

By the Committee on Community Affairs; and Senator Norman

578-02604-12

20121182c1

1                   A bill to be entitled  
2           An act relating to public housing; amending s. 83.56,  
3           F.S.; revising provisions for terminating a rental  
4           agreement that involves rent subsidies received from a  
5           local, state, or national government; amending s.  
6           421.02, F.S.; revising a declaration of necessity;  
7           providing that access to essential commercial goods  
8           and services for persons of low income served by  
9           housing authorities is a public use; amending s.  
10          421.03, F.S.; reordering and revising definitions  
11          applicable to the Housing Authorities Law; revising  
12          the definition of the term "housing project"; defining  
13          the term "essential commercial goods and services";  
14          amending s. 421.08, F.S.; prohibiting the use of  
15          eminent domain for certain purposes; expanding certain  
16          powers of housing authorities to include certain  
17          commercial projects providing essential goods and  
18          services; providing for the use of revenues received  
19          from such projects; amending s. 421.09, F.S.;  
20          conforming a cross-reference; reenacting and amending  
21          s. 421.21, F.S., relating to tax exemptions applicable  
22          to housing authorities created pursuant to certain  
23          federal programs; amending s. 421.32, F.S.; conforming  
24          a cross-reference; amending s. 422.02, F.S.; revising  
25          a declaration of necessity; providing that there  
26          exists a shortage of access to essential commercial  
27          goods and services necessary for daily living for  
28          persons of low income; amending s. 422.04, F.S.;  
29          expanding certain powers of state public bodies to

578-02604-12

20121182c1

30 include certain commercial projects providing  
31 essential goods and services; amending s. 423.01,  
32 F.S.; revising and providing findings and declarations  
33 of property of tax exemption for housing authorities  
34 relating to access to essential commercial goods and  
35 services necessary for daily living for persons of low  
36 income; amending s. 423.02, F.S.; exempting certain  
37 commercial projects that allow access to essential  
38 goods and services for persons of low income residing  
39 in such housing projects from certain taxes and  
40 special assessments; providing organizational and  
41 editorial changes for purposes of clarifying various  
42 provisions; amending s. 420.507, F.S.; authorizing  
43 Florida Housing Finance Corporation to set aside a  
44 portion of its federal and state funding to fund  
45 housing for economic development initiatives,  
46 veterans' housing, and housing for other special needs  
47 populations; authorizing the use of competitive  
48 requests for proposal to fund projects; providing an  
49 effective date.

50  
51 Be It Enacted by the Legislature of the State of Florida:

52  
53 Section 1. Subsection (5) of section 83.56, Florida  
54 Statutes, is amended to read:

55 83.56 Termination of rental agreement.—

56 (5) If the landlord accepts rent with actual knowledge of a  
57 noncompliance by the tenant or accepts performance by the tenant  
58 of any other provision of the rental agreement that is at

578-02604-12

20121182c1

59 variance with its provisions, or if the tenant pays rent with  
60 actual knowledge of a noncompliance by the landlord or accepts  
61 performance by the landlord of any other provision of the rental  
62 agreement that is at variance with its provisions, the landlord  
63 or tenant waives his or her right to terminate the rental  
64 agreement or to bring a civil action for that noncompliance, but  
65 not for any subsequent or continuing noncompliance. Any tenant  
66 who wishes to defend against an action by the landlord for  
67 possession of the unit for noncompliance of the rental agreement  
68 or of relevant statutes shall comply with the provisions in s.  
69 83.60(2). The court may not set a date for mediation or trial  
70 unless the provisions of s. 83.60(2) have been met, but shall  
71 enter a default judgment for removal of the tenant with a writ  
72 of possession to issue immediately if the tenant fails to comply  
73 with s. 83.60(2). This subsection does not apply to that portion  
74 of rent subsidies received from a local, state, or national  
75 government or an agency of local, state, or national government;  
76 however, waiver will occur if an action has not been instituted  
77 within 90 ~~45~~ days after the landlord has actual knowledge of the  
78 noncompliance.

79 Section 2. Section 421.02, Florida Statutes, is amended to  
80 read:

81 421.02 Finding and declaration of necessity.—It is hereby  
82 declared that:

83 (1) There exist in the state insanitary or unsafe dwelling  
84 accommodations and that persons of low income are forced to  
85 reside in such insanitary or unsafe accommodations; that within  
86 the state there is a shortage of safe or sanitary dwelling  
87 accommodations available at rents which persons of low income

578-02604-12

20121182c1

88 can afford and that such persons are forced to occupy  
89 overcrowded and congested dwelling accommodations; that such the  
90 ~~aforsaid~~ conditions cause an increase in and spread of disease  
91 and crime and constitute a menace to the health, safety, morals,  
92 and welfare of the residents of the state and impair economic  
93 values; and that these conditions necessitate excessive and  
94 disproportionate expenditures of public funds for crime  
95 prevention and punishment, public health, welfare and safety,  
96 fire and accident protection, and other public services and  
97 facilities.

98 (2) Blighted areas in the state cannot be revitalized, nor  
99 can the shortage of safe and sanitary dwellings for persons of  
100 low income be relieved, solely through the operation of private  
101 enterprise.

102 (3) The clearance, replanning, and reconstruction of the  
103 areas in which insanitary or unsafe housing conditions exist,  
104 ~~and~~ the providing of safe and sanitary dwelling accommodations,  
105 and the access to essential commercial goods and services  
106 necessary for daily living for persons of low income, including  
107 the acquisition by a housing authority of property to be used  
108 for or in connection with housing projects or appurtenant  
109 thereto, are exclusively public uses and purposes for which  
110 public money may be spent and private property acquired and are  
111 governmental functions of public concern.

112 (4) An important public purpose is served by providing  
113 access to essential commercial goods and services necessary for  
114 daily living for persons served by public housing authorities as  
115 those persons often have limited transportation capacity and  
116 significant family demands. Issues such as limited

578-02604-12

20121182c1

117 transportation capacity and significant family demands  
118 complicate daily living and make access to essential commercial  
119 goods and services difficult.

120 (5)~~(4)~~ The necessity in the public interest for the  
121 provisions hereinafter enacted, is hereby declared as a matter  
122 of legislative determination.

123 Section 3. Section 421.03, Florida Statutes, is amended to  
124 read:

125 421.03 Definitions.—As used ~~The following terms, wherever~~  
126 ~~used or referred to~~ in this part, except where the context  
127 clearly indicates otherwise, the term shall have the following  
128 ~~respective meanings for the purposes of this part, unless a~~  
129 ~~different meaning clearly appears from the context:~~

130 (1)~~(6)~~ "Area of operation":

131 (a) In the case of a housing authority of a city having a  
132 population of less than 25,000, includes ~~shall include~~ such city  
133 and the area within 5 miles of its ~~the~~ territorial boundaries.  
134 ~~thereof; and~~

135 (b) In the case of a housing authority of a city having a  
136 population of 25,000 or more includes ~~shall include~~ such city  
137 and the area within 10 miles from its ~~the~~ territorial  
138 boundaries. ~~thereof; provided~~ However, ~~that~~ the area of  
139 operation of a housing authority of a ~~any~~ city may ~~shall~~ not  
140 include any area that ~~which~~ lies within the territorial  
141 boundaries of another ~~some other~~ city ~~as herein defined; and may~~  
142 ~~further provided that the area of operation shall~~ not extend  
143 outside ~~of~~ the boundaries of the county in which the city is  
144 located, and a ~~no~~ housing authority has no ~~shall have~~ any power  
145 or jurisdiction outside ~~of~~ the county in which the city is

578-02604-12

20121182c1

146 located.

147 (2)~~(1)~~ "Authority" or "housing authority" means ~~shall~~  
148 ~~mean any of the public corporation corporations~~ created pursuant  
149 to ~~by~~ s. 421.04.

150 (3)~~(2)~~ "City" means ~~shall mean~~ any city or town of the  
151 state having a population of more than 2,500, according to the  
152 last preceding federal or state census. The term means ~~The~~  
153 ~~city~~ shall mean the particular city for which a particular  
154 housing authority is created.

155 (4)~~(5)~~ "Clerk" means ~~shall mean~~ the clerk of the city or  
156 the officer of the city charged with the duties customarily  
157 imposed on the clerk ~~thereof~~.

158 (5)~~(11)~~ "Debentures" means ~~shall mean~~ any notes, interim  
159 certificates, debentures, revenue certificates, or other  
160 obligations issued by an authority pursuant to this chapter.

161 (6) "Essential commercial goods and services" means goods,  
162 such as groceries and clothing, and services, such as child  
163 care, K-12 education, financial services, job training and  
164 placement, and laundry facilities, that are necessary for daily  
165 living and that may be difficult for persons of low income to  
166 access unless collocated with the housing project where they  
167 live and substantially serving persons of low income.

168 (7) "Federal Government" means ~~shall include~~ the United  
169 States Government, ~~the Federal Emergency Administration of~~  
170 ~~Public Works~~ or any department, commission, other agency, or  
171 other instrumentality thereof, corporate or otherwise, of the  
172 ~~United States.~~

173 (8)~~(3)~~ "Governing body" means ~~shall mean~~ the city council,  
174 the commission, or other legislative body charged with governing

578-02604-12

20121182c1

175 the city, as the case may be.

176 (9) "Housing project" means ~~shall mean~~ any work or  
177 undertaking:

178 (a) To demolish, clear, or remove buildings from any slum  
179 area, which, ~~such work or undertaking~~ may embrace the adaption  
180 of such area to public purposes, including parks or other  
181 recreational or community purposes; ~~or~~

182 (b) To provide decent, safe, and sanitary urban or rural  
183 dwellings, apartments, or other living accommodations for  
184 persons of low income, which, ~~such work or undertaking~~ may  
185 include buildings, land, equipment, facilities, and other real  
186 or personal property for necessary, convenient, or desirable  
187 appurtenances, streets, sewers, water service, parks, site  
188 preparation, gardening, administrative, community, health,  
189 recreational, educational, welfare, or other purposes; ~~or~~

190 (c) To provide access to essential commercial goods and  
191 services; or

192 (d) ~~(e)~~ To accomplish a combination of the foregoing.

193  
194 The term ~~"housing project"~~ also applies ~~may be applied~~ to the  
195 planning of the buildings and improvements, the acquisition of  
196 property, the demolition of existing structures, the  
197 construction, reconstruction, alteration, and repair of the  
198 improvements, and all other work in connection therewith.

199 (10) ~~(4)~~ "Mayor" means ~~shall mean~~ the mayor of the city or  
200 the officer thereof charged with the duties customarily imposed  
201 on the mayor or executive head of the city.

202 (11) ~~(13)~~ "Obligee of the authority" or "obligee" includes  
203 ~~shall include~~ any holder of debentures, trustee or trustees for

578-02604-12

20121182c1

204 any such holders, or lessor demising to the authority property  
205 used in connection with a housing project, or any assignee or  
206 assignees of such lessor's interest or any part thereof, and the  
207 Federal Government when it is a party to any contract with the  
208 authority.

209 (12)~~(10)~~ "Persons of low income" means ~~shall mean~~ persons  
210 or families who lack the amount of income which is necessary, as  
211 determined by the authority undertaking the housing project, to  
212 enable them, without financial assistance, to live in decent,  
213 safe and sanitary dwellings, without overcrowding.

214 (13)~~(12)~~ "Real property" includes ~~shall include~~ all lands,  
215 including improvements and fixtures thereon, and property of any  
216 nature appurtenant thereto, or used in connection therewith, and  
217 every estate, interest and right, legal or equitable, therein,  
218 including terms for years and liens by way of judgment, mortgage  
219 or otherwise and the indebtedness secured by such liens.

220 (14)~~(8)~~ "Slum" means ~~shall mean~~ any area where dwellings  
221 predominate which, by reason of dilapidation, overcrowding,  
222 faulty arrangement or design, lack of ventilation, light or  
223 sanitary facilities, or any combination of these factors, are  
224 detrimental to safety, health and morals.

225 Section 4. Section 421.08, Florida Statutes, is amended to  
226 read:

227 421.08 Powers of authority.—

228 (1) An authority shall constitute a public body corporate  
229 and politic, exercising the public and essential governmental  
230 functions set forth in this chapter, and having all the powers  
231 necessary or convenient to carry out and effectuate the purpose  
232 and provisions of this chapter, including the following powers



578-02604-12

20121182c1

233 in addition to others ~~herein~~ granted in this chapter:

234 (a)~~(1)~~ To sue and be sued; to have a seal and to alter it  
235 ~~the same~~ at pleasure; to have perpetual succession; to make and  
236 execute contracts and other instruments necessary or convenient  
237 to the exercise of the powers of the authority; to appear in  
238 court through any of its officers, agents, or employees, for the  
239 exclusive purpose of filing eviction papers; and to make and  
240 from time to time amend and repeal bylaws, rules and  
241 regulations, not inconsistent with this chapter, to carry into  
242 effect the powers and purposes of the authority.

243 (b)~~(2)~~ Within its area of operation, to prepare, carry out,  
244 acquire, lease, and operate housing projects and~~;~~ to provide for  
245 the construction, reconstruction, improvement, alteration, or  
246 repair of any housing project or any part thereof.

247 (c)~~(3)~~ To arrange or contract for the furnishing by any  
248 person or agency, public or private, of services, privileges,  
249 works, or facilities for, or in connection with, a housing  
250 project or the occupants thereof.~~;~~ ~~provided, however, that~~

251 1. Notwithstanding any other power or provision in this  
252 chapter, the authority may ~~shall~~ not construct, lease, control,  
253 purchase, or otherwise establish, in connection with or as a  
254 part of any housing project or any other real or any other  
255 property under its control, any system, work, facilities,  
256 plants, or other equipment for the purpose of furnishing utility  
257 service of any kind to such projects or to any tenant or  
258 occupant thereof if ~~in the event that~~ a system, work, facility,  
259 plant, or other equipment for the furnishing of the same utility  
260 service is being ~~actually~~ operated by a municipality or private  
261 concern in the area of operation or the city or the territory

578-02604-12

20121182c1

262 immediately adjacent thereto; ~~provided, further,~~ but this does  
263 not ~~that nothing herein shall be construed to~~ prohibit the  
264 construction or acquisition by the authority of any system,  
265 work, facilities, or other equipment for the sole and only  
266 purpose of receiving utility services from any such municipality  
267 or such private concern and then distributing such utility  
268 services to the project and to the tenants and occupants  
269 thereof. ~~;~~ ~~and,~~

270 2. Notwithstanding ~~anything to the contrary contained in~~  
271 ~~this chapter or in~~ any other provision of law, the authority may  
272 ~~to~~ include, in any contract let in connection with a project,  
273 stipulations requiring that the contractor and any  
274 subcontractors comply with requirements as to minimum wages and  
275 maximum hours of labor, ~~and comply~~ with any conditions which the  
276 Federal Government may have attached to its financial aid of the  
277 project.

278 (d)(4) To lease or rent any dwellings, houses,  
279 accommodations, lands, buildings, structures, or facilities  
280 embraced in any housing project and, subject to the limitations  
281 contained in this chapter, to establish and revise the rents or  
282 charges therefor; to own, hold, and improve real or personal  
283 property; to purchase, lease, obtain options upon, acquire by  
284 gift, grant, bequest, devise, or otherwise any real or personal  
285 property or any interest therein; to acquire by the exercise of  
286 the power of eminent domain any real property, except real  
287 property to be used to provide access to essential commercial  
288 goods and services; to sell, lease, exchange, transfer, assign,  
289 pledge, or dispose of any real or personal property or any  
290 interest therein; to insure or provide for the insurance of any

578-02604-12

20121182c1

291 real or personal property or operations of the authority against  
292 any risks or hazards; and to procure or agree to the procurement  
293 of insurance or guarantees from the Federal Government of the  
294 payment of any such debts or parts thereof, whether or not  
295 incurred by the ~~said~~ authority, including the power to pay  
296 premiums on any such insurance.

297 (e) ~~(5)~~ To invest any funds held in reserves or sinking  
298 funds, or any funds not required for immediate disbursement, in  
299 property or securities in which savings banks may legally invest  
300 funds subject to their control and, ~~to~~ purchase its debentures  
301 at a price not exceeding ~~more than~~ the principal amount thereof  
302 and accrued interest, with all debentures so purchased to be  
303 canceled.

304 (f) ~~(6)~~ Within its area of operation: to investigate into  
305 living, dwelling, and housing conditions and into the means and  
306 methods of improving such conditions; to determine where slum  
307 areas exist or where there is a shortage of decent, safe, and  
308 sanitary dwelling accommodations for persons of low income; to  
309 make studies and recommendations relating to the problem of  
310 clearing, replanning, and reconstruction of slum areas and the  
311 problem of providing dwelling accommodations for persons of low  
312 income; to administer fair housing ordinances and other  
313 ordinances as adopted by cities, counties, or other authorities  
314 who wish to contract for administrative services and to  
315 cooperate with the city, the county, or the state or any  
316 political subdivision thereof in action taken in connection with  
317 such problems; and to engage in research, studies, and  
318 experimentation on the subject of housing.

319 (g) ~~(7)~~ Acting through one or more commissioners or other

578-02604-12

20121182c1

320 person or persons designated by the authority:~~†~~ to conduct  
321 examinations and investigations and to hear testimony and take  
322 proof under oath at public or private hearings on any matter  
323 material for its information; to administer oaths, issue  
324 subpoenas requiring the attendance of witnesses or the  
325 production of books and papers, and ~~to~~ issue commissions for the  
326 examination of witnesses who are outside ~~of~~ the state, or ~~or~~ unable  
327 to attend before the authority, or excused from attendance; and  
328 to make available to appropriate agencies, including those  
329 charged with the duty of abating or requiring the correction of  
330 nuisances or like conditions, or of demolishing unsafe or  
331 insanitary structures within its area of operation, its findings  
332 and recommendations with regard to any building or property  
333 where conditions exist which are dangerous to the public health,  
334 morals, safety, or welfare.

335 (h) ~~(g)~~ ~~(a)~~ To organize for the purpose of creating a for-  
336 profit or not-for-profit corporation, limited liability company,  
337 or other similar business entity pursuant to all applicable laws  
338 of this state in which the housing authority may hold an  
339 ownership interest or participate in its governance in order to  
340 develop, acquire, lease, construct, rehabilitate, manage, or  
341 operate multifamily or single-family residential projects and  
342 commercial projects that allow access to essential goods and  
343 services for persons of low income residing in such residential  
344 projects.

345 1. These projects may include nonresidential uses and may  
346 use public and private funds to serve individuals or families  
347 who meet the applicable income requirements of the state or  
348 federal program involved; whose income does not exceed 150

578-02604-12

20121182c1

349 percent of the applicable median income for the area, as  
350 established by the United States Department of Housing and Urban  
351 Development; and who, in the determination of the housing  
352 authority, lack sufficient income or assets to enable them to  
353 purchase or rent a decent, safe, and sanitary dwelling. These  
354 corporations, limited liability companies, or other business  
355 entities may join partnerships, joint ventures, or limited  
356 liability companies pursuant to applicable laws or may otherwise  
357 engage with business entities in developing, acquiring, leasing,  
358 constructing, rehabilitating, managing, or operating such  
359 projects.

360 2.~~(b)~~ The creation by a housing authority of such a  
361 corporation, limited liability company, or other business entity  
362 that is properly registered pursuant to all applicable laws  
363 before the effective date of this act is ratified and validated  
364 if the creation of such corporation, limited liability company,  
365 or other business entity would have been valid had this act been  
366 in effect at the time such corporation, limited liability  
367 company, or other business entity was created and registered.

368 3.~~(e)~~ Proceedings or acts performed by a housing authority  
369 or a corporation, limited liability company, or other business  
370 entity authorized pursuant to subparagraph 2. ~~paragraph (b)~~ are  
371 ratified and validated if such proceedings or acts were in  
372 furtherance of the purposes set forth in this chapter and would  
373 have been valid had this act been in effect at the time such  
374 proceedings or acts were performed.

375 (i)~~(9)~~ Notwithstanding s. 112.061, to ~~the governing board~~  
376 ~~of an authority may~~ approve and implement policies for per diem,  
377 travel, and other expenses of its officials, officers, board

578-02604-12

20121182c1

378 members, employees, and authorized persons in a manner  
379 consistent with federal guidelines.

380 (j) ~~(10)~~ To exercise all or any part or combination of  
381 powers ~~herein~~ granted in this section. ~~No~~ Provisions of law  
382 relating with respect to acquisition, operation, or disposition  
383 of property by other public bodies do not apply ~~shall be~~  
384 ~~applicable~~ to an authority unless the Legislature ~~shall~~  
385 specifically states so ~~state~~.

386 (2) Any revenue received by a housing authority from  
387 commercial projects that provide access to essential goods and  
388 services necessary for daily living of persons residing in  
389 housing projects must be used exclusively to upgrade and improve  
390 living conditions in the housing project or to preserve and  
391 rehabilitate public or affordable housing managed by the housing  
392 authority.

393 Section 5. Subsection (2) of section 421.09, Florida  
394 Statutes, is amended to read:

395 421.09 Operation not for profit.—

396 (2) This section does not prohibit or restrict the  
397 activities or operations of a business entity created under s.  
398 421.08(1)(h) ~~421.08(8)~~.

399 Section 6. Section 421.21, Florida Statutes, is reenacted  
400 and amended to read:

401 421.21 Aid from Federal Government; tax exemptions.—

402 (1) In addition to the powers conferred upon an authority  
403 by other provisions of this chapter, an authority is empowered  
404 to borrow money or accept grants or other financial assistance  
405 from the Federal Government for or in aid of any housing project  
406 within its area of operation, to take over or lease or manage

578-02604-12

20121182c1

407 any housing project or undertaking constructed or owned by the  
408 Federal Government, and to these ends, to comply with such  
409 conditions and enter into such trust indentures, leases or  
410 agreements as may be necessary, convenient or desirable. It is  
411 the purpose and intent of this chapter to authorize every  
412 authority to do any and all things necessary or desirable to  
413 secure the financial aid or cooperation of the Federal  
414 Government in the undertaking, construction, maintenance, or  
415 operation of any housing project by such authority.

416 (2) In addition to the powers conferred upon an authority  
417 by subsection (1) and other provisions of this chapter, an  
418 authority is empowered to borrow money or accept grants or other  
419 financial assistance from the Federal Government under s. 202 of  
420 the Housing Act of 1959 (Pub. L. No. 86-372) or any law or  
421 program of the United States Department of Housing and Urban  
422 Development, which provides for direct federal loans in the  
423 maximum amount, as defined therein, for the purpose of assisting  
424 certain nonprofit corporations to provide housing and related  
425 facilities for elderly families and elderly persons.

426 (a) Housing authorities created under this section are  
427 authorized to execute mortgages, notes, bills, or other forms of  
428 indebtedness together with any agreements, contracts, or other  
429 instruments required by the United States Department of Housing  
430 and Urban Development in connection with loans made for the  
431 purposes set forth in this subsection.

432 (b) This provision relating to housing facilities for the  
433 elderly is cumulative and in addition to the powers given to  
434 housing authorities under this chapter. All powers granted  
435 generally by law to housing authorities in Florida relating to

578-02604-12

20121182c1

436 issuance of trust indentures, debentures, and other methods of  
437 raising capital ~~shall~~ apply also to housing authorities in  
438 connection with their participation in programs of the United  
439 States Department of Housing and Urban Development.

440 (3) It is the legislative intent that the tax exemption of  
441 housing authorities provided by chapter 423, ~~shall~~ specifically  
442 applies ~~apply~~ to any housing authority created under this  
443 section.

444 Section 7. Section 421.32, Florida Statutes, is amended to  
445 read:

446 421.32 Rural housing projects.—County housing authorities  
447 and regional housing authorities are specifically empowered and  
448 authorized to borrow money, accept grants, and exercise their  
449 other powers to provide housing for farmers of low income and  
450 domestic farm labor as defined in s. 514 of the Federal Housing  
451 Act of 1949. In connection with such projects, any such housing  
452 authority may enter into such leases or purchase agreements,  
453 accept such conveyances and rent or sell dwellings forming part  
454 of such projects to or for farmers of low income, as such  
455 housing authority deems necessary in order to ensure ~~assure~~ the  
456 achievement of the objectives of this law. Such leases,  
457 agreements, or conveyances may include such covenants as the  
458 housing authority deems appropriate regarding such dwellings and  
459 the tracts of land described in any such instrument, which  
460 covenants shall be deemed to run with the land where the housing  
461 authority deems it necessary and the parties to such instrument  
462 so stipulate. In providing housing for farmers of low income,  
463 county housing authorities and regional housing authorities are  
464 ~~shall~~ not ~~be~~ subject to the limitations provided in ss.



578-02604-12

20121182c1

465 421.08(1)(c) ~~421.08(3)~~ and 421.10(3). ~~Nothing contained in This~~  
466 section may not shall be construed as limiting any other powers  
467 of any housing authority.

468 Section 8. Section 422.02, Florida Statutes, is amended to  
469 read:

470 422.02 Finding and declaration of necessity.—It has been  
471 found and declared in the Housing Authorities Law that there  
472 exist in the state unsafe and insanitary housing conditions and  
473 a shortage of safe and sanitary dwelling accommodations and  
474 access to essential commercial goods and services necessary for  
475 daily living for persons of low income; that these conditions  
476 necessitate excessive and disproportionate expenditures of  
477 public funds for crime prevention and punishment, public health,  
478 welfare and safety, fire and accident protection, and other  
479 public services and facilities; and that the public interest  
480 requires the remedying of these conditions. It is found and  
481 declared that the assistance herein provided for the remedying  
482 of the conditions set forth in the Housing Authorities Law  
483 constitutes a public use and purpose and an essential  
484 governmental function for which public moneys may be spent and  
485 other aid given; that it is a proper public purpose for any  
486 state public body to aid any housing authority operating within  
487 its boundaries or jurisdiction or any housing project located  
488 therein, as the state public body derives immediate benefits and  
489 advantages from such an authority or project; and that the  
490 provisions hereinafter enacted are necessary in the public  
491 interest.

492 Section 9. Section 422.04, Florida Statutes, is amended to  
493 read:

578-02604-12

20121182c1

494 422.04 Cooperation in undertaking housing projects.—

495 (1) For the purpose of aiding and cooperating in the  
496 planning, undertaking, construction, or operation of housing  
497 projects located within the area in which it is authorized to  
498 act, any state public body may, upon such terms, with or without  
499 consideration, as it may determine:

500 (a) Dedicate, sell, convey, or lease any of its property to  
501 a housing authority or the Federal Government. ~~†~~

502 (b) Cause parks; ~~†~~ playgrounds; ~~†~~ recreational, community,  
503 educational, water, sewer, or drainage facilities; commercial  
504 projects that allow access to essential goods and services for  
505 persons of low income residing in housing projects; or any other  
506 works, ~~which~~ it is otherwise empowered to undertake, ~~to be~~  
507 furnished adjacent to or in connection with housing projects. ~~†~~

508 (c) Furnish, dedicate, close, pave, install, grade,  
509 regrade, plan, or replan streets, roads, roadways, alleys,  
510 sidewalks, or other places ~~which~~ it is otherwise empowered to  
511 undertake. ~~†~~

512 (d) Plan or replan, zone or rezone any part of such state  
513 public body; make exceptions from building regulations and  
514 ordinances; and, with respect to any city or town, ~~also may~~  
515 change its map. ~~†~~

516 (e) Enter into agreements, which may extend over any  
517 period, notwithstanding any provision or rule of law to the  
518 contrary, with a housing authority or the Federal Government  
519 respecting action to be taken by such state public body pursuant  
520 to any of the powers granted by this chapter. ~~†~~

521 (f) Do any and all things, necessary, or convenient to aid  
522 and cooperate in the planning, undertaking, construction, or

578-02604-12

20121182c1

523 operation of such housing projects.†

524 (g) Purchase or legally invest in any of the debentures of  
525 a housing authority and exercise all of the rights of any holder  
526 of such debentures.†

527 (h) Not require any changes to be made in a housing project  
528 or the manner of its construction or take any other action  
529 relating to such construction with respect to any housing  
530 project which a housing authority has acquired or taken over  
531 from the Federal Government and which the housing authority by  
532 resolution has found and declared to have been constructed in a  
533 manner that will promote the public interest and afford  
534 necessary safety, sanitation, and other protection.† ~~no state~~  
535 ~~public body shall require any changes to be made in the housing~~  
536 ~~project or the manner of its construction or take any other~~  
537 ~~action relating to such construction;~~

538 (i) Incur the entire expense of ~~In connection with~~ any  
539 public improvements made by the a state public body in  
540 exercising the powers herein granted, ~~such state public body may~~  
541 ~~incur the entire expense thereof.~~

542 (2) Any law or statute to the contrary notwithstanding, any  
543 sale, conveyance, lease, or agreement provided for in this  
544 section may be made by a state public body without appraisal,  
545 public notice, advertisement, or public bidding.

546 Section 10. Section 423.01, Florida Statutes, is amended to  
547 read:

548 423.01 Finding and declaration of property of tax exemption  
549 for housing authorities.—It has been found and declared in the  
550 Housing Authorities Law and the Housing Cooperation Law that:

551 (1) There exist in the state housing conditions that ~~which~~

578-02604-12

20121182c1

552 constitute a menace to the health, safety, morals, and welfare  
553 of the residents of the state;

554 (2) These conditions necessitate excessive and  
555 disproportionate expenditures of public funds for crime  
556 prevention and punishment, public health, welfare and safety,  
557 fire and accident prevention, and other public services and  
558 facilities;

559 (3) The public interest requires the remedying of these  
560 conditions by the creation of housing authorities to undertake  
561 projects for slum clearance and for providing safe and sanitary  
562 dwelling accommodations and access to essential commercial goods  
563 and services necessary for daily living for persons who lack  
564 sufficient income to enable them to live in decent, safe, and  
565 sanitary dwellings without overcrowding; ~~and~~

566 (4) Facilities made available by housing authorities to  
567 provide access to essential goods and services necessary for  
568 daily living for persons residing in housing projects are a  
569 critical component of those housing projects and constitute a  
570 public use and a governmental function; and

571 ~~(5)-(4)~~ Such housing projects, including all property of a  
572 housing authority used for or in connection therewith or  
573 appurtenant thereto and all property used to provide access to  
574 essential goods and services necessary for daily living for  
575 persons residing in such housing projects, are exclusively for  
576 public uses and municipal purposes and not for profit, and are  
577 governmental functions of state concern. As a matter of  
578 legislative determination, it is found and declared that the  
579 property and debentures of a housing authority are of such  
580 character as may be exempt from taxation.

578-02604-12

20121182c1

581 Section 11. Section 423.02, Florida Statutes, is amended to  
582 read:

583 423.02 Housing projects exempted from taxes and  
584 assessments; payments in lieu thereof.—The housing projects,  
585 including all property of housing authorities used for or in  
586 connection therewith or appurtenant thereto and all commercial  
587 projects that allow access to essential goods and services for  
588 persons of low income residing in such housing projects, of  
589 housing authorities shall be exempt from all taxes and special  
590 assessments of the state or any city, town, county, or political  
591 subdivision of the state.  ~~, provided,~~  However,  ~~that~~  in lieu of  
592 such taxes or special assessments, a housing authority may agree  
593 to make payments to any city, town, county, or political  
594 subdivision of the state for services, improvements, or  
595 facilities furnished by such city, town, county, or political  
596 subdivision for the benefit of a housing project owned by the  
597 housing authority, but  ~~in no event shall~~  such payments may not  
598 exceed the estimated cost to such city, town, county, or  
599 political subdivision of the services, improvements, or  
600 facilities to be so furnished.

601 Section 12. Subsection (48) is added to section 420.507,  
602 Florida Statutes, to read:

603 420.507 Powers of the corporation.—The corporation shall  
604 have all the powers necessary or convenient to carry out and  
605 effectuate the purposes and provisions of this part, including  
606 the following powers which are in addition to all other powers  
607 granted by other provisions of this part:

608 (48) To utilize up to 10 percent of its annual allocation  
609 of low-income housing tax credits, allocation of nontaxable

578-02604-12

20121182c1

610 revenue bonds, and State Apartment Incentive Loan Program funds  
611 appropriated by the Legislature and available to allocate by  
612 request for proposals or other competitive solicitation funding  
613 for high-priority affordable housing projects, such as housing  
614 to support economic development and job creation initiatives,  
615 housing for veterans and their families, and other special needs  
616 populations in communities throughout the state as determined by  
617 the corporation on an annual basis.

618 Section 13. This act shall take effect July 1, 2012.