



2006 State Housing Legislation

Summary of Legislation

- Appropriation for recurring programs = \$243 million (~\$9.6 million in SHIP for Orange/Orlando).
- Main issues addressed in HB 1363/SB 132 housing bills—
 - Proposed repeal of housing trust fund cap **removed** from both bills, limiting distributions of doc stamps into the trust funds to \$243 million beginning FY07-08.
 - Changes to state's SAIL rental program to finance extremely low income housing (\$30 million).
 - Creation of a workforce housing pilot program targeted to essential service workers (\$50 million).
 - Increase in income level served in state Homeownership Assistance Program to 120% of area median income.
 - Requirement that local gov'ts prepare list of local gov't-owned properties appropriate for use as affordable housing, and allowance for state surplus lands to be used for same.
 - Special district allowance to use land for housing/infrastructure for its workforce targeted up to 140% of area median income.
 - Developments of Regional Impact (DRI) allowance to include a 50% increase in the number of units or 200 units (whichever is greater) provided that 15% of the additional dwelling units are dedicated to workforce housing – w/o becoming a substantial deviation.
 - Provision for a local affordable housing land donation density bonus.
 - Extra funding for affordable housing programs provided, including hurricane recovery (House and Senate bills to be reconciled).

Community Workforce Housing Innovation Pilot Program **NEW!**

- Provides \$50 million (competitive) to public-private partnerships to develop workforce housing for essential services personnel, as defined in local SHIP plans up to 140% of area median income.
- Promotes development of local regulatory incentives, including land use strategies, non-traditional partnerships and sources of local funding.
- Targeted Counties – high cost counties (relative cost to purchase home), high growth counties, and counties willing to make regulatory changes and financial investments in affordable housing.
- Targeted Developments –
 - Homeownership and rental, which may be in a mixed use and/or scattered site setting.
 - Developments that have at least 15% of total development costs granted/donated in some form.
 - Development in neighborhoods close to employers, services, transportation.