

LIVE LOCAL ACT



NEIGHBORHOOD SERVICES DEPARTMENT

9/25/2023



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Background: Florida Statute 125.379/ 166.0451 requires governing bodies to identify publicly owned lands that are "appropriate for use as affordable housing."



The governing body must approve the inventory list every three (3) years.



Lands identified as "appropriate" for affordable housing are to be placed on an affordable housing inventory list



Lands placed on the inventory list may be used for affordable housing purposes

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The Live Local Act amends the state's "surplus land" laws and now require:

- Dependent special districts defined at Florida Statute Section 189.012 (ex. Community redevelopment agencies (CRAs) be included in surplus lands.
- Requires local governments to adopt an affordable housing inventory list by Oct. 1, 2023, and every 3 years thereafter (restarts the clock).
- Requires local governments to make the inventory list of properties appropriate for affordable housing publicly available on its website.



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Recommendation

- Adopt and approve the inventory list of city owned land identified as appropriate for affordable housing

Next Steps

- Under Florida Statute 166.0451, governing bodies are encouraged to adopt best practices for surplus lands such as:
 - “a) Establishing eligibility criteria for the receipt or purchase of surplus land by developers;
 - b) Making the process for requesting surplus lands publicly available;
 - c) Ensuring long-term affordability through ground leases by retaining the right of first refusal to purchase property . . . and by requiring reversion of property not used for affordable housing within a certain timeframe.”