

**By** the Committee on Community Affairs; and Senators Burton and Arrington

578-03103-25

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1                   A bill to be entitled  
2           An act relating to local housing assistance plans;  
3           amending s. 420.9072, F.S.; authorizing counties and  
4           eligible municipalities to expend certain funds on lot  
5           rental assistance for mobile home owners for a  
6           specified time period; amending s. 420.9075, F.S.;  
7           requiring each county and eligible municipality to  
8           include in its local housing assistance plan certain  
9           strategies; providing that lot rental assistance for  
10          eligible mobile home owners is an approved home  
11          ownership activity for certain purposes; authorizing  
12          counties and eligible municipalities to provide  
13          certain funds to mobile home owners for rehabilitation  
14          and emergency repairs; deleting a provision limiting  
15          to a specified percentage the amount of certain funds  
16          that may be used for manufactured housing; amending s.  
17          420.9071, F.S.; conforming a cross-reference;  
18          providing an effective date.

19  
20 Be It Enacted by the Legislature of the State of Florida:

21  
22           Section 1. Paragraph (b) of subsection (7) of section  
23           420.9072, Florida Statutes, is amended to read:

24           420.9072 State Housing Initiatives Partnership Program.—The  
25           State Housing Initiatives Partnership Program is created for the  
26           purpose of providing funds to counties and eligible  
27           municipalities as an incentive for the creation of local housing  
28           partnerships, to expand production of and preserve affordable  
29           housing, to further the housing element of the local government

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30 comprehensive plan specific to affordable housing, and to  
31 increase housing-related employment.

32 (7)

33 (b) A county or an eligible municipality may not expend its  
34 portion of the local housing distribution to provide ongoing  
35 rent subsidies, except for:

36 1. Security and utility deposit assistance.

37 2. Eviction prevention not to exceed 6 months' rent.

38 3. Lot rental assistance for mobile home owners as defined  
39 in s. 723.003, not to exceed 6 months' rent.

40 4. A rent subsidy program for very-low-income households  
41 with at least one adult who is a person with special needs as  
42 defined in s. 420.0004 or homeless as defined in s. 420.621. The  
43 period of rental assistance may not exceed 12 months for any  
44 eligible household.

45 Section 2. Paragraphs (d) through (g) of subsection (3) of  
46 section 420.9075, Florida Statutes, are redesignated as  
47 paragraphs (e) through (h), respectively, a new paragraph (d)  
48 and paragraph (i) are added to subsection (3) of that section,  
49 and paragraph (c) of subsection (3) and paragraphs (a), (c),  
50 (e), and (n) of subsection (5) are amended, to read:

51 420.9075 Local housing assistance plans; partnerships.-

52 (3)

53 (c) Each county and each eligible municipality is  
54 encouraged to develop a strategy within its local housing  
55 assistance plan that addresses the needs of persons who are  
56 deprived of affordable housing due to the ~~closure of a mobile~~  
57 ~~home park or the~~ conversion of affordable rental units to  
58 condominiums.

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59       (d) Each county and each eligible municipality shall  
60 include in its local housing assistance plan a strategy that  
61 addresses the needs of persons who are deprived of affordable  
62 housing due to the closure of a mobile home park.

63       (i) Each county and each eligible municipality shall  
64 include in its local housing assistance plan a strategy for  
65 providing program funds to mobile home owners, as defined in s.  
66 723.003, which must include lot rental assistance.

67       (5) The following criteria apply to awards made to eligible  
68 sponsors or eligible persons for the purpose of providing  
69 eligible housing:

70       (a) At least 65 percent of the funds made available in each  
71 county and eligible municipality from the local housing  
72 distribution must be reserved for home ownership for eligible  
73 persons. For purposes of this paragraph, lot rental assistance  
74 for eligible mobile home owners as defined in s. 723.003 is an  
75 approved home ownership activity.

76       (c) At least 75 percent of the funds made available in each  
77 county and eligible municipality from the local housing  
78 distribution must be reserved for construction, rehabilitation,  
79 or emergency repair of affordable, eligible housing. Funds may  
80 be provided to mobile home owners as defined in s. 723.003 for  
81 rehabilitation and emergency repairs under this paragraph.

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

85       (m)~~(n)~~ Funds from the local housing distribution not used  
86 to meet the criteria established in paragraph (a) or paragraph  
87 (c) or not used for the administration of a local housing

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88 assistance plan must be used for housing production and finance  
89 activities, including, but not limited to, financing  
90 preconstruction activities or the purchase of existing units,  
91 providing rental housing, and providing home ownership training  
92 to prospective home buyers and owners of homes assisted through  
93 the local housing assistance plan.

94 1. Notwithstanding the provisions of paragraphs (a) and  
95 (c), program income as defined in s. 420.9071(26) may also be  
96 used to fund activities described in this paragraph.

97 2. When preconstruction due-diligence activities conducted  
98 as part of a preservation strategy show that preservation of the  
99 units is not feasible and will not result in the production of  
100 an eligible unit, such costs shall be deemed a program expense  
101 rather than an administrative expense if such program expenses  
102 do not exceed 3 percent of the annual local housing  
103 distribution.

104 3. If both an award under the local housing assistance plan  
105 and federal low-income housing tax credits are used to assist a  
106 project and there is a conflict between the criteria prescribed  
107 in this subsection and the requirements of s. 42 of the Internal  
108 Revenue Code of 1986, as amended, the county or eligible  
109 municipality may resolve the conflict by giving precedence to  
110 the requirements of s. 42 of the Internal Revenue Code of 1986,  
111 as amended, in lieu of following the criteria prescribed in this  
112 subsection with the exception of paragraphs (a) and (f) ~~(g)~~ of  
113 this subsection.

114 4. Each county and each eligible municipality may award  
115 funds as a grant for construction, rehabilitation, or repair as  
116 part of disaster recovery or emergency repairs or to remedy

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117 accessibility or health and safety deficiencies. Any other  
118 grants must be approved as part of the local housing assistance  
119 plan.

120 Section 3. Subsection (27) of section 420.9071, Florida  
121 Statutes, is amended to read:

122 420.9071 Definitions.—As used in ss. 420.907-420.9079, the  
123 term:

124 (27) "Recaptured funds" means funds that are recouped by a  
125 county or eligible municipality in accordance with the recapture  
126 provisions of its local housing assistance plan pursuant to s.  
127 420.9075(5)(i) ~~s. 420.9075(5)(j)~~ from eligible persons or  
128 eligible sponsors, which funds were not used for assistance to  
129 an eligible household for an eligible activity, when there is a  
130 default on the terms of a grant award or loan award.

131 Section 4. This act shall take effect July 1, 2025.