

By Senator Deutch

30-00804-09

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1 A bill to be entitled
 2 An act relating to affordable housing for seniors;
 3 amending s. 163.3177, F.S.; revising provisions
 4 relating to the elements of local comprehensive plans
 5 to include an element for affordable housing for
 6 seniors; providing for the disposition of real
 7 property by a local government for the development of
 8 affordable housing; providing an effective date.

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

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 12 Section 1. Paragraph (f) of subsection (6) of section
 13 163.3177, Florida Statutes, is amended to read:

14 163.3177 Required and optional elements of comprehensive
 15 plan; studies and surveys.—

16 (6) In addition to the requirements of subsections (1)-(5)
 17 and (12), the comprehensive plan shall include the following
 18 elements:

19 (f)1. A housing element consisting of standards, plans, and
 20 principles to be followed in:

21 a. The provision of housing for all current and anticipated
 22 future residents of the jurisdiction.

23 b. The elimination of substandard dwelling conditions.

24 c. The structural and aesthetic improvement of existing
 25 housing.

26 d. The provision of adequate sites for future housing,
 27 including affordable workforce housing as defined in s.
 28 380.0651(3)(j), housing for low-income, very low-income, and
 29 moderate-income families, mobile homes, affordable housing for

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30 seniors, and group home facilities and foster care facilities,
31 with supporting infrastructure and public facilities. Real
32 property that is conveyed to a local government for affordable
33 housing under this sub-subparagraph shall be disposed of by the
34 local government pursuant to s. 125.379 or s. 166.0451.

35 e. Provision for relocation housing and identification of
36 historically significant and other housing for purposes of
37 conservation, rehabilitation, or replacement.

38 f. The formulation of housing implementation programs.

39 g. The creation or preservation of affordable housing to
40 minimize the need for additional local services and avoid the
41 concentration of affordable housing units only in specific areas
42 of the jurisdiction.

43 h. Energy efficiency in the design and construction of new
44 housing.

45 i. Use of renewable energy resources.

46 j. Each county in which the gap between the buying power of
47 a family of four and the median county home sale price exceeds
48 \$170,000, as determined by the Florida Housing Finance
49 Corporation, and which is not designated as an area of critical
50 state concern shall adopt a plan for ensuring affordable
51 workforce housing. At a minimum, the plan shall identify
52 adequate sites for such housing. For purposes of this sub-
53 subparagraph, the term "workforce housing" means housing that is
54 affordable to natural persons or families whose total household
55 income does not exceed 140 percent of the area median income,
56 adjusted for household size.

57 k. As a precondition to receiving any state affordable
58 housing funding or allocation for any project or program within

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59 the jurisdiction of a county that is subject to sub-subparagraph
60 j., a county must, by July 1 of each year, provide certification
61 that the county has complied with the requirements of sub-
62 subparagraph j.

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64 The goals, objectives, and policies of the housing element must
65 be based on the data and analysis prepared on housing needs,
66 including the affordable housing needs assessment. State and
67 federal housing plans prepared on behalf of the local government
68 must be consistent with the goals, objectives, and policies of
69 the housing element. Local governments are encouraged to use job
70 training, job creation, and economic solutions to address a
71 portion of their affordable housing concerns.

72 2. To assist local governments in housing data collection
73 and analysis and assure uniform and consistent information
74 regarding the state's housing needs, the state land planning
75 agency shall conduct an affordable housing needs assessment for
76 all local jurisdictions on a schedule that coordinates the
77 implementation of the needs assessment with the evaluation and
78 appraisal reports required by s. 163.3191. Each local government
79 shall utilize the data and analysis from the needs assessment as
80 one basis for the housing element of its local comprehensive
81 plan. The agency shall allow a local government the option to
82 perform its own needs assessment, if it uses the methodology
83 established by the agency by rule.

84 Section 2. This act shall take effect July 1, 2009.