Senate Bill 102 (Calatayud) – Housing
One-Pager of the bill as of March 9, 2023
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Here are the main policies in the Live Local Act as of March 9, 2023, organized by policy topic. This bill is the vehicle for a number of housing policies and is a main priority of Senate President Kathleen Passidomo.

Funding & Tax Credits

- Proposes a record $811 million for affordable housing programs including: $252 million for SHIP, $259 million for SAIL, $100 million for the Florida Hometown Hero Housing Program, $100 million for a CHIRP-like program, and up to $100 million for a new Live Local Tax Donation program
- Redirects up to an additional $150 million/year for 10 years to SAIL to be used on defined projects
- Creates a new Live Local Corporate Tax Donation program allowing taxpayers to donate funds directly to FHFC for the SAIL program in return for tax credits against corporate and insurance liability tax
- Codifies the Florida Hometown Hero program in state law
- Increases the Community Contribution Tax Credit (CCTC) and expands the Job Growth Grant Fund for affordable housing-related infrastructure expenses

Affordable housing tax exemptions

- Creates a new affordable housing property tax exemption for non-FHFC multifamily developments of over 70 affordable units
- Authorizes cities and counties to provide property tax incentives for developments that serve households at 60% AMI or below
- Creates a new sales tax refund for certain affordable developments

Zoning, land use, and role of local government

- Proscribes standards on zoning, density, and height for certain multifamily affordable housing developments in commercial, industrial, or mixed-use areas. For height, a development would be allowed the highest height currently allowed within 1 mile of the proposed development or 3 stories, whichever is higher. For example, if a county limits height to 4 stories within 1 mile of a proposed development through a county charter or other land development regulation, that development could only be built up to 4 stories.
- Amends land use tool for affordable housing at ss. 125.01055(6) and 166.04151(6) to exclude "residential" zones and removes prohibition on SAIL-funded projects
- Requires cities and counties to post inventory of lands appropriate for affordable housing on its website and encourages local governments to adopt best practices
- Prohibits local governments from enacting rent control
- Requires local governments to post expedited permitting procedures online

State Housing Strategy

- Makes substantial amendments to the state's housing strategy at s. 420.0003.

Florida Housing Finance Corporation & Technical Assistance

- Changes board makeup of FHFC, makes changes to FHFC budget request process, and makes amendments to the Qualified Contracts
- Allows FHFC to contract with Catalyst Program provider to provide training on using publicly owned land for affordable housing