



2024 Catalyst Program Report: Biannual Regional Workshops for the Elected Officials Serving on Local Affordable Housing Advisory Committees

**Report to the President of the Senate, Speaker of the House,
and the Florida Housing Finance Corporation.**

**From the Florida Housing Coalition, the entity providing
statewide training and technical assistance for the
Affordable Housing Catalyst Program.**



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2024 Catalyst Program Report Related to Elected Officials Serving on Affordable Housing Advisory Committees

Executive Summary

A local government that receives more than the minimum allocation under the State Housing Initiatives Partnership Program (SHIP) is required to create an Affordable Housing Advisory Committee (AHAC) under Section 420.9076, Florida Statutes, as a condition to receive SHIP funds. These AHACs are required to submit an annual report to their local city or county commission, the Florida Housing Finance Corporation, and the Florida Housing Coalition as the entity providing statewide training and technical assistance for the Affordable Housing Catalyst Program. The report is required to include recommendations on regulatory reform for affordable housing and consideration of 11 specific affordable housing incentives.

A local government with an AHAC created under Section 420.9076, Florida Statutes, is required to appoint a locally elected official to the AHAC pursuant to House Bill 1339, signed into law in 2020 and codified at Section 420.9076(2), Florida Statutes. House Bill 1339 (2020) requires these elected officials on local AHACs to attend biannual regional workshops to support their housing initiatives through the sharing of best practices for affordable housing. The Florida Housing Coalition (FHC or Coalition), Florida's nonprofit statewide provider of training and technical assistance for the Affordable Housing Catalyst Program, facilitates these regional workshops. Section 420.531(2), Florida Statutes requires that:

In consultation with the corporation, the entity providing statewide training and technical assistance shall convene and administer biannual regional workshops for the locally elected officials serving on affordable housing advisory committees as provided in s. 420.9076. The regional workshops may be conducted through teleconferencing or other technological means and must include processes and programming that facilitate peer-to-peer identification and sharing of best affordable housing practices among the locally elected officials. Annually, calendar year reports summarizing the deliberations, actions, and recommendations of each region, as well as the attendance records of locally elected officials, must be compiled by the entity providing statewide training and technical assistance for the Affordable Housing Catalyst Program and must be submitted to the President of the Senate, the Speaker of the House of Representatives, and the corporation by March 31 of the following year.

Accordingly, this document is the annually required report "summarizing the deliberations, actions, and recommendations of each region, as well as the attendance records" under Section 420.531(2), Florida Statutes.

In 2024, the 14 AHAC regional workshops (seven regions with two workshops per region per year) were held by Zoom and all were well attended. The elected officials were engaged, asked questions, and shared updates about the latest affordable housing initiatives in their areas. They discussed how they were conducting their AHAC meetings, how often they meet and how they organize their discussions, and they shared their challenges and accomplishments. Key topics included a review of upcoming SHIP funding, local housing policies under consideration, and the implementation of the Live Local Act. The elected officials also discussed land use planning and strategic partnerships that facilitate the production of affordable housing.

Workshop Preparation

UPDATING THE REGIONS

In August 2020, in coordination with the Florida Housing Finance Corporation, the Florida Housing Coalition divided the state into seven regions. These regions were decided by considering demographics, size, number of SHIP jurisdictions, and housing needs. To facilitate peer-to-peer sharing among the elected officials, the Coalition balanced the number of elected officials per region. Some additional cities and counties were added to the regions in 2024 because they began to receive an allocation of more than \$350,000. The regions are as follows:

Region 1 (Panhandle)	Region 2 (East Central)	Region 3 (North Central)	Region 4 (Central)
Bay County	Brevard County	Alachua County	Orange County
Panama City	Melbourne	Gainesville	Orlando
Escambia County	Palm Bay	Citrus County	Osceola County
Pensacola	Titusville	Clay County	Kissimmee
Jackson County	Duval County	Columbia County	Pasco County
Gadsden County		Hernando County	Polk County
Leon County	Flagler County	Lake County	Lakeland
		Levy County	Winter Haven
Tallahassee	Nassau County	Ocala	Highlands County
Okaloosa County	St. Johns County	Marion County	Seminole County
Santa Rosa County	Volusia County	Putnam County	Okeechobee County
Walton County	Daytona Beach	Sumter County	Hardee County
Wakulla County	Deltona	Suwannee County	Hendry County

Region 5 (Tampa Bay)	Region 6 (Palm Beach)	Region 7 (Broward-Miami-Keys)
Charlotte County	Plantation	Broward County
Collier County	Pompano Beach	Davie
Hillsborough County	Tamarac	Fort Lauderdale
Tampa	Indian River County	Lauderhill
Lee County	Martin County	Hollywood
Fort Myers	Palm Beach County	Deerfield Beach
Cape Coral	Boca Raton	Miramar
Manatee County	Boynton Beach	Pembroke Pines
Bradenton	Delray Beach	Miami-Dade County
Pinellas County	Wellington	Hialeah
Clearwater	West Palm Beach	Miami
Largo	St. Lucie County	Miami Beach
St. Petersburg	Port St. Lucie	Miami Gardens
Sarasota County	Coral Springs	North Miami
Sarasota		Monroe County

This section summarizes the steps taken to prepare for the workshops.

MONITORING THE COMPLETION OF THE AHAC REPORT

Each community with an AHAC is required to complete a report on incentive strategies outlined in s. 420.9076, Florida Statutes, by December 31 of each year. The Florida Housing Coalition worked with Florida Housing Finance Corporation staff to identify communities required to assemble an AHAC for the first time. In the months leading up to the report due date, the Florida Housing Coalition worked with these communities to set their meeting dates and reminded them of the report deadline and requirements.

REVIEW OF AHAC INCENTIVE STRATEGY REPORTS

Each community was required to provide their 2023 AHAC report on incentive strategy recommendations to the Florida Housing Coalition and the Florida Housing Finance Corporation. Before the first 2024 workshops, Florida Housing Coalition (FHC) staff reviewed these plans, highlighted some recommendations, and shared best practices among the elected officials.

Examples include:

- St. Petersburg: recommended the City support robust upzoning with ½ mile of major corridors with commercial and mixed use, pursue “missing middle” initiatives to allow 2-12 unit structures through the city, create a transfer of development rights system for affordable housing, eliminate parking requirements for affordable housing, and develop policies that encourage the development of homes affordable to households below 80% AMI, among many other strong recommendations.
- Gainesville: recommended the City study different thresholds of affordable housing eligible for expedited permitting both in terms of number of units and incomes served, continue to work to educate the community about accessory dwelling units including developing “pre-approved” building plans, create a revolving loan fund for ADU construction, and establish incentives to reduce setback and parking requirements for affordable housing.
- Orlando: recommended the City pursue the development of city-owned lots using a Community Land Trust (CLT) for long-term affordability, provide impact fee waivers for affordable housing, and to explore increasing density near SunRail stations, major bus transit routes, and future planned transit stations.
- Alachua County: recommended that the County create a Community Land Trust (CLT) to develop permanently affordable housing, adopt a voluntary inclusionary housing plan, where feasible, and that the County reduce or eliminate impact fees for nonprofit affordable housing developers, among other recommendations.

Workshop Attendance Reports

Section 420.9076(10), Florida Statutes makes workshop attendance mandatory for the local elected official serving on the AHAC or their locally elected designee. The locally elected designee must be another city or county commissioner. If a locally elected official or designee fails to attend three consecutive workshops, the Florida Housing Finance Corporation may withhold SHIP funds. To this end, the Florida Housing Coalition is required to take attendance at each meeting. We make efforts to ensure that each elected official participates, so there have been no communities that have failed to attend three consecutive workshops. Below is each elected official’s attendance record at the regional workshops.

Region 1(Panhandle)

Local Government	2021 Workshop 1	2021 Workshop 2	2022 Workshop 1	2022 Workshop 2	2023 Workshop 1	2023 Workshop 2	2024 Workshop 1	2024 Workshop 2
Bay County	Present	Present	Present	Present	Present	Present	Present	Present
Panama City	AHAC not required	AHAC not required	AHAC not required	AHAC not required	AHAC not required	Present	Present	Present
Escambia County	Present	Present	Present	Present	Present	Present	Present	Present
Pensacola	Present	Present	Present	Present	Not Present	Present	AHAC not required	Present
Jackson County	Present	Present	Present	Present	Present	Present	Present	Not Present
Gadsden County	AHAC not required	AHAC not required	AHAC not required	Present	Present	Present	Not Present	Present
Leon County	Present	Present	Not Present	Present	Present	Present	Present	Present
Tallahassee	Present	Present	Present	Present	Not Present	Present	Present	Present
Okaloosa County	Present	Present	Present	Present	Not Present	Present	Present	Present
Santa Rosa County	Present	Present	Present	Present	Not Present	Present	Present	Present
Walton County	Present	Present	Present	Present	Not Present	Present	Present	Present
Wakulla County	AHAC not required	AHAC not required	AHAC not required	Present	Not Present	Present	Present	Not Present

Region 2 (East Central)

Local Government	2021 Workshop 1	2021 Workshop 2	2022 Workshop 3	2022 Workshop 4	2023 Workshop 5	2023 Workshop 6	2024 Workshop 7	2024 Workshop 8
Brevard	Present	Present	Present	Present	Present	Present	Present	Not Present
Melbourne	Not Present	Present	Not Present	Present	Present	Present	Not present	Not Present
Palm Bay	Not Present	Present	Present	Present	Present	Present	Present	Present
Titusville	Present	Present	Present	Present	Present	Present	Present	Present
Duval	Present	Present	Present	Present	Present	Present	Present	Present
Flagler	Present	Present	Present	Present	Present	Present	Present	Present
Nassau	Present	Not Present	Not Present	Present	Present	Present	Present	Present
St. Johns	Not Present	Not Present	Not Present	Present	Present	Present	Present	Present
Volusia	Not Present	Not Present	Present	Present	Present	Present	Present	Present
Daytona Beach	Present	Not Present	Present	Present	Present	Present	Present	Present
Deltona	Present	Present	Present	Present	Present	Present	Present	Present

Region 3 (North Central)

Local Government	2021 Workshop 1	2021 Workshop 2	2022 Workshop 3	2022 Workshop 4	2023 Workshop 5	2023 Workshop 6	2024 Workshop 7	2024 Workshop 8
Columbia	AHAC not required	AHAC not required	AHAC not required	Not Present	Present	Present	Present	Present
Suwannee	AHAC not required	AHAC not required	AHAC not required	Present	Present	Present	Present	Present
Alachua	Not Present	Present	Not Present	Present	Present	Present	Present	Present
Gainesville	Present	Present	Present	Not Present	Present	Present	Present	Not Present
Citrus	Not Present	Present	Present	Not Present	Present	Present	Present	Present
Clay	Present	Present	Present	Present	Present	Present	Present	Present
Hernando	Not Present	Not Present	Present	Present	Present	Present	Not Present	Present
Lake	Present	Present	Present	Present	Present	Present	Present	Present
Levy	Present	Present	Not Present	Present	Present	Present	Present	Present
Marion	Present	Present	Present	Present	Present	Present	Present	Present
Ocala	AHAC not required	AHAC not required	Present	Present	Present	Present	Present	Present
Putnam	Present	Present	Present	Present	Present	Present	Present	Present
Sumter	Present	Present	Present	Present	Present	Present	Present	Present

Region 4 (Central)

Local Government	2021 Workshop 1	2021 Workshop 2	2022 Workshop 3	2022 Workshop 4	2023 Workshop 5	2023 Workshop 6	2024 Workshop 7	2024 Workshop 8
Seminole	Present	Present	Not Present	Not Present	Present	Present	Not Present	Present
Orange	Present	Present	Present	Present	Not Present	Present	Not Present	Present
Orlando	Present	Present	Not Present	Present	Present	Present	Present	Not present
Osceola	Present	Present	Present	Present	Present	Present	Not Present	Present
Kissimmee	Present	Present	Present	Present	Present	Present	Present	Present
Pasco	Present	Present	Present	Present	Present	Present	Not Present	Present
Polk	Present	Present	Present	Present	Present	Present	Not Present	Present
Lakeland	Present	Present	Present	Present	Not Present	Present	Present	Present
Winter Haven	Present	Not Present	Present	Present	Not Present	Not Present	Present	Present
Desoto County	AHAC not required	AHAC not required	AHAC not required	Present	Present	Present	Present	Present
Okeechobee County	AHAC not required	AHAC not required	AHAC not required	Present	Present	Present	Not Present	AHAC not required
Hardee County	Present	Present	AHAC not required	AHAC not required	AHAC not required	AHAC not required	AHAC not required	AHAC not required
Highland County	AHAC not required	AHAC not required	Present	Present	Present	Present	Present	Present
Hendry County	AHAC not required	AHAC not required	AHAC not required	Not Present	Not Present	Present	Not Present	AHAC not required

Region 5 (Tampa Bay)

Local Government	2021 Workshop 1	2021 Workshop 2	2022 Workshop 3	2022 Workshop 4	2023 Workshop 5	2023 Workshop 6	2024 Workshop 7	2024 Workshop 8
Charlotte	Present	Present	Present	Present	Present	Present	Present	Present
Collier	Present	Present	Not Present	Present	Present	Present	Present	Present
Hillsborough	Not Present	Present	Present	Present	Not Present	Present	Present	Present
Tampa	Not Present	Present	Present	Present	Present	Present	Present	Present
Lee	Present	Present	Present	Present	Present	Present	Present	Present
Cape Coral	AHAC not required	Present	Present	Present	Not Present	Present	Present	Present
Fort Myers	AHAC not required	AHAC not required	Present	Present	Present	Present	Present	Not Present
Manatee	Present	Present	Not Present	Present	Present	Present	Present	Present
Bradenton	Present	Not Present	Present	Present	Present	Present	Present	Present
Pinellas	Present	Present	Present	Present	Present	Present	Present	Present
Clearwater	Present	Present	Present	Present	Present	Present	Present	Present
Largo	AHAC not required	Present	Present	Present	Present	Present	Present	Present
St. Petersburg	Present	Present	Present	Present	Present	Present	Present	Present
Sarasota	Present	Present	Present	Present	Present	Present	Present	Not Present
City of Sarasota	AHAC not required	AHAC not required	AHAC not required	AHAC not required	AHAC not required	AHAC not required	Present	Not Present

Region 6 (Palm Beach)

Local Government	2021 Workshop 1	2021 Workshop 2	2022 Workshop 3	2022 Workshop 4	2023 Workshop 5	2023 Workshop 6	2024 Workshop 7	2024 Workshop 8
Plantation	Not Present	Present	Present	Present	Not Present	Present	Present	Present
Pompano Beach	Present	Present	Present	Present	Not Present	Present	Present	Present
Tamarac	Not Present	Present	Present	Present	Present	Present	Not Present	Present
Indian River	Present	Present	Present	Present	Present	Present	Present	Present
Martin	Present	Not Present	Not Present	Present	Present	Present	Not Present	Present
Palm Beach	Present	Present	Present	Present	Present	Present	Present	Present
Boca Raton	AHAC not required	AHAC not required	AHAC not required	AHAC not required	Not Present	Not Present	Not Present	Present
Boynton Beach	AHAC not required	AHAC not required	Present	Present	Present	Present	Present	Present
Delray Beach	Present	Not Present	Present	Present	Present	Present	Present	Present
Village of Wellington	AHAC not required	AHAC not required	AHAC not required	AHAC not required	AHAC not required	Present	Present	Present
West Palm Beach	Present	Present	Not Present	Not Present	Present	Present	Present	Present
St. Lucie County	Present	Present	Not Present	Not Present	Present	Present	Present	Present
Port St. Lucie	Not Present	Present	Present	Present	Present	Present	Present	Present
Coral Springs	AHAC not required	Present	Not Present	Present	Present	Present	Present	Present

Region 7 (Broward-Dade-Keys)

Local Government	2021 Workshop 1	2021 Workshop 2	2022 Workshop 3	2022 Workshop 4	2023 Workshop 5	2023 Workshop 6	2024 Workshop 7	2024 Workshop 8
Broward	Not Present	Present	Present	Not Present	Present	Present	Present	Present
Davie	Present	Present	Not Present	Present	Present	Present	Present	Present
Fort Lauderdale	Present	Present	Present	Present	Present	Present	Present	Present
Lauderhill	AHAC not required	AHAC not required	Not Present	Present	Present	Present	Present	Present
Hollywood	AHAC not required	AHAC not required	Present	Present	Present	Not Present	Not Present	Present
Deerfield Beach	AHAC not required	AHAC not required	Present	Present	Present	Present	Present	Not Present
Miramar	Present	Present	Present	Not Present	Present	Present	Present	Present
Pembroke Pines	Present	Not Present	Present	Present	Present	Present	Present	Present
Miami Dade County	Not Present	Present	Present	Not Present	Present	Not Present	Present	Present
Hialeah	Present	Present	Present	Present	Not Present	Not Present	Not Present	Present
Miami	Not Present	Present	Not Present	Present	Not Present	Not Present	Present	Present
Miami Beach	Not Present	Not Present	Not Present	Present	Present	Present	Present	Present
Miami Gardens	Present	Present	Not Present	Present	Not Present	Not Present	Present	Not Present
North Miami	AHAC not required	AHAC not required	AHAC not required	AHAC not required	Present	Present	Present	AHAC not required
Monroe County	Present	Not Present	Present	Present	Present	Present	Present	Present

Deliberations, Actions, and Recommendations

WORKSHOP TOPICS

Content for 2024 Regional Workshop Round #1

During the first round of Regional Workshops held in April and May 2024, FHC staff provided an in-depth legislative housing update. Elected officials were introduced to critical topics related to affordable housing, including:

- **Sadowski Act Funding:** An overview of this key funding source for affordable housing programs.
- **Live Local Act:** A discussion on the legislation and its impact on local housing strategies.
- **Policy Topics:** A variety of issues were covered, such as local funding for affordable housing and best practices for land use and zoning reform. A focus was given to enhancing housing affordability through zoning changes and policy adaptations.
- **Property Tax Policies:** Information was shared on this concept and how it relates to affordable housing development.

Additionally, FHC staff provided guidance on how to design effective affordable housing incentives. The group discussed several potential incentives, including Density and Height Bonuses, Inclusionary Housing Policies, Parking Reductions, and Fee Waivers.

The workshop provided elected officials with a comprehensive understanding of these tools and how they can be leveraged to support affordable housing development in their communities. The PowerPoint presentation for this workshop is available in the appendix.

Content for 2024 Regional Workshop Round #2

The second round of 2024 Regional Workshops took place in October and November 2024. FHC staff highlighted key affordable housing policies, starting with a legislative update on SHIP funding. The staff also provided an in-depth discussion of various aspects of the Live Local Act, including property tax incentives, the use of publicly owned lands for affordable housing, and proposed zoning and land use reforms.

Additionally, FHC staff presented the five core elements of a Local Policy Toolkit, which includes a Live Local Act mapping dashboard. The Local Affordable Housing Policy Toolkit, designed by the Florida Housing Coalition, focuses on how local governments can support affordable housing development and preservation through 1) funding; 2) land use and zoning reform; 3) dedicating publicly owned land; 4) strategic partnerships; and 5) community engagement. Many participants engaged in discussions about the land use preemption tool, which facilitates the development of affordable rental housing in commercial, industrial, and mixed-use zones.

This section summarizes the deliberations, actions, and recommendations of each region. It is intended to show the breadth of affordable housing topics discussed by the elected officials.

Region 1 (Panhandle)

Workshop 1: A comprehensive discussion took place regarding the challenges and initiatives surrounding affordable housing across various Florida communities. Participants shared personal experiences and concerns, emphasizing the urgent need for solutions to violent crime and greater access to affordable housing.

The Florida Housing Coalition conducted a training session focused on affordable housing, with particular attention to the Live Local Act and zoning reforms. Strategies for increasing the housing supply were explored, including repurposing buildings, remodeling existing homes, and developing new properties in collaboration with non-profit organizations and private developers.

A council member highlighted the city's efforts to construct new homes and partnered with Habitat for Humanity to expand affordable housing options. Meanwhile, a county commissioner reported difficulties in addressing rising costs and contractor shortages but affirmed their commitment to delivering 100 new homes within the next 12 to 24 months.

Workshop 2: The FHC staff emphasized the need for a more comprehensive and detailed approach to their projects, focusing on understanding customer needs and challenges, fostering effective communication, and encouraging collaboration. The discussion concluded with an open invitation for participants to share their thoughts and questions, along with an update about the upcoming training on community land trusts in 2025.

A commissioner highlighted the significance of public land inventories and expressed interest in the 2025 community land trust training. Another participant discussed the ongoing challenges of affordable housing, particularly in the aftermath of Hurricane Michael, and the city's efforts to acquire property. They also noted the potential of community land trusts to address market concerns while providing affordable housing in underserved neighborhoods.

Additionally, a councilperson shared that while their region had traditionally focused on affordable single-family residential housing, there is now growing interest in affordable multi-family rental housing due to the rising costs of student housing.

Region 2 (East Central)

Workshop 1: Florida Housing Coalition staff provided an overview of the organization's involvement in affordable housing initiatives and emphasized the importance of elected officials' participation in AHAC meetings, as mandated by House Bill 1339. The meeting included a comprehensive discussion on regional impacts and featured presentations on the legislative session debriefings, the Live Local Act (LLA), and zoning reforms.

A mayor highlighted the potential for new policies and initiatives to address affordable housing challenges. The group further discussed the Live Local Act with a county commissioner noting that LLA has not been well-received in their area, and no upcoming LLA projects are currently in the pipeline.

Another commissioner raised concerns about a project requiring a second entry and exit point, hindered by the area's landlocked nature. Additionally, a commissioner shared details about a specific project utilizing a commercial parcel to develop housing for elderly residents, emphasizing the effectiveness of tailored incentives for such initiatives.

Workshop 2: The meeting centered on housing initiatives and disaster recovery efforts across various counties, with discussions focusing on affordable housing, shared housing, and the challenges faced by single mothers and special needs communities. The group also examined the potential benefits of local housing policy toolkits, the importance of timely submission of the Local Housing Assistance Plan (LHAP), and the impact of hurricanes on local governments.

Additional topics included heirs' property and how local governments can help residents with title and estate issues and the allocation of funds for homeownership and rental development. Local governments were encouraged to explore rental development strategies and the layering of funding sources to support affordable housing projects.

A commissioner outlined plans for seniors to provide affordable housing and a partnership with Habitat for Humanity. Another county commissioner discussed initiatives to assist lower-income residents with property taxes and insurance, along with a supportive housing project for individuals with special needs. Lastly, a councilman shared plans for affordable housing and a senior living facility on the site of the former Baptist Hospital campus.

Region 3 (North Central)

Workshop 1: The Florida Housing Coalition gave a presentation focusing on strategies for utilizing SHIP funds for homeownership and rental housing. The discussion also explored the potential of community land trusts to address market concerns while promoting affordability. The meeting began with elected officials sharing updates on their AHAC activities and affordable housing initiatives during the initial roll call.

A commissioner highlighted the upcoming Sweetwater affordable multifamily development, while another area focused on constructing transitional housing units on county-owned property. A commissioner shared updates to an ordinance redefining the affordability threshold to 120% AMI, revising the qualifications for the housing incentives fund, and reviewing surplus lots throughout the county.

Lastly, a county representative explained their collaboration with the Housing Finance Authority to develop a community land trust, emphasizing a focus on rental housing with affordability preserved in perpetuity.

Workshop 2: The meeting addressed the expansion of office space, funding allocations for the upcoming year, and the Florida Housing Coalition's ongoing efforts to promote affordable housing and sound housing policies. Representatives from various regions and cities provided updates on affordable housing initiatives, while the challenges and benefits of regional utility authorities were also discussed.

Key topics included the potential for revising codes to accommodate tiny homes, the importance of understanding the policies and procedures of the Local Housing Assistance Plan (LHAP), and the role of SHIP in disaster recovery. Counties were encouraged to explore using infrastructure surtax funds for affordable housing land acquisition, following Collier County's example. Additionally, cities and counties were advised to consider establishing local affordable housing trust funds, as modeled by Orange County. Local governments were urged to review zoning regulations for potential reforms to allow more housing units, inspired by Gainesville's recent amendments.

A city introduced its new initiative, "Housing for All," aimed at encouraging a diverse range of housing types. A commissioner highlighted the challenges and benefits of regional utility authorities, emphasizing the importance of shared resources and the long-term advantages of such authorities, despite the initial costs.

Region 4 (Central)

Workshop 1: The Florida Housing Coalition hosted an AHAC Elected Officials' Workshop, focusing on strategies for utilizing SHIP funds for homeownership and rental housing, as well as the potential of community land trusts to address concerns about market impact. The session began with elected officials providing updates on AHAC activities and affordable housing initiatives.

Amayor discussed a former Target store site that has been closed, where up to 500 multi-family housing units, spanning five stories, are planned. In other parts of the city, zoning changes would allow the conversion of commercial spaces to multi-family developments.

A commissioner explained a voter referendum for a 1% surtax, which is still under discussion, but has already allocated \$20 million for developers to support land purchases or utility improvements for affordable housing. The commissioner also highlighted the rezoning of a 9.5-acre parcel from parkland to housing and ongoing efforts to partner with a developer for affordable units. Additionally, the commissioner is exploring areas suitable for tiny homes and Accessory Dwelling Units (ADUs).

Workshop 2: The elected officials began by providing updates about AHAC activity and affordable housing initiatives. Updates were shared on affordable housing initiatives aimed at seniors, low-income families, and efforts to combat homelessness. The meeting also addressed the challenges of finding land for affordable housing, innovative solutions, and the potential for zoning reforms to encourage a more diverse range of affordable housing options. The team also provided an overview of the 2024 budget for housing-related items and discussed the Live Local Act Amendment Bill.

A council member highlighted the difficulty of finding land for affordable housing in Lot Hill but emphasized innovative solutions such as repurposed former retail stores into multi-family housing and allowing apartments in commercial areas. A county commissioner shared their approach to providing affordable housing through a 1% sales tax, as well as the consideration of renting auxiliary units in larger homes to address housing needs.

A commissioner highlighted their community's recovery efforts following a recent hurricane, including opening a shelter for 50 displaced individuals. The area also celebrated the grand opening of its first senior affordable housing development, with a new veteran-focused development currently under construction.

Another commissioner shared that their region is implementing various incentives, such as adjusting impact fees, conducting an inventory of all county-owned property, and strengthening code enforcement to support affordable housing initiatives.

A council member discussed the success of a hotel conversion project and shared that the city hired a law firm to review 100 probate cases for title work. This effort aims to transfer or purchase properties for donation to Habitat for Humanity.

Region 5 (Tampa Bay)

Workshop 1: During the roll call, elected officials offered details about topics their AHACs are addressing as well as announcements about affordable housing initiatives.

One county introduced a new program called HOME (Housing Opportunities Made Easier), which offers a simplified application process to help with affordable housing incentives. The program has secured \$10 million in private funding to support the construction of a 600-unit development. Another county invested \$14 million in ARPA funds to renovate a project in East Tampa, utilizing ARPA funds for 28 units in partnership with a local non-profit developer. Importantly, no residents were displaced during the repairs.

Another county, significantly impacted by a major hurricane, is facing challenges in rebuilding the community due to financing and permitting delays. Over 10,000 homes are currently on hold due to permitting issues on the east side of the county.

A city is working with Tampa HOPE (Homeless Outreach Program) to develop 100 new cabins, modeled after a similar initiative from Pinellas HOPE. Additionally, seventeen infill lots have been identified for development, potentially yielding thirty-six multi-family units.

Workshop 2: The Florida Housing Coalition showcased the efforts of various cities and counties in promoting affordable housing, with a focus on partnerships, infrastructure improvements, and disaster recovery. The team also discussed best practices regarding housing resiliency and recovery in light of the recent hurricanes.

During the roll call, elected officials provided updates on the topics their AHACs are addressing, along with announcements about affordable housing initiatives. One county shared its success in encouraging affordable housing through the sale of a large property, setting conditions that included affordable housing development. The county also highlighted the work of its Affordable Housing Advisory Committee (AHAC) and a recent project that converted a hotel into affordable condominiums.

A commissioner discussed two ribbon-cutting ceremonies for new affordable housing projects and her ongoing efforts to expand the urban service area. Tampa provided an update on their down payment assistance program, the addition of small shelters for the homeless, and the rental move-in assistance program.

A city representative shared how they are using SHIP funds for housing rehabilitation and increasing assistance for first-time homebuyers. Another county discussed the challenges of balancing growth with the need for affordable housing, while also working to improve infrastructure.

Region 6 (Palm Beach)

Workshop 1: The Florida Housing Coalition led a workshop for elected officials focused on affordable housing, covering ongoing initiatives, challenges, and potential solutions. The discussion emphasized the vital role of Habitat for Humanity and the importance of elected officials' participation in advisory committees. Updates were provided on affordable housing projects, development plans, housing-related funding from the legislative session, and the complexities of shaping development to meet community needs. Additionally, the team discussed proposed rental projects, property tax exemptions under the Live Local Act, and the broader impact of the Live Local Act on affordable housing and zoning reform.

The elected officials provided updates on AHAC activities and affordable housing initiatives. A commissioner highlighted Habitat for Humanity's work in providing affordable housing solutions, including donated land, zero-interest mortgages, and subsidized construction.

A council member explained that the area is nearing full development, limiting opportunities for new projects. A council member also shared an innovative idea to repurpose excess school board land for housing dedicated to educators, a concept supported by the city of Pompano Beach.

The council member also discussed the city's increased down payment assistance and funding for accessibility grants, as well as the popularity of an employee rental assistance program. Additionally, they introduced a new city-owned land policy that prioritizes housing. Lastly, the council member expressed excitement about the completion of the Centennial Development Project, which will include over 300 affordable housing units.

Workshop 2: Several officials began their opening remarks by highlighting the growing unaffordability of housing. A commissioner emphasized the importance of ensuring affordable housing remains in perpetuity, citing the newest development, *The Spruce*, which includes 70 units.

Another commissioner shared a personal perspective, explaining that a family member cannot afford to live in the area. He suggested recruiting developers to the region through a housing development navigator, engaging in discussions with developers about "fee in lieu of" agreements, and donating lots to Habitat for Humanity.

One commissioner is actively reviewing the Comprehensive Plan to identify opportunities for creating new housing, with ideas to repurpose abandoned schools and recently acquired churches.

Vice Mayor highlighted efforts to incorporate ADUs into the development code and discussed leveraging existing assets by selling housing properties. This initiative is expected to generate \$30 million in profits for a housing fund, with a commitment to keeping the housing affordable for 60 years.

Region 7 (Broward-Miami-Keys)

Workshop 1: The Florida Housing Coalition led a discussion where participants outlined strategies for utilizing SHIP funds for homeownership and rental housing, as well as the potential of community land trusts to address market concerns. During the roll call, elected officials provided updates on the topics their AHACs are addressing and shared announcements about affordable housing initiatives.

A commissioner discussed the approval of the Housing Broward 10-Year Affordable Housing Master Plan, which aims to create a lasting impact by involving all stakeholders, including municipalities, businesses, lenders, and more. One city repurposed a park for the development of subsidized townhomes, ensuring a connection to the park and a nearby school. Another city has introduced Accessory Dwelling Units (ADUs) to maintain affordable rents for individuals in need.

A city council member expressed a desire to provide incentives to developers, such as expedited permitting and allocating 10% of the bonus pool for affordable housing projects. There was a discussion about an affordable housing initiative for first-time homeowners, offering single-family homes and townhomes with a second mortgage that is interest-free and forgivable. The program includes stacking resources with Miami-Dade County for Down Payment Assistance (DPA) and closing cost assistance. In partnership with developers, the initiative is to create market-rate housing while incorporating a few affordable units at lower rates.

Workshop 2: FHC staff led a session focused on introductions, updates from various communities, and discussions around affordable housing initiatives, construction projects, and funding constraints. Participants explored the use of SHIP funds, the potential for increasing the size of Accessory Dwelling Units (ADUs), and the city's efforts to build more affordable housing. The conversation concluded with an overview of how SHIP funds can be utilized and an opportunity for final questions.

Elected officials provided updates on AHAC activity and affordable housing initiatives. The Vice Mayor discussed several ongoing construction projects in Miramar, including the completed Manor Miramar Town Center with 53 affordable units, the ongoing Pinnacle at La Cabana with 110 affordable senior units, and the conversion of a park into 66 affordable townhomes.

He also mentioned a project awaiting commission approval, which will feature 28 units with a mix of uses and income levels, and the possibility of allowing zero parking in transit-oriented districts to encourage the use of public transportation.

One city shared its plans to further explore ADU ordinances and address zoning and parking challenges. A county commissioner explained that they are developing an heir's property program in partnership with community organizations, with the goal of promoting generational wealth and homeownership.

APPENDIX I: Catalyst Statute, s. 420.531

420.531 Affordable Housing Catalyst Program.

- (1) The corporation shall operate the Affordable Housing Catalyst Program for the purpose of securing the expertise necessary to provide specialized technical support to local governments and community-based organizations to implement the HOME Investment Partnership Program, State Apartment Incentive Loan Program, State Housing Initiatives Partnership Program, and other affordable housing programs. To the maximum extent feasible, the entity to provide the necessary expertise must be recognized by the Internal Revenue Service as a nonprofit tax- exempt organization. It must have as its primary mission the provision of affordable housing training and technical assistance, an ability to provide training and technical assistance statewide, and a proven track record of successfully providing training and technical assistance under the Affordable Housing Catalyst Program. The technical support shall, at a minimum, include training relating to the following key elements of the partnership programs:
 - (a) Formation of local and regional housing partnerships as a means of bringing together resources to provide affordable housing.
 - (b) Implementation of regulatory reforms to reduce the risk and cost of developing affordable housing.
 - (c) Implementation of affordable housing programs included in local government comprehensive plans.
 - (d) Compliance with requirements of federally funded housing programs.
- (2) In consultation with the corporation, the entity providing statewide training and technical assistance shall convene and administer biannual regional workshops for the locally elected officials serving on affordable housing advisory committees as provided in s. 420.9076. The regional workshops may be conducted through teleconferencing or other technological means and must include processes and programming that facilitate peer-to-peer identification and sharing of best affordable housing practices among the locally elected officials. Annually, calendar year reports summarizing the deliberations, actions, and recommendations of each region, as well as the attendance records of locally elected officials, must be compiled by the entity providing statewide training and technical assistance for the Affordable Housing Catalyst Program and must be submitted to the President of the Senate, the Speaker of the House of Representatives, and the corporation by March 31 of the following year.

History. —s. 19, ch. 2004-243; s. 16, ch. 2020-27.