

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

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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 | commercial projects that allow access to essential
41 | goods and services for persons of low income residing
42 | in such housing projects from certain taxes and
43 | special assessments; providing organizational and
44 | editorial changes for purposes of clarifying various
45 | provisions; providing 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 necessary for daily
 152 living and that may be difficult for persons of low income to
 153 access unless collocated with the housing project where they
 154 live and substantially serving persons of low income.

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

160 ~~(8)(3)~~ "Governing body" means ~~shall mean~~ the city council,
 161 the commission, or other legislative body charged with governing
 162 the city, as the case may be.

163 (9) "Housing project" means ~~shall mean~~ any work or
 164 undertaking:

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

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

177 (c) To provide access to essential commercial goods and
 178 services; or

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

180
 181 The term "~~housing project~~" also applies ~~may be applied~~ to the
 182 planning of the buildings and improvements, the acquisition of
 183 property, the demolition of existing structures, the
 184 construction, reconstruction, alteration, and repair of the
 185 improvements, and all other work in connection therewith.

186 (10) ~~(4)~~ "Mayor" means ~~shall mean~~ the mayor of the city or
 187 the officer thereof charged with the duties customarily imposed
 188 on the mayor or executive head of the city.

189 (11) ~~(13)~~ "Obligee of the authority" or "obligee" includes
 190 ~~shall include~~ any holder of debentures, trustee or trustees for
 191 any such holders, or lessor demising to the authority property
 192 used in connection with a housing project, or any assignee or
 193 assignees of such lessor's interest or any part thereof, and the
 194 Federal Government when it is a party to any contract with the
 195 authority.

196 (12) ~~(10)~~ "Persons of low income" means ~~shall mean~~ persons

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197 or families who lack the amount of income which is necessary, as
 198 determined by the authority undertaking the housing project, to
 199 enable them, without financial assistance, to live in decent,
 200 safe and sanitary dwellings, without overcrowding.

201 (13)~~(12)~~ "Real property" includes ~~shall include~~ all lands,
 202 including improvements and fixtures thereon, and property of any
 203 nature appurtenant thereto, or used in connection therewith, and
 204 every estate, interest and right, legal or equitable, therein,
 205 including terms for years and liens by way of judgment, mortgage
 206 or otherwise and the indebtedness secured by such liens.

207 (14)~~(8)~~ "Slum" means ~~shall mean~~ any area where dwellings
 208 predominate which, by reason of dilapidation, overcrowding,
 209 faulty arrangement or design, lack of ventilation, light or
 210 sanitary facilities, or any combination of these factors, are
 211 detrimental to safety, health and morals.

212 Section 4. Section 421.08, Florida Statutes, is amended to
 213 read:

214 421.08 Powers of authority.—

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

221 (a)~~(1)~~ To sue and be sued; to have a seal and to alter it
 222 ~~the same~~ at pleasure; to have perpetual succession; to make and
 223 execute contracts and other instruments necessary or convenient
 224 to the exercise of the powers of the authority; to appear in

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

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

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

239 1. Notwithstanding any other power or provision in this
 240 chapter, the authority may ~~shall~~ not construct, lease, control,
 241 purchase, or otherwise establish, in connection with or as a
 242 part of any housing project or any other real or any other
 243 property under its control, any system, work, facilities,
 244 plants, or other equipment for the purpose of furnishing utility
 245 service of any kind to such projects or to any tenant or
 246 occupant thereof if ~~in the event that~~ a system, work, facility,
 247 plant, or other equipment for the furnishing of the same utility
 248 service is being ~~actually~~ operated by a municipality or private
 249 concern in the area of operation or the city or the territory
 250 immediately adjacent thereto; ~~provided, further,~~ but this does
 251 not ~~that nothing herein shall be construed to prohibit the~~
 252 construction or acquisition by the authority of any system,

253 work, facilities, or other equipment for the sole and only
 254 purpose of receiving utility services from any such municipality
 255 or such private concern and then distributing such utility
 256 services to the project and to the tenants and occupants
 257 thereof. ~~;~~ ~~and,~~

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

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

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281 of insurance or guarantees from the Federal Government of the
282 payment of any such debts or parts thereof, whether or not
283 incurred by the ~~said~~ authority, including the power to pay
284 premiums on any such insurance.

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

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

307 (g) ~~(7)~~ Acting through one or more commissioners or other
308 person or persons designated by the authority: ; ~~;~~ to conduct

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

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

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

337 percent of the applicable median income for the area, as
338 established by the United States Department of Housing and Urban
339 Development; and who, in the determination of the housing
340 authority, lack sufficient income or assets to enable them to
341 purchase or rent a decent, safe, and sanitary dwelling. These
342 corporations, limited liability companies, or other business
343 entities may join partnerships, joint ventures, or limited
344 liability companies pursuant to applicable laws or may otherwise
345 engage with business entities in developing, acquiring, leasing,
346 constructing, rehabilitating, managing, or operating such
347 projects.

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

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

363 (i)~~(9)~~ Notwithstanding s. 112.061, to ~~the governing board~~
364 ~~of an authority may~~ approve and implement policies for per diem,

365 travel, and other expenses of its officials, officers, board
 366 members, employees, and authorized persons in a manner
 367 consistent with federal guidelines.

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

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

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

383 421.09 Operation not for profit.—

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

387 Section 6. Section 421.21, Florida Statutes, is reenacted
 388 and amended to read:

389 421.21 Aid from Federal Government; tax exemptions.—

390 (1) In addition to the powers conferred upon an authority
 391 by other provisions of this chapter, an authority is empowered
 392 to borrow money or accept grants or other financial assistance

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

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

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

420 | (b) This provision relating to housing facilities for the

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

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

432 Section 7. Section 421.32, Florida Statutes, is amended to
 433 read:

434 421.32 Rural housing projects.—County housing authorities
 435 and regional housing authorities are specifically empowered and
 436 authorized to borrow money, accept grants, and exercise their
 437 other powers to provide housing for farmers of low income and
 438 domestic farm labor as defined in s. 514 of the Federal Housing
 439 Act of 1949. In connection with such projects, any such housing
 440 authority may enter into such leases or purchase agreements,
 441 accept such conveyances and rent or sell dwellings forming part
 442 of such projects to or for farmers of low income, as such
 443 housing authority deems necessary in order to ensure ~~assure~~ the
 444 achievement of the objectives of this law. Such leases,
 445 agreements, or conveyances may include such covenants as the
 446 housing authority deems appropriate regarding such dwellings and
 447 the tracts of land described in any such instrument, which
 448 covenants shall be deemed to run with the land where the housing

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

456 Section 8. Section 422.02, Florida Statutes, is amended to
 457 read:

458 422.02 Finding and declaration of necessity.—It has been
 459 found and declared in the Housing Authorities Law that there
 460 exist in the state unsafe and insanitary housing conditions and
 461 a shortage of safe and sanitary dwelling accommodations and
 462 access to essential commercial goods and services necessary for
 463 daily living for persons of low income; that these conditions
 464 necessitate excessive and disproportionate expenditures of
 465 public funds for crime prevention and punishment, public health,
 466 welfare and safety, fire and accident protection, and other
 467 public services and facilities; and that the public interest
 468 requires the remedying of these conditions. It is found and
 469 declared that the assistance herein provided for the remedying
 470 of the conditions set forth in the Housing Authorities Law
 471 constitutes a public use and purpose and an essential
 472 governmental function for which public moneys may be spent and
 473 other aid given; that it is a proper public purpose for any
 474 state public body to aid any housing authority operating within
 475 its boundaries or jurisdiction or any housing project located
 476 therein, as the state public body derives immediate benefits and

477 | advantages from such an authority or project; and that the
 478 | provisions hereinafter enacted are necessary in the public
 479 | interest.

480 | Section 9. Section 422.04, Florida Statutes, is amended to
 481 | read:

482 | 422.04 Cooperation in undertaking housing projects.—

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

488 | (a) Dedicate, sell, convey, or lease any of its property
 489 | to a housing authority or the Federal Government.

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

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

500 | (d) Plan or replan, zone or rezone any part of such state
 501 | public body; make exceptions from building regulations and
 502 | ordinances; and, with respect to any city or town, ~~also may~~
 503 | change its map.

504 | (e) Enter into agreements, which may extend over any

505 | period, notwithstanding any provision or rule of law to the
 506 | contrary, with a housing authority or the Federal Government
 507 | respecting action to be taken by such state public body pursuant
 508 | to any of the powers granted by this chapter.~~†~~

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

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

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

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

530 | (2) Any law or statute to the contrary notwithstanding,
 531 | any sale, conveyance, lease, or agreement provided for in this
 532 | section may be made by a state public body without appraisal,

533 public notice, advertisement, or public bidding.

534 Section 10. Section 423.01, Florida Statutes, is amended
535 to read:

536 423.01 Finding and declaration of property of tax
537 exemption for housing authorities.—It has been found and
538 declared in the Housing Authorities Law and the Housing
539 Cooperation Law that:

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

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

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

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

560 (5) ~~(4)~~ Such housing projects, including all property of a

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

570 Section 11. Section 423.02, Florida Statutes, is amended
 571 to read:

572 423.02 Housing projects exempted from taxes and
 573 assessments; payments in lieu thereof.—The housing projects,
 574 including all property of housing authorities used for or in
 575 connection therewith or appurtenant thereto and all commercial
 576 projects that allow access to essential goods and services for
 577 persons of low income residing in such housing projects, of
 578 housing authorities shall be exempt from all taxes and special
 579 assessments of the state or any city, town, county, or political
 580 subdivision of the state, ~~provided,~~ However, ~~that~~ in lieu of
 581 such taxes or special assessments, a housing authority may agree
 582 to make payments to any city, town, county, or political
 583 subdivision of the state for services, improvements, or
 584 facilities furnished by such city, town, county, or political
 585 subdivision for the benefit of a housing project owned by the
 586 housing authority, but ~~in no event shall~~ such payments may not
 587 exceed the estimated cost to such city, town, county, or
 588 political subdivision of the services, improvements, or

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589 facilities to be so furnished.

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