

SUPPORT

SB 102 BY SEN. ALEXIS CALATAYUD

HB 627 BY REP. DEMI BUSATTA-CABRERA



THE "LIVE LOCAL" AFFORDABLE HOUSING PACKAGE

Summary: The "Live Local Act" seeks to provide expanded workforce and affordable housing in the state. The bill, a priority for Senate President Kathleen Passidomo, represents a tradeoff: local governments forfeit their limited rent control authority, must provide certain height/density incentives for developers, and must authorize affordable housing development in commercial/industrial zones. In exchange, the bill provides unprecedented funding, technical assistance, and local flexibility on an affordable housing tax exemption.

FUNDING



for the State Housing Initiatives Program (SHIP) for FY2023-24. This represents a 20 percent increase from prior FY funding levels.



in total funding for the State Apartment Incentive Loan (SAIL) Program, including \$150 million in recurring funding.



toward the Hometown Heroes housing program. The program, established in 2022, provides down payment assistance and reduced mortgage rates for eligible frontline workers when buying their first home.



for a competitive loan program to alleviate inflation-related costs on future FHFC construction.

HIGHLIGHTS

- **Local Option Property Tax Exemption:** the bill authorizes counties to adopt an ad valorem tax exemption for property used for affordable housing. “Affordable” under this section includes households up to 60% of the Area Median Income (AMI). The bill also contains a safeguard allowing counties to revoke or deny the exemption based on repeated code violations—weeding out bad actors.
- **Sales Tax Refund for Building Materials** used for construction of affordable housing. Building materials used in new construction of affordable housing units after July 1, 2023 are eligible for a sales tax refund of up to \$5000.
- **Direction for Technical Assistance** from the Florida Housing Finance Corporation (FHFC) to facilitate the use or lease of local government property for affordable housing purposes. This section specifically identifies projects that address housing needs within Rural Areas of Opportunity as a statutory priority.



While this bill requires compromise, it adds key tools to the county toolbox toward housing solutions. As you meet with Senate members of your county delegation, please express our appreciation for the resources in this bill. At the same time, urge House members for their support to get this bill across the finish line.

