



FAC
FLORIDA
ASSOCIATION OF
COUNTIES
All About Florida

20
24

LEGISLATIVE HIGHLIGHTS

TABLE OF CONTENTS

PREEMPTIONS PERSIST4

BROADBAND ACCESS FOR ALL 678

CYBERSECURITY.....13

WATER QUALITY AND SUPPLY PROJECTS.....15

AFFORDABLE HOUSING18

EXECUTIVE COMMITTEE
AND CONTACT INFORMATION21





WHY FLORIDA COUNTIES MATTER



COUNTY POPULATION INFORMATION

7 URBAN COUNTIES
with a total population of 11,119,423

31 MEDIUM COUNTIES
with a total population of 9,895,080

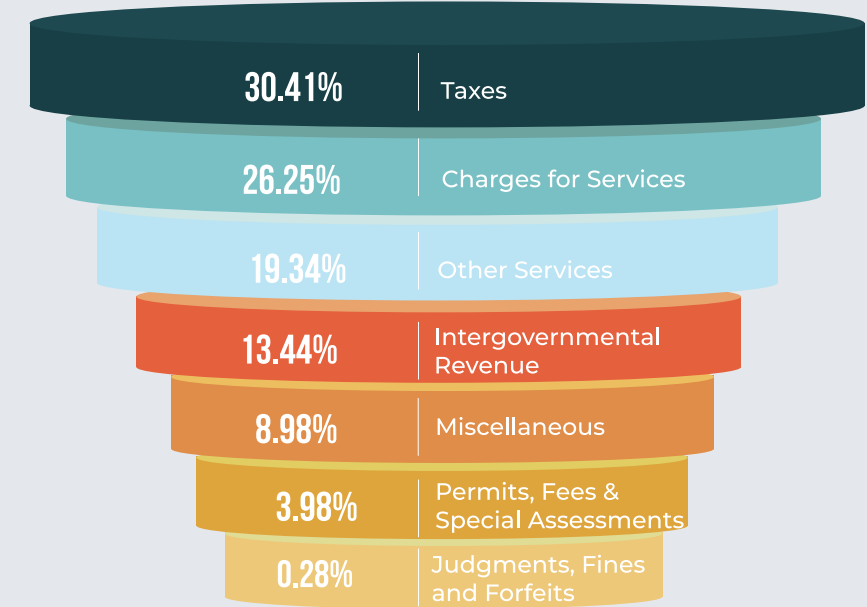
29 FISCALLY CONSTRAINED COUNTIES
with a total population of 884,433

35 COASTAL COUNTIES
with 825 miles of beaches

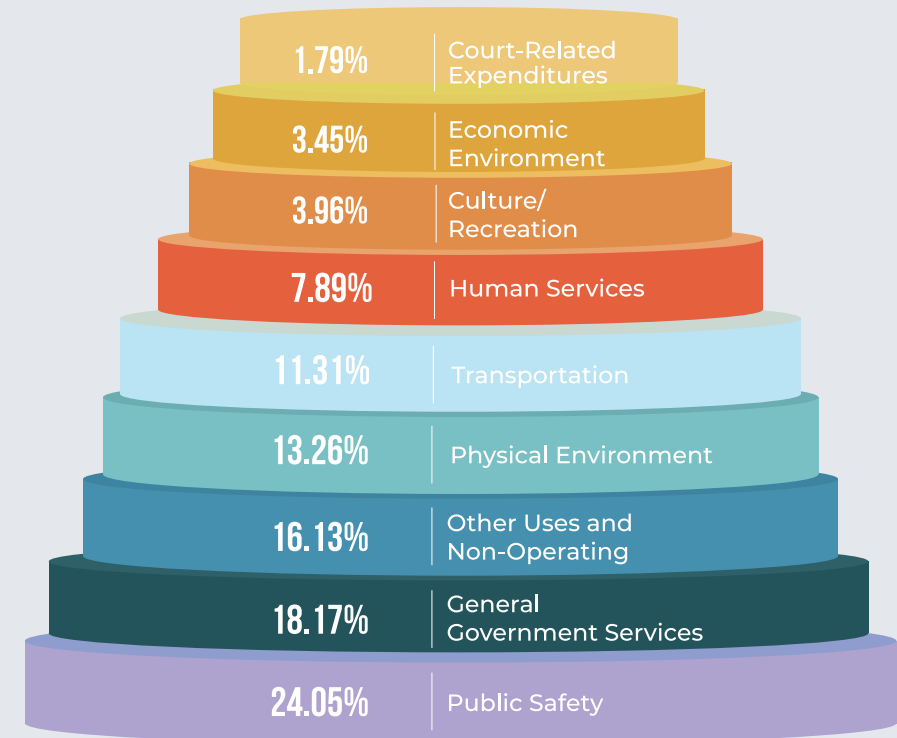
LARGEST COUNTY: MIAMI-DADE
with 2,731,939 residents

SMALLEST COUNTY: LIBERTY
with 7,464 residents

WHERE DOES THE MONEY COME FROM?



WHERE DOES THE MONEY GO?

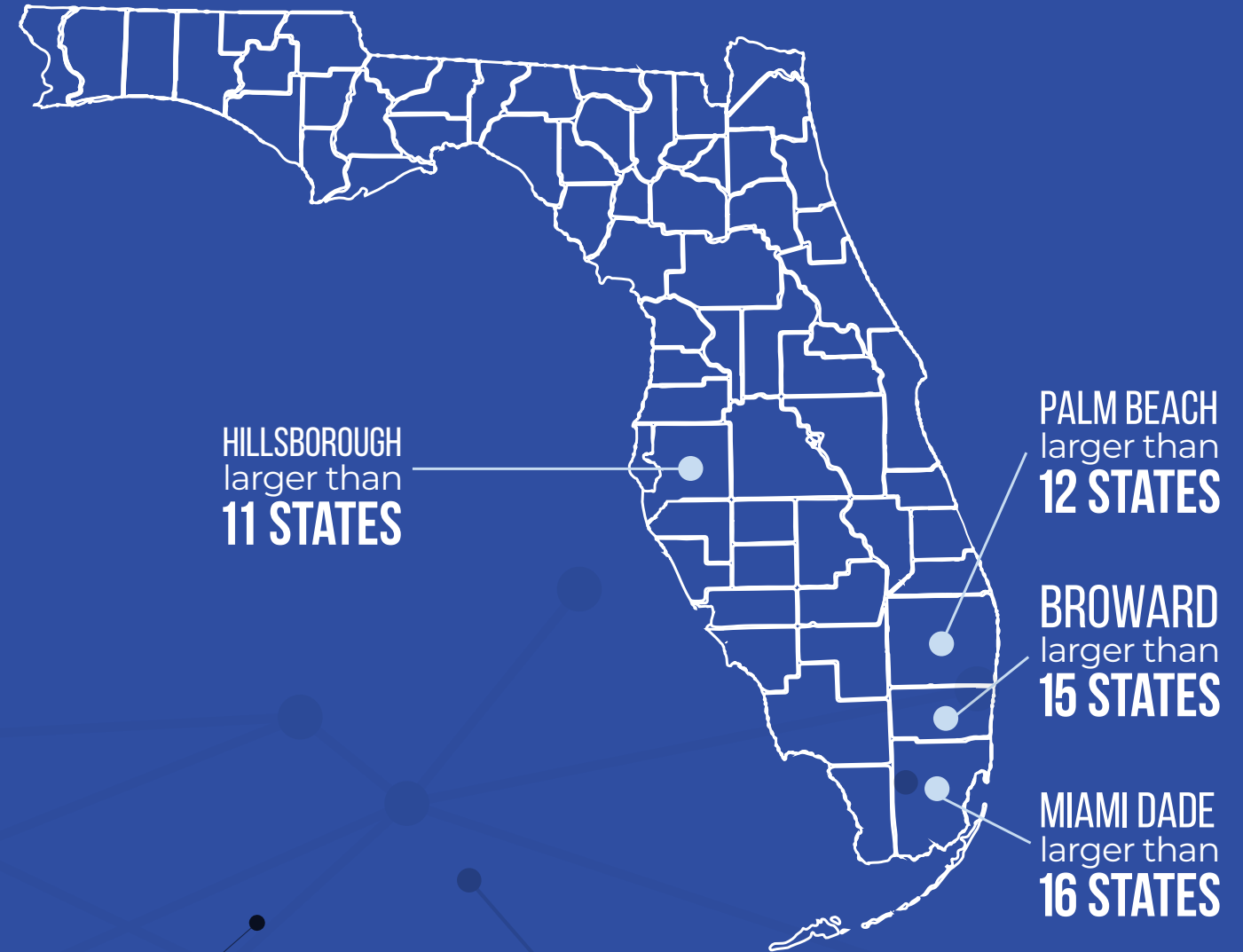


PREEMPTIONS PERSIST

As Florida's population continues to grow and change, it is important that our communities continue to reflect local values. This is best accomplished by empowering local voters and their representatives rather than by one-size-fits-all regulations from Tallahassee.

Recently, measures have passed that take away local residents' ability to have a say in such basic questions as whether local specialty contractors should be licensed or whether the public through their local government should be able to regulate businesses in residential neighborhoods. State officials have considered measures that would have prevented local communities from enforcing regulations on vacation rentals, pet sales, plastic straws and nondiscrimination protections in the workplace. For the past few years, efforts have been made to require all local government actions to be specifically authorized by the

Legislature. In some cases, Legislative actions will swell the ranks of Tallahassee bureaucracies, forcing citizens to navigate a network of approvals and appeals to tackle mundane administrative matters and tangling local governments, businesses, and taxpayers in a technocratic web. In other respects, the Legislature has left residents to the mercy of unscrupulous businesses, contractors, and others by removing reasonable local regulations to the state without providing an avenue for seeking necessary relief from wrongful acts that result in changing the nature of residential neighborhoods or creating losses suffered by consumers.



KEY MESSAGE POINTS:

LOCALISM PRESERVES THE RIGHTS OF OUR COMMUNITIES

The attack on home rule threatens to undermine the rights of Floridians to have an accessible and efficient government that reflects their values. Tallahassee regulations are bad for communities and business.



PASSED DURING 2022 SESSION



Private Parking Facilities Preemption



Restricting authority to regulate Floating Solar Facilities



Rank choice voting preemption in local elections



Additional restrictions on local expenditures to provide voters with factual information about local referendum issues



Prohibit local tax referendums at times other than a general election



Prohibit of certain inspections relating to Temporary underground Power Panels



Prohibit certain local government regulatory and building requirements relating to demolition permits and single – family homes constructed on demolition sites



PASSED PREEMPTIONS DURING 2023 SESSION



Drone Ports



Prohibit Local government involvement in landlord/tenant relationship



Temporary Commercial Kitchens



Local Work Preferences in Public Works Projects



Data Transparency



FAILED PREEMPTIONS DURING 2023 SESSION



Local Government in
building demolition



Parking Preemptions



Water Control



Impacts to Flood Plain
Management



Solid Waste Contracting



Flag Displays



Vertiports Preemptions



Ticket reseller sales

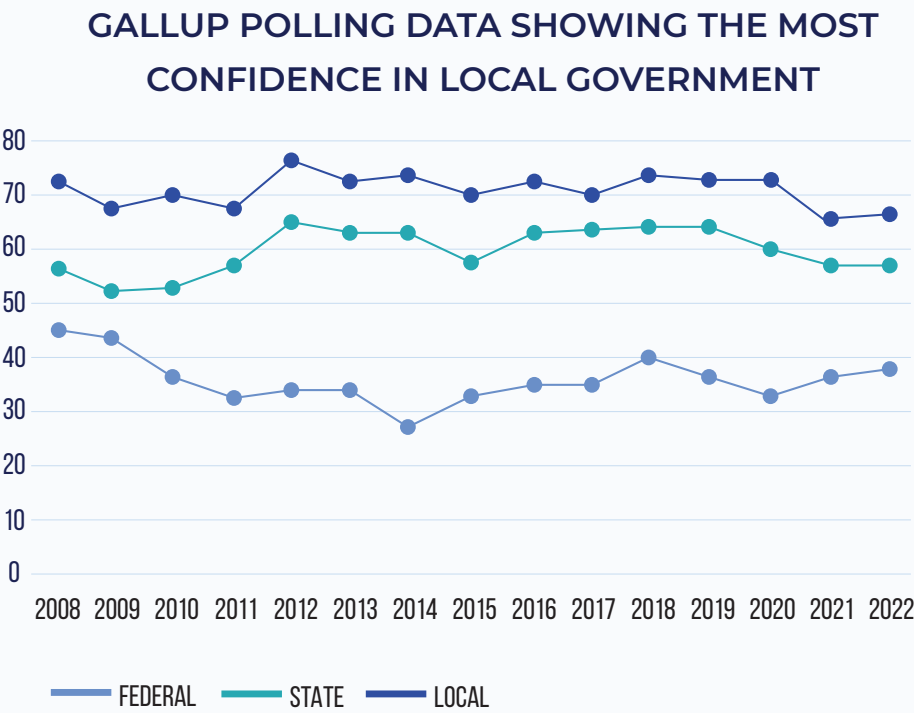


Minimum Wage Requirements
for Government Contractors



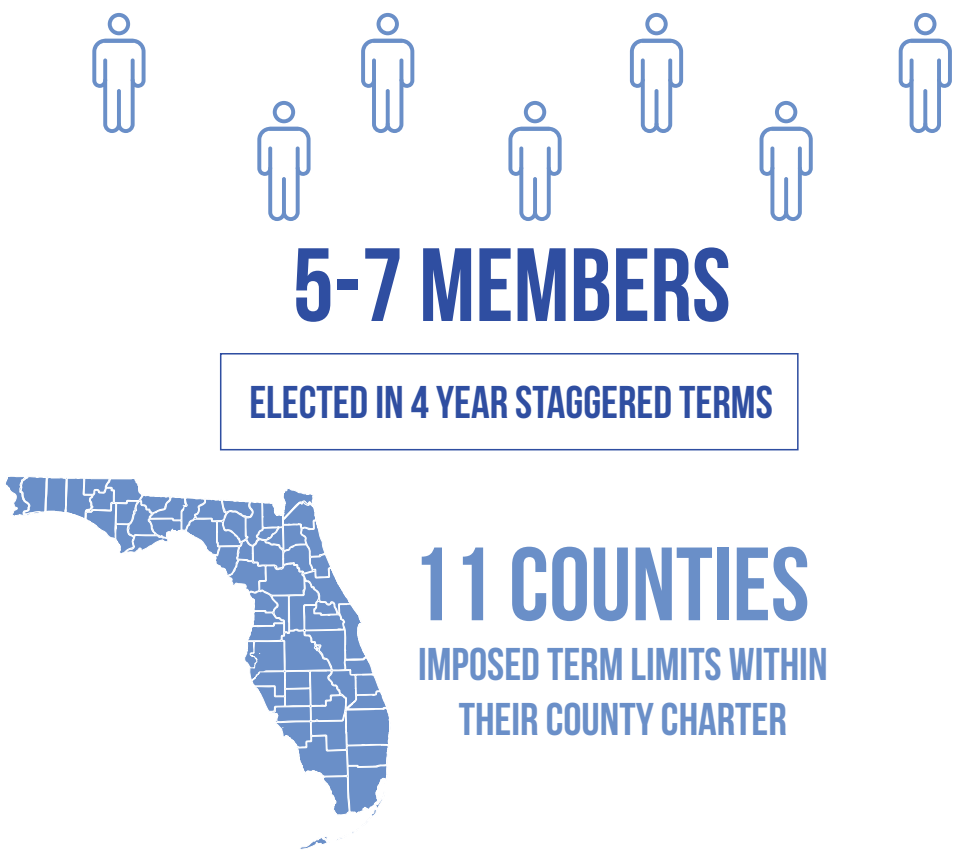
LOCALISM ALLOWS BUSINESSES TO BE ACCESSIBLE AND NIMBLE

Businesses should not be forced to navigate the state legislative process for minor matters that are easily addressed at the local level. This is particularly problematic for small businesses, which may lack the resources to pursue matters through the state legislative process. Local governments are the



TERM LIMITS

The Florida Constitution provides that 5-7 members will be elected to four-year staggered terms. Neither the Florida Constitution nor Florida Statutes provide term limits for county commissioners. However, a charter county has the authority to set their own term limits, 11 counties in Florida imposed term limits within their county charter. Forcing counties to have term limits becomes Overarching into their home rule authority. Legislation that requires term limits could result in an imbalance of power within the executive functions at the local level. Placing term limits on just part of the executive structure creates limited institutional knowledge and experience in governance. This dynamic is particularly strong in fiscally constrained counties.



LOCALISM ALLOWS FOR REGULATORY CERTAINTY

Florida's statutory and case law has evolved under the home rule system. Upending that body of law will have far-reaching, unintended consequences. Businesses are conservative by nature, and economic uncertainty discourages investment and innovation. Even specific preemptions often have unintended consequences and frequently result in litigation. When Tallahassee picks the winners, Floridians lose.

FLORIDA BROADBAND SNAPSHOT

More than 80 federal programs across federal agencies have been allocated funding that can be used for broadband-related purposes, including E-Rate (FCC/USAC), Reconnect (USDA), Community Connect Grant Program, Rural Digital Opportunity Fund (RDOF), and more.

In 2020, the Broadband DATA Act required the Federal Communications Commission (FCC) to collect granular service availability data from wired, fixed wireless, and satellite broadband providers. The new broadband coverage map data directed the allocations for upcoming federal grants including the Broadband Equity, Access, and Deployment (BEAD) program.

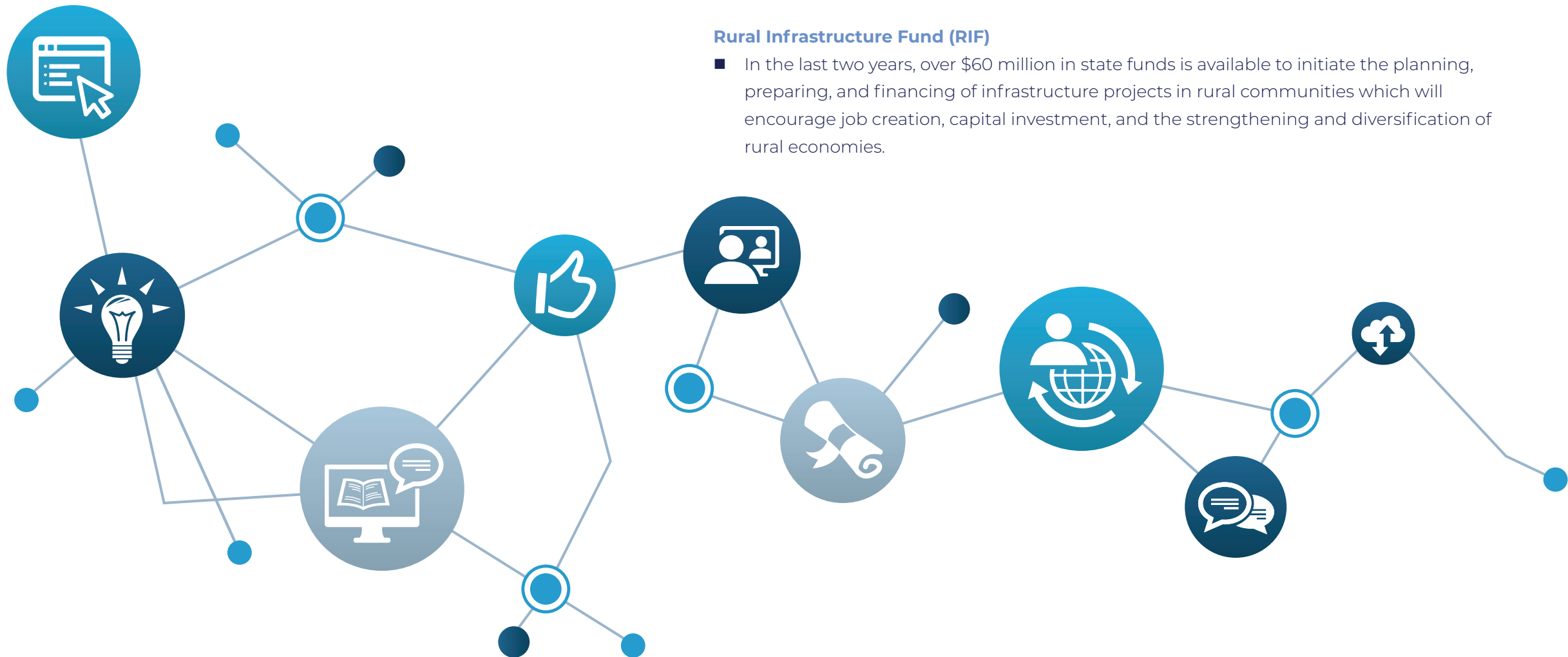
STATE PROGRAMS AND FUNDS

Opportunity Grant Program

- \$400 million in FY 22-23 award grants for the installation or deployment of infrastructure to benefit unserved areas
 - \$226 million has been awarded as of July 2023
- Grant funds directed to provide broadband where Internet Service Providers (ISPs) have not deployed service to an unserved area.
- ISPs are required to engage Local Technology Planning Teams (LTPTs) for documented support of projects
- Second application window closed in July 2023; Additional grant announcements pending

Rural Infrastructure Fund (RIF)

- In the last two years, over \$60 million in state funds is available to initiate the planning, preparing, and financing of infrastructure projects in rural communities which will encourage job creation, capital investment, and the strengthening and diversification of rural economies.



AMERICAN RESCUE PLAN ACT (ARPA):

State and Local Fiscal Recovery Funds (SLRF) (Treasury)

- \$350 billion to states, cities, counties
- Allowable use includes broadband infrastructure
- Many counties have allocated these funds towards broadband projects

Coronavirus Capital Projects Fund (Treasury/ State Grant Plan through DEO/FL Commerce)

- \$10 billion total, with \$366 million for Florida
 - Focused on symmetrical 100Mbps/100Mbps broadband
 - Primary objective to expand last mile access in rural communities
 - Priority will be given to networks owned, operated, or affiliated with local governments, non-profit organizations, and co-operatives
 - Prioritize fiber projects to deliver 100/20 Mbps, scalable to 100 Mbps symmetrical
 - Projects must show partnerships between the local governments and ISPs
 - LTPTs play a critical role in identifying community needs for broadband expansion projects
 - Florida has designated three categories of projects:
 - Broadband Infrastructure Projects (70%): \$247,761,206
 - \$247.5 million awarded for 64 total projects
 - Digital Connectivity Technology Projects (5%): \$13,040,063
 - Projects pending
 - Multi-Purpose Community Facility Projects (25%): \$86,933,757
- Application window closed October 5, 2023

INFRASTRUCTURE INVESTMENT AND JOBS ACT (IIJA)

BROADBAND PROGRAMS:

IIJA the Bipartisan Infrastructure Bill:

- Signed by President Biden on November 15, 2021, provides \$973 billion from Fiscal Years 2022 to 2026. The bill includes \$550 billion in new investments for all modes of transportation, water, power and energy, environmental remediation, public lands, resilience, and broadband State Funding

Broadband Equity, Access and Deployment (BEAD) Program, National Telecommunications and Information Administration (NTIA):

- \$42.45 billion to states for broadband infrastructure
- Each state will receive a minimum allocation of \$100 million with additional funding to be distributed upon completion of mapping
- Florida received \$1.1 billion

Digital Equity Act (NTIA)

- \$2.75 billion to promote digital equity and inclusion grant programs for the 21st Economy

BEAD Challenge Process

- States and Territories will develop a challenge process for stakeholders to challenge whether a location or community anchor institution is served, unserved, or underserved.
- This will determine the locations and community anchor institutions within each jurisdiction that are eligible for BEAD funding.
- Local Governments can participate in their state's BEAD Challenge Process
 - Gather acceptable evidence, which may include speed tests
 - Submit challenge and evidence



PROGRAMS AND FUNDING TIMELINE

FY 22-23

Appropriated \$400 million for FY 22-23
Rulemaking currently underway (June →)

2022

2023

Approximately end of 2022

March 2021

American Rescue Plan Act

Signed into law includes: \$10 billion for capital projects that directly enable work, education and health monitoring.

Coronavirus Capital Projects Fund (US Treasury Program)

Florida received \$366 million for State Grant Plan

December 2021 – Florida applies for \$366 million

Plan submission deadline
September 2022



State Grant Plan from DEO must:

Address critical needs related to work, education, and health monitoring and address a critical need made apparent and exacerbated by

November 2021

Infrastructure Investment and Jobs Act “Bipartisan Infrastructure Bill”

Provides \$65 billion to connect all Americans to affordable, reliable high-speed internet

Broadband Equity, Access, and Development (BEAD Program)

- \$42 billion → \$100 million per state (floor). FL could receive as much as \$2 billion
- Supports infrastructure development, planning and adoption

BEAD Notice of Funding Opportunity

- May 13 – Application Opens
- July 18 – Letter of Intent Due
- Aug 15 – Initial Planning Funds Application Due

Middle Mile Program (NTIA)

- \$1 billion designated to reduce the cost of connecting unserved and underserved areas

WHAT IS ACCESS 67?

In 2020, the Florida Association of Counties began its ACCESS 67 Initiative to implement a comprehensive approach to empower Florida's counties to deliver affordable, reliable high-speed internet to all Floridians. Counties play a crucial role as policymakers, funders, data aggregators, conveners, and partners in pursuing sustainable solutions to broadband access, affordability, and reliability.

Affordable and reliable, high-speed internet access is:

- Essential for Floridians to be prosperous, compete in a global economy, and achieve a high quality of life.
- As fundamental as acquiring electricity in the first half of the 20th century
- Can be cost prohibitive for many Floridians further accelerating the Digital Divide

FAC recognizes that the absence and/or lack of high-speed internet impacts small, medium and large counties, both rural and urban, and hinders:

- Equitable educational opportunities for school children and workforce development;
- Access to telemedicine to improve health outcomes without demanding travel and transportation needs;
- Rapid communication between the public and law enforcement agencies;
- Economic competitiveness limiting business investment, job growth, and career opportunities;

The comprehensive approach of the ACCESS 67 Initiative is based on the underlying principles of the Association's mission; Advocacy, Collaboration, and Education. The work continues with the Presidential Select Committee on Broadband to prioritize the adoption of affordable and reliable, high-speed internet access.

The Select Committee will:

- **Advocate** for the adoption, as well as, the implementation of state and federal policies that contribute to the development of solutions that address the lack of ACCESS in our local communities.
- **Collaborate** with key stakeholders who share a common goal in developing solutions to address the lack of ACCESS in our local communities.
- **Educate** our members with local solutions by sharing best practices among Florida's counties and similar communities and organizations from around the country.

ACCESS 67 and the Select Committee on Broadband are focused on:

- identifying community needs, assets, and barriers necessary to meet the goal of universal access to high-speed Internet through the development of Local Technology Planning Teams and collaboration with stakeholders
- leveraging resources with state and federal partners to deliver cost-effective broadband solutions which provide a return on investment to both the public and private interest

In January 2023, FAC hosted the first ever Florida Broadband Summit bringing together hundreds of local leaders to learn how to access long term federal funding for broadband and hear from private industry on the future high-speed infrastructure.



THE ABSENCE AND/OR LACK OF HIGH-SPEED INTERNET IMPACTS



EQUITABLE EDUCATIONAL
OPPORTUNITIES



ACCESS TO TELEMEDICINE



COMMUNICATION BETWEEN THE
PUBLIC AND LAW
ENFORCEMENT AGENCIES



LIMITING BUSINESS
INVESTMENT, JOB GROWTH,
AND CAREER OPPORTUNITIES

Florida Office of Broadband at Department of Economic Opportunity

The Florida Office of Broadband was established 2020 by the Legislature. The Office works with local and state government agencies, community organizations and private businesses to increase the availability and effectiveness of broadband internet throughout the state, specifically in small and rural communities. Through these partnerships, the Office encourages investment in grant funding opportunities for the broadband program that focus on the expansion of broadband.



Partner to increase the availability and effectiveness of broadband internet throughout the state, specifically in small and rural communities.

Local Technology Planning Teams (LTPTs)

- The Office has been designated to build and facilitate local technology planning teams representing cross-sections of the community, which may include, but are not limited to, representatives from organizations, industries, local governments, and more (Section 288.9961(4)(b), Florida Statutes). Specifically, they are directed to:
 - Work with rural communities to help the communities understand their current broadband availability;
 - Locate unserved and underserved businesses and residents;
 - Identify assets relevant to broadband deployment;
 - Build partnerships with broadband service providers;

- Identify opportunities to leverage assets and reduce barriers to the deployment of broadband Internet services in the community; and
- Teams must be proactive in fiscally constrained counties in identifying funding opportunities and providing assistance with applying for federal grants for broadband Internet service.

ACCESS 67 Collaboration

Over the last year through the ACCESS 67 Initiative, FAC along with County Champions for broadband assisted DEO with the Local Technology Planning Team (LTPT) process. FAC serves as a vital collaborative partner bringing together local counterparts in education, healthcare, economic development, as well as Internet Service Providers to bridge the internet deployment gap. FAC continues to engage the state and federal agencies on grant program development to streamline broadband deployment.

ACCESS 67 County Champions

- County Champions for broadband have their “eye on the ball” on current developments to improve internet access and serve as county lead for DEO LTPT
- ACCESS 67 County Champions encourage the use of broadband, especially in the rural, unserved, and underserved communities of the state.
- Each county has designated a county staff person that will assist their LTPT in matters related to the ACCESS 67 Broadband Initiative.
- FAC staff regularly communicates with the ACCESS 67 County Champions on news, state & federal legislative updates, and coordinate with the Office of Broadband.
- FAC will keep a communication network consisting of the designated County Champions and the supporting staff person to facilitate collaboration with stakeholders, both private and public.

2022 Office Achievements & ACCESS 67 Collaboration

- Completed The Florida Broadband Strategic Plan—lays out the vision of the Office of Broadband, the roles for state and local participants, and the strategies to undertake as Florida works towards a fully connected citizenry, both economically and socially.
 - ACCESS 67 provided feedback throughout the strategic plan development process as well as additional areas for consideration in future planning efforts
 - LTPTs to play critical role of identifying local needs
- Held workshops and webinars on the Broadband Opportunity Program--\$400 million in grant funding to deploy broadband
 - FAC/DEO webinar on grant program development
 - 3 counties hosted DEO on regional workshops for grant rule development
 - FAC and County Champions provided extensive comment to strengthen local coordination requirements in state grant program
- Launched the Prosperity Through a Connected Florida—five-year plan for broadband
 - awarded \$5 million for an Initial Planning Grant to create the 5-year action plan for the submitted proposal.
- Created the Faster Florida Broadband Map--Identifies census blocks as unserved, underserved, served, and no fixed internet service. The map also identifies Florida geographic boundaries, community anchor institutions, grant funding opportunities, and information on the speed tests taken through the Florida Broadband Availability Map.
 - FAC continues to educate members on Mapping Challenge process
- Submitted State Capital Projects Fund Grant Plan—\$366 million
 - FAC offered comment on program direction and need for local coordination
- Awarded \$2.4 million for their Digital Equity Planning Grant
 - FAC adopted support statement for buildout of Digital Navigator programs at the local level

CYBERSECURITY

CYBERSECURITY IN FLORIDA

With the rise of cyber threats around the country, Florida is investing millions to adopt standards and train employees to protect against intrusions to the state’s critical infrastructure and government networks. Florida’s counties have an opportunity to enhance their cyber-readiness to thwart potential digital threats through strategic partnerships.

Leading the state in cyber-protection efforts, the Florida Digital Service FL[DS] was established in 2020. FL[DS] was created by the Florida Legislature to propose innovative solutions that securely modernize state government, to achieve value through digital transformation and interoperability, and to fully support Florida’s cloud-first policy. The Digital Service has subsequently been designated as the acting lead entity on cybersecurity and been made responsible for establishing the state’s first enterprise-wide cybersecurity operation. Their mission is to deliver better government services and transparency to Floridians through design and technology.

Local Government Cyber Security Standards

2022’s HB 7055 contained a mandate directing local governments to adopt appropriate cybersecurity standards consistent with generally accepted best practices and the National Institute of Standards and Technology’s cybersecurity framework. The statutory deadline to adopt such standards is approaching—counties with a population of 75,000 or more are to do so by January 1, 2024. Counties under 25,000 have until the following January 1, 2025. Each local government is required to notify FL[DS] once their new cybersecurity framework is in place.

Funding

The following grants and programs have been made available this year:

State of Florida Local Cybersecurity Grant Program

\$40 million to the Florida Digital Service to administer a competitive grant fund for local governments designed by the State Chief Information Security Officer. Program funding rose from \$30 million the previous fiscal year. The program’s next grant cycle will begin in December 2023.

- Areas of Emphasis:
 - Centralized monitoring and response.
 - Asset discovery.
 - Endpoint protection.
 - Content Delivery Network.
 - Managed Security Services.
 - Incident response.

Federal State and Local Cybersecurity Grant Program

- \$11.9 million allocated to the State of Florida, to be awarded to local governments
- Funded by the Department of Homeland Security, in partnership with the Cybersecurity and Infrastructure Security Agency and Federal Emergency Management Agency
- To be administered by the Florida Department of Emergency Management
- Grant cycle begins in December 2023
- Two years of spending eligibility

CYBERSECURITY STATISTICS (FROM NACO)



30,000

Globally, 30,000 websites are hacked daily



24,000

On average of around 24,000 malicious apps blocked daily



39 SECONDS

Every 39 seconds, there is a new attack somewhere on the web



150%

In 2020, ransomware cases grew by 150%



94%

Email is responsible for around 94% of all malware



\$180

Average cost of a cyberattack per record is \$180 per record

Local Cybersecurity Training

The 2022 Local Government Cybersecurity Act (s. 282.3185, F.S.) directed FL[DS] to develop a series of cybersecurity training curriculums for specified local government employees. This includes a basic cybersecurity awareness curriculum and an advanced “role-based” curriculum for those employees with sensitive network access. Training initiatives are free to state and local government employees and can be tailored to various sectors and positions, ranging from general staff to technical to managerial roles.

\$30 million has been appropriated to conduct cybersecurity training for state and local government executive, managerial, technical, and general staff

- Training will be done in consultation with the Cybersecurity Advisory Council.
- Baseline training for enterprise security personnel requires a cyber range that facilitates structured and free-range training opportunities.
- Criteria for the cyber ranges is as follows:
 - The ability to provide the physical infrastructure necessary to meet enterprise needs.
 - The ability to replicate the design of the Cybersecurity Operations Center (CSOC) to make training as pragmatic as possible.
 - Curriculum and training content to facilitate additional training and skills development.
 - The ability to support additional educational opportunities in the higher education and K-12 environments.

State Critical Infrastructure Risk Assessment

\$7 million to perform a comprehensive risk assessment of critical infrastructure and provide recommendations to support actionable improvements of the state’s preparedness and resilience to significant cybersecurity incidents.

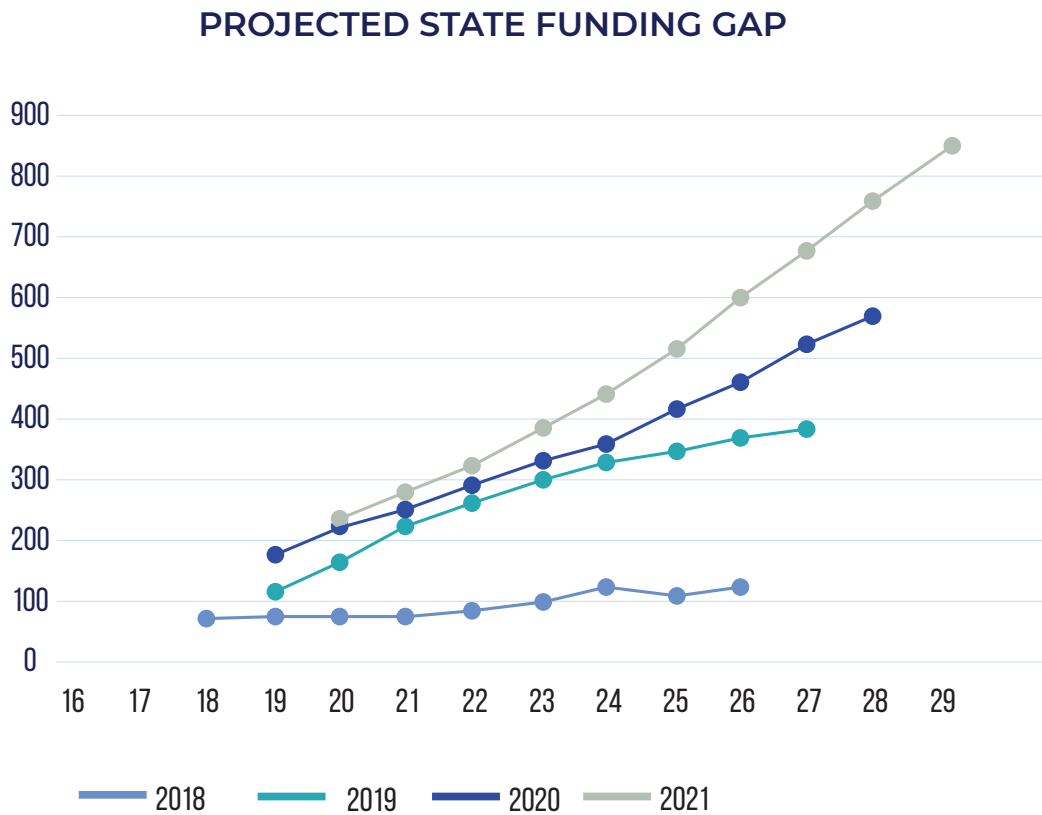


WATER QUALITY AND SUPPLY PROJECTS

Water quality and water supply issues are among the most challenging issues facing Florida. All levels of government must adopt and enforce policies that proactively address the various sources of nutrient pollution as well as plan to sustainably meet the water supply needs of a growing population. In short, clean and abundant water is paramount to preserving our way of life. The overall goal of all of these charts is showing the growing need for investment in water infrastructure.

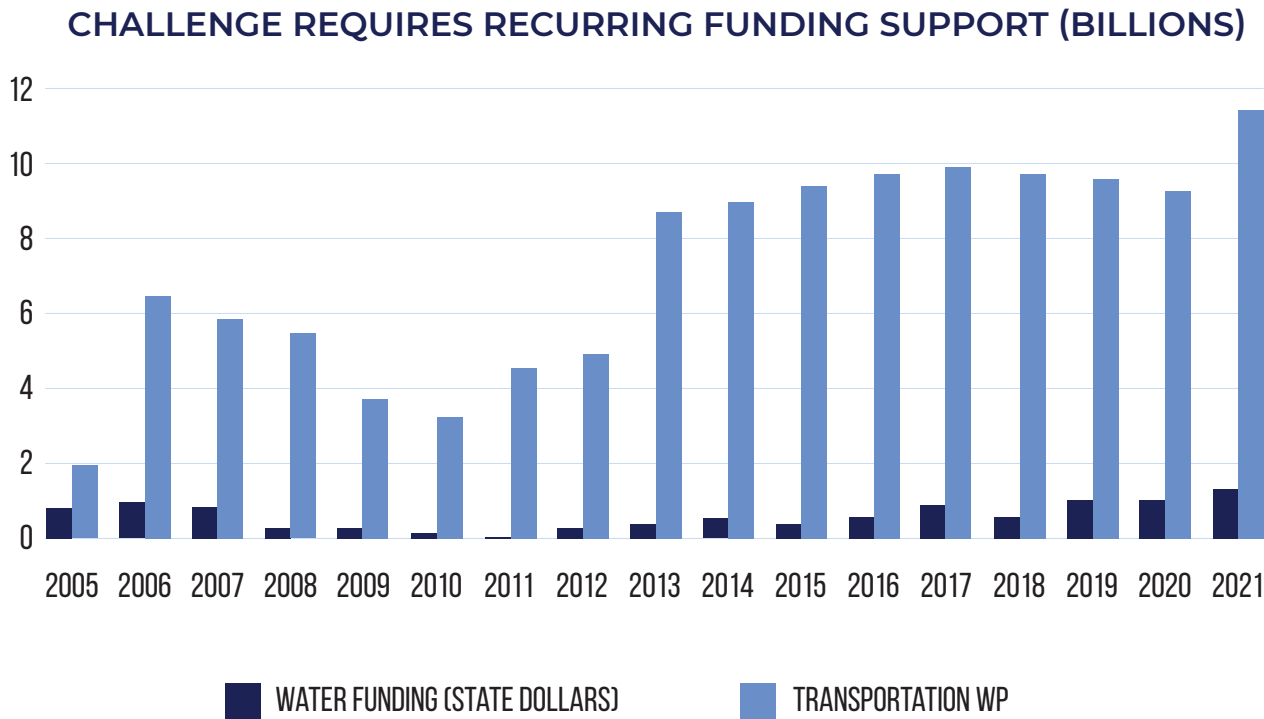
Increase water quality funding

To reduce nutrient pollution in Florida’s impaired water bodies, the State must increase funding for water quality improvement projects. These projects must be comprehensive in nature recognizing that multiple sources, rather than a single source, contribute to nutrient loading, including, but not limited to, wastewater and septic systems, industrial, agricultural, fertilizer, and residential water use



State match for county funding

The State should match a county’s investment of local funds to restore impaired springs, estuaries, lagoons and other waterbodies.



Allow for more flexibility from possible local funding sources

Restrictions on funding sources should be removed, allowing counties to use any and all available funding for local and regional water supply development and water quality projects.

Maximize use of reclaimed water

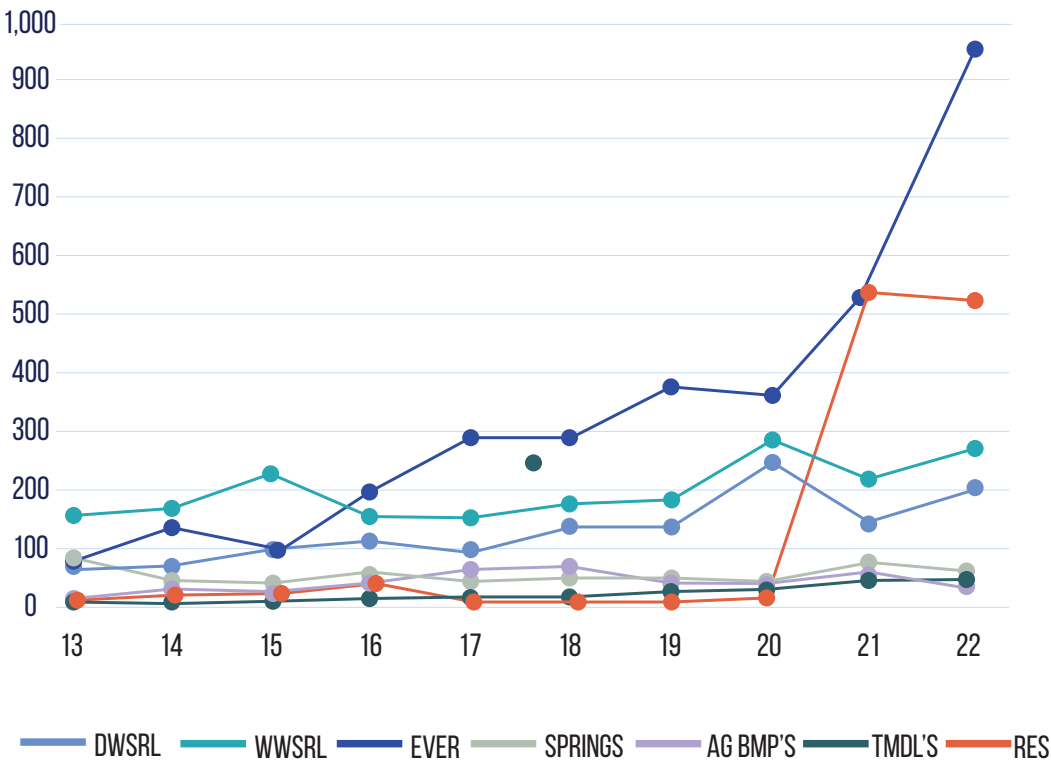
Incentivizing infrastructure investment for the reliable and safe distribution of reclaimed water would decrease the ever-increasing demand on Florida’s limited water supply. Reclaimed water that is economically, technically and environmentally feasible can be used for reuse service areas and prioritized irrigation and other nonpotable uses.

BACKGROUND

Increased demands on Florida’s water supply are forcing many diverse interests to work with county government to plan the future of water policy in Florida.

Significant investment is needed in coming years to upgrade and replace aging water infrastructure, restore impaired waterbodies, and develop alternative water supplies to meet the needs of a growing population. Additionally, securing funding for local water projects can be a frustrating process for local officials as state legislative leadership changes and priorities shift; thus, a long-term or multi-year water plan at the state level is needed to ensure that appropriate investments are being made in the state’s water infrastructure.

STATE PROGRAMMATIC FUNDING



Florida’s Resilient Future

Counties are leading in regional collaboration focused on resiliency. Counties are maximizing resources, sharing information, analysis, and best practices.

State and Federal partners must support adaptation and mitigation strategies critical to local governments’ initiatives to address:

01. ECOSYSTEM SUSTAINABILITY

02. LONG-TERM WATER SUPPLY

03. FLOOD PROTECTION

04. PUBLIC HEALTH AND SAFETY

05. ECONOMIC PROSPERITY

State support of comprehensive policies is essential to reduce a county’s risk to the impacts of:

01. COASTAL, INLAND, AND NUISANCE FLOODING

02. WATER QUALITY DEGRADATION

03. EXTREME WEATHER

04. SEA LEVEL RISE

05. CLIMATE CHANGE

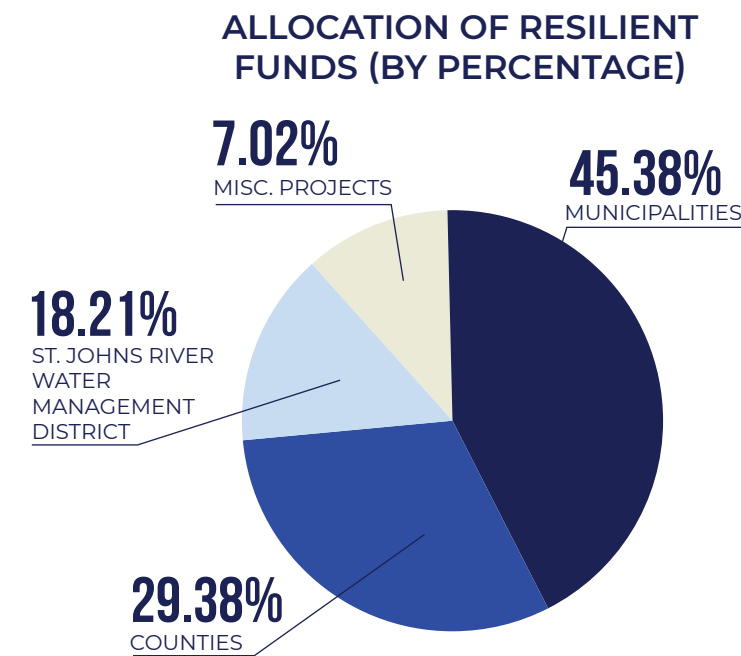
Resilient Florida and the Statewide Flooding and Sea Level Rise Resilience Plan:

In 2021, the Florida Legislature established the Resilient Florida Grant Program within the Department of Environmental Protection (DEP) to assess and address inland and coastal flooding and sea level rise.

The Program provides funding to local governments for the costs of resilience planning and projects to adapt critical assets.

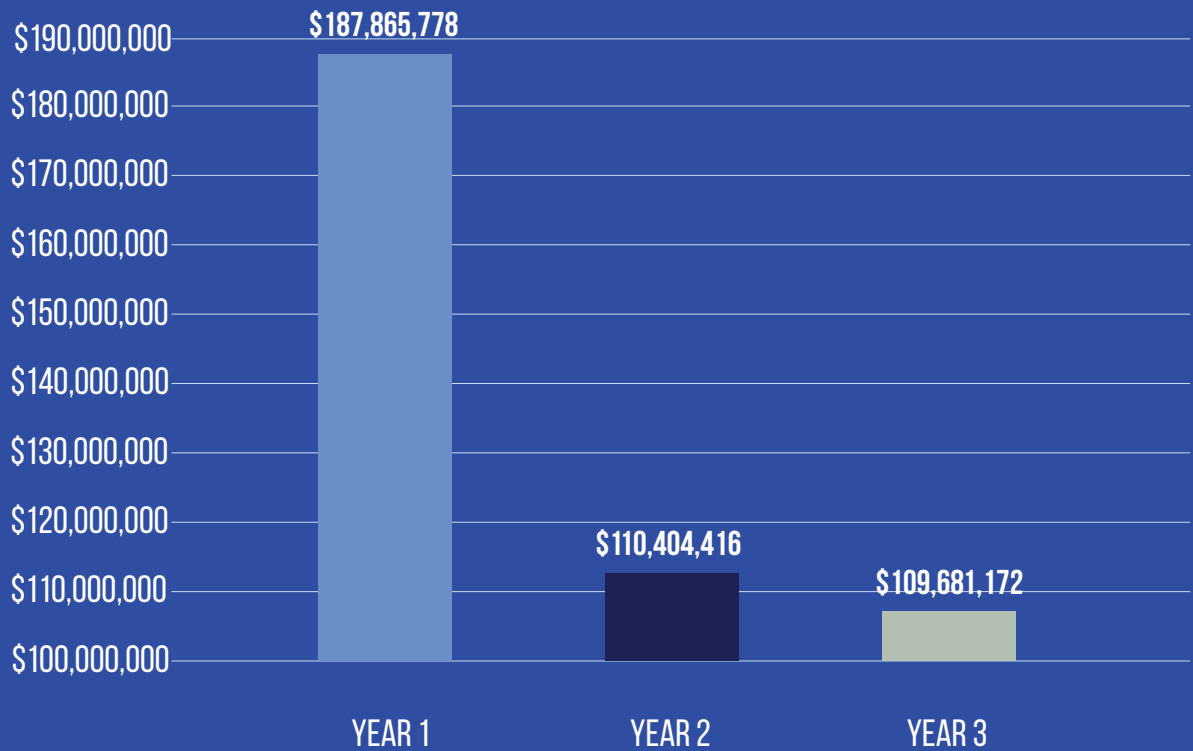
Governor DeSantis, in partnership with DEP, released a three-year Flooding and Sea Level Rise Resilience Plan, allocating over \$270 million over the three year planning horizon to 76 projects in the state.

The Legislature re-appropriated \$20 million for Resilient Florida Planning Grants for FY 2023-24. The planning grants are for local governmental vulnerability assessments, adaptation plans, resilience planning, Peril of Flood compliance, comprehensive plan amendments, and plans and policies that allow communities to prepare for threats from flooding and sea level rise.



The 2023-24 fiscal year also begins a new three-year planning horizon for the Statewide Flooding and Sea Level Rise Resilience Plan. The preliminary State Plan intends to award over \$407 million over the next three years, toward 86 new projects, as well as the continuation of five existing ones. The State of Florida received \$200 million in Federal State and Local Fiscal Recovery Funds toward this end.

**STATEWIDE FLOODING AND SEA LEVEL RISE
RESILIENCE PLAN ALLOCATIONS**



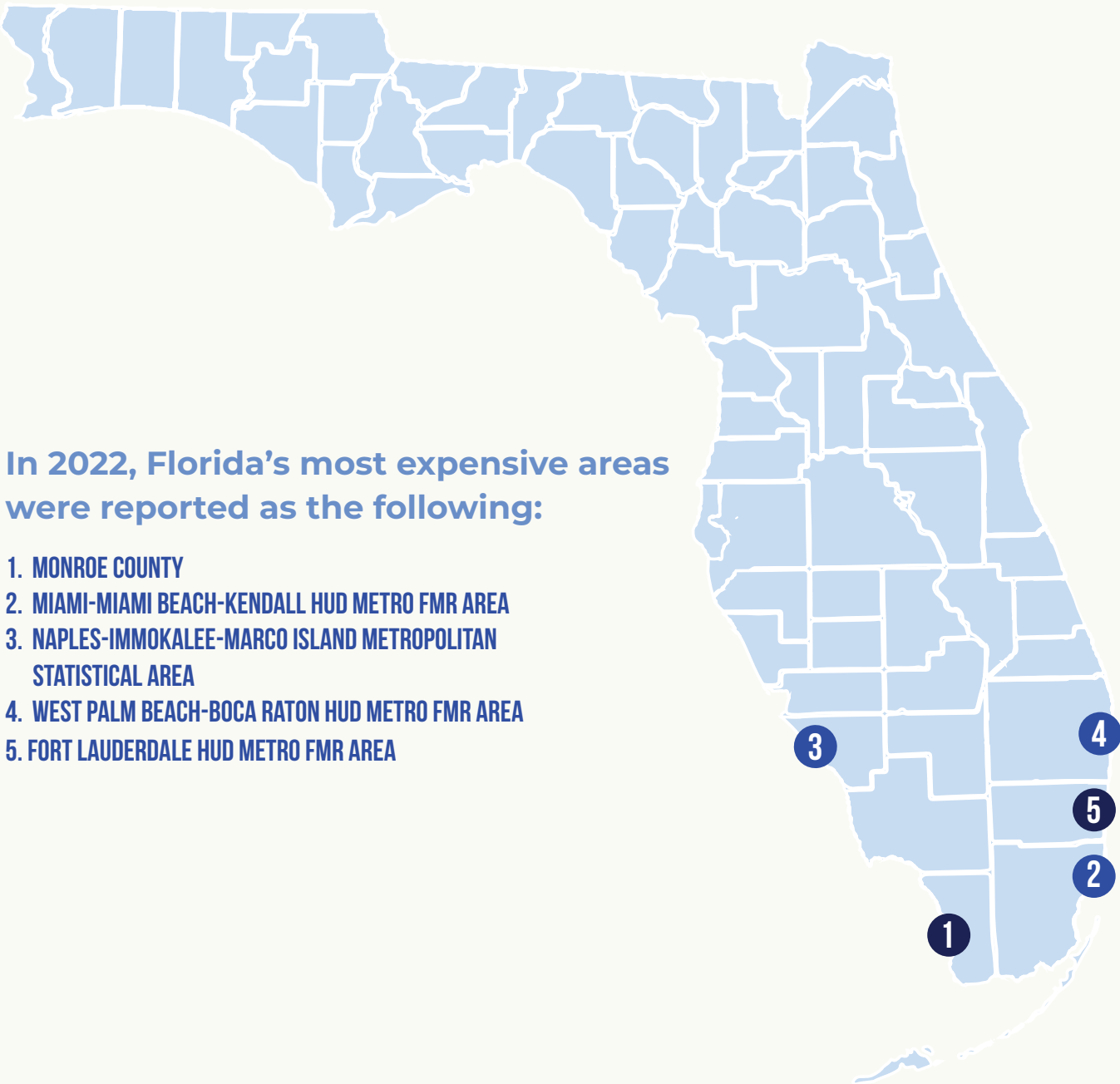
In 2022, the Legislature circled back on the issue, passing HB 7053 - Statewide Flooding and Sea Level Rise Resilience. The bill establishes a statewide Office of Resilience within the Executive Office of the Governor, directs DOT to develop a resilience plan for the State Highway System, and revises the \$100 million funding cap for each year of the Plan to a minimum threshold of \$100 million in project funding.

Resource: Florida DEP "State Plan"

AFFORDABLE HOUSING

Affordable housing is a continual obstacle for Floridians. As it stands, a full-time hourly worker making minimum wage, \$12.00, would need to work 68 hours a week to afford a modest one-bedroom rental. As of 2022, the average housing wage, or the hourly wage when full time workers spend no more than 30% of income on housing expenses, for Florida is \$20.55 an hour. For a two-bedroom apartment, the average housing wage is \$26.38 per hour.

Currently, the rent affordable for one person at the minimum wage is \$520 a month, while fair market rent for a modest two bedroom is \$1,372. At the fair market rent, a Floridian would need 2.6 full-time jobs at minimum wage to afford a two-bedroom home. Advocates from all corners of Florida including the Florida Realtors, Homebuilders, Chamber of Commerce, Legal Services, and Conference of Catholic Bishops have joined together to form the Sadowski Coalition to advocate for struggling Floridians.



In 2022, Florida’s most expensive areas were reported as the following:

1. MONROE COUNTY
2. MIAMI-MIAMI BEACH-KENDALL HUD METRO FMR AREA
3. NAPLES-IMMOKALEE-MARCO ISLAND METROPOLITAN STATISTICAL AREA
4. WEST PALM BEACH-BOCA RATON HUD METRO FMR AREA
5. FORT LAUDERDALE HUD METRO FMR AREA

KEY MESSAGE POINT:

The Florida Association of Counties (FAC) supports appropriating the full amount of dedicated documentary tax revenues from the Sadowski housing trust funds to fund state and local affordable housing programs, and opposes the Legislature transferring unappropriated funds from the housing trust funds to general revenue or other uses. The Sadowski Housing Coalition will help create over 36,000 jobs and over \$4.8 billion in positive economic impact.

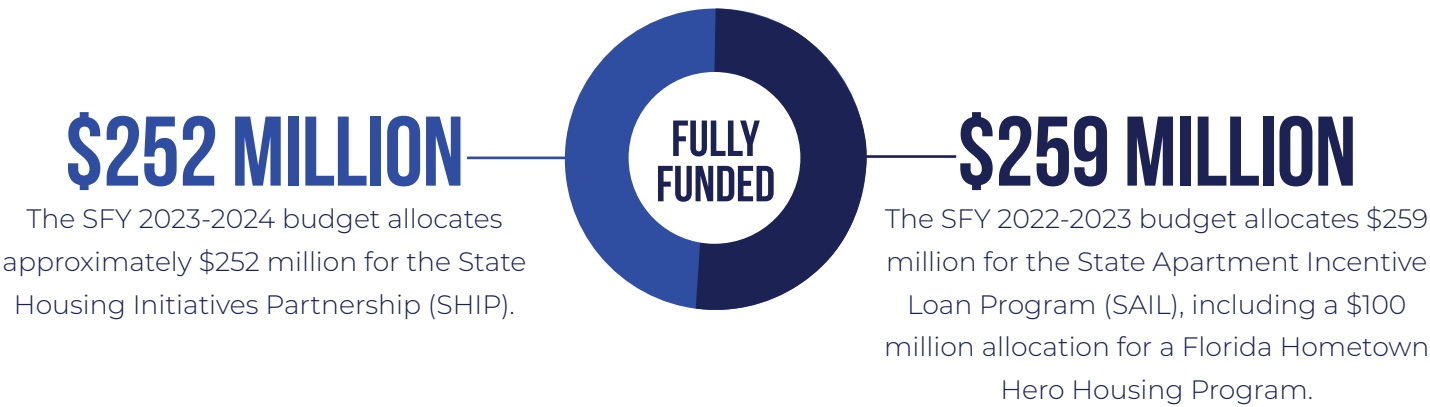


While Florida law provides for a dedicated funding source for affordable housing programs to ease this burden, the Legislature routinely raids these trust funds when building the annual state budget. The Legislature has swept funds – partially or totally – from the housing trust funds since the 2008-09 fiscal year into the General Revenue fund for various unrelated projects. However, this year the legislature fully funded the state and local housing trust funds.

Live Local ACT (SB 102 – 2023)

Provides unprecedented funding for the State Housing Initiatives Partnership (SHIP) and State Apartment Incentive Loan (SAIL) programs. Specifically, the package appropriates \$252 million in non-recurring funds toward SHIP and \$259 million in total (recurring and non-recurring) toward SAIL. Authorizes counties to approve “mixed-use residential” development at their discretion that includes affordable housing within commercial or industrial zones. Requires counties to authorize multi-family and mixed-use residential as allowable uses in mixed-use and commercial zones, conditional on 40% of the residential units meeting the criteria of “affordable” for 30 years. Additionally, the bill provides height and density incentives for residential development authorized under this section.

AFFORDABLE HOUSING



The Legislature did not sweep funds from the Sadowski Affordable Housing Trust Fund.

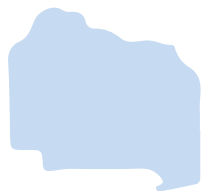
The SFY 2023-2024 budget allocates approximately \$252 million for the State Housing Initiatives Partnership (SHIP). The SFY 2022-2023 budget allocates \$259 million for the State Apartment Incentive Loan Program (SAIL), including a \$100 million allocation for a Florida Hometown Hero Housing Program. The Legislature did not sweep funds from the Sadowski Affordable Housing Trust Fund.

BACKGROUND

Enacted in 1992, the William E. Sadowski Affordable Housing Act provides a dedicated revenue source for the State and Local Housing Trust Funds. The programs are funded through the state’s documentary tax on real estate transactions. Seventy percent of fund proceeds go into the Local Government Housing Trust Fund for the State Housing Initiatives Partnership (SHIP) Program, which allocates funds to local governments (counties and larger cities) for housing programs that produce and preserve affordable homeownership and multifamily housing for very low, low and moderate-income families. Thirty percent of fund proceeds go to the State Housing Trust Fund for programs such as the State Apartment Incentive Loan (SAIL) Program.

Affordable Housing in Florida Elections and Referendum Measures

In November 2022, during the General Elections, voters across the state considered Local Voter Referendums to Address Affordable Housing:



ALACHUA
PASSED
1% SALES TAX
(passed at 52.19%)



ORLANDO
PASSED
RENT STABILIZATION
(passed at 58.99%/Judge issues an injunction)



PALM BEACH COUNTY
PASSED
PERMISSION TO BOND
(passed at 55.24%)

Alachua

Alachua County considered a Wild Spaces Public Places, Road Repair, Fire Stations, and Affordable Housing One Percent Sales Tax.

Question: Shall Alachua County Acquire and improve lands for conservation, wildlife habitat, water quality, and recreation; operate and maintain parks and recreation facilities; repair roads and improve road safety; construct and renovate fire stations and other public facilities; acquire lands for affordable housing; fund economic development projects pursuant to Florida Statute 212.055(2)(d)(3); provide citizen oversight and independent audit; by levying a one percent sales surtax for ten years starting January 1, 2023?

52.19% of residents voted Yes while 47.81% voted No.

Orlando

Orange County considered a Rent Stabilization Ordinance to Limit Rent Increase for Certain Residential Rental Units, however an Orange County judge issued two temporary injunctions to stop the question from moving forward this election season.

Question: Shall the Orange County Rent Stabilization Ordinance, which limits rent increases for certain residential rental units in multifamily structures to the average annual increase in the Consumer Price Index, and requires the County to create a process for landlords to request an exception to the limitation on the rent increase based on an opportunity to receive a fair and reasonable return on investment, be approved for a period of one year?

Although the Rent Stabilization Question was stricken under court order, 58.99% of voters decided to vote Yes, while 41.01% voted No.

During the 2023 session, the Legislature preempted any ability for local governments to impose rent controls.

Palm Beach

Palm Beach County considered an increase to workforce and affordable housing units to address rising housing costs general obligation bonds.

Question: To increase workforce and affordable housing through the acquiring, constructing, equipping of residential units, shall County issue not exceeding \$200,000,000 of bonds, frequently combined with other funding, to create rental and homeownership opportunities for households earning up to 140% area median income, bearing interest rate(s) not exceeding legal maximum, maturing within twenty years from issuance, in one or more series, payable from County’s full faith, credit and ad valorem taxing power per County Resolution R-2022-0626?

55.24% of residents voted Yes while 44.76% voted no.

2023-24 EXECUTIVE COMMITTEE



BILL TRUEX

President
Charlotte



TERRY BURROUGHS

President-Elect
Okeechobee



MICHELLE LINCOLN

First Vice President
Monroe



RENE FLOWERS

Second Vice President
Pinellas



LEE CONSTANTINE

Immediate Past President
Seminole

**FOR MORE INFORMATION
PLEASE CONTACT:**



CRAGIN MOSTELLER

Director of External Affairs



Office: 850.922.4300
Cell: 850.294.3907



Cmosteller@flcounties.com



[@cragin](#)

FOLLOW US



[/flcounties](#)



[@flcounties](#)



[@flcounties](#)