



504774

LEGISLATIVE ACTION

Senate	.	House
Comm: RCS	.	
01/14/2020	.	
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	.	
	.	

The Committee on Community Affairs (Hutson) recommended the following:

Senate Amendment (with title amendment)

Delete everything after the enacting clause
and insert:

Section 1. Subsection (4) is added to section 125.01055,
Florida Statutes, to read:

125.01055 Affordable housing.—

(4) Notwithstanding any other law or local ordinance or
regulation to the contrary, the board of county commissioners
may approve the development of housing that is affordable, as



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11 defined in s. 420.0004, on any parcel zoned for residential,
12 commercial, or industrial use.

13 Section 2. Subsections (1), (3), and (4) of section
14 163.31771, Florida Statutes, are amended to read:

15 163.31771 Accessory dwelling units.—

16 (1) The Legislature finds that the median price of homes in
17 this state has increased steadily over the last decade and at a
18 greater rate of increase than the median income in many urban
19 areas. The Legislature finds that the cost of rental housing has
20 also increased steadily and the cost often exceeds an amount
21 that is affordable to extremely-low-income, very-low-income,
22 low-income, or moderate-income persons and has resulted in a
23 critical shortage of affordable rentals in many urban areas in
24 the state. This shortage of affordable rentals constitutes a
25 threat to the health, safety, and welfare of the residents of
26 the state. Therefore, the Legislature finds that it serves an
27 important public purpose to require ~~encourage~~ the permitting of
28 accessory dwelling units in single-family residential areas in
29 order to increase the availability of affordable rentals for
30 extremely-low-income, very-low-income, low-income, or moderate-
31 income persons.

32 (3) ~~A Upon a finding by a local government that there is a~~
33 ~~shortage of affordable rentals within its jurisdiction, the~~
34 local government shall ~~may~~ adopt an ordinance to allow accessory
35 dwelling units in any area zoned for single-family residential
36 use.

37 (4) ~~If the local government adopts an ordinance under this~~
38 ~~section,~~ An application for a building permit to construct an
39 accessory dwelling unit must include an affidavit from the



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40 applicant which attests that the unit will be rented at an
41 affordable rate to an extremely-low-income, very-low-income,
42 low-income, or moderate-income person or persons.

43 Section 3. Subsection (10) is added to section 163.31801,
44 Florida Statutes, to read:

45 163.31801 Impact fees; short title; intent; minimum
46 requirements; audits; challenges.—

47 (10) In addition to the items that must be reported in the
48 annual financial reports under s. 218.32, a county,
49 municipality, or special district must report all of the
50 following data on all impact fees charged:

51 (a) The specific purpose of the impact fee, including the
52 specific infrastructure needs to be met, including, but not
53 limited to, transportation, parks, water, sewer, and schools.

54 (b) The impact fee schedule policy describing the method of
55 calculating impact fees, such as flat fees, tiered scales based
56 on number of bedrooms, or tiered scales based on square footage.

57 (c) The amount assessed for each purpose and for each type
58 of dwelling.

59 (d) The total amount of impact fees charged by type of
60 dwelling.

61 Section 4. Subsection (4) is added to section 166.04151,
62 Florida Statutes, to read:

63 166.04151 Affordable housing.—

64 (4) Notwithstanding any other law or local ordinance or
65 regulation to the contrary, the governing body of a municipality
66 may approve the development of housing that is affordable, as
67 defined in s. 420.0004, on any parcel zoned for residential,
68 commercial, or industrial use.



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69 Section 5. Paragraph (a) of subsection (1) of section
70 212.05, Florida Statutes, is amended to read:

71 212.05 Sales, storage, use tax.—It is hereby declared to be
72 the legislative intent that every person is exercising a taxable
73 privilege who engages in the business of selling tangible
74 personal property at retail in this state, including the
75 business of making mail order sales, or who rents or furnishes
76 any of the things or services taxable under this chapter, or who
77 stores for use or consumption in this state any item or article
78 of tangible personal property as defined herein and who leases
79 or rents such property within the state.

80 (1) For the exercise of such privilege, a tax is levied on
81 each taxable transaction or incident, which tax is due and
82 payable as follows:

83 (a)1.a. At the rate of 6 percent of the sales price of each
84 item or article of tangible personal property when sold at
85 retail in this state, computed on each taxable sale for the
86 purpose of remitting the amount of tax due the state, and
87 including each and every retail sale.

88 b. Each occasional or isolated sale of an aircraft, boat,
89 mobile home, or motor vehicle of a class or type that ~~which~~ is
90 required to be registered, licensed, titled, or documented in
91 this state or by the United States Government shall be subject
92 to tax at the rate provided in this paragraph. A mobile home
93 shall be assessed sales tax at a rate of 6 percent on 50 percent
94 of the sales price of the mobile home, if subject to sales tax
95 as tangible personal property. However, a mobile home is not
96 subject to sales tax if the mobile home is intended to be
97 permanently affixed to the land and the purchaser signs an



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98 affidavit stating that he or she intends to seek an "RP" series
99 sticker pursuant to s. 320.0815(2). The department shall by rule
100 adopt any nationally recognized publication for valuation of
101 used motor vehicles as the reference price list for any used
102 motor vehicle which is required to be licensed pursuant to s.
103 320.08(1), (2), (3)(a), (b), (c), or (e), or (9). If any party
104 to an occasional or isolated sale of such a vehicle reports to
105 the tax collector a sales price that ~~which~~ is less than 80
106 percent of the average loan price for the specified model and
107 year of such vehicle as listed in the most recent reference
108 price list, the tax levied under this paragraph shall be
109 computed by the department on such average loan price unless the
110 parties to the sale have provided to the tax collector an
111 affidavit signed by each party, or other substantial proof,
112 stating the actual sales price. Any party to such sale who
113 reports a sales price less than the actual sales price is guilty
114 of a misdemeanor of the first degree, punishable as provided in
115 s. 775.082 or s. 775.083. The department shall collect or
116 attempt to collect from such party any delinquent sales taxes.
117 In addition, such party shall pay any tax due and any penalty
118 and interest assessed plus a penalty equal to twice the amount
119 of the additional tax owed. Notwithstanding any other provision
120 of law, the Department of Revenue may waive or compromise any
121 penalty imposed pursuant to this subparagraph.

122 2. This paragraph does not apply to the sale of a boat or
123 aircraft by or through a registered dealer under this chapter to
124 a purchaser who, at the time of taking delivery, is a
125 nonresident of this state, does not make his or her permanent
126 place of abode in this state, and is not engaged in carrying on



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127 in this state any employment, trade, business, or profession in
128 which the boat or aircraft will be used in this state, or is a
129 corporation none of the officers or directors of which is a
130 resident of, or makes his or her permanent place of abode in,
131 this state, or is a noncorporate entity that has no individual
132 vested with authority to participate in the management,
133 direction, or control of the entity's affairs who is a resident
134 of, or makes his or her permanent abode in, this state. For
135 purposes of this exemption, either a registered dealer acting on
136 his or her own behalf as seller, a registered dealer acting as
137 broker on behalf of a seller, or a registered dealer acting as
138 broker on behalf of the purchaser may be deemed to be the
139 selling dealer. This exemption shall not be allowed unless:

140 a. The purchaser removes a qualifying boat, as described in
141 sub-subparagraph f., from the state within 90 days after the
142 date of purchase or extension, or the purchaser removes a
143 nonqualifying boat or an aircraft from this state within 10 days
144 after the date of purchase or, when the boat or aircraft is
145 repaired or altered, within 20 days after completion of the
146 repairs or alterations; or if the aircraft will be registered in
147 a foreign jurisdiction and:

148 (I) Application for the aircraft's registration is properly
149 filed with a civil airworthiness authority of a foreign
150 jurisdiction within 10 days after the date of purchase;

151 (II) The purchaser removes the aircraft from the state to a
152 foreign jurisdiction within 10 days after the date the aircraft
153 is registered by the applicable foreign airworthiness authority;
154 and

155 (III) The aircraft is operated in the state solely to



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156 remove it from the state to a foreign jurisdiction.

157

158 For purposes of this sub-subparagraph, the term "foreign
159 jurisdiction" means any jurisdiction outside of the United
160 States or any of its territories;

161 b. The purchaser, within 30 days from the date of
162 departure, provides the department with written proof that the
163 purchaser licensed, registered, titled, or documented the boat
164 or aircraft outside the state. If such written proof is
165 unavailable, within 30 days the purchaser shall provide proof
166 that the purchaser applied for such license, title,
167 registration, or documentation. The purchaser shall forward to
168 the department proof of title, license, registration, or
169 documentation upon receipt;

170 c. The purchaser, within 10 days of removing the boat or
171 aircraft from Florida, furnishes the department with proof of
172 removal in the form of receipts for fuel, dockage, slippage,
173 tie-down, or hangaring from outside of Florida. The information
174 so provided must clearly and specifically identify the boat or
175 aircraft;

176 d. The selling dealer, within 5 days of the date of sale,
177 provides to the department a copy of the sales invoice, closing
178 statement, bills of sale, and the original affidavit signed by
179 the purchaser attesting that he or she has read the provisions
180 of this section;

181 e. The seller makes a copy of the affidavit a part of his
182 or her record for as long as required by s. 213.35; and

183 f. ~~Unless~~ The nonresident purchaser of a boat of 5 net tons
184 of admeasurement or larger intends to remove the boat from this



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185 state within 10 days after the date of purchase or when the boat
186 is repaired or altered, within 20 days after completion of the
187 repairs or alterations, the nonresident purchaser applies to the
188 selling dealer for a decal which authorizes 90 days after the
189 date of purchase for removal of the boat. The nonresident
190 purchaser of a qualifying boat may apply to the selling dealer
191 within 60 days after the date of purchase for an extension decal
192 that authorizes the boat to remain in this state for an
193 additional 90 days, but not more than a total of 180 days,
194 before the nonresident purchaser is required to pay the tax
195 imposed by this chapter. The department is authorized to issue
196 decals in advance to dealers. The number of decals issued in
197 advance to a dealer shall be consistent with the volume of the
198 dealer's past sales of boats which qualify under this sub-
199 subparagraph. The selling dealer or his or her agent shall mark
200 and affix the decals to qualifying boats in the manner
201 prescribed by the department, before delivery of the boat.

202 (I) The department is hereby authorized to charge dealers a
203 fee sufficient to recover the costs of decals issued, except the
204 extension decal shall cost \$425.

205 (II) The proceeds from the sale of decals will be deposited
206 into the administrative trust fund.

207 (III) Decals shall display information to identify the boat
208 as a qualifying boat under this sub-subparagraph, including, but
209 not limited to, the decal's date of expiration.

210 (IV) The department is authorized to require dealers who
211 purchase decals to file reports with the department and may
212 prescribe all necessary records by rule. All such records are
213 subject to inspection by the department.



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214 (V) Any dealer or his or her agent who issues a decal
215 falsely, fails to affix a decal, mismarks the expiration date of
216 a decal, or fails to properly account for decals will be
217 considered prima facie to have committed a fraudulent act to
218 evade the tax and will be liable for payment of the tax plus a
219 mandatory penalty of 200 percent of the tax, and shall be liable
220 for fine and punishment as provided by law for a conviction of a
221 misdemeanor of the first degree, as provided in s. 775.082 or s.
222 775.083.

223 (VI) Any nonresident purchaser of a boat who removes a
224 decal before permanently removing the boat from the state, or
225 defaces, changes, modifies, or alters a decal in a manner
226 affecting its expiration date before its expiration, or who
227 causes or allows the same to be done by another, will be
228 considered prima facie to have committed a fraudulent act to
229 evade the tax and will be liable for payment of the tax plus a
230 mandatory penalty of 200 percent of the tax, and shall be liable
231 for fine and punishment as provided by law for a conviction of a
232 misdemeanor of the first degree, as provided in s. 775.082 or s.
233 775.083.

234 (VII) The department is authorized to adopt rules necessary
235 to administer and enforce this subparagraph and to publish the
236 necessary forms and instructions.

237 (VIII) The department is hereby authorized to adopt
238 emergency rules pursuant to s. 120.54(4) to administer and
239 enforce the provisions of this subparagraph.

240
241 If the purchaser fails to remove the qualifying boat from this
242 state within the maximum 180 days after purchase or a



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243 nonqualifying boat or an aircraft from this state within 10 days
244 after purchase or, when the boat or aircraft is repaired or
245 altered, within 20 days after completion of such repairs or
246 alterations, or permits the boat or aircraft to return to this
247 state within 6 months from the date of departure, except as
248 provided in s. 212.08(7)(fff), or if the purchaser fails to
249 furnish the department with any of the documentation required by
250 this subparagraph within the prescribed time period, the
251 purchaser shall be liable for use tax on the cost price of the
252 boat or aircraft and, in addition thereto, payment of a penalty
253 to the Department of Revenue equal to the tax payable. This
254 penalty shall be in lieu of the penalty imposed by s. 212.12(2).
255 The maximum 180-day period following the sale of a qualifying
256 boat tax-exempt to a nonresident may not be tolled for any
257 reason.

258 Section 6. Paragraph (b) of subsection (14) of section
259 212.06, Florida Statutes, is amended to read:

260 212.06 Sales, storage, use tax; collectible from dealers;
261 "dealer" defined; dealers to collect from purchasers;
262 legislative intent as to scope of tax.—

263 (14) For the purpose of determining whether a person is
264 improving real property, the term:

265 (b) "Fixtures" means items that are an accessory to a
266 building, other structure, or land and that do not lose their
267 identity as accessories when installed but that do become
268 permanently attached to realty. However, the term does not
269 include the following items, whether or not such items are
270 attached to real property in a permanent manner:

271 1. Property of a type that is required to be registered,



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272 licensed, titled, or documented by this state or by the United
273 States Government, including, but not limited to, mobile homes,
274 except the term includes mobile homes assessed as real property
275 or intended to be qualified and taxed as real property pursuant
276 to s. 320.0815(2).~~or~~

277 2. Industrial machinery or equipment.

278

279 For purposes of this paragraph, industrial machinery or
280 equipment is not limited to machinery and equipment used to
281 manufacture, process, compound, or produce tangible personal
282 property. For an item to be considered a fixture, it is not
283 necessary that the owner of the item also own the real property
284 to which it is attached.

285 Section 7. Paragraph (h) of subsection (3) of section
286 320.77, Florida Statutes, is amended to read:

287 320.77 License required of mobile home dealers.—

288 (3) APPLICATION.—The application for such license shall be
289 in the form prescribed by the department and subject to such
290 rules as may be prescribed by it. The application shall be
291 verified by oath or affirmation and shall contain:

292 (h) Certification by the applicant:

293 1. That the location is a permanent one, not a tent or a
294 temporary stand or other temporary quarters.~~;~~~~and,~~

295 2. Except in the case of a mobile home broker, that the
296 location affords sufficient ~~unoccupied~~ space to display ~~store~~
297 ~~all mobile homes offered and displayed for sale.~~ A space to
298 display a manufactured home as a model home is sufficient to
299 satisfy this requirement.~~;~~~~and that~~ The location must be ~~is~~ a
300 suitable place in which the applicant can in good faith carry on



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301 business and keep and maintain books, records, and files
302 necessary to conduct such business, which must ~~will~~ be available
303 at all reasonable hours to inspection by the department or any
304 of its inspectors or other employees.

305

306 This paragraph does ~~subsection shall~~ not preclude a licensed
307 mobile home dealer from displaying and offering for sale mobile
308 homes in a mobile home park.

309

310 The department shall, if it deems necessary, cause an
311 investigation to be made to ascertain if the facts set forth in
312 the application are true and shall not issue a license to the
313 applicant until it is satisfied that the facts set forth in the
314 application are true.

315 Section 8. Paragraph (c) of subsection (2) of section
316 320.822, Florida Statutes, is amended to read:

317 320.822 Definitions; ss. 320.822-320.862.—In construing ss.
318 320.822-320.862, unless the context otherwise requires, the
319 following words or phrases have the following meanings:

320 (2) "Code" means the appropriate standards found in:

321 (c) The Mobile and Manufactured Home Repair and Remodeling
322 Code and the Used Recreational Vehicle Code.

323 Section 9. Subsection (2) of section 320.8232, Florida
324 Statutes, is amended to read:

325 320.8232 Establishment of uniform standards for used
326 recreational vehicles and repair and remodeling code for mobile
327 homes.—

328 (2) The Mobile and Manufactured Home ~~provisions of the~~
329 Repair and Remodeling Code must be a uniform code, must ~~shall~~



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330 ensure safe and livable housing, and may ~~shall~~ not be more
331 stringent than those standards required to be met in the
332 manufacture of mobile homes. Such code must ~~provisions shall~~
333 ~~include, but not be limited to,~~ standards for structural
334 adequacy, plumbing, heating, electrical systems, and fire and
335 life safety. All repairs and remodeling of mobile and
336 manufactured homes must be performed in accordance with
337 department rules.

338 Section 10. Subsections (5) and (9) of section 367.022,
339 Florida Statutes, are amended to read:

340 367.022 Exemptions.—The following are not subject to
341 regulation by the commission as a utility nor are they subject
342 to the provisions of this chapter, except as expressly provided:

343 (5) Landlords providing service to their tenants without
344 specific compensation for the service. This exemption includes
345 an owner of a mobile home park or a mobile home subdivision, as
346 defined in s. 723.003, who is providing service to any person
347 who:

- 348 (a) Is leasing a lot;
349 (b) Is leasing a mobile home and a lot; or
350 (c) Owns a lot in a mobile home subdivision.

351 (9) Any person who resells water service to his or her
352 tenants or to individually metered residents for a fee that does
353 not exceed the actual purchase price of the water and wastewater
354 service plus the actual cost of meter reading and billing, not
355 to exceed 9 percent of the actual cost of service.

356 Section 11. Paragraph (c) of subsection (6) of section
357 420.5087, Florida Statutes, is amended to read:

358 420.5087 State Apartment Incentive Loan Program.—There is



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359 hereby created the State Apartment Incentive Loan Program for
360 the purpose of providing first, second, or other subordinated
361 mortgage loans or loan guarantees to sponsors, including for-
362 profit, nonprofit, and public entities, to provide housing
363 affordable to very-low-income persons.

364 (6) On all state apartment incentive loans, except loans
365 made to housing communities for the elderly to provide for
366 lifesafety, building preservation, health, sanitation, or
367 security-related repairs or improvements, the following
368 provisions shall apply:

369 (c) The corporation shall provide by rule for the
370 establishment of a review committee for the competitive
371 evaluation and selection of applications submitted in this
372 program, including, but not limited to, the following criteria:

373 1. Tenant income and demographic targeting objectives of
374 the corporation.

375 2. Targeting objectives of the corporation which will
376 ensure an equitable distribution of loans between rural and
377 urban areas.

378 3. Sponsor's agreement to reserve the units for persons or
379 families who have incomes below 50 percent of the state or local
380 median income, whichever is higher, for a time period that
381 exceeds the minimum required by federal law or this part.

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

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

386 b. Forty percent of the units in the project for persons or
387 families who have incomes that do not exceed 60 percent of the



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388 state or local median income, whichever is higher, without
389 requiring a greater amount of the loans as provided in this
390 section.

391 5. Provision for tenant counseling.

392 6. Sponsor's agreement to accept rental assistance
393 certificates or vouchers as payment for rent.

394 7. Projects requiring the least amount of a state apartment
395 incentive loan compared to overall project cost, except that the
396 share of the loan attributable to units serving extremely-low-
397 income persons must be excluded from this requirement.

398 8. Local government contributions and local government
399 comprehensive planning and activities that promote affordable
400 housing and policies that promote access to public
401 transportation, reduce the need for onsite parking, and expedite
402 permits for affordable housing projects.

403 9. Project feasibility.

404 10. Economic viability of the project.

405 11. Commitment of first mortgage financing.

406 12. Sponsor's prior experience.

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

408 14. Projects that directly implement or assist welfare-to-
409 work transitioning.

410 15. Projects that reserve units for extremely-low-income
411 persons.

412 16. Projects that include green building principles, storm-
413 resistant construction, or other elements that reduce long-term
414 costs relating to maintenance, utilities, or insurance.

415 17. Job-creation rate of the developer and general
416 contractor, as provided in s. 420.507(47).



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417 Section 12. Section 420.5095, Florida Statutes, is amended
418 to read:

419 420.5095 Community Workforce Housing Loan ~~Innovation Pilot~~
420 Program.—

421 (1) The Legislature finds and declares that recent rapid
422 increases in the median purchase price of a home and the cost of
423 rental housing have far outstripped the increases in median
424 income in the state, ~~preventing essential services personnel~~
425 ~~from living in the communities where they serve and thereby~~
426 creating the need for innovative solutions for the provision of
427 housing opportunities ~~for essential services personnel~~.

428 (2) The Community Workforce Housing Loan ~~Innovation Pilot~~
429 Program is created to provide ~~affordable rental and home~~
430 ~~ownership community~~ workforce housing for persons ~~essential~~
431 ~~services personnel~~ affected by the high cost of housing, ~~using~~
432 ~~regulatory incentives and state and local funds to promote local~~
433 ~~public-private partnerships and leverage government and private~~
434 ~~resources~~.

435 (3) For purposes of this section, the term—

436 ~~(a)~~ "workforce housing" means housing affordable to natural
437 persons or families whose total annual household income does not
438 exceed 80 ~~140~~ percent of the area median income, adjusted for
439 household size, or 120 ~~150~~ percent of area median income,
440 adjusted for household size, in areas of critical state concern
441 designated under s. 380.05, for which the Legislature has
442 declared its intent to provide affordable housing, and areas
443 that were designated as areas of critical state concern for at
444 least 20 consecutive years before ~~prior to~~ removal of the
445 designation.



446 ~~(b) "Public-private partnership" means any form of business~~
447 ~~entity that includes substantial involvement of at least one~~
448 ~~county, one municipality, or one public sector entity, such as a~~
449 ~~school district or other unit of local government in which the~~
450 ~~project is to be located, and at least one private sector for-~~
451 ~~profit or not-for-profit business or charitable entity, and may~~
452 ~~be any form of business entity, including a joint venture or~~
453 ~~contractual agreement.~~

454 (4) The Florida Housing Finance Corporation is authorized
455 to provide loans under the Community Workforce Housing
456 ~~Innovation Pilot~~ program loans to applicants ~~an applicant~~ for
457 construction ~~or rehabilitation~~ of workforce housing ~~in eligible~~
458 ~~areas. This funding is intended to be used with other public and~~
459 ~~private sector resources.~~

460 (5) The corporation shall establish a loan application
461 process under s. 420.5087 ~~by rule which includes selection~~
462 ~~criteria, an application review process, and a funding process.~~
463 ~~The corporation shall also establish an application review~~
464 ~~committee that may include up to three private citizens~~
465 ~~representing the areas of housing or real estate development,~~
466 ~~banking, community planning, or other areas related to the~~
467 ~~development or financing of workforce and affordable housing.~~

468 ~~(a) The selection criteria and application review process~~
469 ~~must include a procedure for curing errors in the loan~~
470 ~~applications which do not make a substantial change to the~~
471 ~~proposed project.~~

472 ~~(b) To achieve the goals of the pilot program, the~~
473 ~~application review committee may approve or reject loan~~
474 ~~applications or responses to questions raised during the review~~



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475 ~~of an application due to the insufficiency of information~~
476 ~~provided.~~

477 ~~(c) The application review committee shall make~~
478 ~~recommendations concerning program participation and funding to~~
479 ~~the corporation's board of directors.~~

480 ~~(d) The board of directors shall approve or reject loan~~
481 ~~applications, determine the tentative loan amount available to~~
482 ~~each applicant, and rank all approved applications.~~

483 ~~(e) The board of directors shall decide which approved~~
484 ~~applicants will become program participants and determine the~~
485 ~~maximum loan amount for each program participant.~~

486 ~~(6) The corporation shall provide incentives for local~~
487 ~~governments in eligible areas to use local affordable housing~~
488 ~~funds, such as those from the State Housing Initiatives~~
489 ~~Partnership Program, to assist in meeting the affordable housing~~
490 ~~needs of persons eligible under this program. Local governments~~
491 ~~are authorized to use State Housing Initiative Partnership~~
492 ~~Program funds for persons or families whose total annual~~
493 ~~household income does not exceed:~~

494 ~~(a) One hundred and forty percent of the area median~~
495 ~~income, adjusted for household size; or~~

496 ~~(b) One hundred and fifty percent of the area median~~
497 ~~income, adjusted for household size, in areas that were~~
498 ~~designated as areas of critical state concern for at least 20~~
499 ~~consecutive years prior to the removal of the designation and in~~
500 ~~areas of critical state concern, designated under s. 380.05, for~~
501 ~~which the Legislature has declared its intent to provide~~
502 ~~affordable housing.~~

503 ~~(7) Funding shall be targeted to innovative projects in~~



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504 ~~areas where the disparity between the area median income and the~~
505 ~~median sales price for a single-family home is greatest, and~~
506 ~~where population growth as a percentage rate of increase is~~
507 ~~greatest. The corporation may also fund projects in areas where~~
508 ~~innovative regulatory and financial incentives are made~~
509 ~~available. The corporation shall fund at least one eligible~~
510 ~~project in as many counties and regions of the state as is~~
511 ~~practicable, consistent with program goals.~~

512 ~~(6)(8)~~ Projects must be given shall receive priority
513 consideration for funding if where:

514 (a) The local jurisdiction has adopted, or is committed to
515 adopting, appropriate regulatory incentives, ~~or the local~~
516 ~~jurisdiction or public-private partnership has adopted or is~~
517 ~~committed to adopting~~ local contributions or financial
518 strategies, or other funding sources to promote the development
519 and ongoing financial viability of such projects. Local
520 incentives include such actions as expediting review of
521 development orders and permits, supporting development near
522 transportation hubs and major employment centers, and adopting
523 land development regulations designed to allow flexibility in
524 densities, use of accessory units, mixed-use developments, and
525 flexible lot configurations. Financial strategies include such
526 actions as promoting employer-assisted housing programs,
527 providing tax increment financing, and providing land.

528 ~~(b) Projects are innovative and include new construction or~~
529 ~~rehabilitation; mixed-income housing; commercial and housing~~
530 ~~mixed-use elements; innovative design; green building~~
531 ~~principles; storm-resistant construction; or other elements that~~
532 ~~reduce long-term costs relating to maintenance, utilities, or~~



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533 ~~insurance and promote homeownership. The program funding may not~~
534 ~~exceed the costs attributable to the portion of the project that~~
535 ~~is set aside to provide housing for the targeted population.~~

536 ~~(b)(e) The projects that set aside at least 50 80 percent~~
537 ~~of units for workforce housing and at least 50 percent for~~
538 ~~essential services personnel and for projects that require the~~
539 ~~least amount of program funding compared to the overall housing~~
540 ~~costs for the project.~~

541 ~~(9) Notwithstanding s. 163.3184(4)(b)-(d), any local~~
542 ~~government comprehensive plan amendment to implement a Community~~
543 ~~Workforce Housing Innovation Pilot Program project found~~
544 ~~consistent with this section shall be expedited as provided in~~
545 ~~this subsection. At least 30 days prior to adopting a plan~~
546 ~~amendment under this subsection, the local government shall~~
547 ~~notify the state land planning agency of its intent to adopt~~
548 ~~such an amendment, and the notice shall include its evaluation~~
549 ~~related to site suitability and availability of facilities and~~
550 ~~services. The public notice of the hearing required by s.~~
551 ~~163.3184(11)(b)2. shall include a statement that the local~~
552 ~~government intends to use the expedited adoption process~~
553 ~~authorized by this subsection. Such amendments shall require~~
554 ~~only a single public hearing before the governing board, which~~
555 ~~shall be an adoption hearing as described in s. 163.3184(4)(e).~~
556 ~~Any further proceedings shall be governed by s. 163.3184(5)-~~
557 ~~(13).~~

558 ~~(10) The processing of approvals of development orders or~~
559 ~~development permits, as defined in s. 163.3164, for innovative~~
560 ~~community workforce housing projects shall be expedited.~~

561 ~~(7)(11) The corporation shall award loans with a 1 interest~~



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562 ~~rates set at 1 to 3 percent interest rate for a term that does~~
563 ~~not exceed 15 years, which may be made forgivable when long-term~~
564 ~~affordability is provided and when at least 80 percent of the~~
565 ~~units are set aside for workforce housing and at least 50~~
566 ~~percent of the units are set aside for essential services~~
567 ~~personnel.~~

568 ~~(12) All eligible applications shall:~~

569 ~~(a) For home ownership, limit the sales price of a detached~~
570 ~~unit, townhome, or condominium unit to not more than 90 percent~~
571 ~~of the median sales price for that type of unit in that county,~~
572 ~~or the statewide median sales price for that type of unit,~~
573 ~~whichever is higher, and require that all eligible purchasers of~~
574 ~~home ownership units occupy the homes as their primary~~
575 ~~residence.~~

576 ~~(b) For rental units, restrict rents for all workforce~~
577 ~~housing serving those with incomes at or below 120 percent of~~
578 ~~area median income at the appropriate income level using the~~
579 ~~restricted rents for the federal low-income housing tax credit~~
580 ~~program and, for workforce housing units serving those with~~
581 ~~incomes above 120 percent of area median income, restrict rents~~
582 ~~to those established by the corporation, not to exceed 30~~
583 ~~percent of the maximum household income adjusted to unit size.~~

584 ~~(c) Demonstrate that the applicant is a public-private~~
585 ~~partnership in an agreement, contract, partnership agreement,~~
586 ~~memorandum of understanding, or other written instrument signed~~
587 ~~by all the project partners.~~

588 ~~(d) Have grants, donations of land, or contributions from~~
589 ~~the public-private partnership or other sources collectively~~
590 ~~totaling at least 10 percent of the total development cost or \$2~~



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591 ~~million, whichever is less. Such grants, donations of land, or~~
592 ~~contributions must be evidenced by a letter of commitment,~~
593 ~~agreement, contract, deed, memorandum of understanding, or other~~
594 ~~written instrument at the time of application. Grants, donations~~
595 ~~of land, or contributions in excess of 10 percent of the~~
596 ~~development cost shall increase the application score.~~

597 ~~(e) Demonstrate how the applicant will use the regulatory~~
598 ~~incentives and financial strategies outlined in subsection (8)~~
599 ~~from the local jurisdiction in which the proposed project is to~~
600 ~~be located. The corporation may consult with the Department of~~
601 ~~Economic Opportunity in evaluating the use of regulatory~~
602 ~~incentives by applicants.~~

603 ~~(f) Demonstrate that the applicant possesses title to or~~
604 ~~site control of land and evidences availability of required~~
605 ~~infrastructure.~~

606 ~~(g) Demonstrate the applicant's affordable housing~~
607 ~~development and management experience.~~

608 ~~(h) Provide any research or facts available supporting the~~
609 ~~demand and need for rental or home ownership workforce housing~~
610 ~~for eligible persons in the market in which the project is~~
611 ~~proposed.~~

612 ~~(13) Projects may include manufactured housing constructed~~
613 ~~after June 1994 and installed in accordance with mobile home~~
614 ~~installation standards of the Department of Highway Safety and~~
615 ~~Motor Vehicles.~~

616 ~~(8) (14)~~ The corporation may adopt rules pursuant to ss.
617 120.536(1) and 120.54 to implement this section.

618 ~~(15) The corporation may use a maximum of 2 percent of the~~
619 ~~annual program appropriation for administration and compliance~~



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620 ~~monitoring.~~

621 ~~(16) The corporation shall review the success of the~~
622 ~~Community Workforce Housing Innovation Pilot Program to~~
623 ~~ascertain whether the projects financed by the program are~~
624 ~~useful in meeting the housing needs of eligible areas and shall~~
625 ~~include its findings in the annual report required under s.~~
626 ~~420.511(3).~~

627 Section 13. Section 420.531, Florida Statutes, is amended
628 to read:

629 420.531 Affordable Housing Catalyst Program.—

630 (1) The corporation shall operate the Affordable Housing
631 Catalyst Program for the purpose of securing the expertise
632 necessary to provide specialized technical support to local
633 governments and community-based organizations to implement the
634 HOME Investment Partnership Program, State Apartment Incentive
635 Loan Program, State Housing Initiatives Partnership Program, and
636 other affordable housing programs. To the maximum extent
637 feasible, the entity to provide the necessary expertise must be
638 recognized by the Internal Revenue Service as a nonprofit tax-
639 exempt organization. It must have as its primary mission the
640 provision of affordable housing training and technical
641 assistance, an ability to provide training and technical
642 assistance statewide, and a proven track record of successfully
643 providing training and technical assistance under the Affordable
644 Housing Catalyst Program. The technical support shall, at a
645 minimum, include training relating to the following key elements
646 of the partnership programs:

647 (a)~~(1)~~ Formation of local and regional housing partnerships
648 as a means of bringing together resources to provide affordable



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649 housing.

650 ~~(b)(2)~~ Implementation of regulatory reforms to reduce the
651 risk and cost of developing affordable housing.

652 ~~(c)(3)~~ Implementation of affordable housing programs
653 included in local government comprehensive plans.

654 ~~(d)(4)~~ Compliance with requirements of federally funded
655 housing programs.

656 (2) In consultation with the corporation, the entity
657 providing statewide training and technical assistance shall
658 convene and administer biannual, regional workshops for the
659 locally elected officials serving on affordable housing advisory
660 committees as provided in s. 420.9076. The regional workshops
661 may be conducted through teleconferencing or other technological
662 means and must include processes and programming that facilitate
663 peer-to-peer identification and sharing of best affordable
664 housing practices among the locally elected officials. Annually,
665 calendar year reports summarizing the deliberations, actions,
666 and recommendations of each region, as well as the attendance
667 records of locally elected officials, must be compiled by the
668 entity providing statewide training and technical assistance for
669 the Affordable Housing Catalyst Program and must be submitted to
670 the President of the Senate, the Speaker of the House of
671 Representatives, and the corporation by March 31 of the
672 following year.

673 Section 14. Present subsection (7) of section 420.9073,
674 Florida Statutes, is redesignated as subsection (8), and a new
675 subsection (7) is added to that section, to read:

676 420.9073 Local housing distributions.-

677 (7) Notwithstanding subsections (1)-(4), the corporation



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678 may withhold up to 5 percent of the total amount distributed
679 each fiscal year from the Local Government Housing Trust Fund to
680 provide additional funding to counties and eligible
681 municipalities for the construction of transitional housing for
682 persons aging out of foster care. Funds may not be used for
683 design or planning. Such housing must be constructed on a campus
684 that provides housing for persons aging out of foster care. The
685 corporation must consult with the Department of Children and
686 Families to create minimum criteria for such housing. Any
687 portion of the withheld funds not distributed or committed by
688 the end of the fiscal year shall be distributed as provided in
689 subsections (1) and (2).

690 Section 15. Paragraph (j) is added to subsection (10) of
691 section 420.9075, Florida Statutes, to read:

692 420.9075 Local housing assistance plans; partnerships.—

693 (10) Each county or eligible municipality shall submit to
694 the corporation by September 15 of each year a report of its
695 affordable housing programs and accomplishments through June 30
696 immediately preceding submittal of the report. The report shall
697 be certified as accurate and complete by the local government's
698 chief elected official or his or her designee. Transmittal of
699 the annual report by a county's or eligible municipality's chief
700 elected official, or his or her designee, certifies that the
701 local housing incentive strategies, or, if applicable, the local
702 housing incentive plan, have been implemented or are in the
703 process of being implemented pursuant to the adopted schedule
704 for implementation. The report must include, but is not limited
705 to:

706 (j) The number of affordable housing applications



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707 submitted, the number approved, and the number denied.

708 Section 16. Subsections (2) and (4) of section 420.9076,
709 Florida Statutes, are amended, and subsection (10) is added to
710 that section, to read:

711 420.9076 Adoption of affordable housing incentive
712 strategies; committees.—

713 (2) The governing board of a county or municipality shall
714 appoint the members of the affordable housing advisory
715 committee. Pursuant to the terms of any interlocal agreement, a
716 county and municipality may create and jointly appoint an
717 advisory committee. The local action adopted pursuant to s.
718 420.9072 which creates the advisory committee and appoints the
719 advisory committee members must name at least 8 but not more
720 than 11 committee members and specify their terms. Effective
721 October 1, 2020, the committee must consist of one locally
722 elected official from each county or municipality participating
723 in the State Housing Initiatives Partnership Program and one
724 representative from at least six of the categories below:

725 (a) A citizen who is actively engaged in the residential
726 home building industry in connection with affordable housing.

727 (b) A citizen who is actively engaged in the banking or
728 mortgage banking industry in connection with affordable housing.

729 (c) A citizen who is a representative of those areas of
730 labor actively engaged in home building in connection with
731 affordable housing.

732 (d) A citizen who is actively engaged as an advocate for
733 low-income persons in connection with affordable housing.

734 (e) A citizen who is actively engaged as a for-profit
735 provider of affordable housing.



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736 (f) A citizen who is actively engaged as a not-for-profit
737 provider of affordable housing.

738 (g) A citizen who is actively engaged as a real estate
739 professional in connection with affordable housing.

740 (h) A citizen who actively serves on the local planning
741 agency pursuant to s. 163.3174. If the local planning agency is
742 comprised of the governing board of the county or municipality,
743 the governing board may appoint a designee who is knowledgeable
744 in the local planning process.

745 (i) A citizen who resides within the jurisdiction of the
746 local governing body making the appointments.

747 (j) A citizen who represents employers within the
748 jurisdiction.

749 (k) A citizen who represents essential services personnel,
750 as defined in the local housing assistance plan.

751 (4) Annually ~~Triennially~~, the advisory committee shall
752 review the established policies and procedures, ordinances, land
753 development regulations, and adopted local government
754 comprehensive plan of the appointing local government and shall
755 recommend specific actions or initiatives to encourage or
756 facilitate affordable housing while protecting the ability of
757 the property to appreciate in value. The recommendations may
758 include the modification or repeal of existing policies,
759 procedures, ordinances, regulations, or plan provisions; the
760 creation of exceptions applicable to affordable housing; or the
761 adoption of new policies, procedures, regulations, ordinances,
762 or plan provisions, including recommendations to amend the local
763 government comprehensive plan and corresponding regulations,
764 ordinances, and other policies. At a minimum, each advisory



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765 committee shall submit an annual a report to the local governing
766 body and to the entity providing statewide training and
767 technical assistance for the Affordable Housing Catalyst Program
768 which ~~that~~ includes recommendations on, ~~and triennially~~
769 ~~thereafter evaluates~~ the implementation of, affordable housing
770 incentives in the following areas:

771 (a) The processing of approvals of development orders or
772 permits for affordable housing projects is expedited to a
773 greater degree than other projects, as provided in s.
774 163.3177(6)(f)3.

775 (b) All allowable fee waivers provided ~~The modification of~~
776 ~~impact-fee requirements, including reduction or waiver of fees~~
777 ~~and alternative methods of fee payment for~~ the development or
778 construction of affordable housing.

779 (c) The allowance of flexibility in densities for
780 affordable housing.

781 (d) The reservation of infrastructure capacity for housing
782 for very-low-income persons, low-income persons, and moderate-
783 income persons.

784 (e) ~~The allowance of~~ Affordable accessory residential units
785 ~~in residential zoning districts.~~

786 (f) The reduction of parking and setback requirements for
787 affordable housing.

788 (g) The allowance of flexible lot configurations, including
789 zero-lot-line configurations for affordable housing.

790 (h) The modification of street requirements for affordable
791 housing.

792 (i) The establishment of a process by which a local
793 government considers, before adoption, policies, procedures,



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794 ordinances, regulations, or plan provisions that increase the
795 cost of housing.

796 (j) The preparation of a printed inventory of locally owned
797 public lands suitable for affordable housing.

798 (k) The support of development near transportation hubs and
799 major employment centers and mixed-use developments.

800

801 The advisory committee recommendations may also include other
802 affordable housing incentives identified by the advisory
803 committee. Local governments that receive the minimum allocation
804 under the State Housing Initiatives Partnership Program shall
805 perform an ~~the~~ initial review but may elect to not perform the
806 annual ~~triennial~~ review.

807 (10) The locally elected official serving on an advisory
808 committee, or a locally elected designee, must attend biannual
809 regional workshops convened and administered under the
810 Affordable Housing Catalyst Program as provided in s.
811 420.531(2). If the locally elected official or a locally elected
812 designee fails to attend three consecutive regional workshops,
813 the corporation may withhold funds pending the person's
814 attendance at the next regularly scheduled biannual meeting.

815 Section 17. Subsections (5) and (6) are added to section
816 723.041, Florida Statutes, to read:

817 723.041 Entrance fees; refunds; exit fees prohibited;
818 replacement homes.—

819 (5) A mobile home park that is damaged or destroyed due to
820 wind, water, or other natural force may be rebuilt on the same
821 site with the same density as was approved, permitted, or built
822 before the park was damaged or destroyed.



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823 (6) This section does not limit the regulation of the
824 uniform firesafety standards established under s. 633.206, but
825 supersedes any other density, separation, setback, or lot size
826 regulation adopted after initial permitting and construction of
827 the mobile home park.

828 Section 18. Subsection (4) of section 723.061, Florida
829 Statutes, is amended, and subsections (5) and (6) are added to
830 that section, to read:

831 723.061 Eviction; grounds, proceedings.—

832 (4) Except for the notice to the officers of the
833 homeowners' association under subparagraph (1)(d)1., any notice
834 required by this section must be in writing, and must be posted
835 on the premises and sent to the mobile home owner and tenant or
836 occupant, as appropriate, by United States mail ~~certified or~~
837 ~~registered mail, return receipt requested~~, addressed to the
838 mobile home owner and tenant or occupant, as appropriate, at her
839 or his last known address. Delivery of the mailed notice is
840 ~~shall be~~ deemed given 5 days after the date of postmark.

841 (5) If the park owner accepts payment of any portion of the
842 lot rental amount with actual knowledge of noncompliance after
843 notice and termination of the rental agreement due to a
844 violation under paragraph (1)(b), paragraph (1)(c), or paragraph
845 (1)(e), the park owner does not waive the right to terminate the
846 rental agreement or the right to bring a civil action for the
847 noncompliance, but not for any subsequent or continuing
848 noncompliance. Any rent so received must be accounted for at the
849 final hearing.

850 (6) A tenant who intends to defend against an action by the
851 landlord for possession for noncompliance under paragraph



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852 (1) (a), paragraph (1) (b), paragraph (1) (c), or paragraph (1) (e)
853 must comply with s. 723.063(2).

854 Section 19. Section 723.063, Florida Statutes, is amended
855 to read:

856 723.063 Defenses to action for rent or possession;
857 procedure.—

858 (1) (a) In any action based upon nonpayment of rent or
859 seeking to recover unpaid rent, or a portion thereof, the mobile
860 home owner may defend upon the ground of a material
861 noncompliance with any portion of this chapter or may raise any
862 other defense, whether legal or equitable, which he or she may
863 have.

864 (b) The defense of material noncompliance may be raised by
865 the mobile home owner only if 7 days have elapsed after he or
866 she has notified the park owner in writing of his or her
867 intention not to pay rent, or a portion thereof, based upon the
868 park owner's noncompliance with portions of this chapter,
869 specifying in reasonable detail the provisions in default. A
870 material noncompliance with this chapter by the park owner is a
871 complete defense to an action for possession based upon
872 nonpayment of rent, or a portion thereof, and, upon hearing, the
873 court or the jury, as the case may be, shall determine the
874 amount, if any, by which the rent is to be reduced to reflect
875 the diminution in value of the lot during the period of
876 noncompliance with any portion of this chapter. After
877 consideration of all other relevant issues, the court shall
878 enter appropriate judgment.

879 (2) In any action by the park owner or a mobile home owner
880 brought under subsection (1), the mobile home owner shall pay



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881 into the registry of the court that portion of the accrued rent,
882 if any, relating to the claim of material noncompliance as
883 alleged in the complaint, or as determined by the court. The
884 court shall notify the mobile home owner of such requirement.
885 The failure of the mobile home owner to pay the rent, ~~or portion~~
886 ~~thereof,~~ into the registry of the court or to file a motion to
887 determine the amount of rent to be paid into the registry within
888 5 days, excluding Saturdays, Sundays, and legal holidays, after
889 the date of service of process constitutes an absolute waiver of
890 the mobile home owner's defenses other than payment, and the
891 park owner is entitled to an immediate default judgment for
892 removal of the mobile home owner with a writ of possession to be
893 issued without further notice or hearing thereon. If a motion to
894 determine rent is filed, the movant must provide sworn
895 documentation in support of his or her allegation that the rent
896 alleged in the complaint is erroneous as required herein
897 ~~constitutes an absolute waiver of the mobile home owner's~~
898 ~~defenses other than payment, and the park owner is entitled to~~
899 ~~an immediate default.~~

900 (3) When the mobile home owner has deposited funds into the
901 registry of the court in accordance with ~~the provisions of this~~
902 ~~section and the park owner is in actual danger of loss of the~~
903 ~~premises or other personal hardship resulting from the loss of~~
904 ~~rental income from the premises,~~ the park owner may apply to the
905 court for disbursement of all or part of the funds or for prompt
906 final hearing, whereupon the court shall advance the cause on
907 the calendar. The court, after preliminary hearing, may award
908 all or any portion of the funds on deposit to the park owner or
909 may proceed immediately to a final resolution of the cause.



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910 Section 20. For the purpose of incorporating the amendment
911 made by this act to section 420.5087, Florida Statutes, in a
912 reference thereto, paragraph (i) of subsection (22) of section
913 420.507, Florida Statutes, is reenacted to read:

914 420.507 Powers of the corporation.—The corporation shall
915 have all the powers necessary or convenient to carry out and
916 effectuate the purposes and provisions of this part, including
917 the following powers which are in addition to all other powers
918 granted by other provisions of this part:

919 (22) To develop and administer the State Apartment
920 Incentive Loan Program. In developing and administering that
921 program, the corporation may:

922 (i) Establish, by rule, the procedure for competitively
923 evaluating and selecting all applications for funding based on
924 the criteria set forth in s. 420.5087(6)(c), determining actual
925 loan amounts, making and servicing loans, and exercising the
926 powers authorized in this subsection.

927 Section 21. For the purpose of incorporating the amendment
928 made by this act to section 420.5095, Florida Statutes, in a
929 reference thereto, subsection (2) of section 193.018, Florida
930 Statutes, is reenacted to read:

931 193.018 Land owned by a community land trust used to
932 provide affordable housing; assessment; structural improvements,
933 condominium parcels, and cooperative parcels.—

934 (2) A community land trust may convey structural
935 improvements, condominium parcels, or cooperative parcels, that
936 are located on specific parcels of land that are identified by a
937 legal description contained in and subject to a ground lease
938 having a term of at least 99 years, for the purpose of providing



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939 affordable housing to natural persons or families who meet the
940 extremely-low-income, very-low-income, low-income, or moderate-
941 income limits specified in s. 420.0004, or the income limits for
942 workforce housing, as defined in s. 420.5095(3). A community
943 land trust shall retain a preemptive option to purchase any
944 structural improvements, condominium parcels, or cooperative
945 parcels on the land at a price determined by a formula specified
946 in the ground lease which is designed to ensure that the
947 structural improvements, condominium parcels, or cooperative
948 parcels remain affordable.

949 Section 22. This act shall take effect July 1, 2020.

950

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

952 And the title is amended as follows:

953 Delete everything before the enacting clause
954 and insert:

955 A bill to be entitled
956 An act relating to housing; amending s. 125.01055,
957 F.S.; authorizing a board of county commissioners to
958 approve development of affordable housing on any
959 parcel zoned for residential, commercial, or
960 industrial use; amending s. 163.31771, F.S.; revising
961 legislative findings; requiring local governments to
962 adopt ordinances that allow accessory dwelling units
963 in any area zoned for single-family residential use;
964 amending s. 163.31801, F.S.; requiring counties,
965 municipalities, and special districts to include
966 certain data relating to impact fees in their annual
967 financial reports; amending s. 166.04151, F.S.;



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968 authorizing governing bodies of municipalities to
969 approve the development of affordable housing on any
970 parcel zoned for residential, commercial, or
971 industrial use; amending s. 212.05, F.S.; providing
972 the percentage of the sales price of certain mobile
973 homes which is subject to sales tax; providing a sales
974 tax exemption for certain mobile homes; amending s.
975 212.06, F.S.; revising the definition of the term
976 "fixtures" to include certain mobile homes; amending
977 s. 320.77, F.S.; revising a certification requirement
978 for mobile home dealer applicants relating to the
979 applicant's business location; amending s. 320.822,
980 F.S.; revising the definition of the term "code";
981 amending s. 320.8232, F.S.; revising applicable
982 standards for the repair and remodeling of mobile and
983 manufactured homes; amending s. 367.022, F.S.;
984 exempting certain mobile home park and mobile home
985 subdivision owners from regulation relating to water
986 and wastewater systems by the Florida Public Service
987 Commission; revising an exemption from regulation for
988 certain water service resellers; amending s. 420.5087,
989 F.S.; revising the criteria used by a review committee
990 when evaluating and selecting specified applications
991 for state apartment incentive loans; amending s.
992 420.5095, F.S.; renaming the Community Workforce
993 Housing Innovation Pilot Program as the Community
994 Workforce Housing Loan Program to provide workforce
995 housing for persons affected by the high cost of
996 housing; revising the definition of the term



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997 "workforce housing"; deleting the definition of the
998 term "public-private partnership"; authorizing the
999 Florida Housing Finance Corporation to provide loans
1000 under the program to applicants for construction of
1001 workforce housing; requiring the corporation to
1002 establish a certain loan application process; deleting
1003 provisions requiring the corporation to provide
1004 incentives for local governments to use certain funds;
1005 requiring projects to receive priority consideration
1006 for funding under certain circumstances; deleting a
1007 provision providing for the expedition of local
1008 government comprehensive plan amendments to implement
1009 a program project; requiring that the corporation
1010 award loans at a specified interest rate and for a
1011 limited term; conforming provisions to changes made by
1012 the act; amending s. 420.531, F.S.; specifying that
1013 technical support provided to local governments and
1014 community-based organizations includes implementation
1015 of the State Apartment Incentive Loan Program;
1016 requiring the entity providing training and technical
1017 assistance to convene and administer biannual
1018 workshops; requiring such entity to annually compile
1019 and submit certain information to the Legislature and
1020 the corporation by a specified date; amending s.
1021 420.9073, F.S.; authorizing the corporation to
1022 withhold a certain portion of funds distributed from
1023 the Local Government Housing Trust Fund to be used for
1024 certain transitional housing; prohibiting such funds
1025 from being used for specified purposes; requiring that



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1026 such transitional housing be constructed on certain
1027 campuses; requiring the corporation to consult with
1028 the Department of Children and Families to create
1029 minimum criteria for such housing; providing for the
1030 distribution of withheld funds; amending s. 420.9075,
1031 F.S.; revising requirements for reports submitted by
1032 counties and certain municipalities to the
1033 corporation; amending s. 420.9076, F.S.; beginning on
1034 a specified date, revising the membership of local
1035 affordable housing advisory committees; requiring the
1036 committees to perform specified duties annually
1037 instead of triennially; requiring locally elected
1038 officials serving on advisory committees, or their
1039 designees, to attend biannual regional workshops;
1040 providing a penalty; amending s. 723.041, F.S.;

1041 providing that a mobile home park damaged or destroyed
1042 due to natural force may be rebuilt with the same
1043 density as previously approved, permitted, or built;
1044 providing construction; amending s. 723.061, F.S.;

1045 revising a requirement related to mailing eviction
1046 notices; specifying the waiver and nonwaiver of
1047 certain rights of the park owner under certain
1048 circumstances; requiring the accounting at final
1049 hearing of rents received; requiring a tenant
1050 defending certain actions by a landlord to comply with
1051 certain requirements; amending s. 723.063, F.S.;

1052 revising procedures and requirements for mobile home
1053 owners and revising construction relating to park
1054 owners' actions for rent or possession; revising



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1055 conditions under which a park owner may apply to a
1056 court for disbursement of certain funds; reenacting s.
1057 420.507(22)(i), F.S., relating to powers of the
1058 Florida Housing Finance Corporation, to incorporate
1059 the amendment made to s. 420.5087, F.S., in a
1060 reference thereto; reenacting s. 193.018(2), F.S.,
1061 relating to land owned by a community land trust used
1062 to provide affordable housing, to incorporate the
1063 amendment made to s. 420.5095, F.S., in a reference
1064 thereto; providing an effective date.