

By Senator Dawson

29-1672-06

See HB

1                                   A bill to be entitled  
2           An act relating to affordable housing;  
3           requiring certain developers to provide  
4           affordable housing; providing locations where  
5           the developer must provide the housing;  
6           authorizing the developers to make payment to  
7           the Florida Affordable Housing Trust Fund in  
8           lieu of providing affordable housing; providing  
9           the Department of Business and Professional  
10          Regulation with certain powers and  
11          responsibilities; providing an effective date.

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

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15           Section 1. Developers of new housing projects  
16 consisting of residential developments of 10 or more housing  
17 units are required to provide and develop 10 percent of each  
18 new project as affordable housing. If the affordable housing  
19 portion of the project is not developed on the same site as  
20 the new housing project, the affordable housing portion must  
21 be developed at another location within the same county. A  
22 developer, in lieu of building affordable housing units in  
23 accordance with this act, may make a monetary payment to the  
24 Florida Affordable Housing Trust Fund. Affordable housing  
25 units must conform to the same standards of quality as all of  
26 the units being constructed in the residential development.  
27 The Department of Business and Professional Regulation shall  
28 be responsible for the following:

29           (1) Enforcing developers' and builders' compliance  
30 with the provisions of this act as they plan new residential  
31 developments.

1           (2) Establishing and providing density bonuses and  
2 other incentive programs as partial compensation for producing  
3 affordable housing units.

4           (3) Defining the affordable level of housing prices or  
5 rents for the affordable housing being developed pursuant to  
6 this act.

7           (4) Establishing income limits to determine households  
8 eligible for affordable units based on the range of the  
9 regional median household income.

10           (5) Establishing a period during which resale prices  
11 or rental increases are controlled to maintain the supply of  
12 affordable housing.

13           (6) Providing guidelines for the location and design  
14 of affordable units within market-rate development.

15           (7) Identifying a division, agency, or other entity  
16 within the department which will be responsible for monitoring  
17 the condition and turnover of units developed pursuant to this  
18 act.

19           (8) Establishing the amount of the payment which  
20 developers must make to the Florida Affordable Housing Trust  
21 Fund to relieve themselves of the affordable housing  
22 requirement.

23           Section 2. This act shall take effect July 1, 2006.  
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