



RESOLUTION TCSF #19-01

A JOINT RESOLUTION OF THE SOUTH FLORIDA AND TREASURE COAST REGIONAL PLANNING COUNCILS REPRESENTING THE LOCAL GOVERNMENTS OF MONROE, MIAMI-DADE, BROWARD, PALM BEACH, MARTIN, ST. LUCIE, AND INDIAN RIVER COUNTIES, FLORIDA; SUPPORTING FULL APPROPRIATION OF STATE AND LOCAL HOUSING TRUST FUNDS FOR HOUSING

WHEREAS, the South Florida and Treasure Coast Regional Planning Councils' seven county geographical area is comprised of Broward, Indian River, Martin, Miami-Dade, Monroe, Palm Beach, and St. Lucie counties and 122 municipalities, which contain over 6.7 million residents or nearly one-third of the State's population, responsible for generating over one-third of the State's gross domestic product; and

WHEREAS, the Councils are multi-purpose regional governmental entities with policy responsibility in the areas of affordable housing, economic development, emergency preparedness, energy, regional health, natural resources, urban planning, and regional transportation; and

WHEREAS, a diversity of housing options along income ranges is an essential component of economic development and new job creation; and

WHEREAS, college graduates and entry-level hires who would otherwise relocate or stay in Southeast Florida are leaving the region due, in part, to high housing costs; and

WHEREAS, rising property values, low wages, and high transportation costs are pricing new workers and businesses out of Southeast Florida and exacerbating an existing housing crisis; and

WHEREAS, high housing costs mean that households have less money for nutritious food and health care, education, transportation, family emergencies, dependent care, and other necessities, and can lead to homelessness, stress and depression, and economic and family insecurity; and

WHEREAS, the 2018 ALICE Report (Asset Limited, Income Constrained, Employed) by the United Way of Florida defines ALICE households as households that earn more than the Federal Poverty Level but less than what it costs to survive in the state; and

WHEREAS, the 2018 ALICE Report indicates the following percentages for residents in poverty and ALICE households in Southeast Florida: Indian River 51%, Martin 38%, St. Lucie 51%, Palm Beach 46%, Broward 50%, Miami-Dade 59%, and Monroe 42%, and

WHEREAS, Florida is experiencing a homeownership rate of 65.5%, which while it is greater than the prior year rate of 64.1% may be moving back down again. This further defines its existing affordable housing crisis; and

WHEREAS, South Florida's rental affordability crisis was found to be the worst in the nation according to The State of the Nation's Housing Report by the Harvard Joint Center for Housing Studies; and

WHEREAS, affordable housing is housing that is affordable to the elderly, young families with children, and essential workers including firefighters, police officers, teachers, and other workers that drive the region's service and professional economy; and

WHEREAS, the William E. Sadowski Affordable Housing Act of 1992 deliberately used the documentary stamp tax as its revenue source because of its nexus with the development of housing and because the source of funding needed to grow to keep pace with escalating land and housing costs; and

WHEREAS, the William E. Sadowski Affordable Housing Act has worked as planned, providing needed revenues into the State and Local Housing Trust Funds; and

WHEREAS, the Governor and Legislature provided full funding from the Housing Trust Funds every year from Fiscal Year 1992-1993 through Fiscal Year 2002-2003; and

WHEREAS, since that time, the Legislature has failed to appropriate all the housing trust fund monies for housing; and

WHEREAS, it is projected that during Fiscal Year 2020-2021, the documentary stamp tax will generate more than \$350 million for the State and Local Housing Trust Funds; and

WHEREAS, the full appropriation of the State and Local Housing Trust Funds would create approximately 30,000 jobs and \$4.4 billion dollars of positive economic benefit for Florida; and

WHEREAS, more than \$2 billion for affordable housing has been diverted from state and local housing programs by the Florida Legislature over the past sixteen years to other programs; and

WHEREAS, Florida's affordable housing needs far exceeded the funds available prior to the exacerbation of affordable housing need related to Hurricane Irma and Hurricane Michael.

NOW, THEREFORE, BE IT RESOLVED BY THE SOUTH FLORIDA AND TREASURE COAST REGIONAL PLANNING COUNCILS THAT:

Section 1. The South Florida and Treasure Coast Regional Planning Councils strongly urge that the Florida Legislature support state and local housing programs by appropriating 100% of the monies deposited in the State and Local Housing Trust Funds for housing; and


Section 2. The South Florida and Treasure Coast Regional Planning Councils strongly urge that the Governor support full appropriation of the funds in the State and Local Housing Trust Funds for housing; and

Section 3. The South Florida and Treasure Coast Regional Planning Councils strongly urge that all local governments, economic development organizations, the Florida League of Cities, the Florida Association of Counties, and other public, private, non-profit, and philanthropic partners adopt this position as one of their top, “must have” priorities for the upcoming 2020 Florida Legislative Session and beyond, and deploy their state legislative advocacy staff and lobbying teams to secure the support of the Florida Legislature and Governor for appropriating 100% of the monies available in the State and Local Housing Trust Funds for housing; and

Section 4. The South Florida and Treasure Coast Regional Planning Councils strongly urge that base allocations be maintained for the 26 “constrained counties,” but that the “lottery system” of distributing affordable housing dollars be eliminated and replaced with an allocation system that prioritizes and formulates distribution based on actual needs; and

Section 5. That this Resolution shall take effect immediately upon adoption hereof.

DULY ADOPTED by the South Florida and Treasure Coast Regional Planning Councils this 25th day of October, 2019.



Greg Ross
Chair, SERPC



Susan Adams
Chair, TCRPC