














Affordable Housing Legislative Agenda Crosswalk				
Policy Issue	 Broward (2023)	 Miami-Dade (2024)	 MONROE COUNTY <small>FLORIDA</small> Monroe (2023)	 Palm Beach (2023)
State Preemption				
Home Rule and Preemption, Unfunded Mandates	<p>SUPPORT proposals that would provide a greater share of total available state funding to Broward County. OPPOSE proposals that would reduce the County’s share of total funding. SUPPORT proposals that would provide local governments with greater decision-making authority over the use of federal funds that provide direct grants or mandatory pass-through allocations to large urban counties.</p> <p>OPPOSE proposals that impose new unfunded mandates on the County. OPPOSE proposals that would finance increased spending for one program by cutting other programs of greater benefit to the County, or which would result in a net</p>	<p>SUPPORT preservation of local home rule; OPPOSE any effort to preempt local authority. SUPPORT preservation of existing state funding for County programs.</p> <p>OPPOSE any additional cost shifts or unfunded mandates from the state to the County, and any reductions in County revenue, revenue sharing, or funding from the state. OPPOSE any measure that would adversely affect County revenues, including measures affecting or relating to property taxes.</p>	<p>OPPOSE legislation that would revise current law in a manner that reduces or eliminates current local government-related revenues or preempts home rule authority.</p> <p>OPPOSE efforts to shift the cost of services, implement unfunded mandates, reduce State funding for infrastructure, programs, and services, or other legislation that is costly and limits Monroe County’s ability to serve the needs of its citizens.</p> <p>OPPOSE legislation that preempts the legislative and policy-making powers of counties used to regulate land use and implement local zoning controls.</p>	<p>Palm Beach County first enacted a Living Wage Ordinance in 2003. The intent of the ordinance was to serve a public purpose by advancing the economic security of its citizens and promoting the creation of good jobs that allow working citizens to support themselves and their families with dignity above the poverty level.</p> <p>OPPOSE any legislation preempting local wage mandates. If the state requires a local government to provide a service or a higher service with no additional funding, the state must do a better job of identifying costs to</p>






Affordable Housing Legislative Agenda Crosswalk





Policy Issue	 Broward (2023)	 Miami-Dade (2024)	 Monroe (2023)	 Palm Beach (2023)
	<p>revenue loss or a cost-shift to the County. SUPPORT proposals to reduce or relax local match requirements that hinder the ability of local governments to receive or use state funds. OPPOSE state preemption of local government authority.</p>			<p>local governments when passing new legislation and must provide funding or a funding source for every legislative initiative that imposes a cost on counties.</p> <p>OPPOSE new unfunded mandates and unfunded state-to-county cost shifts. Additionally, Palm Beach County.</p> <p>OPPOSE any action by the state to preempt the home rule authority of local governments or to restrict local government’s ability to levy ad valorem taxes.</p> <p>OPPOSE any legislation filed that would have prohibited local governments from regulating businesses, professions, and occupations within their governments,</p>





Affordable Housing Legislative Agenda Crosswalk				
Policy Issue	 Broward (2023)	 Miami-Dade (2024)	 MONROE COUNTY FLORIDA Monroe (2023)	 Palm Beach (2023)
				and would have vested that power within the state.
Planning Objectives		OPPOSE any bill filed that would preempt or prevent local governments from accomplishing planning objectives protected under local home rule authority.		
Pre-existing Zoning Approvals		OPPOSE language that would require Miami-Dade County or municipalities within to recognize pre-existing zoning approvals in the local government's comprehensive plan.		
Comprehensive Plan Amendments		OPPOSE any language that would preempt local governments from requiring a supermajority vote to amend comprehensive plans.		
Amend Live Local Act		SUPPORT revisions to the 2023 SB102 Live Local Act		





Affordable Housing Legislative Agenda Crosswalk





Policy Issue	 Broward (2023)	 Miami-Dade (2024)	 Monroe (2023)	 Palm Beach (2023)
		<p>to provide for greater local control of zoning to ensure community input, provide for effective enforcement of affordability requirements, and ensure incentives maximize livability and incentivize affordable housing closest to transit and job centers.</p> <p>SUPPORT modifying the Act to drive creation and renovation of small and medium-sized affordable housing less than 50 units, provide counties and municipalities greater flexibility with the unit thresholds for the property tax abatements, and incorporate additional incentives for smaller affordable housing developments.</p>		


Affordable Housing Legislative Agenda Crosswalk				
Policy Issue	 <p>Broward (2023)</p>	 <p>Miami-Dade (2024)</p>	  <p>Monroe (2023)</p>	 <p>Palm Beach (2023)</p>
Sadowski Fund, SHIP and SAIL				
Protect Affordable Housing Sadowski Trust fund (In 2021, Senate Bill 2512 diverted dollars from the Sadowski Housing Trust Fund from affordable housing to other uses. Prior to the new law going into effect, 24.17% of doc stamp collections were distributed to Florida Housing Programs.)	<p>SUPPORT full use of the dedicated revenues provided by the Sadowski Affordable Housing Act for Florida’s housing programs and projects. Specifically, full funding for the State Housing Initiative Partnership (SHIP) and State Apartment Incentive Loan (SAIL) Programs aiding income-eligible residents, including seniors and individuals with disabilities.</p> <p>OPPOSE any diversion of housing trust fund monies for purposes unrelated to the affordable housing needs of Floridians.</p>	<p>OPPOSE diversion of Affordable Housing Funding from the Sadowski Trust Fund for uses unrelated to the provision of affordable housing</p>	<p>SUPPORT legislation that requires all monies from Sadowski and Local Housing Trust Funds to be used only for affordable housing.</p>	<p>SUPPORT efforts to increase funding and ensure the Sadowski Local Government Housing Trust Funds are fully funded and appropriated only for affordable housing projects.</p>
State Funding, Cost Shifts, and Unfunded Mandates	<p>OPPOSE (See Home Rule)</p>	<p>SUPPORT preservation of existing state funding for County programs. OPPOSE any additional cost shifts</p>	<p>OPPOSE (See Home Rule)</p>	<p>OPPOSE (See Home Rule)</p>

Affordable Housing Legislative Agenda Crosswalk				
Policy Issue	 Broward (2023)	 Miami-Dade (2024)	 MONROE COUNTY <small>FLORIDA</small> Monroe (2023)	 Palm Beach (2023)
		<p>or unfunded mandates from the state to the County, and any reductions in County revenue, revenue sharing, or funding from the state.</p> <p>OPPOSE any measure that would adversely affect County revenues, including measures affecting or relating to property taxes.</p>		
Protect Previous State Funding	SUPPORT proposals that would provide a greater share of total available state funding to Broward County. OPPOSE proposals that would reduce the County's share of total funding.	SUPPORT efforts to secure the same level of state funding for County programs as the previous year.	OPPOSE (See Home Rule)	
State Housing Initiatives Partnership Program (SHIP)	SUPPORT modifying the current requirements of SHIP funding distribution. Currently, s. 420.9075(5)(a) requires at least 65 percent of awarded SHIP funding to be used for home ownership, and s.		SUPPORT legislation that allows flexibility in SHIP funds to ensure that we can distribute the County's full SHIP allocation Change SHIP formula to allow the 35% mandated for low-income	





Affordable Housing Legislative Agenda Crosswalk				
Policy Issue	 Broward (2023)	 Miami-Dade (2024)	 Monroe (2023)	 Palm Beach (2023)
	420.9075(5)(b), indicates up to 25 percent of funding may be used for rental housing. SUPPORT amending the current law to allow 50 percent of SHIP funding for home ownership with the remaining 50 percent for multifamily rental housing to allow for a more equitable distribution of SHIP funds under the current reality of the housing market.		persons/families to be used by mod-income persons/families.	
State Apartment Incentives Loan (SAIL) Funding	SUPPORT (See Sadowski Act)		SUPPORT award of SAIL funding to Monroe County.	Full funding of the State Apartment Incentive Loan (SAIL) program from the State Housing Trust Fund.
Local Land Use Authority				
Land Authority (Monroe)			Increase income threshold to 160% AMI for affordable housing using Land Authority funding.	
Balancing (Monroe's Rate of Growth Ordinance) ROGO			MONITOR legislation that will allow the local governments in the Florida Keys to accept the 1,300 early evacuation allocations	





Affordable Housing Legislative Agenda Crosswalk				
Policy Issue	 Broward (2023)	 Miami-Dade (2024)	 MONROE COUNTY FLORIDA Monroe (2023)	 Palm Beach (2023)
protection with needs for affordable housing.			previously awarded by the State. SUPPORT legislation to amend FS 125.0155 to exempt Areas of Critical State Concern and to clarify that the statute's provisions do not override Monroe County's ROGO ordinance requirements.	
Glades Regional Initiatives				Improvements to existing affordable housing units, as well as the development of new affordable housing units. Stormwater improvements to enhance economic and housing development, as well as improve water quality and prevent flooding.
Rural Infrastructure Fund				SUPPORT including infrastructure improvements to affordable/workforce housing and economic development projects.




Affordable Housing Legislative Agenda Crosswalk				
Policy Issue	 <p>Broward (2023)</p>	 <p>Miami-Dade (2024)</p>	 <p>Monroe (2023)</p>	 <p>Palm Beach (2023)</p>
Tourism and Housing				
Tourism Development Council (TDC)			Expand eligible uses of TDC funding to include workforce housing (for tourism-sector workers).	In 2021, legislation proposing adding resilience projects to the list of permissible tax uses was proposed and in 2022, legislation allowing for certain reimbursements by fiscally constrained counties was proposed, but neither was passed. OPPOSE further expansion of the Tourist Development Tax.
Vacation Rental Impact on Housing			<p>SUPPORT legislation that provides a “carve out” for Monroe County from preemptive vacation rental regulations via the County’s status as an Area of Critical State Concern to enable the County to amend/update our vacation rental regulations in order to preserve/increase the supply of workforce housing.</p> <p>SUPPORT legislation that protects Monroe County’s grandfathered</p>	<p>SUPPORT legislation that would provide local governments with reasonable authority to help govern the operation of vacation rentals in residential neighborhoods.</p> <p>SUPPORT legislation that would require rental owners or operators to provide local government with contact information of a responsible party for each rental or</p>

Affordable Housing Legislative Agenda Crosswalk				
Policy Issue	 Broward (2023)	 Miami-Dade (2024)	  Monroe (2023)	 Palm Beach (2023)
			<p>vacation rental ordinance and that would allow local governments with grandfathered ordinances to amend and update their regulations without losing their grandfathered status. SUPPORT legislation that enhances Monroe County’s ability to enforce local vacation rental regulations, including allowing for higher penalties for violations.</p> <p>SUPPORT legislation that restores authority to local communities for the regulation of vacation rentals, as necessary for quality of life, public safety, and preservation of traditional residential communities and accessible and affordable permanent and long-term rental housing stock.</p>	<p>provide a public records exemption that would enable local governments to identify the location of each rental.</p>





Affordable Housing Legislative Agenda Crosswalk				
Policy Issue	 <p>Broward (2023)</p>	 <p>Miami-Dade (2024)</p>	 <p>Monroe (2023)</p>	 <p>Palm Beach (2023)</p>
Impact Fees and Incentives				
Impact Fees	<p>Amend s. 163.3180, F.S. - Concurrency, to include “affordable housing unit construction” in the definition of “capital facility” This would provide stronger authority for the County to apply impact fees for affordable housing to commercial development by defining affordable housing as a “capital facility” under state law. In addition, affordable housing impact fees would provide a source of revenue for the funding of affordable housing programs and projects, and ultimately increase the supply of affordable housing units in Broward County. Require that affordable projects funded by impact fees, remain affordable over the long-term, (e.g., a minimum of 30 years).</p>	<p>OPPOSE language that would repeal or preempt local impact fee regulations.</p>	<p>SUPPORT county home rule authority, and current statutory provisions, which allow counties to retain their current transportation concurrency systems, and impact fees, as adopted by local ordinance.</p>	<p>OPPOSE any legislation that would adversely affect the county’s voter-approved ability to collect impact fees.</p>


Affordable Housing Legislative Agenda Crosswalk				
Policy Issue	 Broward (2023)	 Miami-Dade (2024)	 MONROE COUNTY <small>FLORIDA</small> Monroe (2023)	 Palm Beach (2023)
	<p>This will most likely result in commercial developments paying additional impact fees. County residents would benefit from an increased number of affordable housing units. Local governments would benefit from the collection of impact fees to fund affordable housing programs and projects, and affordable housing developers and agencies would benefit from increased funding.</p>			
Housing Tax Credits			SUPPORT award of Tax Credits to Monroe County, and protection of the Florida Keys set-aside.	
Residential Ad Valorem Tax Relief			SUPPORT legislation that would authorize local governments to adopt ordinances to grant ad valorem tax relief to residential properties used for the public purpose of providing affordable/workforce rental housing.	
Affordable Housing Discretionary Surtax	SUPPORT modifying the current requirements of SHIP funding			





Affordable Housing Legislative Agenda Crosswalk				
Policy Issue	 Broward (2023)	 Miami-Dade (2024)	 MONROE COUNTY <small>FLORIDA</small> Monroe (2023)	 Palm Beach (2023)
	<p>distribution. Currently, s. 420.9075(5)(a) requires at least 65 percent of awarded SHIP funding to be used for home ownership, and s. 420.9075(5)(b), indicates up to 25 percent of funding may be used for rental housing. The COVID-19 Pandemic exacerbated the residual effects of the Great Recession resulting in Broward and all urban counties having a much greater need for rental housing than home ownership.</p> <p>SUPPORT amending the current law to allow 50 percent of SHIP funding for home ownership with the remaining 50 percent for multifamily rental housing to allow for a more equitable distribution of SHIP funds under the current reality of the housing market.</p>			






Affordable Housing Legislative Agenda Crosswalk				
Policy Issue	 Broward (2023)	 Miami-Dade (2024)	 Monroe (2023)	 Palm Beach (2023)
Weatherization Assistance Program Expansion	SUPPORT the preservation of Property Assessed Clean Energy (PACE) as a finance strategy to expand investments in weatherization, energy efficiency, and renewable energy by residential and commercial property owners through voluntary property assessments.	SUPPORT matching funds in the amount of \$4 million for programs to improve the preservation of naturally occurring affordable housing through investments in energy efficiency improvements for lower-income homeowners.		
Housing Precariousness and Homelessness				
Homelessness	SUPPORT state funding and additional resources to address the significant unmet behavioral and mental health needs in Broward County, including permanent, supportive, and transitional housing for vulnerable populations, i.e., economically disadvantaged, racial, and ethnic minorities, uninsured, low-income children, elderly adults, persons experiencing homelessness, and those with chronic health	See Landlord Requirements, AMI, Opioid Treatment, Eviction Prevention, and Affordable Housing for Seniors.	SUPPORT legislation that creates a dedicated State funding source for homelessness programs and services. SUPPORT continued coordination with the State’s homeless planning council, specifically as it recommends policies in support of the Federal Strategic Plan to End Homelessness. SUPPORT the development of policies that would allow local governments to work with the	SUPPORT funding for DCF Homeless Unified Challenge Grants that provide continuum of care wraparound services for homelessness. Support mental health funding. Support additional funding to prevent college and university students, youth aging out of foster care, and unaccompanied minors from becoming homeless. Provide free or subsidized

Affordable Housing Legislative Agenda Crosswalk				
Policy Issue	 Broward (2023)	 Miami-Dade (2024)	 MONROE COUNTY <small>FLORIDA</small> Monroe (2023)	 Palm Beach (2023)
	<p>conditions including severe mental illness.</p> <p>SUPPORT access to case management and therapeutic services including mental health, vocational, social, and recreational services to decrease homelessness, hospitalization, and incarceration of individuals with mental illness. Further, SUPPORT community support services, short-term residential treatment beds, extended acute care beds, and integrated primary/behavioral health programs to provide services to special populations.</p>		<p>State and federal government to serve target populations: the chronically homeless, Veterans and Families and children, with particular emphasis on children aging out of the foster care system. SUPPORT a process that would waive the fees related to obtaining personal identification from the State for persons identified as homeless.</p>	<p>housing and food, as well as case management wrap around services.</p> <p>SUPPORT creation of and funding for the Economic Mobility Council first proposed in 2016 under SB 556, which would conduct a review of policies and programs that move people out of poverty, develop strategies to address the causes of poverty in the state, and develop recommendations to reduce the percentage of people living in poverty in the state.</p>
Landlord Requirements		<p>SUPPORT an expansion of SHARP to a pilot program with funding of \$2,150,000 to provide a deeper level of rehabilitation of senior homeowners' homes so that the homeowner can</p>		<p>SUPPORT legislation that would: Discourage the conduct of landlords who fail to provide and maintain the basic minimum housing standards, and intentionally ignore code violations that threaten their tenants'</p>

Affordable Housing Legislative Agenda Crosswalk				
Policy Issue	 Broward (2023)	 Miami-Dade (2024)	 Monroe (2023)	 Palm Beach (2023)
		reside in safe, clean, and energy-efficient homes and prevent homelessness.		health and safety; Empower local governments to levy fines against landlords to recoup the costs of relocating residents from condemned properties Hasten the process allowing local governments, when in the interest of public safety, to foreclose on and take title to property owned by landlords who ignore code violations mobility and fines
Area Median Income (AMI)		R-1174-22: Resolution urging the Florida Legislature to enact legislation that (1) amends the definition of “workforce housing” set forth in Section 420.5095, Florida Statutes, to allow housing projects located throughout the State of Florida that target households with incomes up to 120 percent of Area		SUPPORT encouraging the State to review its method of calculation of Area Median Income and consider revising the methodology to use median household income so that resulting income limits better reflect the entire population and maximum rents better serve those targeted for assistance through their affordable housing programs.

Affordable Housing Legislative Agenda Crosswalk				
Policy Issue	 Broward (2023)	 Miami-Dade (2024)	 MONROE COUNTY <small>FLORIDA</small> Monroe (2023)	 Palm Beach (2023)
		Median Income (“AMI”) to participate in the community workforce housing loan program, or, alternatively, (2) amends such definition to allow housing projects that target households whose incomes do not exceed 120 percent of AMI and that are located in counties with large proportions of their population cost-burdened, to participate in the program.		
Increase Access to Opioid Treatment	SUPPORT local projects that provide evidence-based interventions to hard-to-reach sub-populations, particularly individuals lacking sufficient healthcare coverage, housing, and other social SUPPORT.	SUPPORT funding of \$2,500,000 for access to Transitional Safe and Affordable Opioid Misuse Disorder Housing.		
Eviction Prevention	SUPPORT funding for the Temporary Assistance for Needy Families (TANF) Program, which	SUPPORT funding of \$2,000,000 to continue programs for the		

Affordable Housing Legislative Agenda Crosswalk				
Policy Issue	 <p>Broward (2023)</p>	 <p>Miami-Dade (2024)</p>	 <p>Monroe (2023)</p>	 <p>Palm Beach (2023)</p>
	is a homelessness prevention grant program as authorized in Section 414.161 F.S., which improves the County’s ability to prevent homelessness for Individuals and Families facing eviction and/or foreclosure.	prevention of evictions for renters at risk of displacement or homelessness.		
Affordable Housing for Seniors	SUPPORT funding for all housing projects dedicated to serving income-eligible seniors with more and more seniors “aging-in-place” or relocating to South Florida. As Broward County is one of the primary locations in the state where this population is growing, it is increasingly important to find sustainable solutions to address the affordable housing needs of seniors.	SUPPORT expanding existing Senior Housing Assistance Rehabilitation Program (SHARP) programs with funding of \$2,000,000 to restore low-income senior homeowners’ homes so that they can continue to reside in safe, clean, and energy-efficient housing.		SUPPORT (See Homelessness)
Related Policy Positions				
Climate Compact	Support (No specific affordable housing issue).	SUPPORT efforts to increase resilient affordable housing stock.	Support (No specific affordable housing issue).	Support (No specific affordable housing issue).

Affordable Housing Legislative Agenda Crosswalk				
Policy Issue	 Broward (2023)	 Miami-Dade (2024)	  Monroe (2023)	 Palm Beach (2023)
		<p>OPPOSE preemption of local environmental and land use policies and regulations pertaining to energy, climate, resilience issues, or redevelopment standards and any infringement on local home rule authority to plan for and adapt to future climate conditions.</p>		
Promote Partnerships		<p>SUPPORT partnerships with the state, other counties, municipalities, statewide associations, and any other entity that would help create favorable outcomes for the County.</p>		