

1                   A bill to be entitled  
2           An act relating to affordable housing; amending s.  
3           420.507, F.S.; authorizing the Florida Housing Finance  
4           Corporation to set aside a portion of its federal and  
5           state funding to fund housing for economic development  
6           initiatives, veterans' housing, and housing for other  
7           special needs populations; authorizing the use of  
8           competitive requests for proposal to fund projects;  
9           amending s. 421.02, F.S.; revising a declaration of  
10          necessity; providing that access to essential  
11          commercial goods and services for persons of low  
12          income served by housing authorities is a public use;  
13          amending s. 421.03, F.S.; reordering and revising  
14          definitions applicable to the Housing Authorities Law;  
15          revising the definition of the term "housing project";  
16          defining the term "essential commercial goods and  
17          services"; amending s. 421.08, F.S.; prohibiting the  
18          use of eminent domain for certain purposes; expanding  
19          certain powers of housing authorities to include  
20          certain commercial projects providing essential goods  
21          and services; providing for the use of revenues  
22          received from such projects; amending s. 421.09, F.S.;  
23          conforming a cross-reference; reenacting and amending  
24          s. 421.21, F.S., relating to tax exemptions applicable  
25          to housing authorities created pursuant to certain  
26          federal programs; amending s. 421.32, F.S.; conforming  
27          a cross-reference; amending s. 422.02, F.S.; revising  
28          a declaration of necessity; providing that there

29 | exists a shortage of access to essential commercial  
30 | goods and services necessary for daily living for  
31 | persons of low income; amending s. 422.04, F.S.;  
32 | expanding certain powers of state public bodies to  
33 | include certain commercial projects providing  
34 | essential goods and services; amending s. 423.01,  
35 | F.S.; revising and providing findings and declarations  
36 | of property of tax exemption for housing authorities  
37 | relating to access to essential commercial goods and  
38 | services necessary for daily living for persons of low  
39 | income; amending s. 423.02, F.S.; exempting certain  
40 | real property made available by housing authorities to  
41 | provide access to essential commercial goods and  
42 | services from certain taxes and special assessments;  
43 | providing organizational and editorial changes for  
44 | purposes of clarifying various provisions; providing  
45 | an effective date.

46 |  
47 | Be It Enacted by the Legislature of the State of Florida:

48 |  
49 | Section 1. Subsection (48) is added to section 420.507,  
50 | Florida Statutes, to read:

51 | 420.507 Powers of the corporation.—The corporation shall  
52 | have all the powers necessary or convenient to carry out and  
53 | effectuate the purposes and provisions of this part, including  
54 | the following powers which are in addition to all other powers  
55 | granted by other provisions of this part:

56 | (48) To utilize up to 10 percent of its annual allocation

57 of low-income housing tax credits, allocation of nontaxable  
58 revenue bonds, and State Apartment Incentive Loan Program funds  
59 appropriated by the Legislature and available to allocate by  
60 request for proposals or other competitive solicitation funding  
61 for high-priority affordable housing projects, such as housing  
62 to support economic development and job creation initiatives,  
63 housing for veterans and their families, and other special needs  
64 populations in communities throughout the state as determined by  
65 the corporation on an annual basis.

66 Section 2. Section 421.02, Florida Statutes, is amended to  
67 read:

68 421.02 Finding and declaration of necessity.—It is hereby  
69 declared that:

70 (1) There exist in the state insanitary or unsafe dwelling  
71 accommodations and that persons of low income are forced to  
72 reside in such insanitary or unsafe accommodations; that within  
73 the state there is a shortage of safe or sanitary dwelling  
74 accommodations available at rents which persons of low income  
75 can afford and that such persons are forced to occupy  
76 overcrowded and congested dwelling accommodations; that such the  
77 ~~aforsaid~~ conditions cause an increase in and spread of disease  
78 and crime and constitute a menace to the health, safety, morals,  
79 and welfare of the residents of the state and impair economic  
80 values; and that these conditions necessitate excessive and  
81 disproportionate expenditures of public funds for crime  
82 prevention and punishment, public health, welfare and safety,  
83 fire and accident protection, and other public services and  
84 facilities.

85 (2) Blighted areas in the state cannot be revitalized, nor  
 86 can the shortage of safe and sanitary dwellings for persons of  
 87 low income be relieved, solely through the operation of private  
 88 enterprise.

89 (3) The clearance, replanning, and reconstruction of the  
 90 areas in which insanitary or unsafe housing conditions exist,  
 91 and the providing of safe and sanitary dwelling accommodations,  
 92 and the access to essential commercial goods and services  
 93 necessary for daily living for persons of low income, including  
 94 the acquisition by a housing authority of property to be used  
 95 for or in connection with housing projects or appurtenant  
 96 thereto, are exclusively public uses and purposes for which  
 97 public money may be spent and private property acquired and are  
 98 governmental functions of public concern.

99 (4) An important public purpose is served by providing  
 100 access to essential commercial goods and services necessary for  
 101 daily living for persons served by public housing authorities as  
 102 those persons often have limited transportation capacity and  
 103 significant family demands. Issues such as limited  
 104 transportation capacity and significant family demands  
 105 complicate daily living and make access to essential commercial  
 106 goods and services difficult.

107 ~~(5)-(4)~~ The necessity in the public interest for the  
 108 provisions hereinafter enacted, ~~is hereby declared as~~ a matter  
 109 of legislative determination.

110 Section 3. Section 421.03, Florida Statutes, is amended to  
 111 read:

112 421.03 Definitions.—As used ~~The following terms, wherever~~

113 ~~used or referred to~~ in this part, except where the context  
 114 clearly indicates otherwise, the term shall have the following  
 115 ~~respective meanings for the purposes of this part, unless a~~  
 116 ~~different meaning clearly appears from the context:~~

117 (1)~~(6)~~ "Area of operation":

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

122 (b) In the case of a housing authority of a city having a  
 123 population of 25,000 or more includes ~~shall include~~ such city  
 124 and the area within 10 miles from its ~~the~~ territorial  
 125 boundaries. ~~thereof; provided~~ However, ~~that~~ the area of  
 126 operation of a housing authority of a ~~any~~ city may ~~shall~~ not  
 127 include any area that ~~which~~ lies within the territorial  
 128 boundaries of another ~~some other~~ city ~~as herein defined;~~ and may  
 129 ~~further provided that the area of operation shall not extend~~  
 130 ~~outside of~~ the boundaries of the county in which the city is  
 131 located, and a ~~no~~ housing authority has no ~~shall have~~ any power  
 132 or jurisdiction ~~outside of~~ the county in which the city is  
 133 located.

134 (2)~~(1)~~ "Authority" or "housing authority" means ~~shall~~  
 135 ~~mean any of the public corporation corporations~~ created pursuant  
 136 to ~~by~~ s. 421.04.

137 (3)~~(2)~~ "City" means ~~shall mean~~ any city or town of the  
 138 state having a population of more than 2,500, according to the  
 139 last preceding federal or state census. The term means ~~"The~~  
 140 ~~city" shall mean~~ the particular city for which a particular

141 housing authority is created.

142 ~~(4)-(5)~~ "Clerk" means ~~shall mean~~ the clerk of the city or  
 143 the officer of the city charged with the duties customarily  
 144 imposed on the clerk ~~thereof~~.

145 ~~(5)-(11)~~ "Debentures" means ~~shall mean~~ any notes, interim  
 146 certificates, debentures, revenue certificates, or other  
 147 obligations issued by an authority pursuant to this chapter.

148 (6) "Essential commercial goods and services" means goods,  
 149 such as groceries and clothing, and services, such as child  
 150 care, K-12 education, financial services, job training and  
 151 placement, and laundry facilities, that are collocated with  
 152 dwelling accommodations of a housing authority, that are  
 153 necessary for daily living, and that may be difficult for  
 154 persons of low income to access unless collocated with the  
 155 housing project where they live and substantially serving  
 156 persons of low income.

157 (7) "Federal Government" means ~~shall include~~ the United  
 158 States Government, ~~the Federal Emergency Administration of~~  
 159 ~~Public Works~~ or any department, commission, other agency, or  
 160 other instrumentality thereof, ~~corporate or otherwise, of the~~  
 161 ~~United States.~~

162 ~~(8)-(3)~~ "Governing body" means ~~shall mean~~ the city council,  
 163 the commission, or other legislative body charged with governing  
 164 the city, as the case may be.

165 (9) "Housing project" means ~~shall mean~~ any work or  
 166 undertaking:

167 (a) To demolish, clear, or remove buildings from any slum  
 168 area, which; ~~such work or undertaking~~ may embrace the adaption

169 of such area to public purposes, including parks or other  
 170 recreational or community purposes; ~~or~~

171 (b) To provide decent, safe, and sanitary urban or rural  
 172 dwellings, apartments, or other living accommodations for  
 173 persons of low income, which; ~~such work or undertaking~~ may  
 174 include buildings, land, equipment, facilities, and other real  
 175 or personal property for necessary, convenient, or desirable  
 176 appurtenances, streets, sewers, water service, parks, site  
 177 preparation, gardening, administrative, community, health,  
 178 recreational, educational, welfare, or other purposes; ~~or~~

179 (c) To provide access to essential commercial goods and  
 180 services; or

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

182  
 183 The term "~~housing project~~" also applies ~~may be applied~~ to the  
 184 planning of the buildings and improvements, the acquisition of  
 185 property, the demolition of existing structures, the  
 186 construction, reconstruction, alteration, and repair of the  
 187 improvements, and all other work in connection therewith.

188 (10)~~(4)~~ "Mayor" means ~~shall mean~~ the mayor of the city or  
 189 the officer thereof charged with the duties customarily imposed  
 190 on the mayor or executive head of the city.

191 (11)~~(13)~~ "Obligee of the authority" or "obligee" includes  
 192 ~~shall include~~ any holder of debentures, trustee or trustees for  
 193 any such holders, or lessor demising to the authority property  
 194 used in connection with a housing project, or any assignee or  
 195 assignees of such lessor's interest or any part thereof, and the  
 196 Federal Government when it is a party to any contract with the

197 authority.

198 (12)~~(10)~~ "Persons of low income" means ~~shall mean~~ persons  
 199 or families who lack the amount of income which is necessary, as  
 200 determined by the authority undertaking the housing project, to  
 201 enable them, without financial assistance, to live in decent,  
 202 safe and sanitary dwellings, without overcrowding.

203 (13)~~(12)~~ "Real property" includes ~~shall include~~ all lands,  
 204 including improvements and fixtures thereon, and property of any  
 205 nature appurtenant thereto, or used in connection therewith, and  
 206 every estate, interest and right, legal or equitable, therein,  
 207 including terms for years and liens by way of judgment, mortgage  
 208 or otherwise and the indebtedness secured by such liens.

209 (14)~~(8)~~ "Slum" means ~~shall mean~~ any area where dwellings  
 210 predominate which, by reason of dilapidation, overcrowding,  
 211 faulty arrangement or design, lack of ventilation, light or  
 212 sanitary facilities, or any combination of these factors, are  
 213 detrimental to safety, health and morals.

214 Section 4. Section 421.08, Florida Statutes, is amended to  
 215 read:

216 421.08 Powers of authority.—

217 (1) An authority shall constitute a public body corporate  
 218 and politic, exercising the public and essential governmental  
 219 functions set forth in this chapter, and having all the powers  
 220 necessary or convenient to carry out and effectuate the purpose  
 221 and provisions of this chapter, including the following powers  
 222 in addition to others ~~herein~~ granted in this chapter:

223 (a)~~(1)~~ To sue and be sued; to have a seal and to alter it  
 224 ~~the same~~ at pleasure; to have perpetual succession; to make and



225 execute contracts and other instruments necessary or convenient  
 226 to the exercise of the powers of the authority; to appear in  
 227 court through any of its officers, agents, or employees, for the  
 228 exclusive purpose of filing eviction papers; and to make and  
 229 from time to time amend and repeal bylaws, rules and  
 230 regulations, not inconsistent with this chapter, to carry into  
 231 effect the powers and purposes of the authority.

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

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

241 1. Notwithstanding any other power or provision in this  
 242 chapter, the authority may ~~shall~~ not construct, lease, control,  
 243 purchase, or otherwise establish, in connection with or as a  
 244 part of any housing project or any other real or any other  
 245 property under its control, any system, work, facilities,  
 246 plants, or other equipment for the purpose of furnishing utility  
 247 service of any kind to such projects or to any tenant or  
 248 occupant thereof if ~~in the event that~~ a system, work, facility,  
 249 plant, or other equipment for the furnishing of the same utility  
 250 service is being ~~actually~~ operated by a municipality or private  
 251 concern in the area of operation or the city or the territory  
 252 immediately adjacent thereto; ~~provided, further,~~ but this does

253 ~~not that nothing herein shall be construed to~~ prohibit the  
 254 construction or acquisition by the authority of any system,  
 255 work, facilities, or other equipment for the sole and only  
 256 purpose of receiving utility services from any such municipality  
 257 or such private concern and then distributing such utility  
 258 services to the project and to the tenants and occupants  
 259 thereof. ~~and,~~

260 2. Notwithstanding ~~anything to the contrary contained in~~  
 261 ~~this chapter or in~~ any other provision of law, the authority may  
 262 ~~to~~ include, in any contract let in connection with a project,  
 263 stipulations requiring that the contractor and any  
 264 subcontractors comply with requirements as to minimum wages and  
 265 maximum hours of labor, ~~and comply~~ with any conditions which the  
 266 Federal Government may have attached to its financial aid of the  
 267 project.

268 (d)-(4) To lease or rent any dwellings, houses,  
 269 accommodations, lands, buildings, structures, or facilities  
 270 embraced in any housing project and, subject to the limitations  
 271 contained in this chapter, to establish and revise the rents or  
 272 charges therefor; to own, hold, and improve real or personal  
 273 property; to purchase, lease, obtain options upon, acquire by  
 274 gift, grant, bequest, devise, or otherwise any real or personal  
 275 property or any interest therein; to acquire by the exercise of  
 276 the power of eminent domain any real property, except real  
 277 property to be used to provide access to essential commercial  
 278 goods and services; to sell, lease, exchange, transfer, assign,  
 279 pledge, or dispose of any real or personal property or any  
 280 interest therein; to insure or provide for the insurance of any

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281 real or personal property or operations of the authority against  
282 any risks or hazards; and to procure or agree to the procurement  
283 of insurance or guarantees from the Federal Government of the  
284 payment of any such debts or parts thereof, whether or not  
285 incurred by the ~~said~~ authority, including the power to pay  
286 premiums on any such insurance.

287 (e) ~~(5)~~ To invest any funds held in reserves or sinking  
288 funds, or any funds not required for immediate disbursement, in  
289 property or securities in which savings banks may legally invest  
290 funds subject to their control and ~~to~~ purchase its debentures  
291 at a price not exceeding ~~more than~~ the principal amount thereof  
292 and accrued interest, with all debentures so purchased to be  
293 canceled.

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

309        (g) ~~(7)~~ Acting through one or more commissioners or other  
310 person or persons designated by the authority: ~~to~~ to conduct  
311 examinations and investigations and to hear testimony and take  
312 proof under oath at public or private hearings on any matter  
313 material for its information; to administer oaths, issue  
314 subpoenas requiring the attendance of witnesses or the  
315 production of books and papers, and ~~to~~ issue commissions for the  
316 examination of witnesses who are outside ~~of~~ the state, ~~or~~ or unable  
317 to attend before the authority, or excused from attendance; and  
318 to make available to appropriate agencies, including those  
319 charged with the duty of abating or requiring the correction of  
320 nuisances or like conditions, or of demolishing unsafe or  
321 insanitary structures within its area of operation, its findings  
322 and recommendations with regard to any building or property  
323 where conditions exist which are dangerous to the public health,  
324 morals, safety, or welfare.

325        (h) ~~(8)~~ (a) To organize for the purpose of creating a for-  
326 profit or not-for-profit corporation, limited liability company,  
327 or other similar business entity pursuant to all applicable laws  
328 of this state in which the housing authority may hold an  
329 ownership interest or participate in its governance in order to  
330 develop, acquire, lease, construct, rehabilitate, manage, or  
331 operate multifamily or single-family residential projects and  
332 commercial projects that allow access to essential goods and  
333 services for persons of low income residing in such residential  
334 projects.

335        1. These projects may include nonresidential uses and may  
336 use public and private funds to serve individuals or families

337 | who meet the applicable income requirements of the state or  
338 | federal program involved; whose income does not exceed 150  
339 | percent of the applicable median income for the area, as  
340 | established by the United States Department of Housing and Urban  
341 | Development; and who, in the determination of the housing  
342 | authority, lack sufficient income or assets to enable them to  
343 | purchase or rent a decent, safe, and sanitary dwelling. These  
344 | corporations, limited liability companies, or other business  
345 | entities may join partnerships, joint ventures, or limited  
346 | liability companies pursuant to applicable laws or may otherwise  
347 | engage with business entities in developing, acquiring, leasing,  
348 | constructing, rehabilitating, managing, or operating such  
349 | projects.

350 |       ~~2.(b)~~ The creation by a housing authority of such a  
351 | corporation, limited liability company, or other business entity  
352 | that is properly registered pursuant to all applicable laws  
353 | before the effective date of this act is ratified and validated  
354 | if the creation of such corporation, limited liability company,  
355 | or other business entity would have been valid had this act been  
356 | in effect at the time such corporation, limited liability  
357 | company, or other business entity was created and registered.

358 |       ~~3.(e)~~ Proceedings or acts performed by a housing authority  
359 | or a corporation, limited liability company, or other business  
360 | entity authorized pursuant to subparagraph 2. ~~paragraph (b)~~ are  
361 | ratified and validated if such proceedings or acts were in  
362 | furtherance of the purposes set forth in this chapter and would  
363 | have been valid had this act been in effect at the time such  
364 | proceedings or acts were performed.

365 (i)~~(9)~~ Notwithstanding s. 112.061, ~~to the governing board~~  
 366 ~~of an authority may~~ approve and implement policies for per diem,  
 367 travel, and other expenses of its officials, officers, board  
 368 members, employees, and authorized persons in a manner  
 369 consistent with federal guidelines.

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

376 (2) Any revenue received by a housing authority from  
 377 commercial projects that provide access to essential goods and  
 378 services necessary for daily living of persons residing in  
 379 housing projects must be used exclusively to upgrade and improve  
 380 living conditions in the housing project or to preserve and  
 381 rehabilitate public or affordable housing managed by the housing  
 382 authority.

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

385 421.09 Operation not for profit.—

386 (2) This section does not prohibit or restrict the  
 387 activities or operations of a business entity created under s.  
 388 421.08(1)(h) ~~421.08(8)~~.

389 Section 6. Section 421.21, Florida Statutes, is reenacted  
 390 and amended to read:

391 421.21 Aid from Federal Government; tax exemptions.—

392 (1) In addition to the powers conferred upon an authority

393 | by other provisions of this chapter, an authority is empowered  
394 | to borrow money or accept grants or other financial assistance  
395 | from the Federal Government for or in aid of any housing project  
396 | within its area of operation, to take over or lease or manage  
397 | any housing project or undertaking constructed or owned by the  
398 | Federal Government, and to these ends, to comply with such  
399 | conditions and enter into such trust indentures, leases or  
400 | agreements as may be necessary, convenient or desirable. It is  
401 | the purpose and intent of this chapter to authorize every  
402 | authority to do any and all things necessary or desirable to  
403 | secure the financial aid or cooperation of the Federal  
404 | Government in the undertaking, construction, maintenance, or  
405 | operation of any housing project by such authority.

406 |       (2) In addition to the powers conferred upon an authority  
407 | by subsection (1) and other provisions of this chapter, an  
408 | authority is empowered to borrow money or accept grants or other  
409 | financial assistance from the Federal Government under s. 202 of  
410 | the Housing Act of 1959 (Pub. L. No. 86-372) or any law or  
411 | program of the United States Department of Housing and Urban  
412 | Development, which provides for direct federal loans in the  
413 | maximum amount, as defined therein, for the purpose of assisting  
414 | certain nonprofit corporations to provide housing and related  
415 | facilities for elderly families and elderly persons.

416 |       (a) Housing authorities created under this section are  
417 | authorized to execute mortgages, notes, bills, or other forms of  
418 | indebtedness together with any agreements, contracts, or other  
419 | instruments required by the United States Department of Housing  
420 | and Urban Development in connection with loans made for the

421 purposes set forth in this subsection.

422 (b) This provision relating to housing facilities for the  
 423 elderly is cumulative and in addition to the powers given to  
 424 housing authorities under this chapter. All powers granted  
 425 generally by law to housing authorities in Florida relating to  
 426 issuance of trust indentures, debentures, and other methods of  
 427 raising capital ~~shall~~ apply also to housing authorities in  
 428 connection with their participation in programs of the United  
 429 States Department of Housing and Urban Development.

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

434 Section 7. Section 421.32, Florida Statutes, is amended to  
 435 read:

436 421.32 Rural housing projects.—County housing authorities  
 437 and regional housing authorities are specifically empowered and  
 438 authorized to borrow money, accept grants, and exercise their  
 439 other powers to provide housing for farmers of low income and  
 440 domestic farm labor as defined in s. 514 of the Federal Housing  
 441 Act of 1949. In connection with such projects, any such housing  
 442 authority may enter into such leases or purchase agreements,  
 443 accept such conveyances and rent or sell dwellings forming part  
 444 of such projects to or for farmers of low income, as such  
 445 housing authority deems necessary in order to ensure ~~assure~~ the  
 446 achievement of the objectives of this law. Such leases,  
 447 agreements, or conveyances may include such covenants as the  
 448 housing authority deems appropriate regarding such dwellings and



449 the tracts of land described in any such instrument, which  
 450 covenants shall be deemed to run with the land where the housing  
 451 authority deems it necessary and the parties to such instrument  
 452 so stipulate. In providing housing for farmers of low income,  
 453 county housing authorities and regional housing authorities are  
 454 ~~shall~~ not be subject to the limitations provided in ss.  
 455 421.08(1)(c) ~~421.08(3)~~ and 421.10(3). ~~Nothing contained in This~~  
 456 section may not ~~shall~~ be construed as limiting any other powers  
 457 of any housing authority.

458 Section 8. Section 422.02, Florida Statutes, is amended to  
 459 read:

460 422.02 Finding and declaration of necessity.—It has been  
 461 found and declared in the Housing Authorities Law that there  
 462 exist in the state unsafe and insanitary housing conditions and  
 463 a shortage of safe and sanitary dwelling accommodations and  
 464 access to essential commercial goods and services necessary for  
 465 daily living for persons of low income; that these conditions  
 466 necessitate excessive and disproportionate expenditures of  
 467 public funds for crime prevention and punishment, public health,  
 468 welfare and safety, fire and accident protection, and other  
 469 public services and facilities; and that the public interest  
 470 requires the remedying of these conditions. It is found and  
 471 declared that the assistance herein provided for the remedying  
 472 of the conditions set forth in the Housing Authorities Law  
 473 constitutes a public use and purpose and an essential  
 474 governmental function for which public moneys may be spent and  
 475 other aid given; that it is a proper public purpose for any  
 476 state public body to aid any housing authority operating within

477 its boundaries or jurisdiction or any housing project located  
 478 therein, as the state public body derives immediate benefits and  
 479 advantages from such an authority or project; and that the  
 480 provisions hereinafter enacted are necessary in the public  
 481 interest.

482 Section 9. Section 422.04, Florida Statutes, is amended to  
 483 read:

484 422.04 Cooperation in undertaking housing projects.-

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

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

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

498 (c) Furnish, dedicate, close, pave, install, grade,  
 499 regrade, plan, or replan streets, roads, roadways, alleys,  
 500 sidewalks, or other places ~~which~~ it is otherwise empowered to  
 501 undertake. ~~†~~

502 (d) Plan or replan, zone or rezone any part of such state  
 503 public body; make exceptions from building regulations and  
 504 ordinances; and, with respect to any city or town, also may

505 change its map.†

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

511 (f) Do any and all things, necessary,‡ or convenient to aid  
 512 and cooperate in the planning, undertaking, construction,‡ or  
 513 operation of such housing projects.†

514 (g) Purchase or legally invest in any of the debentures of  
 515 a housing authority and exercise all of the rights of any holder  
 516 of such debentures.†

517 (h) Not require any changes to be made in a housing  
 518 project or the manner of its construction or take any other  
 519 action relating to such construction with respect to any housing  
 520 project which a housing authority has acquired or taken over  
 521 from the Federal Government and which the housing authority by  
 522 resolution has found and declared to have been constructed in a  
 523 manner that will promote the public interest and afford  
 524 necessary safety, sanitation,‡ and other protection.‡ ~~no state~~  
 525 ~~public body shall require any changes to be made in the housing~~  
 526 ~~project or the manner of its construction or take any other~~  
 527 ~~action relating to such construction;~~

528 (i) Incur the entire expense of ~~In connection with~~ any  
 529 public improvements made by the ~~a~~ state public body in  
 530 exercising the powers herein granted, ~~such state public body may~~  
 531 ~~incur the entire expense thereof.~~

532 (2) Any law or statute to the contrary notwithstanding,

533 any sale, conveyance, lease, or agreement provided for in this  
 534 section may be made by a state public body without appraisal,  
 535 public notice, advertisement, or public bidding.

536 Section 10. Section 423.01, Florida Statutes, is amended  
 537 to read:

538 423.01 Finding and declaration of property of tax  
 539 exemption for housing authorities.—It has been found and  
 540 declared in the Housing Authorities Law and the Housing  
 541 Cooperation Law that:

542 (1) There exist in the state housing conditions that ~~which~~  
 543 constitute a menace to the health, safety, morals, and welfare  
 544 of the residents of the state;

545 (2) These conditions necessitate excessive and  
 546 disproportionate expenditures of public funds for crime  
 547 prevention and punishment, public health, welfare and safety,  
 548 fire and accident prevention, and other public services and  
 549 facilities;

550 (3) The public interest requires the remedying of these  
 551 conditions by the creation of housing authorities to undertake  
 552 projects for slum clearance and for providing safe and sanitary  
 553 dwelling accommodations and access to essential commercial goods  
 554 and services necessary for daily living for persons who lack  
 555 sufficient income to enable them to live in decent, safe, and  
 556 sanitary dwellings without overcrowding; ~~and~~

557 (4) Facilities made available by housing authorities to  
 558 provide access to essential goods and services necessary for  
 559 daily living for persons residing in housing projects are a  
 560 critical component of those housing projects and constitute a

561 public use and a governmental function; and  
 562 ~~(5)(4)~~ Such housing projects, including all property of a  
 563 housing authority used for or in connection therewith or  
 564 appurtenant thereto and all property used to provide access to  
 565 essential goods and services necessary for daily living for  
 566 persons residing in such housing projects, are exclusively for  
 567 public uses and municipal purposes and not for profit, and are  
 568 governmental functions of state concern. As a matter of  
 569 legislative determination, it is found and declared that the  
 570 property and debentures of a housing authority are of such  
 571 character as may be exempt from taxation.

572 Section 11. Section 423.02, Florida Statutes, is amended  
 573 to read:

574 423.02 Housing projects exempted from taxes and  
 575 assessments; payments in lieu thereof.—The housing projects,  
 576 including all property of housing authorities used for or in  
 577 connection therewith or appurtenant thereto, of housing  
 578 authorities, and real property made available by housing  
 579 authorities to provide access to essential commercial goods and  
 580 services, shall be exempt from all taxes and special assessments  
 581 of the state or any city, town, county, or political subdivision  
 582 of the state. ~~provided,~~ However, ~~that~~ in lieu of such taxes or  
 583 special assessments, a housing authority may agree to make  
 584 payments to any city, town, county, or political subdivision of  
 585 the state for services, improvements, or facilities furnished by  
 586 such city, town, county, or political subdivision for the  
 587 benefit of a housing project owned by the housing authority, but  
 588 ~~in no event shall~~ such payments may not exceed the estimated

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589 | cost to such city, town, county,    or political subdivision of the  
590 | services, improvements,    or facilities to be so furnished.

591 |       Section 12. This act shall take effect July 1, 2012.