph does not preclude projects that
 176 propose to construct or rehabilitate housing for low-income or
 177 very-low-income households on scattered sites. ~~The Office of~~
 178 ~~Tourism, Trade, and Economic Development may reserve up to 50~~
 179 ~~percent of the available annual tax credits for housing for~~
 180 ~~very low income households pursuant to s. 420.9071(28) for the~~
 181 ~~first 6 months of the fiscal year.~~ With respect to housing,
 182 contributions may be used to pay the following eligible low-
 183 income and very-low-income housing-related activities:

184 (I) Project development impact and management fees for
 185 low-income or very-low-income housing projects;

186 (II) Down payment and closing costs for eligible persons,
 187 as defined in s. 420.9071(19) and (28);

188 (III) Administrative costs, including housing counseling
 189 and marketing fees, not to exceed 10 percent of the community
 190 contribution, directly related to low-income or very-low-income
 191 projects; and

192 (IV) Removal of liens recorded against residential
 193 property by municipal, county, or special district local
 194 governments when satisfaction of the lien is a necessary
 195 precedent to the transfer of the property to an eligible person,
 196 as defined in s. 420.9071(19) and (28), for the purpose of
 197 promoting home ownership. Contributions for lien removal must be
 198 received from a nonrelated third party.

199 c. The project must be undertaken by an "eligible
 200 sponsor," which includes:

201 (I) A community action program;

HB 1795

2004

202 (II) A nonprofit community-based development organization
 203 whose mission is the provision of housing for low-income or
 204 very-low-income households or increasing entrepreneurial and
 205 job-development opportunities for low-income persons;

206 (III) A neighborhood housing services corporation;

207 (IV) A local housing authority created under chapter 421;

208 (V) A community redevelopment agency created under s.
 209 163.356;

210 (VI) The Florida Industrial Development Corporation;

211 (VII) A historic preservation district agency or
 212 organization;

213 (VIII) A regional workforce board;

214 (IX) A direct-support organization as provided in s.
 215 1009.983;

216 (X) An enterprise zone development agency created under s.
 217 290.0056;

218 (XI) A community-based organization incorporated under
 219 chapter 617 which is recognized as educational, charitable, or
 220 scientific pursuant to s. 501(c)(3) of the Internal Revenue Code
 221 and whose bylaws and articles of incorporation include
 222 affordable housing, economic development, or community
 223 development as the primary mission of the corporation;

224 (XII) Units of local government;

225 (XIII) Units of state government; or

226 (XIV) Any other agency that the Office of Tourism, Trade,
 227 and Economic Development designates by rule.

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229 In no event may a contributing person have a financial interest
 230 in the eligible sponsor.

HB 1795

2004

231 d. The project must be located in an area designated an
232 enterprise zone or a Front Porch Florida Community pursuant to
233 s. 14.2015(9)(b), unless the project increases access to high-
234 speed broadband capability for rural communities with enterprise
235 zones but is physically located outside the designated rural
236 zone boundaries. Any project designed to construct or
237 rehabilitate housing for low-income or very-low-income
238 households as defined in s. 420.0971(19) and (28) is exempt from
239 the area requirement of this sub-subparagraph.

240 e.(I) The Office of Tourism, Trade, and Economic
241 Development shall reserve 80 percent of the available annual
242 tax credits for donations made to eligible sponsors for
243 projects that provide homeownership opportunities to low-income
244 or very-low-income households pursuant to s. 420.9071(19) and
245 (28) for the first 2 months of the fiscal year. If less than 80
246 percent of the annual tax credits for donations made to
247 eligible sponsors for projects for low-income or very-low-
248 income households are approved within the first 2 months of the
249 fiscal year, the office may approve the balance of approved
250 credits for donations made to eligible sponsors for projects
251 other than those that provide homeownership opportunities for
252 low-income or very-low-income households.

253 (II) The office shall reserve 20 percent of the available
254 annual tax credits for donations made to eligible sponsors for
255 projects other than those that provide homeownership
256 opportunities for low-income or very-low-income households
257 pursuant to s. 420.9071(19) and (28) for the first 2 months of
258 the fiscal year. If less than 20 percent of the annual tax
259 credits for donations made to eligible sponsors for projects

HB 1795

2004

260 other than those that provide homeownership opportunities for
 261 low-income or very-low-income households are approved within
 262 the first 2 months of the fiscal year, the office may approve
 263 the balance of approved credits for donations made to eligible
 264 sponsors for projects that provide homeownership opportunities
 265 for low-income or very-low-income households.

266 (III) If, during the first 10 business days of the state
 267 fiscal year, tax credit applications are received for more than
 268 80 percent of available annual tax credits from eligible
 269 sponsors for projects that provide homeownership opportunities
 270 for low-income or very-low-income households, the office shall
 271 grant the tax credits for such applications as follows:

272 (A) If an eligible sponsor submits tax credit
 273 applications which in total do not exceed \$200,000, the credits
 274 shall be granted in full if the tax credit applications are
 275 approved and subject to the provisions of sub-sub-subparagraph
 276 (I).

277 (B) If an eligible sponsor submits six or more tax credit
 278 applications which, in total, equal or exceed \$200,000, the
 279 amount of tax credit granted pursuant to sub-sub-sub-
 280 subparagraph (A) shall be subtracted from the amount of
 281 available tax credits pursuant to sub-sub-subparagraph (I), and
 282 the remaining credits shall be granted to each approved tax
 283 credit application on a pro rata basis.

284 (C) If, after the first 2 months of the fiscal year,
 285 additional credits become available pursuant to sub-sub-
 286 subparagraph (II), the office shall grant the tax credits by
 287 first increasing the credit of those who received a pro rata
 288 reduction and, if there are remaining credits, granting credits

HB 1795

2004

289 to those who applied on or after the 11th business day of the
 290 state fiscal year on a first-come, first-served basis.

291 (IV) If, during the first 10 business days of the state
 292 fiscal year, tax credit applications are received for more than
 293 20 percent of available annual tax credits from eligible
 294 sponsors for projects other than those that provide
 295 homeownership opportunities for low-income or very-low-income
 296 households, the office shall grant the tax credits to each
 297 approved tax credit application on a pro rata basis. If, after
 298 the first 2 months of the fiscal year, additional credits
 299 become available pursuant to sub-sub-subparagraph (I), the
 300 office shall grant the tax credits by first increasing the
 301 credit of those who received a pro rata reduction and, if there
 302 are remaining credits, granting credits to those who applied on
 303 or after the 11th business day of the state fiscal year on a
 304 first-come, first-served basis.

305 3. Application requirements.--

306 a. Any eligible sponsor seeking to participate in this
 307 program must submit a proposal to the Office of Tourism, Trade,
 308 and Economic Development which sets forth the name of the
 309 sponsor, a description of the project, and the area in which the
 310 project is located, together with such supporting information as
 311 is prescribed by rule. The proposal must also contain a
 312 resolution from the local governmental unit in which the project
 313 is located certifying that the project is consistent with local
 314 plans and regulations.

315 b. Any person seeking to participate in this program must
 316 submit an application for tax credit to the Office of Tourism,
 317 Trade, and Economic Development which sets forth the name of the

HB 1795

2004

318 sponsor, a description of the project, and the type, value, and
 319 purpose of the contribution. The sponsor shall verify the terms
 320 of the application and indicate its receipt of the contribution,
 321 which verification must be in writing and accompany the
 322 application for tax credit. The person must submit a separate
 323 tax credit application to the office for each individual
 324 contribution that it makes to each individual project.

325 c. Any person who has received notification from the
 326 Office of Tourism, Trade, and Economic Development that a tax
 327 credit has been approved must apply to the department to receive
 328 the refund. Application must be made on the form prescribed for
 329 claiming refunds of sales and use taxes and be accompanied by a
 330 copy of the notification. A person may submit only one
 331 application for refund to the department within any 12-month
 332 period.

333 4. Administration.--

334 a. The Office of Tourism, Trade, and Economic Development
 335 may adopt rules pursuant to ss. 120.536(1) and 120.54 necessary
 336 to administer this paragraph, including rules for the approval
 337 or disapproval of proposals by a person.

338 b. The decision of the Office of Tourism, Trade, and
 339 Economic Development must be in writing, and, if approved, the
 340 notification shall state the maximum credit allowable to the
 341 person. Upon approval, the office shall transmit a copy of the
 342 decision to the Department of Revenue.

343 c. The Office of Tourism, Trade, and Economic Development
 344 shall periodically monitor all projects in a manner consistent
 345 with available resources to ensure that resources are used in

HB 1795

2004

346 accordance with this paragraph; however, each project must be
 347 reviewed at least once every 2 years.

348 d. The Office of Tourism, Trade, and Economic Development
 349 shall, in consultation with the Department of Community Affairs,
 350 the Florida Housing Finance Corporation, and the statewide and
 351 regional housing and financial intermediaries, market the
 352 availability of the community contribution tax credit program to
 353 community-based organizations.

354 5. Expiration.--This paragraph expires June 30, 2015 ~~2005~~;
 355 however, any accrued credit carryover that is unused on that
 356 date may be used until the expiration of the 3-year carryover
 357 period for such credit.

358 Section 4. Paragraph (t) of subsection (1) of section
 359 220.03, Florida Statutes, is amended to read:

360 220.03 Definitions.--

361 (1) SPECIFIC TERMS.--When used in this code, and when not
 362 otherwise distinctly expressed or manifestly incompatible with
 363 the intent thereof, the following terms shall have the following
 364 meanings:

365 (t) "Project" means any activity undertaken by an eligible
 366 sponsor, as defined in s. 220.183(2)(c), which is designed to
 367 construct, improve, or substantially rehabilitate housing that
 368 is affordable to low-income or very-low-income households as
 369 defined in s. 420.9071(19) and (28); designed to provide
 370 commercial, industrial, or public resources and facilities; or
 371 designed to improve entrepreneurial and job-development
 372 opportunities for low-income persons. A project may be the
 373 investment necessary to increase access to high-speed broadband
 374 capability in rural communities with enterprise zones, including

HB 1795

2004

375 projects that result in improvements to communications assets
 376 that are owned by a business. A project may include the
 377 provision of museum educational programs and materials that are
 378 directly related to any project approved between January 1,
 379 1996, and December 31, 1999, and located in an enterprise zone
 380 as referenced in s. 290.00675. This paragraph does not preclude
 381 projects that propose to construct or rehabilitate low-income or
 382 very-low-income housing on scattered sites. ~~The Office of~~
 383 ~~Tourism, Trade, and Economic Development may reserve up to 50~~
 384 ~~percent of the available annual tax credits under s. 220.181 for~~
 385 ~~housing for very low income households pursuant to s.~~
 386 ~~420.9071(28) for the first 6 months of the fiscal year.~~ With
 387 respect to housing, contributions may be used to pay the
 388 following eligible project-related activities:

- 389 1. Project development, impact, and management fees for
 390 low-income or very-low-income housing projects;
- 391 2. Down payment and closing costs for eligible persons, as
 392 defined in s. 420.9071(19) and (28);
- 393 3. Administrative costs, including housing counseling and
 394 marketing fees, not to exceed 10 percent of the community
 395 contribution, directly related to low-income or very-low-income
 396 projects; and
- 397 4. Removal of liens recorded against residential property
 398 by municipal, county, or special-district local governments when
 399 satisfaction of the lien is a necessary precedent to the
 400 transfer of the property to an eligible person, as defined in s.
 401 420.9071(19) and (28), for the purpose of promoting home
 402 ownership. Contributions for lien removal must be received from
 403 a nonrelated third party.

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The provisions of this paragraph shall expire and be void on June 30, 2015 ~~2005~~.

Section 5. Paragraph (c) of subsection (1), paragraph (b) of subsection (2), and subsection (5) of section 220.183, Florida Statutes, are amended to read:

220.183 Community contribution tax credit.--

(1) AUTHORIZATION TO GRANT COMMUNITY CONTRIBUTION TAX CREDITS; LIMITATIONS ON INDIVIDUAL CREDITS AND PROGRAM SPENDING.--

(c) The total amount of tax credit which may be granted for all programs approved under this section, s. 212.08(5)(q), and s. 624.5105 is \$20 ~~\$10~~ million annually.

(2) ELIGIBILITY REQUIREMENTS.--

(b)1. All community contributions must be reserved exclusively for use in projects as defined in s. 220.03(1)(t).

2. The Office of Tourism, Trade, and Economic Development shall ~~may~~ reserve 80 ~~up to 50~~ percent of the available annual tax credits for housing for donations made to eligible sponsors for projects that provide homeownership opportunities for low-income or very-low-income households pursuant to s. 420.9071(19) and (28) for the first 2 ~~6~~ months of the fiscal year. If less than 80 percent of the annual tax credits for donations made to eligible sponsors for projects for low-income or very-low-income households are approved within the first 2 months of the fiscal year, the office may approve the balance of approved credits for donations made to eligible sponsors for projects other than those that provide homeownership opportunities for low-income or very-low-income households.

HB 1795

2004

433 3. The office shall reserve 20 percent of the available
434 annual tax credits for donations made to eligible sponsors for
435 projects other than those that provide homeownership
436 opportunities for low-income or very-low-income households
437 pursuant to s. 420.9071(19) and (28) for the first 2 months of
438 the fiscal year. If less than 20 percent of the annual tax
439 credits for donations made to eligible sponsors for projects
440 other than those that provide homeownership opportunities for
441 low-income or very-low-income households are approved within
442 the first 2 months of the fiscal year, the office may approve
443 the balance of approved credits for donations made to eligible
444 sponsors for projects that provide homeownership opportunities
445 for low-income or very-low-income households.

446 4. If, during the first 10 business days of the state
447 fiscal year, tax credit applications are received for more than
448 80 percent of available annual tax credits from eligible
449 sponsors for projects that provide homeownership opportunities
450 for low-income or very-low-income households, the office shall
451 grant the tax credits to such applications as follows:

452 a. If an eligible sponsor submits tax credit applications
453 which in total do not exceed \$200,000, the credits shall be
454 granted in full if the tax credit applications are approved and
455 subject to the provisions of subparagraph 2.

456 b. If an eligible sponsor submits tax credit applications
457 which in total equal or exceed \$200,000, the amount of tax
458 credits granted pursuant to sub-subparagraph a. shall be
459 subtracted from the amount of available tax credits pursuant to
460 subparagraph 2., and the remaining credits shall be granted to
461 each approved tax credit application on a pro rata basis.

HB 1795

2004

462 c. If, after the first 2 months of the fiscal year,
 463 additional credits become available pursuant to subparagraph
 464 3., the office shall grant the tax credits by first increasing
 465 the credit of those who received a pro rata reduction and, if
 466 there are remaining credits, granting credits to those who
 467 applied on or after the 11th business day of the state fiscal
 468 year on a first-come, first-served basis.

469 5. If, during the first 10 business days of the state
 470 fiscal year, tax credit applications are received for more than
 471 20 percent of available annual tax credits from eligible
 472 sponsors for projects other than those that provide
 473 homeownership opportunities for low-income or very-low-income
 474 households, the office shall grant the tax credits to each
 475 approved tax credit application on a pro rata basis. If, after
 476 the first 2 months of the fiscal year, additional credits
 477 become available pursuant to subparagraph 2., the office shall
 478 grant the tax credits by first increasing the credit of those
 479 who received a pro rata reduction and, if there are remaining
 480 credits, granting credits to those who applied on or after the
 481 11th business day of the state fiscal year on a first-come,
 482 first-served basis.

483 (5) EXPIRATION.--The provisions of this section, except
 484 paragraph (1)(e), shall expire and be void on June 30, 2015
 485 ~~2005~~.

486 Section 6. Paragraph (f) of subsection (6) of section
 487 253.034, Florida Statutes, is amended to read:

488 253.034 State-owned lands; uses.--

489 (6) The Board of Trustees of the Internal Improvement
 490 Trust Fund shall determine which lands, the title to which is

HB 1795

2004

491 vested in the board, may be surplused. For conservation lands,
 492 the board shall make a determination that the lands are no
 493 longer needed for conservation purposes and may dispose of them
 494 by an affirmative vote of at least three members. In the case of
 495 a land exchange involving the disposition of conservation lands,
 496 the board must determine by an affirmative vote of at least
 497 three members that the exchange will result in a net positive
 498 conservation benefit. For all other lands, the board shall make
 499 a determination that the lands are no longer needed and may
 500 dispose of them by an affirmative vote of at least three
 501 members.

502 (f) In reviewing lands owned by the board, the council
 503 shall consider whether such lands would be more appropriately
 504 owned or managed by the county or other unit of local government
 505 in which the land is located. The council shall recommend to the
 506 board whether a sale, lease, or other conveyance to a local
 507 government would be in the best interests of the state and local
 508 government. The provisions of this paragraph in no way limit the
 509 provisions of ss. 253.111 and 253.115. Such lands shall be
 510 offered to the state, county, or local government for a period
 511 of 30 days. Permittable uses for such surplus lands may include
 512 public schools; public libraries; fire or law enforcement
 513 substations; ~~and~~ governmental, judicial, or recreational
 514 centers; and affordable housing. County or local government
 515 requests for surplus lands shall be expedited throughout the
 516 surplusing process. If the county or local government does not
 517 elect to purchase such lands in accordance with s. 253.111, then
 518 any surplusing determination involving other governmental
 519 agencies shall be made upon the board deciding the best public

HB 1795

2004

520 use of the lands. Surplus properties in which governmental
 521 agencies have expressed no interest shall then be available for
 522 sale on the private market.

523 Section 7. Subsection (5) is added to section 420.0003,
 524 Florida Statutes, to read:

525 420.0003 State housing strategy.--

526 (5) HOUSING OPTIONS.--The affordable housing delivery
 527 system shall provide for a variety of housing options as
 528 appropriate, including, but not limited to, single family and
 529 multifamily housing built according to chapter 553, manufactured
 530 housing as defined in s. 320.01(2)(b), and housing coordinated
 531 with services for special needs populations.

532 Section 8. Subsection (2) and paragraph (a) of subsection
 533 (22) of section 420.507, Florida Statutes, are amended,
 534 paragraph (h) is added to subsection (22) of said section, and
 535 subsections (42), (43), (44), and (45) are added to said
 536 section, to read:

537 420.507 Powers of the corporation.--The corporation shall
 538 have all the powers necessary or convenient to carry out and
 539 effectuate the purposes and provisions of this part, including
 540 the following powers which are in addition to all other powers
 541 granted by other provisions of this part:

542 (2) To undertake and carry out studies and analyses of
 543 housing needs within the state and ways of meeting those needs,
 544 to determine whether supplies of affordable housing in various
 545 markets may exceed future demands, and to develop methods of
 546 assessing and assisting in the viability of properties adversely
 547 affected by overbuilt markets.

HB 1795

2004

548 (22) To develop and administer the State Apartment
 549 Incentive Loan Program. In developing and administering that
 550 program, the corporation may:

551 (a) Make first, second, and other subordinated mortgage
 552 loans including variable or fixed rate loans subject to
 553 contingent interest for all State Apartment Incentive Loans
 554 provided for in this chapter based upon available cash flow of
 555 the projects. The corporation shall make loans exceeding 25
 556 percent of project cost available only to nonprofit
 557 organizations and public bodies which are able to secure grants,
 558 donations of land, or contributions from other sources and to
 559 projects meeting the criteria of subparagraph 1. Mortgage loans
 560 shall be made available at the following rates of interest:

561 1. Zero to 3 percent interest for sponsors of projects
 562 that set aside at least ~~maintain an~~ 80 percent ~~occupancy~~
 563 their total units for residents qualifying as farmworkers as
 564 defined in s. 420.503(18), or commercial fishing workers as
 565 defined in s. 420.503(5), ~~or the homeless as defined in s.~~
 566 ~~420.621(4)~~ over the life of the loan.

567 2. Zero to 3 percent interest for projects that set aside
 568 at least 80 percent of the project's total units for the
 569 homeless as defined in s. 420.621(4), provided the board may set
 570 the interest rate based on the pro rata share of units set aside
 571 for homeless residents if the total of such units is less than
 572 80 percent of the units in the borrower's project.

573 ~~3.2-~~ Three to 9 percent interest for sponsors of projects
 574 targeted at populations other than farmworkers, commercial
 575 fishing workers, and the homeless.

HB 1795

2004

576 (h) Establish procedures by rule whereby the corporation
 577 may intervene, negotiate terms, or undertake other actions which
 578 the corporation deems necessary to avoid default of a program
 579 loan. Such procedures must be fiscally responsible and designed
 580 to maximize returns to the state.

581 (42) To promote single family homeownership in this state
 582 and develop and implement a marketing plan in cooperation with
 583 local governments and state and federal agencies that includes
 584 strategies such as advertising, homebuyer fairs, and homebuyer
 585 education.

586 (43) To provide by rule for a program, not to exceed
 587 \$5,000 per home, to match the amount of rents set aside under
 588 resident programs that are managed by affordable housing
 589 providers participating in the corporation's rental programs to
 590 provide financial assistance toward the purchase of a home.

591 (44) To establish by rule a program of incentives for
 592 local governments which defer, reduce, or waive impact fees for
 593 homes constructed for or sold to persons who qualify for
 594 financing under an affordable homeownership program provided by
 595 the state or a local government. The incentives must not exceed
 596 40 percent of any waiver or 20 percent of any deferral and are
 597 limited to \$4,000 per home.

598 (45) To establish by rule requirements for periodic
 599 reporting of data, including, but not limited to, financial
 600 data, housing market data, detailed economic and physical
 601 occupancy on multifamily projects, and demographic data on all
 602 housing financed through corporation programs.

603 Section 9. Subsection (8) is added to section 420.508,
 604 Florida Statutes, to read:

HB 1795

2004

605 420.508 Special powers; multifamily and single-family
 606 projects.--The corporation shall have the special power to:

607 (8) Provide by rule for master lease agreements for
 608 farmworker housing developments when and where appropriate to
 609 ensure continuity and stability of housing for farmworker
 610 populations.

611 Section 10. Subsection (3) and paragraph (m) of subsection
 612 (6) of section 420.5087, Florida Statutes, are amended to read:

613 420.5087 State Apartment Incentive Loan Program.--There is
 614 hereby created the State Apartment Incentive Loan Program for
 615 the purpose of providing first, second, or other subordinated
 616 mortgage loans or loan guarantees to sponsors, including for-
 617 profit, nonprofit, and public entities, to provide housing
 618 affordable to very-low-income persons.

619 (3) During the first 6 months of loan or loan guarantee
 620 availability, program funds shall be reserved for use by
 621 sponsors who provide the housing set-aside required in
 622 subsection (2) for the tenant groups designated in this
 623 subsection. The reservation of funds to each of these groups
 624 shall be determined using the most recent statewide very-low-
 625 income rental housing market study available at the time of
 626 publication of each notice of fund availability required by
 627 paragraph (6)(b). The reservation of funds within each notice of
 628 fund availability to the tenant groups in paragraphs (a), (b),
 629 and (d) may not be less than 10 percent of the funds available
 630 at that time. Any increase in funding required to reach the 10-
 631 percent minimum shall be taken from the tenant group that has
 632 the largest reservation. The reservation of funds within each
 633 notice of fund availability to the tenant group in paragraph (c)

HB 1795

2004

634 may not be less than 5 percent of the funds available at that
 635 time. The tenant groups are:

- 636 (a) Commercial fishing workers and farmworkers;
- 637 (b) Families;
- 638 (c) Persons who are homeless; and
- 639 (d) Elderly persons. Ten percent of the amount reserved
 640 for the elderly shall be reserved to provide loans to sponsors
 641 of housing for the elderly for the purpose of making building
 642 preservation, health, or sanitation repairs or improvements
 643 which are required by federal, state, or local regulation or
 644 code, or lifesafety or security-related repairs or improvements
 645 to such housing. Such a loan may not exceed \$500,000 ~~\$200,000~~
 646 per housing community for the elderly. In order to receive the
 647 loan, the sponsor of the housing community must make a
 648 commitment to match at least 15 percent of the loan amount to
 649 pay the cost of such repair or improvement. The corporation
 650 shall establish the rate of interest on the loan, which may not
 651 exceed 3 percent, and the term of the loan, which may not exceed
 652 15 years. The term of the loan shall be established on the basis
 653 of a credit analysis of the applicant. The corporation shall
 654 establish, by rule, the procedure and criteria for receiving,
 655 evaluating, and competitively ranking all applications for loans
 656 under this paragraph. A loan application must include evidence
 657 of the first mortgagee's having reviewed and approved the
 658 sponsor's intent to apply for a loan. A nonprofit organization
 659 or sponsor may not use the proceeds of the loan to pay for
 660 administrative costs, routine maintenance, or new construction.

661 (6) On all state apartment incentive loans, except loans
 662 made to housing communities for the elderly to provide for

HB 1795

2004

663 lifesafety, building preservation, health, sanitation, or
 664 security-related repairs or improvements, the following
 665 provisions shall apply:

666 (m) Sponsors shall ~~annually~~ certify, according to
 667 requirements provided by the corporation by rule, the adjusted
 668 gross income of all persons or families qualified under
 669 subsection (2) at the time of initial occupancy, who are
 670 residing in a project funded by this program. All persons or
 671 families qualified under subsection (2) may continue to qualify
 672 under subsection (2) in a project funded by this program if the
 673 adjusted gross income of those persons or families at the time
 674 of annual recertification meets the requirements established in
 675 s. 142(d)(3)(B) of the Internal Revenue Code of 1986, as
 676 amended. If the annual recertification of persons or families
 677 qualifying under subsection (2) results in noncompliance with
 678 income occupancy requirements, the next available unit must be
 679 rented to a person or family qualifying under subsection (2) in
 680 order to ensure continuing compliance of the project.

681 Section 11. Subsection (3) of section 420.511, Florida
 682 Statutes, is amended to read:

683 420.511 Business plan; strategic plan; annual report.--

684 (3) The corporation shall submit to the Governor and the
 685 presiding officers of each house of the Legislature, within 2
 686 months after the end of its fiscal year, a complete and detailed
 687 report setting forth:

688 (a) Its operations and accomplishments. ÷

689 (b) Changes made to the rules of the corporation pursuant
 690 to s. 120.54.

HB 1795

2004

691 (c)~~(b)~~ Its receipts and expenditures during its fiscal
 692 year in accordance with the categories or classifications
 693 established by the corporation for its operating and capital
 694 outlay purposes.†

695 (d)~~(e)~~ Its assets and liabilities at the end of its fiscal
 696 year and the status of reserve, special, or other funds.†

697 (e)~~(d)~~ A schedule of its bonds outstanding at the end of
 698 its fiscal year, together with a statement of the principal
 699 amounts of bonds issued and redeemed during the fiscal year.†
 700 and

701 (f)~~(e)~~ Information relating to the corporation's
 702 activities in implementing the provisions of ss. 420.5087 and
 703 420.5088. The report required by this subsection shall include,
 704 but not be limited to:

705 1. The number of people served, delineated by income, age,
 706 family size, and racial characteristics.

707 2. The number of units produced under each program.

708 3. The average cost of producing units under each program.

709 4. The average sales price of single-family units financed
 710 under s. 420.5088.

711 5. The average amount of rent charged based on unit size
 712 on units financed under s. 420.5087.

713 6. The number of persons in rural communities served under
 714 each program.

715 7. The number of farmworkers served under each program.

716 8. The number of homeless persons served under each
 717 program.

718 9. The number of elderly persons served under each
 719 program.

HB 1795

2004

720 10. The extent to which geographic distribution has been
 721 achieved in accordance with the provisions of s. 420.5087.

722 11. The quarterly physical occupancy rate of each
 723 multifamily housing project.

724 ~~12.11.~~ Any other information the corporation deems
 725 appropriate.

726 (g) Information relating to the corporation's Florida
 727 Affordable Housing Guarantee Program as created by s. 420.5092.
 728 The report required by this subsection shall include, but not be
 729 limited to:

730 1. A status at the end of the most recently completed
 731 fiscal year of the total amount of revenue bonds issued by the
 732 corporation under s. 420.5092, the principal and interest due on
 733 such bonds for the reporting period, the total amount of such
 734 bonds redeemed during the reporting period, and the interest
 735 earned by the investment of the funds from such revenue bonds
 736 during the reporting period.

737 2. A list of all stabilized properties at the end of the
 738 most recently completed fiscal year guaranteed by the Florida
 739 Affordable Housing Guarantee Program, which includes the city
 740 and county, the total number of units constructed, the quarterly
 741 occupancy rates expressed as percentages for the fiscal year,
 742 the total principal and interest due for the fiscal year, the
 743 principal and interest paid for the fiscal year, and the Florida
 744 Affordable Housing Guarantee Program's total outstanding
 745 obligation at the end of the fiscal year.

746 Section 12. Subsection (12) is added to section 420.5092,
 747 Florida Statutes, to read:

748 420.5092 Florida Affordable Housing Guarantee Program.--

HB 1795

2004

749 (12) By October 1 of each year, the corporation shall
 750 submit to the Governor, the President of the Senate, the Speaker
 751 of the House of Representatives, and the chairs of the
 752 respective appropriations committees an assessment of the
 753 Florida Affordable Housing Guarantee Program. The assessment
 754 shall include an analysis of the likelihood that the guarantee
 755 fund will pay claims during the next 2 fiscal years.

756 Section 13. Section 420.517, Florida Statutes, is amended
 757 to read:

758 420.517 Coordination of affordable housing and support
 759 services for low-income residents ~~job training coordination.~~--

760 (1) The Florida Housing Finance corporation shall
 761 undertake efforts to provide incentives to developers to build
 762 housing that encourages onsite job skills training to enable
 763 low-income residents to obtain and maintain meaningful
 764 employment. To the extent possible, the corporation shall direct
 765 all recipients of state housing funds, including municipalities,
 766 to work in cooperation with local and regional Job Training
 767 Partnerships Boards to provide training to residents and others
 768 who may be making the transition from welfare to the workforce.
 769 The corporation shall provide incentives through housing policy
 770 and program guidelines to prioritize those developments that
 771 encourage workforce training and skills development.

772 (2) The corporation shall coordinate with state and
 773 regional entities, including, but not limited to, the Agency for
 774 Workforce Innovation, the Department of Education, the
 775 Department of Elderly Affairs, the Department of Children and
 776 Family Services, the Department of Veteran's Affairs, the
 777 Department of Corrections, and the Department of Juvenile

HB 1795

2004

778 Justice, to provide affordable housing tenants and providers
 779 with information about available supportive services, including
 780 education, job training, and health and social services. The
 781 corporation shall also coordinate with state agencies to provide
 782 prospective tenants with assistance in qualifying for affordable
 783 housing.

784 (3) The corporation shall develop state and regional
 785 partnerships to coordinate affordable housing with supportive
 786 services, including, but not limited to, education, job
 787 training, and health and social services, to assist low-income
 788 residents to live in the most independent setting possible.

789 (4) The corporation shall report on its coordination
 790 efforts and accomplishments in the annual report required by s.
 791 420.511(3).

792 Section 14. Paragraph (a) of subsection (1) of section
 793 420.9072, Florida Statutes, is amended to read:

794 420.9072 State Housing Initiatives Partnership
 795 Program.--The State Housing Initiatives Partnership Program is
 796 created for the purpose of providing funds to counties and
 797 eligible municipalities as an incentive for the creation of
 798 local housing partnerships, to expand production of and preserve
 799 affordable housing, to further the housing element of the local
 800 government comprehensive plan specific to affordable housing,
 801 and to increase housing-related employment.

802 (1)(a) In addition to the legislative findings set forth
 803 in s. 420.6015, the Legislature finds that affordable housing is
 804 most effectively provided by combining available public and
 805 private resources to conserve and improve existing housing and
 806 provide new housing for very-low-income households, low-income

HB 1795

2004

807 households, and moderate-income households. The Legislature
 808 intends to encourage partnerships in order to secure the
 809 benefits of cooperation by the public and private sectors and to
 810 reduce the cost of housing for the target group by effectively
 811 combining all available resources and cost-saving measures. The
 812 Legislature further intends that local governments achieve this
 813 combination of resources by encouraging active partnerships
 814 between government, lenders, builders and developers, real
 815 estate professionals, advocates for low-income persons, and
 816 community groups to produce affordable housing and provide
 817 related services. Extending the partnership concept to encompass
 818 cooperative efforts among small counties as defined in s.
 819 120.52(17), and among counties and municipalities is
 820 specifically encouraged. Local governments are also intended to
 821 establish and retain an affordable housing advisory committee to
 822 recommend monetary and nonmonetary incentives for affordable
 823 housing as provided in s. 420.9076.

824 Section 15. Paragraph (c) of subsection (4) of section
 825 420.9075, Florida Statutes, is amended to read:

826 420.9075 Local housing assistance plans; partnerships.--

827 (4) The following criteria apply to awards made to
 828 eligible sponsors or eligible persons for the purpose of
 829 providing eligible housing:

830 (c) The sales price or value of new or existing eligible
 831 housing may not exceed 90 percent of the average area purchase
 832 price in the statistical area in which the eligible housing is
 833 located as established by the corporation by rule. Local
 834 governments may not set maximum sales prices below the amounts
 835 established by the corporation. If Federal Housing

HB 1795

2004

836 Administration limits are lower than those established by the
 837 corporation, the Federal Housing Administration limits shall be
 838 the maximum ~~Such average area purchase price may be that~~
 839 ~~calculated for any 12-month period beginning not earlier than~~
 840 ~~the fourth calendar year prior to the year in which the award~~
 841 ~~occurs.~~

842
 843 If both an award under the local housing assistance plan and
 844 federal low-income housing tax credits are used to assist a
 845 project and there is a conflict between the criteria prescribed
 846 in this subsection and the requirements of s. 42 of the Internal
 847 Revenue Code of 1986, as amended, the county or eligible
 848 municipality may resolve the conflict by giving precedence to
 849 the requirements of s. 42 of the Internal Revenue Code of 1986,
 850 as amended, in lieu of following the criteria prescribed in this
 851 subsection with the exception of paragraphs (a) and (d) of this
 852 subsection.

853 Section 16. Subsection (2) of section 420.9076, Florida
 854 Statutes, is amended, subsections (3) through (7) of said
 855 section are renumbered as subsections (4) through (8),
 856 respectively, a new subsection (3) is added to said section, and
 857 paragraphs (k) and (l) are added to present subsection (4) of
 858 said section, to read:

859 420.9076 Adoption of affordable housing incentive
 860 strategies; committees.--

861 (2) The governing board of a county or municipality shall
 862 appoint the members of the affordable housing advisory committee
 863 by resolution. Pursuant to the terms of any interlocal
 864 agreement, a county and municipality may create and jointly

HB 1795

2004

865 appoint an advisory committee to prepare a joint plan. The
 866 ordinance adopted pursuant to s. 420.9072 which creates the
 867 advisory committee or the resolution appointing the advisory
 868 committee members must provide for a minimum of nine committee
 869 members and their terms. The committee must include:

870 (a) One citizen who is actively engaged in the residential
 871 home building industry in connection with affordable housing.

872 (b) One citizen who is actively engaged in the banking or
 873 mortgage banking industry in connection with affordable housing.

874 (c) One citizen who is a representative of those areas of
 875 labor actively engaged in home building in connection with
 876 affordable housing.

877 (d) One citizen who is actively engaged as an advocate for
 878 low-income persons in connection with affordable housing.

879 (e) One citizen who is actively engaged as a for-profit
 880 provider of affordable housing.

881 (f) One citizen who is actively engaged as a not-for-
 882 profit provider of affordable housing.

883 (g) One citizen who is actively engaged as a real estate
 884 professional in connection with affordable housing.

885 (h) One citizen who actively serves on the local planning
 886 agency pursuant to s. 163.3174.

887 (i) One citizen who resides within the jurisdiction of the
 888 local governing body making the appointments.

889
 890 Any additional committee members must be citizens within the
 891 jurisdiction of the local governing body making the
 892 appointments.

HB 1795

2004

893 If a county or eligible municipality whether due to its small
 894 size, the presence of a conflict of interest by prospective
 895 appointees, or other reasonable factor, is unable to appoint a
 896 citizen actively engaged in these activities in connection with
 897 affordable housing, a citizen engaged in the activity without
 898 regard to affordable housing may be appointed.

899 (3) Each county or eligible municipality participating in
 900 the State Housing Initiatives Partnership Program must maintain
 901 an operational affordable housing advisory committee.

902 (5)~~(4)~~ The advisory committee shall review the established
 903 policies and procedures, ordinances, land development
 904 regulations, and adopted local government comprehensive plan of
 905 the appointing local government and shall recommend specific
 906 initiatives to encourage or facilitate affordable housing while
 907 protecting the ability of the property to appreciate in value.
 908 Such recommendations may include the modification or repeal of
 909 existing policies, procedures, ordinances, regulations, or plan
 910 provisions; the creation of exceptions applicable to affordable
 911 housing; or the adoption of new policies, procedures,
 912 regulations, ordinances, or plan provisions. At a minimum, each
 913 advisory committee shall make recommendations on affordable
 914 housing incentives in the following areas:

915 (k) The review of the local affordable housing element of
 916 the local government comprehensive plan pursuant to chapter 163
 917 and the Local Housing Assistance Plan.

918 (l) Actions as liaison between local governing councils
 919 and commissions and the general public.

920

HB 1795

2004

921 The advisory committee recommendations must also include other
 922 affordable housing incentives identified by the advisory
 923 committee.

924 Section 17. Subsection (2) of section 421.02, Florida
 925 Statutes, is amended to read:

926 421.02 Finding and declaration of necessity.--It is hereby
 927 declared that:

928 (2) Blighted Slum areas in the state cannot be revitalized
 929 ~~cleared~~, nor can the shortage of safe and sanitary dwellings for
 930 persons of low income be relieved, through the operation of
 931 private enterprise, ~~and that the construction of housing~~
 932 ~~projects for persons of low income, as herein defined, would~~
 933 ~~therefore not be competitive with private enterprise.~~

934 Section 18. Subsection (8) of section 421.08, Florida
 935 Statutes, is renumbered as subsection (10), and new subsections
 936 (8) and (9) are added to said section, to read:

937 421.08 Powers of authority.--An authority shall constitute
 938 a public body corporate and politic, exercising the public and
 939 essential governmental functions set forth in this chapter, and
 940 having all the powers necessary or convenient to carry out and
 941 effectuate the purpose and provisions of this chapter, including
 942 the following powers in addition to others herein granted:

943 (8) To create for-profit and non-for-profit corporations,
 944 limited liability companies, and such other business entities
 945 pursuant to the laws of this state in which housing authorities
 946 may hold an ownership interest or participate in their
 947 governance to engage in the development, acquisition, leasing,
 948 construction, rehabilitation, management, or operation of
 949 multifamily and single-family residential projects. These

HB 1795

2004

950 projects may include nonresidential uses and may use public and
 951 private funds to serve individuals or families who meet the
 952 applicable income requirements of the state or federal program
 953 involved, whose income does not exceed 150 percent of the
 954 applicable Area Median Income as established by the United
 955 States Department of Housing and Urban Development, and who, in
 956 the determination of the housing authority, lack sufficient
 957 income or assets to enable them to purchase or rent decent,
 958 safe, and sanitary dwelling. These corporations, limited
 959 liability companies, or other business entities are authorized
 960 and empowered to join partnerships, joint ventures, or limited
 961 liability companies or to otherwise engage with business
 962 entities in the development, acquisition, leasing, construction,
 963 rehabilitation, management, or operation of such projects. The
 964 creation of such corporations, limited liability companies, or
 965 other business entities by housing authorities for the purposes
 966 set forth in this chapter together with all proceedings, acts,
 967 and things theretofore undertaken, performed, or done are hereby
 968 validated, ratified, confirmed, approved, and declared legal in
 969 all respects.

970 (9) Notwithstanding the provisions for per diem and travel
 971 expenses of public officers, employees, and authorized persons
 972 set forth in s. 112.061, the governing board of an authority may
 973 approve and implement policies for per diem, travel, and other
 974 expenses of its officials, officers, board members, employees,
 975 and authorized persons in a manner consistent with federal
 976 guidelines.

977 Section 19. Section 421.09, Florida Statutes, is amended
 978 to read:

HB 1795

2004

979 421.09 Operation not for profit.--It is the policy of this
 980 state that each housing authority shall manage and operate its
 981 housing projects in an efficient manner so as to enable it to
 982 fix the rentals for dwelling accommodations at the lowest
 983 possible rates consistent with its providing decent, safe and
 984 sanitary dwelling accommodations, and that no housing authority
 985 shall construct or operate any such project for profit, or as a
 986 source of revenue to the city. To this end an authority shall
 987 fix the rentals for dwellings in its project at no higher rate
 988 than it shall find to be necessary in order to produce revenues
 989 which, together with all other available moneys, revenue, income
 990 and receipts of the authority from whatever sources derived,
 991 will be sufficient:

992 (1) To pay, as the same shall become due, the principal
 993 and interest on the debentures of the authority;

994 (2) To meet the cost of, and to provide for, maintaining
 995 and operating the projects, including the cost of any insurance,
 996 and the administrative expenses of the authority; and

997 (3) To create, during not less than the 6 years
 998 immediately succeeding its issuance of any debentures, a reserve
 999 sufficient to meet the largest principal and interest payments
 1000 which will be due on such debentures in any one year thereafter,
 1001 and to maintain such reserve.

1002
 1003 This section shall in no way prohibit or restrict the activities
 1004 or operations of the business entities created pursuant to s.
 1005 421.08(8).

1006 Section 20. Section 421.23, Florida Statutes, is amended
 1007 to read:

HB 1795

2004

1008 421.23 Liabilities of authority.--In no event shall the
 1009 liabilities, whether ex contractu or ex delicto, of an authority
 1010 arising from the operation of its housing projects, be payable
 1011 from any funds other than the rents, fees, or revenues of such
 1012 projects and any grants or subsidies paid to such authority by
 1013 the Federal Government, unless such other funds are lawfully
 1014 pledged by the authority's governing board.

1015 Section 21. Paragraph (c) of subsection (1) and subsection
 1016 (6) of section 624.5105, Florida Statutes, are amended, and
 1017 paragraph (e) is added to subsection (2) of said section, to
 1018 read:

1019 624.5105 Community contribution tax credit; authorization;
 1020 limitations; eligibility and application requirements;
 1021 administration; definitions; expiration.--

1022 (1) AUTHORIZATION TO GRANT TAX CREDITS; LIMITATIONS.--

1023 (c) The total amount of tax credit which may be granted
 1024 for all programs approved under this section and ss.
 1025 212.08(5)(q) and ~~s.~~ 220.183 is \$20 ~~\$10~~ million annually.

1026 (2) ELIGIBILITY REQUIREMENTS.--

1027 (e)1. The Office of Tourism, Trade, and Economic
 1028 Development shall reserve 80 percent of the available annual
 1029 tax credits for donations made to eligible sponsors for
 1030 projects that provide homeownership opportunities for low-
 1031 income or very-low-income households pursuant to s.
 1032 420.9071(19) and (28) for the first 2 months of the fiscal
 1033 year. If less than 80 percent of the annual tax credits for
 1034 donations made to eligible sponsors for projects that provide
 1035 homeownership opportunities for low-income or very-low-income
 1036 households are approved within the first 2 months of the fiscal

HB 1795

2004

1037 year, the office may approve the balance of approved credits
 1038 for donations made to eligible sponsors for projects other than
 1039 those that provide homeownership opportunities for low-income
 1040 or very-low-income households.

1041 2. The office shall reserve 20 percent of the available
 1042 annual tax credits for donations made to eligible sponsors for
 1043 projects other than those that provide homeownership
 1044 opportunities for low-income or very-low-income households
 1045 pursuant to s. 420.9071(19) and (28) for the first 2 months of
 1046 the fiscal year. If less than 20 percent of the annual tax
 1047 credits for donations made to eligible sponsors for projects
 1048 other than those that provide homeownership opportunities for
 1049 low-income or very-low-income households are approved within
 1050 the first 2 months of the fiscal year, the office may approve
 1051 the balance of approved credits for donations made to eligible
 1052 sponsors for projects that provide homeownership opportunities
 1053 for low-income or very-low-income households.

1054 3. If, during the first 10 business days of the state
 1055 fiscal year, tax credit applications are received for more than
 1056 80 percent of available annual tax credits from eligible
 1057 sponsors for projects that provide homeownership opportunities
 1058 for low-income or very-low-income households, the office shall
 1059 grant the tax credits to such applications as follows:

1060 a. If an eligible sponsor submits tax credit applications
 1061 which in total equal or exceed \$200,000, the credits shall be
 1062 granted in full if the tax credit applications are approved and
 1063 subject to the provisions of subparagraph 1.

1064 b. If an eligible sponsor submits 6 or more tax credit
 1065 applications, the amount of tax credits granted pursuant to

HB 1795

2004

1066 sub-subparagraph a. shall be subtracted from the amount of
 1067 available tax credits pursuant to subparagraph 1., and the
 1068 remaining credits shall be granted to each approved tax credit
 1069 application on a pro rata basis.

1070 c. If, after the first 2 months of the fiscal year,
 1071 additional credits become available pursuant to subparagraph
 1072 2., the office shall grant the tax credits by first increasing
 1073 the credit of those who received a pro rata reduction and, if
 1074 there are remaining credits, granting credits to those who
 1075 applied on or after the 11th business day of the state fiscal
 1076 year on a first-come, first-served basis.

1077 4. If, during the first 10 business days of the state
 1078 fiscal year, tax credit applications are received for more than
 1079 20 percent of available annual tax credits from eligible
 1080 sponsors for projects other than those that provide
 1081 homeownership opportunities for low-income or very-low-income
 1082 households, the office shall grant the tax credits to each
 1083 approved tax credit application on a pro rata basis. If, after
 1084 the first 2 months of the fiscal year, additional credits
 1085 become available pursuant to subparagraph 1., the office shall
 1086 grant the tax credits by first increasing the credit of those
 1087 who received a pro rata reduction and, if there are remaining
 1088 credits, granting credits to those who applied on or after the
 1089 11th business day of the state fiscal year on a first-come,
 1090 first-served basis.

1091 (6) EXPIRATION.--The provisions of this section, except
 1092 paragraph (1)(e), shall expire and be void on June 30, 2015
 1093 2005.

1094 Section 22. Section 421.54, Florida Statutes, is repealed.

HB 1795

2004

1095 Section 23. (1) The sum of \$350,000 is hereby
 1096 appropriated from the General Revenue Fund for the purpose of
 1097 implementing the provisions established to promote single-family
 1098 homeownership pursuant to s. 420.507(42), Florida Statutes.

1099 (2) The sum of \$350,000 is hereby appropriated from the
 1100 General Revenue Fund for the purpose of matching rent set-asides
 1101 to provide financial assistance toward the purchase of a home
 1102 pursuant to s. 420.507(43), Florida Statutes.

1103 (3) The sum of \$5 million is hereby appropriated from the
 1104 General Revenue Fund to establish incentives which defer,
 1105 reduce, or waive impact fees pursuant to the provisions of s.
 1106 420.507(44), Florida Statutes.

1107 (4) The sum of \$10 million is hereby appropriated from the
 1108 General Revenue Fund to the large county category, as defined in
 1109 the rules of the Florida Housing Finance Corporation and in Rule
 1110 67-48 of the Florida Administrative Code, in fiscal year 2004-
 1111 2005 for the purpose of assisting the SAIL program.

1112 Section 24. This act shall take effect upon becoming a
 1113 law.