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LEGISLATIVE ACTION

Senate	.	House
Comm: RCS	.	
03/20/2015	.	
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The Committee on Children, Families, and Elder Affairs (Ring) recommended the following:

**Senate Amendment (with title amendment)**

Delete everything after the enacting clause  
and insert:

Section 1. Subsection (3) of section 420.5087, Florida Statutes, is amended to read:

420.5087 State Apartment Incentive Loan Program.—There is hereby created the State Apartment Incentive Loan Program for the purpose of providing first, second, or other subordinated mortgage loans or loan guarantees to sponsors, including for-



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11 profit, nonprofit, and public entities, to provide housing  
12 affordable to very-low-income persons.

13 (3) During the first 6 months of loan or loan guarantee  
14 availability, program funds shall be reserved for use by  
15 sponsors who provide the housing set-aside required in  
16 subsection (2) for the tenant groups designated in this  
17 subsection. The reservation of funds to each of these groups  
18 shall be determined using the most recent statewide very-low-  
19 income rental housing market study available at the time of  
20 publication of each notice of fund availability required by  
21 paragraph (6)(b). The reservation of funds within each notice of  
22 fund availability to the tenant groups specified in this  
23 subsection must be at least ~~in paragraphs (a), (b), and (c) may~~  
24 ~~not be less than~~ 10 percent of the funds available at that time.  
25 Any increase in funding required to reach the 10-percent minimum  
26 must be taken from the tenant group that has the largest  
27 reservation. ~~The reservation of funds within each notice of fund~~  
28 ~~availability to the tenant group in paragraph (c) may not be~~  
29 ~~less than 5 percent of the funds available at that time. The~~  
30 ~~reservation of funds within each notice of fund availability to~~  
31 ~~the tenant group in paragraph (d) may not be more than 10~~  
32 ~~percent of the funds available at that time.~~ The tenant groups  
33 are:

- 34 (a) Commercial fishing workers and farmworkers;
- 35 (b) Families;
- 36 (c) Persons who are homeless;
- 37 (d) Persons with special needs; and
- 38 (e) Elderly persons. Ten percent of the amount reserved for  
39 the elderly shall be reserved to provide loans to sponsors of



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40 housing for the elderly for the purpose of making building  
41 preservation, health, or sanitation repairs or improvements  
42 which are required by federal, state, or local regulation or  
43 code, or lifesafety or security-related repairs or improvements  
44 to such housing. Such a loan may not exceed \$750,000 per housing  
45 community for the elderly. In order to receive the loan, the  
46 sponsor of the housing community must make a commitment to match  
47 at least 5 percent of the loan amount to pay the cost of such  
48 repair or improvement. The corporation shall establish the rate  
49 of interest on the loan, which may not exceed 3 percent, and the  
50 term of the loan, which may not exceed 15 years; however, if the  
51 lien of the corporation's encumbrance is subordinate to the lien  
52 of another mortgagee, then the term may be made coterminous with  
53 the longest term of the superior lien. The term of the loan  
54 shall be based on a credit analysis of the applicant. The  
55 corporation may forgive indebtedness for a share of the loan  
56 attributable to the units in a project reserved for extremely-  
57 low-income elderly by nonprofit organizations, as defined in s.  
58 420.0004(5), where the project has provided affordable housing  
59 to the elderly for 15 years or more. The corporation shall  
60 establish, by rule, the procedure and criteria for receiving,  
61 evaluating, and competitively ranking all applications for loans  
62 under this paragraph. A loan application must include evidence  
63 of the first mortgagee's having reviewed and approved the  
64 sponsor's intent to apply for a loan. A nonprofit organization  
65 or sponsor may not use the proceeds of the loan to pay for  
66 administrative costs, routine maintenance, or new construction.

67 Section 2. Paragraphs (a) and (b) of subsection (3) and  
68 subsections (4), (5), and (6) of section 420.622, Florida



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69 Statutes, are amended to read:

70 420.622 State Office on Homelessness; Council on  
71 Homelessness.—

72 (3) The State Office on Homelessness, pursuant to the  
73 policies set by the council and subject to the availability of  
74 funding, shall:

75 (a) Coordinate among state, local, and private agencies and  
76 providers to produce a statewide consolidated inventory program  
77 ~~and financial plan~~ for the state's entire system of homeless  
78 programs which incorporates regionally developed plans. Such  
79 programs include, but are not limited to:

80 1. Programs authorized under the Stewart B. McKinney  
81 Homeless Assistance Act of 1987, 42 U.S.C. ss. 11371 et seq.,  
82 and carried out under funds awarded to this state; and

83 2. Programs, components thereof, or activities that assist  
84 persons who are homeless or at risk for homelessness.

85 (b) Collect, maintain, and make available information  
86 concerning persons who are homeless or at risk for homelessness,  
87 including demographics information, current services and  
88 resources available, the cost and availability of services and  
89 programs, and the met and unmet needs of this population. All  
90 entities that receive state funding must provide access to all  
91 data they maintain in summary form, with no individual  
92 identifying information, to assist the council in providing this  
93 information. The State Office of Homelessness shall establish a  
94 task force to make recommendations regarding the implementation  
95 of a statewide Homeless Management Information System (HMIS).  
96 The task force shall define the conceptual framework of such a  
97 system; study existing statewide HMIS models; establish an



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98 inventory of local HMIS systems, including providers and license  
99 capacity; examine the aggregated reporting being provided by  
100 local continuums of care; complete an analysis of current  
101 continuum of care resources; and provide recommendations on the  
102 costs and benefits of implementing a statewide HMIS. The task  
103 force shall also make recommendations regarding the development  
104 of a statewide, centralized coordinated assessment system in  
105 conjunction with the implementation of a statewide HMIS. The  
106 task force findings must be reported to the Council on  
107 Homelessness no later than December 31, 2015. ~~The council shall~~  
108 ~~explore the potential of creating a statewide Management~~  
109 ~~Information System (MIS), encouraging the future participation~~  
110 ~~of any bodies that are receiving awards or grants from the~~  
111 ~~state, if such a system were adopted, enacted, and accepted by~~  
112 ~~the state.~~

113 (4) The State Office on Homelessness, with the concurrence  
114 of the Council on Homelessness, shall ~~may~~ accept and administer  
115 moneys appropriated to it to provide annual "Challenge Grants"  
116 to lead agencies of homeless assistance continuums of care  
117 designated by the State Office on Homelessness pursuant to s.  
118 420.624. The department shall establish varying levels of grant  
119 awards up to \$500,000 per lead agency. ~~Award levels shall be~~  
120 ~~based upon the total population within the continuum of care~~  
121 ~~catchment area and reflect the differing degrees of homelessness~~  
122 ~~in the catchment planning areas.~~ The department, in consultation  
123 with the Council on Homelessness, shall specify a grant award  
124 level in the notice of the solicitation of grant applications.

125 (a) To qualify for the grant, a lead agency must develop  
126 and implement a local homeless assistance continuum of care plan



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127 for its designated catchment area. The continuum of care plan  
128 must implement a coordinated assessment or central intake system  
129 to screen, assess, and refer persons seeking assistance to the  
130 appropriate service provider. The lead agency shall also  
131 document the commitment of local government and private  
132 organizations to provide matching funds or in-kind support in an  
133 amount equal to the grant requested. Expenditures of leveraged  
134 funds or resources, including third-party cash or in-kind  
135 contributions, are permitted only for eligible activities  
136 committed on one project which have not been used as leverage or  
137 match for any other project or program and must be certified  
138 through a written commitment.

139 (b) Preference must be given to those lead agencies that  
140 have demonstrated the ability of their continuum of care to  
141 provide quality services to homeless persons and the ability to  
142 leverage federal homeless-assistance funding under the Stewart  
143 B. McKinney Act with local government and private funding for  
144 the provision of services to homeless persons.

145 (c) Preference must be given to lead agencies in catchment  
146 areas with the greatest need for the provision of housing and  
147 services to the homeless, relative to the population of the  
148 catchment area.

149 (d) The grant may be used to fund any of the housing,  
150 program, or service needs included in the local homeless  
151 assistance continuum of care plan. The lead agency may allocate  
152 the grant to programs, services, or housing providers that  
153 implement the local homeless assistance continuum care plan. The  
154 lead agency may provide subgrants to a local agency to implement  
155 programs or services or provide housing identified for funding



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156 in the lead agency's application to the department. A lead  
157 agency may spend a maximum of 8 percent of its funding on  
158 administrative costs.

159 (e) The lead agency shall submit a final report to the  
160 department documenting the outcomes achieved by the grant in  
161 enabling persons who are homeless to return to permanent housing  
162 thereby ending such person's episode of homelessness.

163 (5) The State Office on Homelessness, with the concurrence  
164 of the Council on Homelessness, may administer moneys  
165 appropriated to it to provide homeless housing assistance grants  
166 annually to lead agencies for local homeless assistance  
167 continuum of care, as recognized by the State Office on  
168 Homelessness, to acquire, construct, or rehabilitate  
169 transitional or permanent housing units for homeless persons.  
170 These moneys shall consist of any sums that the state may  
171 appropriate, as well as money received from donations, gifts,  
172 bequests, or otherwise from any public or private source, which  
173 are intended to acquire, construct, or rehabilitate transitional  
174 or permanent housing units for homeless persons.

175 (a) Grant applicants shall be ranked competitively.  
176 Preference must be given to applicants who leverage additional  
177 private funds and public funds, particularly federal funds  
178 designated for the acquisition, construction, or rehabilitation  
179 of transitional or permanent housing for homeless persons; who  
180 acquire, build, or rehabilitate the greatest number of units; or  
181 ~~and~~ who acquire, build, or rehabilitate in catchment areas  
182 having the greatest need for housing for the homeless relative  
183 to the population of the catchment area.

184 (b) Funding for any particular project may not exceed



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185 \$750,000.

186 (c) Projects must reserve, for a minimum of 10 years, the  
187 number of units acquired, constructed, or rehabilitated through  
188 homeless housing assistance grant funding to serve persons who  
189 are homeless at the time they assume tenancy.

190 (d) No more than two grants may be awarded annually in any  
191 given local homeless assistance continuum of care catchment  
192 area.

193 (e) A project may not be funded which is not included in  
194 the local homeless assistance continuum of care plan, as  
195 recognized by the State Office on Homelessness, for the  
196 catchment area in which the project is located.

197 (f) The maximum percentage of funds that the State Office  
198 on Homelessness and each applicant may spend on administrative  
199 costs is 5 percent.

200 (6) The State Office on Homelessness, in conjunction with  
201 the Council on Homelessness, shall establish performance  
202 measures and specific objectives by which it may ~~to~~ evaluate the  
203 ~~effective~~ performance and outcomes of lead agencies that receive  
204 grant funds. Any funding through the State Office on  
205 Homelessness shall be distributed to lead agencies based on  
206 their overall performance and their achievement of specified  
207 objectives. Each lead agency for which grants are made under  
208 this section shall provide the State Office on Homelessness a  
209 thorough evaluation of the effectiveness of the program in  
210 achieving its stated purpose. In evaluating the performance of  
211 the lead agencies, the State Office on Homelessness shall base  
212 its criteria upon the program objectives, goals, and priorities  
213 that were set forth by the lead agencies in their proposals for





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214 funding. Such criteria may include, but not be limited to, the  
215 number of persons or households that are no longer homeless, the  
216 rate of recidivism to homelessness, and the number of persons  
217 who obtain gainful employment ~~homeless individuals provided~~  
218 ~~shelter, food, counseling, and job training.~~

219 Section 3. Subsections (3), (7), and (8) of section  
220 420.624, Florida Statutes, are amended to read:

221 420.624 Local homeless assistance continuum of care.—

222 (3) Communities or regions seeking to implement a local  
223 homeless assistance continuum of care are encouraged to develop  
224 and annually update a written plan that includes a vision for  
225 the continuum of care, an assessment of the supply of and demand  
226 for housing and services for the homeless population, and  
227 specific strategies and processes for providing the components  
228 of the continuum of care. The State Office on Homelessness, in  
229 conjunction with the Council on Homelessness, shall include in  
230 the plan a methodology for assessing performance and outcomes.

231 The State Office on Homelessness shall supply a standardized  
232 format for written plans, including the reporting of data.

233 (7) The components of a continuum of care plan should  
234 include:

235 (a) Outreach, intake, and assessment procedures in order to  
236 identify the service and housing needs of an individual or  
237 family and to link them with appropriate housing, services,  
238 resources, and opportunities;

239 (b) Emergency shelter, in order to provide a safe, decent  
240 alternative to living in the streets;

241 (c) Transitional housing;

242 (d) Supportive services, designed to assist with the



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243 development of the skills necessary to secure and retain  
244 permanent housing;

245       (e) Permanent supportive housing;

246       (f) Rapid ReHousing, as specified in s. 420.6265;

247       (g) ~~(f)~~ Permanent housing;

248       (h) ~~(g)~~ Linkages and referral mechanisms among all  
249 components to facilitate the movement of individuals and  
250 families toward permanent housing and self-sufficiency;

251       (i) ~~(h)~~ Services and resources to prevent housed persons  
252 from becoming or returning to homelessness; and

253       (j) ~~(i)~~ An ongoing planning mechanism to address the needs  
254 of all subgroups of the homeless population, including but not  
255 limited to:

256           1. Single adult males;

257           2. Single adult females;

258           3. Families with children;

259           4. Families with no children;

260           5. Unaccompanied children and youth;

261           6. Elderly persons;

262           7. Persons with drug or alcohol addictions;

263           8. Persons with mental illness;

264           9. Persons with dual or multiple physical or mental  
265 disorders;

266           10. Victims of domestic violence; and

267           11. Persons living with HIV/AIDS.

268       (8) Continuum of care plans must promote participation by  
269 all interested individuals and organizations and may not exclude  
270 individuals and organizations on the basis of race, color,  
271 national origin, sex, handicap, familial status, or religion.



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272 Faith-based organizations must be encouraged to participate. To  
273 the extent possible, these components shall ~~should~~ be  
274 coordinated and integrated with other mainstream health, social  
275 services, and employment programs for which homeless populations  
276 may be eligible, including Medicaid, State Children's Health  
277 Insurance Program, Temporary Assistance for Needy Families, Food  
278 Assistance Program, and services funded through the Mental  
279 Health and Substance Abuse Block Grant, the Workforce Investment  
280 Act, and the welfare-to-work grant program.

281 Section 4. Section 420.6265, Florida Statutes, is created  
282 to read:

283 420.6265 Rapid ReHousing.-

284 (1) LEGISLATIVE FINDINGS AND INTENT.-

285 (a) The Legislature finds that Rapid ReHousing is a  
286 strategy of using temporary financial assistance and case  
287 management to quickly move an individual or family out of  
288 homelessness and into permanent housing.

289 (b) The Legislature also finds that, for most of the past  
290 two decades, public and private solutions to homelessness have  
291 focused on providing individuals and families who are  
292 experiencing homelessness with emergency shelter, transitional  
293 housing, or a combination of both. While emergency shelter and  
294 transitional housing programs may provide critical access to  
295 services for individuals and families in crisis, they often fail  
296 to address their long-term needs.

297 (c) The Legislature further finds that most households  
298 become homeless as a result of a financial crisis that prevents  
299 individuals and families from paying rent or a domestic conflict  
300 that results in one member being ejected or leaving without



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301 resources or a plan for housing.

302 (d) The Legislature further finds that Rapid ReHousing is  
303 an alternative approach to the current system of emergency  
304 shelter or transitional housing which tends to reduce the length  
305 of time of homelessness and has proven to be cost effective.

306 (e) It is therefore the intent of the Legislature to  
307 encourage homeless continuums of care to adopt the Rapid  
308 ReHousing approach to preventing homelessness for individuals  
309 and families who do not require the intense level of supports  
310 provided in the Permanent Supportive Housing model.

311 (2) RAPID REHOUSING METHODOLOGY.-

312 (a) The Rapid ReHousing approach to homelessness differs  
313 from traditional approaches to addressing homelessness by  
314 focusing on each individual's or family's barriers to returning  
315 to housing. By using this approach, communities can  
316 significantly reduce the amount of time that individuals and  
317 families are homeless and prevent further episodes of  
318 homelessness.

319 (b) In Rapid ReHousing, an individual or family is  
320 identified as being homeless, temporary assistance is provided  
321 to allow the individual or family to obtain permanent housing as  
322 quickly as possible, and, if needed, assistance is provided to  
323 allow the individual or family to retain housing.

324 (c) The objective of Rapid ReHousing is to provide  
325 assistance for as short a term as possible so that the  
326 individual or family receiving assistance does not develop a  
327 dependency on the assistance.

328 Section 5. Paragraph (26) of section 420.9071, Florida  
329 Statutes, is amended to read:



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330 420.9071 Definitions.—As used in ss. 420.907-420.9079, the  
331 term:

332 (26) "Rent subsidies" means ongoing monthly rental  
333 assistance. ~~The term does not include initial assistance to~~  
334 ~~tenants, such as grants or loans for security and utility~~  
335 ~~deposits.~~

336 Section 6. Subsection (7) of section 420.9072, Florida  
337 Statutes, is amended, present subsections (8) and (9) of that  
338 section are redesignated as subsections (9) and (10),  
339 respectively, and a new subsection (8) is added to that section,  
340 to read:

341 420.9072 State Housing Initiatives Partnership Program.—The  
342 State Housing Initiatives Partnership Program is created for the  
343 purpose of providing funds to counties and eligible  
344 municipalities as an incentive for the creation of local housing  
345 partnerships, to expand production of and preserve affordable  
346 housing, to further the housing element of the local government  
347 comprehensive plan specific to affordable housing, and to  
348 increase housing-related employment.

349 (7) A county or an eligible municipality must expend its  
350 portion of the local housing distribution only to implement a  
351 local housing assistance plan or as provided in this subsection.  
352 ~~A county or an eligible municipality may not expend its portion~~  
353 ~~of the local housing distribution to provide rent subsidies;~~  
354 ~~however, this does not prohibit the use of funds for security~~  
355 ~~and utility deposit assistance.~~

356 (8) A county or an eligible municipality may not expend its  
357 portion of the local housing distribution to provide ongoing  
358 rent subsidies, except for:



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359       (a) Security and utility deposit assistance.  
360       (b) Eviction prevention not to exceed 6 months' rent.  
361       (c) A rent subsidy program for very-low-income households  
362 with at least one adult who is a person with special needs as  
363 defined in s. 420.0004 or homeless as defined in s 420.621. The  
364 period of rental assistance may not exceed 24 months for any  
365 eligible household.  
366       ~~(9)~~ Funds distributed under this program may not be  
367 pledged to pay the debt service on any bonds.  
368       ~~(10)~~ The corporation shall adopt rules necessary to  
369 implement ss. 420.907-420.9079.  
370       Section 7. Present subsections (5) through (7) of section  
371 420.9073, Florida Statutes, are redesignated as subsections (6)  
372 through (8), and a new subsection (5) is added to that section,  
373 to read:  
374       420.9073 Local housing distributions.-  
375       (5) Notwithstanding subsections (1) through (4), the  
376 corporation shall first distribute 4 percent of the total amount  
377 to be distributed in a given fiscal year from the Local  
378 Government Housing Trust Fund to the Department of Children and  
379 Families and the Department of Economic Opportunity as follows:  
380       (a) The Department of Children and Families shall receive  
381 95 percent of such amount to provide operating funds and other  
382 support to the designated lead agency in each continuum of care  
383 for the benefit of the designated catchment area as described in  
384 s. 420.624.  
385       (b) The Department of Economic Opportunity shall receive 5  
386 percent of such amount to provide training and technical  
387 assistance to lead agencies receiving operating funds and other



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388 support under paragraph (a) in accordance with s. 420.606(3).  
389 Training and technical assistance funded by this distribution  
390 shall be provided by a nonprofit entity that meets the  
391 requirements of s. 420.531.

392 Section 8. Paragraph (a) of subsection (2) of section  
393 420.9075, Florida Statutes, is amended, paragraph (f) is added  
394 to subsection (3), subsection (5) of that section is amended,  
395 and paragraph (i) is added to subsection (10) of that section,  
396 to read:

397 420.9075 Local housing assistance plans; partnerships.—

398 (2) (a) Each county and each eligible municipality  
399 participating in the State Housing Initiatives Partnership  
400 Program shall encourage the involvement of appropriate public  
401 sector and private sector entities as partners in order to  
402 combine resources to reduce housing costs for the targeted  
403 population. This partnership process should involve:

404 1. Lending institutions.

405 2. Housing builders and developers.

406 3. Nonprofit and other community-based housing and service  
407 organizations.

408 4. Providers of professional services relating to  
409 affordable housing.

410 5. Advocates for low-income persons, including, but not  
411 limited to, homeless people, the elderly, and migrant  
412 farmworkers.

413 6. Real estate professionals.

414 7. Other persons or entities who can assist in providing  
415 housing or related support services.

416 8. Lead agencies of local homeless assistance continuums of



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417 care.

418 (3)

419 (f) Each county and each eligible municipality is  
420 encouraged to develop a strategy within its local housing  
421 assistance plan which provides program funds for reducing  
422 homelessness.

423 (5) The following criteria apply to awards made to eligible  
424 sponsors or eligible persons for the purpose of providing  
425 eligible housing:

426 ~~(a) At least 65 percent of the funds made available in each~~  
427 ~~county and eligible municipality from the local housing~~  
428 ~~distribution must be reserved for home ownership for eligible~~  
429 ~~persons.~~

430 ~~(a)~~ (b) At least 75 percent of the funds made available in  
431 each county and eligible municipality from the local housing  
432 distribution must be reserved for construction, rehabilitation,  
433 or emergency repair of affordable, eligible housing.

434 ~~(b)~~ (e) Not more than 20 percent of the funds made available  
435 in each county and eligible municipality from the local housing  
436 distribution may be used for manufactured housing.

437 ~~(c)~~ (d) The sales price or value of new or existing eligible  
438 housing may not exceed 90 percent of the average area purchase  
439 price in the statistical area in which the eligible housing is  
440 located. Such average area purchase price may be that calculated  
441 for any 12-month period beginning not earlier than the fourth  
442 calendar year prior to the year in which the award occurs or as  
443 otherwise established by the United States Department of the  
444 Treasury.

445 ~~(d)~~ (e) 1. All units constructed, rehabilitated, or otherwise





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446 assisted with the funds provided from the local housing  
447 assistance trust fund must be occupied by very-low-income  
448 persons, low-income persons, and moderate-income persons except  
449 as otherwise provided in this section.

450 2. At least 30 percent of the funds deposited into the  
451 local housing assistance trust fund must be reserved for awards  
452 to very-low-income persons or eligible sponsors who will serve  
453 very-low-income persons and at least an additional 30 percent of  
454 the funds deposited into the local housing assistance trust fund  
455 must be reserved for awards to low-income persons or eligible  
456 sponsors who will serve low-income persons. This subparagraph  
457 does not apply to a county or an eligible municipality that  
458 includes, or has included within the previous 5 years, an area  
459 of critical state concern designated or ratified by the  
460 Legislature for which the Legislature has declared its intent to  
461 provide affordable housing. The exemption created by this act  
462 expires on July 1, 2013, and shall apply retroactively.

463 (e)~~(f)~~ Loans shall be provided for periods not exceeding 30  
464 years, except for deferred payment loans or loans that extend  
465 beyond 30 years which continue to serve eligible persons.

466 (f)~~(g)~~ Loans or grants for eligible rental housing  
467 constructed, rehabilitated, or otherwise assisted from the local  
468 housing assistance trust fund must be subject to recapture  
469 requirements as provided by the county or eligible municipality  
470 in its local housing assistance plan unless reserved for  
471 eligible persons for 15 years or the term of the assistance,  
472 whichever period is longer. Eligible sponsors that offer rental  
473 housing for sale before 15 years or that have remaining  
474 mortgages funded under this program must give a first right of



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475 refusal to eligible nonprofit organizations for purchase at the  
476 current market value for continued occupancy by eligible  
477 persons.

478 (g)~~(h)~~ Loans or grants for eligible owner-occupied housing  
479 constructed, rehabilitated, or otherwise assisted from proceeds  
480 provided from the local housing assistance trust fund shall be  
481 subject to recapture requirements as provided by the county or  
482 eligible municipality in its local housing assistance plan.

483 (h)~~(i)~~ The total amount of monthly mortgage payments or the  
484 amount of monthly rent charged by the eligible sponsor or her or  
485 his designee must be made affordable.

486 (i)~~(j)~~ The maximum sales price or value per unit and the  
487 maximum award per unit for eligible housing benefiting from  
488 awards made pursuant to this section must be established in the  
489 local housing assistance plan.

490 (j)~~(k)~~ The benefit of assistance provided through the State  
491 Housing Initiatives Partnership Program must accrue to eligible  
492 persons occupying eligible housing. This provision shall not be  
493 construed to prohibit use of the local housing distribution  
494 funds for a mixed income rental development.

495 (k)~~(l)~~ Funds from the local housing distribution not used  
496 to meet the criteria established in paragraph (a) ~~or paragraph~~  
497 ~~(b)~~ or not used for the administration of a local housing  
498 assistance plan must be used for housing production and finance  
499 activities, including, but not limited to, financing  
500 preconstruction activities or the purchase of existing units,  
501 providing rental housing, and providing home ownership training  
502 to prospective home buyers and owners of homes assisted through  
503 the local housing assistance plan.



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504           1. Notwithstanding the provisions of paragraph ~~paragraphs~~  
505 (a) ~~and (b)~~, program income as defined in s. 420.9071(24) may  
506 also be used to fund activities described in this paragraph.

507           2. When preconstruction due-diligence activities conducted  
508 as part of a preservation strategy show that preservation of the  
509 units is not feasible and will not result in the production of  
510 an eligible unit, such costs shall be deemed a program expense  
511 rather than an administrative expense if such program expenses  
512 do not exceed 3 percent of the annual local housing  
513 distribution.

514           3. If both an award under the local housing assistance plan  
515 and federal low-income housing tax credits are used to assist a  
516 project and there is a conflict between the criteria prescribed  
517 in this subsection and the requirements of s. 42 of the Internal  
518 Revenue Code of 1986, as amended, the county or eligible  
519 municipality may resolve the conflict by giving precedence to  
520 the requirements of s. 42 of the Internal Revenue Code of 1986,  
521 as amended, in lieu of following the criteria prescribed in this  
522 subsection with the exception of paragraph (d) ~~paragraphs (a)~~  
523 ~~and (e)~~ of this subsection.

524           4. Each county and each eligible municipality may award  
525 funds as a grant for construction, rehabilitation, or repair as  
526 part of disaster recovery or emergency repairs or to remedy  
527 accessibility or health and safety deficiencies. Any other  
528 grants must be approved as part of the local housing assistance  
529 plan.

530           (10) Each county or eligible municipality shall submit to  
531 the corporation by September 15 of each year a report of its  
532 affordable housing programs and accomplishments through June 30



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533 immediately preceding submittal of the report. The report shall  
534 be certified as accurate and complete by the local government's  
535 chief elected official or his or her designee. Transmittal of  
536 the annual report by a county's or eligible municipality's chief  
537 elected official, or his or her designee, certifies that the  
538 local housing incentive strategies, or, if applicable, the local  
539 housing incentive plan, have been implemented or are in the  
540 process of being implemented pursuant to the adopted schedule  
541 for implementation. The report must include, but is not limited  
542 to:

543 (i) A description of efforts to reduce homelessness.

544 Section 9. Section 420.9089, Florida Statutes, is created  
545 to read:

546 420.9089 National Housing Trust Fund.—The Legislature finds  
547 that more funding for housing to assist the homeless is needed  
548 and encourages the state entity designated to administer funds  
549 made available to the state from the National Housing Trust Fund  
550 to propose an allocation plan that includes strategies to reduce  
551 homelessness in this state. These strategies to address  
552 homelessness shall be in addition to strategies under s.  
553 420.5087.

554 Section 10. Subsection (25) of section 420.9071, Florida  
555 Statutes, is amended to read:

556 420.9071 Definitions.—As used in ss. 420.907-420.9079, the  
557 term:

558 (25) "Recaptured funds" means funds that are recouped by a  
559 county or eligible municipality in accordance with the recapture  
560 provisions of its local housing assistance plan pursuant to s.  
561 420.9075(5)(g) ~~s. 420.9075(5)(h)~~ from eligible persons or



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562 eligible sponsors, which funds were not used for assistance to  
563 an eligible household for an eligible activity, when there is a  
564 default on the terms of a grant award or loan award.

565 Section 11. This act shall take effect July 1, 2015.

566

567

568 ===== T I T L E A M E N D M E N T =====

569 And the title is amended as follows:

570 Delete everything before the enacting clause  
571 and insert:

572

A bill to be entitled

573

An act relating to housing for the homeless; amending

574

s. 420.5087, F.S.; requiring that the reservation of

575

funds within each notice of fund availability to

576

persons who are homeless and persons with special

577

needs be at least 10 percent of the funds available at

578

the time of the notice; amending s. 420.622, F.S.;

579

requiring that the State Office on Homelessness

580

coordinate among certain agencies and providers to

581

produce a statewide consolidated inventory for the

582

state's entire system of homeless programs which

583

incorporates regionally developed plans; directing the

584

State Office on Homelessness to create a task force to

585

make recommendations regarding the implementation of a

586

statewide Homeless Management Information System

587

(HMIS) subject to certain requirements; requiring the

588

task force to include in its recommendations the

589

development of a statewide, centralized coordinated

590

assessment system; requiring the task force to submit



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591 a report to the Council on Homelessness by a specified  
592 date; deleting the requirement that the Council on  
593 Homelessness explore the potential of creating a  
594 statewide Management Information System and encourage  
595 future participation of certain award or grant  
596 recipients; requiring the State Office on Homelessness  
597 to accept and administer moneys appropriated to it to  
598 provide annual Challenge Grants to certain lead  
599 agencies of homeless assistance continuums of care;  
600 removing the requirement that levels of grant awards  
601 be based upon the total population within the  
602 continuum of care catchment area and reflect the  
603 differing degrees of homelessness in the respective  
604 areas; allowing expenditures of leveraged funds or  
605 resources only for eligible activities subject to  
606 certain requirements; providing that preference for a  
607 grant award must be given to those lead agencies that  
608 have demonstrated the ability to leverage specified  
609 federal homeless-assistance funding with local  
610 government funding, as well as private funding, for  
611 the provision of services to homeless persons;  
612 revising preference conditions relating to grant  
613 applicants; requiring the State Office on  
614 Homelessness, in conjunction with the Council on  
615 Homelessness, to establish specific objectives by  
616 which it may evaluate the outcomes of certain lead  
617 agencies; requiring that any funding through the State  
618 Office on Homelessness be distributed to lead agencies  
619 based on their performance and achievement of



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620 specified objectives; revising the factors that may be  
621 included as criteria for evaluating the performance of  
622 lead agencies; amending s. 420.624, F.S.; revising  
623 requirements for the local homeless assistance  
624 continuum of care plan; providing that the components  
625 of a continuum of care plan should include Rapid  
626 ReHousing; requiring that specified components of a  
627 continuum of care plan be coordinated and integrated  
628 with other specified services and programs; creating  
629 s. 420.6265, F.S.; providing legislative findings and  
630 intent relating to Rapid ReHousing; providing a Rapid  
631 ReHousing methodology; amending s. 420.9071, F.S.;  
632 redefining the term "rent subsidies"; amending s.  
633 420.9072, F.S.; prohibiting a county or an eligible  
634 municipality from expending its portion of the local  
635 housing distribution to provide ongoing rent  
636 subsidies; specifying exceptions; amending s.  
637 420.9073, F.S.; requiring the Florida Housing Finance  
638 Corporation to first distribute a certain percentage  
639 of the total amount to be distributed each fiscal year  
640 from the Local Government Housing Trust Fund to the  
641 Department of Children and Families and to the  
642 Department of Economic Opportunity, respectively,  
643 subject to certain requirements; amending s. 420.9075,  
644 F.S.; providing that a certain partnership process of  
645 the State Housing Initiatives Partnership Program  
646 should involve lead agencies of local homeless  
647 assistance continuums of care; encouraging counties  
648 and eligible municipalities to develop a strategy



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649 within their local housing assistance plans which  
650 provides program funds for reducing homelessness;  
651 revising the criteria that apply to awards made to  
652 sponsors or persons for the purpose of providing  
653 housing; requiring that a specified report submitted  
654 by counties and municipalities include a description  
655 of efforts to reduce homelessness; creating s.  
656 420.9089, F.S.; providing legislative findings and  
657 intent; amending s. 420.9071, F.S.; conforming a  
658 provision to changes made by the act; providing an  
659 effective date.