

# LIVE LOCAL ACT



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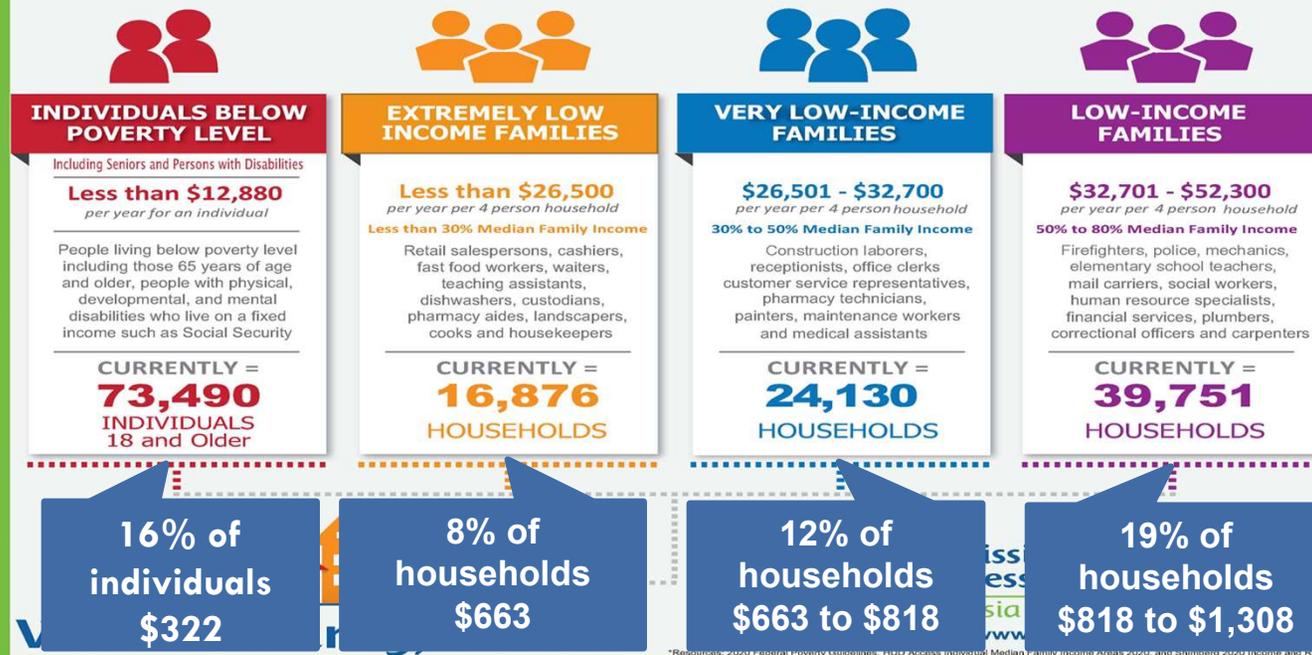
A LOCAL PERSPECTIVE





# WHO WE ARE

## Who needs ATTAINABLE Housing?



\*Resources: 2009 Federal Poverty Guidelines; HUD Access to Affordable Housing; 2009 Median Family Income; 2009 Census; and 2009 Income and Rent Limits



# WHO WE ARE

Occupation	2019 Workers MSA	Median Hourly Wage	Annual Median Wages*	Max. Affordable Rent	% Median Income Needed for 2 BR
Bartenders	1,870	\$10.05	\$20,904	\$523	60%
Carpenters	1,020	\$17.04	\$35,443	\$886	36%
Cashiers	6,780	\$10.46	\$21,757	\$544	58%
Construction Laborers	1,520	\$15.41	\$32,053	\$801	39%
Cooks, Restaurant	3,210	\$13.50	\$28,080	\$702	45%
Dishwashers	1,240	\$10.53	\$21,902	\$548	58%
Janitors and Cleaners, Except Maids and Housekeeping Cleaners	2,150	\$10.94	\$22,755	\$569	55%
Landscaping and Groundskeeping Workers	3,200	\$12.36	\$25,709	\$643	49%
Maids and Housekeeping Cleaners	1,910	\$10.16	\$21,133	\$528	60%
Receptionists and Information Clerks	1,880	\$13.60	\$28,288	\$707	45%
Retail Salespersons	8,900	\$10.93	\$22,734	\$568	55%
Secretaries/Administrative Assistants, Except Legal & Medical	3,240	\$15.84	\$32,947	\$824	38%
Waiters and Waitresses	6,290	\$9.62	\$20,010	\$500	63%

**2 BEDROOM FAIR MARKET RENT (2021 = \$1,050)**

**1 BEDROOM FAIR MARKET RENT (2021 = \$ 856)**

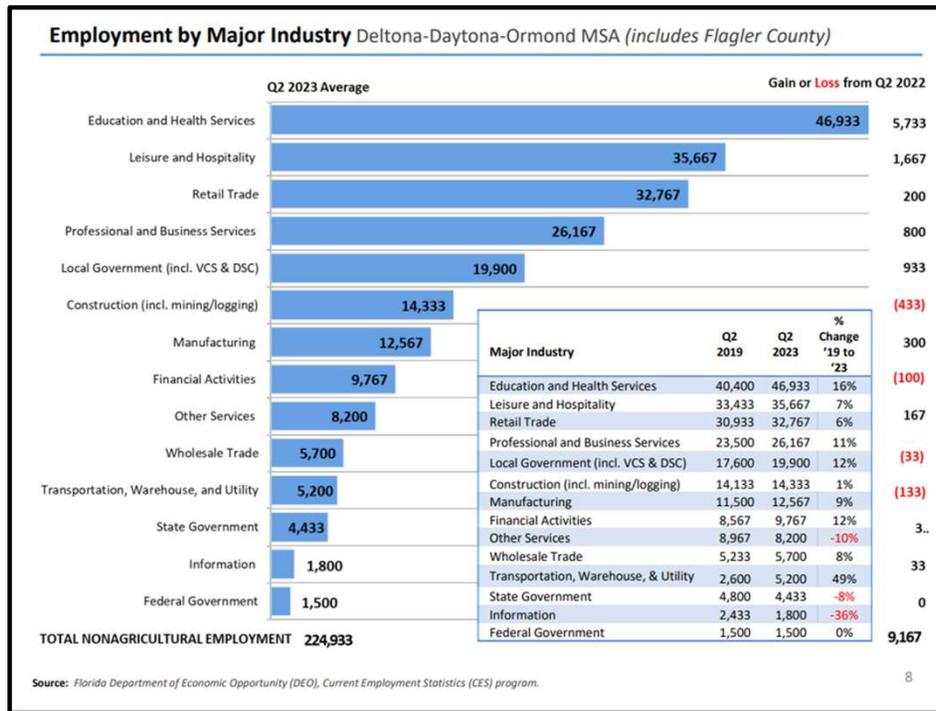


# WHO WE ARE

Jurisdiction	2020 Pop	2025 Pop	2030 Pop	% Persons in Poverty*	Very Low, Low, Moderate (2025)**	Very Low, Low, Moderate Est. (2030)***
Ponce Inlet	3,205	4,404	4,509	7.5	241	262
DeBary	21,973	23,299	24,623	8.8	1,933	2,166
Port Orange	62,832	67,077	70,522	14.9	9,361	10,508
Ormond Beach	43,759	51,079	56,698	8.3	3,631	4,706
Orange City	12,436	14,736	16,179	14.4	1,790	2,330
South Daytona	12,834	12,855	12,814	16.7	2,143	2,140
Lake Helen	2,760	3,250	3,500	11.4	315	399
Holly Hill	12,357	12,867	13,377	26.3	3,250	3,518
Daytona Beach	69,186	76,633	82,526	24.3	16,812	20,054
DeLand	37,043	42,600	48,200	16.5	6,112	7,712
Deltona	92,757	98,835	103,401	12.6	11,687	13,029
Edgewater	23,744	24,733	25,728	11.4	2,707	2,933
Pierson	1,869	1,909	1,959	31.6	591	619
Oak Hill	2,110	2,258	2,390	11.9	251	176
City of New Smyrna Beach	27,843	33,077	39,295	10.8	3,007	4,244
Daytona Beach Shores	4,489	8,035	14,383	9.3	417	1,338
Volusia County	561,048	627,252	701,268	13.1	73,497	91,866



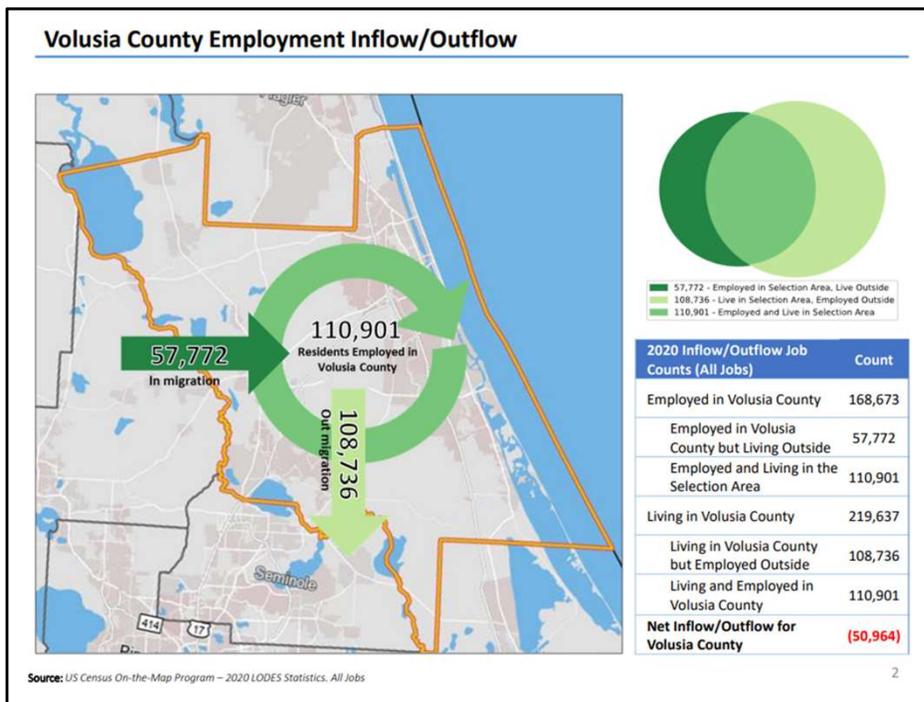
# WHO WE ARE



Major Industry	Q2 2019	Q2 2023	% Change '19 to '23
Education and Health Services	40,400	46,933	16%
Leisure and Hospitality	33,433	35,667	7%
Retail Trade	30,933	32,767	6%
Professional and Business Services	23,500	26,167	11%
Local Government (incl. VCS & DSC)	17,600	19,900	12%
Construction (incl. mining/logging)	14,133	14,333	1%
Manufacturing	11,500	12,567	9%
Financial Activities	8,567	9,767	12%
Other Services	8,967	8,200	-10%
Wholesale Trade	5,233	5,700	8%
Transportation, Warehouse, & Utility	2,600	5,200	49%
State Government	4,800	4,433	-8%
Information	2,433	1,800	-36%
Federal Government	1,500	1,500	0%



# WHO WE ARE



2020 Inflow/Outflow Job Counts (All Jobs)	Count
Employed in Volusia County	168,673
Employed in Volusia County but Living Outside	57,772
Employed and Living in the Selection Area	110,901
Living in Volusia County	219,637
Living in Volusia County but Employed Outside	108,736
Living and Employed in Volusia County	110,901
<b>Net Inflow/Outflow for Volusia County</b>	<b>(50,964)</b>



# WHAT WE DO



Source: Fineart America

How does a local government process an application for an affordable housing project allowed under the LLA?

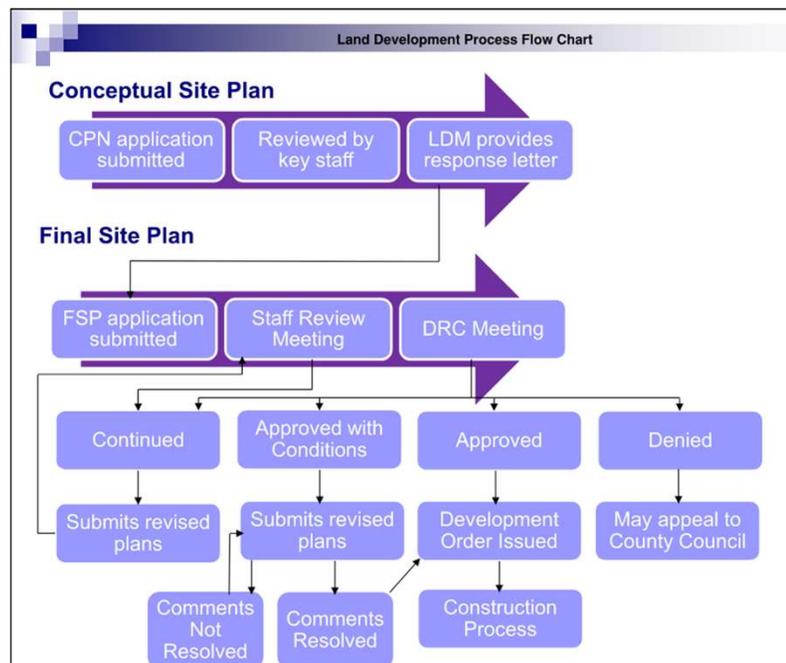


# WHAT WE DO

- A county must authorize multifamily and mixed-use residential as allowable uses in any area zoned for commercial, industrial, or mixed use if at least 40 percent of the residential units in a proposed multifamily rental development are, for a period of at least 30 years, affordable as defined in s. 420.0004.
- Notwithstanding any other law, local ordinance, or regulation to the contrary, a county may not require a proposed multifamily development to obtain a zoning or land use change, special exception, conditional use approval, variance, or comprehensive plan amendment for the building height, zoning, and densities authorized under this subsection.
- For mixed-use residential projects, at least 65 percent of the total square footage must be used for residential purposes.



# WHAT WE DO



- In Volusia County, these would be site plan applications
- The LLA preempts special exceptions and conditional use procedures
- Still apply concurrency, setbacks, stormwater, buffering, etc.



# SETTING THE STAGE

- ✓ All the local governments in Volusia County know that there is an affordable housing problem.
- ✓ All the local governments have some form of plan for affordable housing.
- ✓ The LLA is broad effort that comes with benefits and costs to local governments in Volusia County.



# THE GOOD POINTS

## Funding in the Live Local Act

- Provides up to **\$811 million** for affordable housing programs (including up to \$100 million in a new tax credit program)

Program	Live Local Act	FY 22-23	FY 21-22
SHIP	\$252m	\$209.475m	\$146.7m
SAIL	\$259m*	\$53.25m	\$62.5m
Hurricane Housing Recovery		\$150m	
Hometown Hero Program	\$100m (from GR)	\$100m (from SHTF)	
Inflation Response Program	\$100m**		
Live Local Tax Donation Program	(up to \$100m***)		
<b>Total funding****</b>	<b>\$811,000,000</b>	<b>\$512,725,000</b>	<b>\$209,200,000</b>

\*Discussed on subsequent slides

\*\* If not used by 12/1/23, goes to SAIL

\*\*\*For SAIL – dependent on contributions to the program

\*\*\*\*This does not include member projects or homelessness grant programs.



Source: Florida Housing Finance Corporation, May 9, 2023, Overview of the Live Local Act webinar



# THE GOOD POINTS

## Sadowski fully funded & more!

- The Live Local Act **fully funds** the Sadowski Trust Fund programs.
- **AND**
  - Provides an extra \$150 million/year for 10 years for a SAIL-like program
  - Up to \$100 million/year for SAIL through the new Live Local Tax Donation Program
  - Up to \$100 million not used on inflation response program in 2023 to SAIL
- This does not include the value of the new local property tax incentives for certain affordable housing developments.



Source: Florida Housing Finance Corporation, May 9, 2023, Overview of the Live Local Act webinar



# THE GOOD POINTS

**SHIP** PROJECTED SHIP DISTRIBUTION ESTIMATES FOR FY 2023-24  
(\$252,000,000)

LOCAL GOVERNMENT	COUNTY TOTAL	COUNTY SHARE, CITY SHARE	LOCAL GOVERNMENT	COUNTY TOTAL	COUNTY SHARE, CITY SHARE	LOCAL GOVERNMENT	COUNTY TOTAL	COUNTY SHARE, CITY SHARE
<b>ALACHUA</b>	3,296,537	1,621,249	<b>GLADES</b>	350,000	350,000	<b>PALM BEACH</b>	17,269,885	12,463,231
Chambersville	1,663,288		<b>GLSF</b>	350,000	350,000	Boynton Beach		1,463,794
<b>BAKER</b>	350,000	350,000	<b>HAMILTON</b>	350,000	350,000	Boynton Beach		935,576
<b>BAY</b>	2,311,922	1,697,141	<b>HARDEE</b>	350,000	350,000	Delray Beach		768,833
Parsons City	434,781		<b>HENDRY</b>	461,405	461,405	Wellington		702,768
<b>BRAZOS</b>	350,000	350,000	<b>HERNANDO</b>	2,282,869	2,282,869	West Palm Beach		1,271,857
<b>BREVARD</b>	7,188,654	3,945,692	<b>HIGHLANDS</b>	1,182,573	1,182,573	<b>FRISCO</b>	6,795,405	6,795,405
Cocoa	227,912		<b>HILLSBOROUGH</b>	17,412,198	12,813,635	<b>FINELLAS</b>	11,137,539	5,793,223
Melbourne	995,488		Tampa	4,598,561		Cleveswater		1,364,349
Palm Bay	1,453,210		<b>HOLMES</b>	350,000	350,000	Large		884,811
Titusville	567,264		<b>INDIAN RIVER</b>	1,888,820	1,888,820	St. Petersburg		3,034,956
<b>BROWARD</b>	22,534,548	3,988,813	<b>JACKSON</b>	572,956	572,956	<b>POLK</b>	8,825,249	6,835,155
Coralton Creek	662,516		<b>JEFFERSON</b>	350,000	350,000	Lakeland		1,378,504
Corral Springs	1,541,617		<b>LAFAYETTE</b>	350,000	350,000	Winter Haven		611,580
Dade	1,223,626		<b>LAKE</b>	4,624,711	4,624,711	<b>PUTNAM</b>	855,454	855,454
Deerfield Beach	1,000,534		<b>LEE</b>	9,734,879	5,688,301	<b>ST. JOHNS</b>	3,398,088	3,398,088
Fort Lauderdale	2,343,317		Cape Coral	2,379,911		<b>ST. LUCIE</b>	4,016,095	890,648
Hollywood	1,773,468		Fort Myers	1,526,466		Fort Pierce		548,940
Lauderhill	854,313		<b>LEON</b>	3,427,786	1,132,540	Port St. Lucie		2,576,485
Margate	871,530		Tallahassee	2,291,246		<b>SANTA ROSA</b>	2,280,519	2,280,519
Milwauke	1,581,925		<b>LEVY</b>	513,413	513,413	<b>SARASOTA</b>	5,192,320	4,535,048
Pennington Place	1,960,526		<b>LIBERTY</b>	350,000	350,000	Sarasota		642,272
Plantation	1,077,151		<b>MADISON</b>	350,000	350,000	<b>SEMINOLE</b>	5,531,749	5,531,749
Pompano Beach	1,302,497		<b>MANATEE</b>	4,825,503	4,734,060	<b>SURTER</b>	1,606,321	1,606,321
Sunrise	1,116,460		Bradenton	635,443		<b>SUWANNEE</b>	513,413	513,413
Tamarac	831,521		<b>MARION</b>	4,458,384	3,753,003	<b>TAYLOR</b>	350,000	350,000
Wesport	781,949		Ocala	745,382		<b>UNION</b>	350,000	350,000
<b>CAJALHOUN</b>	350,000	350,000	<b>MARTIN</b>	1,899,322	1,899,322	<b>VOLUSIA</b>	6,530,339	4,545,596
<b>CHARLOTTE</b>	2,260,559	2,031,564	<b>MIAMI-DADE</b>	20,155,423	13,238,082	Deerfield Beach		887,571
Punta Gorda	229,995		Hialeah	1,648,868		Deltona		1,092,182
<b>CITRUS</b>	1,814,503	1,814,503	Miami	3,355,879		<b>WADESWILL</b>	408,396	408,396
<b>CLAY</b>	2,587,679	2,587,679	Miami Beach	630,709		<b>WALTON</b>	922,385	922,385
<b>COLLIER</b>	4,478,034	4,255,454	Miami Gardens	840,481		<b>WASHINGTON</b>	350,000	350,000
Naples	220,670		North Miami	441,404		<b>TOTAL</b>	246,436,400	246,436,400
<b>COLUMBIA</b>	818,222	818,222	<b>MONROE</b>	947,006	947,006	<b>DR Huddleback &amp; Catalyst</b>		5,543,600
<b>DE SOTO</b>	400,396	400,396	<b>NASSAU</b>	1,060,333	1,060,333	<b>TOTAL APPROPRIATION</b>		252,000,000
<b>DIXIE</b>	350,000	350,000	<b>OKALOOSA</b>	2,478,127	2,234,952			
<b>DUNAL</b>	11,834,251	11,834,251	Fort Walton Beach	241,375				
<b>ESCAMBIA</b>	3,777,215	3,149,442	<b>OSCEOLA</b>	454,017	454,017			
Panama City	827,771		<b>OSWALDO</b>	16,943,828	13,261,934			
<b>FLAGLER</b>	1,435,324	226,088	Orlando	3,681,894				
Palm Coast	1,115,286		<b>OSCEOLA</b>	4,877,511	3,230,375			
<b>FRANKLIN</b>	350,000	350,000	Titusville	943,311				
<b>GADSDEN</b>	513,413	513,413	St. Cloud	703,825				
<b>GLADSTONE</b>	350,000	350,000						

SHIP allocation based on 18 VOT, includes DR Huddleback, with current Catalyst appropriation.

8/8/2023

Volusia County and the Cities are being allocated \$6,550,339 in SHIP funds for FY 2023-2024

Source: Florida Housing Finance Corporation, May 9, 2023, Overview of the Live Local Act webinar



# THE MAYBE/BAD POINTS

## Property tax incentives in the Live Local Act

1. Local option affordable housing property tax exemption
2. Nonprofit land used for affordable housing with a 99-year ground lease
3. “Missing middle” property tax exemption



## Concerns:

1. Financial impacts to local governments
2. Verification, administration and implementation of the requirements
3. How to address federal assistance

Source: Florida Housing Finance Corporation, May 9, 2023, Overview of the Live Local Act webinar



# THE MAYBE/BAD POINTS

## Land use standards – Affordable housing in commercial, industrial, and mixed-use zones

A local government cannot regulate the **use, density, or height** of an affordable housing development if a proposed **rental** project is:

- Multifamily or mixed-use residential in any area zoned for **commercial, industrial, or mixed use**;
- At least **40% of units are affordable** for households up to **120% AMI** for at least **30 years**
- If mixed-use, **at least 65% is residential**

Local government cannot require a development authorized under this preemption to obtain a zoning/land use change, special exception, conditional use approval, variance, or comp plan amendment for **use, density, or height**.



Source: Florida Housing Finance Corporation, May 9, 2023, Overview of the Live Local Act webinar

## Concerns:

1. What is mixed-use
2. Reduction in job-creating areas
3. Implications on infrastructure and services
4. Ignores existing programs



# THE MAYBE/BAD POINTS

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NEWS

## How Florida's Live Local Act will affect local governments' dealing with developers

 **Katie Kustura**  
The Daytona Beach News-Journal

Published 12:06 p.m. ET May 5, 2023 | Updated 1:26 p.m. ET May 5, 2023



The “threat” of affordable housing to push other projects through.

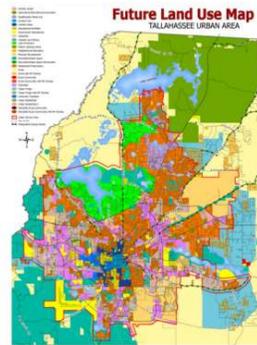
The elimination or reduction of other tools, such inclusionary zoning.



# THE MAYBE/BAD POINTS

## What should local governments do now re: these land use standards for AH?

- Start studying your City or County's commercial, industrial, and mixed-use sites that could utilize this new statutory tool
- Examine your:
  - Future land use maps and zoning codes
  - Height and density regulations
  - Other regulations (setbacks, parking, max lot coverage, environmental/resiliency standards, etc.) that influence the use of this tool
- Ask:
  - How much land is eligible for this new tool?
  - What types of projects can be expected on eligible parcels?
  - How can the City/County facilitate affordable housing on eligible parcels?



## Concerns: What can a local government do to minimize the negative effects?

1. Develop priority locations/corridors
2. Define mixed-use
3. Incentivize appropriate sites
4. Coordinate with developers
5. LOBBY!



Source: Florida Housing Finance Corporation, May 9, 2023, Overview of the Live Local Act webinar



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QUESTIONS?

