



RESOLUTION TCSF #20-04

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; URGING FULL APPROPRIATION OF STATE AND LOCAL HOUSING TRUST FUNDS FOR HOUSING; URGING THE REPLACEMENT OF THE LOTTERY SYSTEM FOR 9% TAX CREDIT DEALS USED BY THE FLORIDA HOUSING FINANCE CORPORATION WITH AN ALLOCATION SYSTEM THAT PRIORITIZES AND FORMULATES DISTRIBUTION ON ACTUAL NEEDS CONSIDERING LEVERAGING AND LONG-TERM AFFORDABILITY; PROVIDING AN EFFECTIVE DATE.

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 6.8 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, high transportation costs, and economic hardships caused by COVID-19 have led to high unemployment, business closures, and has priced workers and businesses out of Southeast Florida exacerbating an existing housing crisis; and

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

WHEREAS, the 2020 ALICE Report (Asset Limited, Income Constrained, Employed) by the United Way of Florida presents pre-COVID 2018 data and 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 2020 ALICE Report, reporting pre-COVID 2018 data, indicates the following percentages for ALICE households in Southeast Florida: Indian River - 33%, Martin - 33%, St. Lucie - 34%, Palm Beach – 34%, Broward – 37%, Miami-Dade - 37%, and Monroe - 29%; rates which match or exceed the state average of 33%; and

WHEREAS, Southeast Florida, particularly the Miami-Fort Lauderdale-Pompano (West Palm Beach) MSA and Monroe County, have been the most adversely impacted in terms of sickness, death, business closings, loss of tourism, loss of employment, negative economic impact, and length of economic shutdown due to COVID-19 in Florida and many other states; 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, and until FY 19-20, the Legislature failed to appropriate all the housing trust fund monies for housing; and

WHEREAS, in 2020 the Governor and Florida Legislature recognized the need to appropriate the entirety of the housing trust funds for housing; and

WHEREAS, the veto of the State Housing Initiatives Partnership (SHIP) funding from the FY 20-21 budget means that these funds are still available in the trust fund for appropriation by the Florida Legislature; and

WHEREAS, the full appropriation of the \$225 million in SHIP Funds for FY 19-20 would bring more than \$62 million to Southeast 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 seventeen 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, Hurricane Michael, and the COVID-19 Pandemic; and

WHEREAS, the need for affordable housing in Florida is greater than ever and affordable housing funds can aid in responding to the pandemic by helping Floridians who have lost employment due to COVID-19 stay in their rental housing, homes, and fund critical repair home programs including emergency repair initiatives for low- to moderate-income families.

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

Section 1. That the Florida Legislature continue to support state and local housing programs by appropriating 100% of the monies deposited in the State and Local Housing Trust Funds for housing for FY 2021-22; and

Section 2. That the Governor and Florida Legislature support full appropriation of existing funds in the State and Local Housing Trust Funds for housing; and

Section 3. 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 2021 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 \$225 million in SHIP funds from the 2020-21 session and 100% of the monies available in the State and Local Housing Trust Funds for housing in the 2021-22 session; and

Section 4. Replacement of the lottery system for 9% tax credit deals by the Florida Housing Finance Corporation with an allocation system that prioritizes and formulates distribution based on actual needs considering leveraging and long-term affordability; and

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

UNANIMOUSLY ADOPTED by the South Florida and Treasure Coast Regional Planning Councils this 16th day of October, 2020.

Mayor Steve Geller
Broward County, SFRPC
Chair, South Florida RPC

Michael Houston
Chair, Treasure Coast RPC

Reaffirmed and adopted as amended
by the SFRPC on November 23, 2020

Reaffirmed and adopted as amended
by the TCRPC on December 11, 2020.