

By Senator Norman

12-00941-12

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1                   A bill to be entitled  
2           An act relating to public housing; amending s. 421.02,  
3           F.S.; revising a declaration of necessity; providing  
4           that access to essential commercial goods and services  
5           for persons of low income served by housing  
6           authorities is a public use; amending s. 421.03, F.S.;  
7           reordering and revising definitions applicable to the  
8           Housing Authorities Law; revising the definition of  
9           the term "housing project"; defining the term  
10          "essential commercial goods and services"; amending s.  
11          421.08, F.S.; prohibiting the use of eminent domain  
12          for certain purposes; expanding certain powers of  
13          housing authorities to include certain commercial  
14          projects providing essential goods and services;  
15          providing for the use of revenues received from such  
16          projects; amending s. 421.09, F.S.; conforming a  
17          cross-reference; reenacting and amending s. 421.21,  
18          F.S., relating to tax exemptions applicable to housing  
19          authorities created pursuant to certain federal  
20          programs; amending s. 421.32, F.S.; conforming a  
21          cross-reference; amending s. 422.02, F.S.; revising a  
22          declaration of necessity; providing that there exists  
23          a shortage of access to essential commercial goods and  
24          services necessary for daily living for persons of low  
25          income; amending s. 422.04, F.S.; expanding certain  
26          powers of state public bodies to include certain  
27          commercial projects providing essential goods and  
28          services; amending s. 423.01, F.S.; revising and  
29          providing findings and declarations of property of tax

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30 exemption for housing authorities relating to access  
31 to essential commercial goods and services necessary  
32 for daily living for persons of low income; amending  
33 s. 423.02, F.S.; exempting certain commercial projects  
34 that allow access to essential goods and services for  
35 persons of low income residing in such housing  
36 projects from certain taxes and special assessments;  
37 providing organizational and editorial changes for  
38 purposes of clarifying various provisions; providing  
39 an effective date.

40  
41 Be It Enacted by the Legislature of the State of Florida:

42  
43 Section 1. Section 421.02, Florida Statutes, is amended to  
44 read:

45 421.02 Finding and declaration of necessity.—It is hereby  
46 declared that:

47 (1) There exist in the state insanitary or unsafe dwelling  
48 accommodations and that persons of low income are forced to  
49 reside in such insanitary or unsafe accommodations; that within  
50 the state there is a shortage of safe or sanitary dwelling  
51 accommodations available at rents which persons of low income  
52 can afford and that such persons are forced to occupy  
53 overcrowded and congested dwelling accommodations; that such ~~the~~  
54 ~~aforsaid~~ conditions cause an increase in and spread of disease  
55 and crime and constitute a menace to the health, safety, morals,  
56 and welfare of the residents of the state and impair economic  
57 values; and that these conditions necessitate excessive and  
58 disproportionate expenditures of public funds for crime

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59 prevention and punishment, public health, welfare and safety,  
60 fire and accident protection, and other public services and  
61 facilities.

62 (2) Blighted areas in the state cannot be revitalized, nor  
63 can the shortage of safe and sanitary dwellings for persons of  
64 low income be relieved, solely through the operation of private  
65 enterprise.

66 (3) The clearance, replanning, and reconstruction of the  
67 areas in which insanitary or unsafe housing conditions exist,  
68 ~~and~~ the providing of safe and sanitary dwelling accommodations,  
69 and the access to essential commercial goods and services  
70 necessary for daily living for persons of low income, including  
71 the acquisition by a housing authority of property to be used  
72 for or in connection with housing projects or appurtenant  
73 thereto, are exclusively public uses and purposes for which  
74 public money may be spent and private property acquired and are  
75 governmental functions of public concern.

76 (4) An important public purpose is served by providing  
77 access to essential commercial goods and services necessary for  
78 daily living for persons served by public housing authorities as  
79 those persons often have limited transportation capacity and  
80 significant family demands. Issues such as limited  
81 transportation capacity and significant family demands  
82 complicate daily living and make access to essential commercial  
83 goods and services difficult.

84 (5)~~(4)~~ The necessity in the public interest for the  
85 provisions hereinafter enacted, is hereby declared ~~as~~ a matter  
86 of legislative determination.

87 Section 2. Section 421.03, Florida Statutes, is amended to

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88 read:

89 421.03 Definitions.—As used ~~The following terms, wherever~~  
 90 ~~used or referred to~~ in this part, except where the context  
 91 clearly indicates otherwise, the term shall have the following  
 92 ~~respective meanings for the purposes of this part, unless a~~  
 93 ~~different meaning clearly appears from the context:~~

94 (1)~~(6)~~ "Area of operation":

95 (a) In the case of a housing authority of a city having a  
 96 population of less than 25,000, includes ~~shall include~~ such city  
 97 and the area within 5 miles of its ~~the~~ territorial boundaries.  
 98 ~~thereof; and~~

99 (b) In the case of a housing authority of a city having a  
 100 population of 25,000 or more includes ~~shall include~~ such city  
 101 and the area within 10 miles from its ~~the~~ territorial  
 102 boundaries. ~~thereof; provided~~ However, ~~that~~ the area of  
 103 operation of a housing authority of a ~~any~~ city may ~~shall~~ not  
 104 include any area that ~~which~~ lies within the territorial  
 105 boundaries of another ~~some other~~ city ~~as herein defined; and may~~  
 106 ~~further provided that the area of operation shall not extend~~  
 107 ~~outside of~~ the boundaries of the county in which the city is  
 108 located, and a ~~no~~ housing authority has no ~~shall have any~~ power  
 109 or jurisdiction ~~outside of~~ the county in which the city is  
 110 located.

111 (2)~~(1)~~ "Authority" or "housing authority" means ~~shall~~  
 112 ~~mean any of the public corporation corporations~~ created pursuant  
 113 to ~~by~~ s. 421.04.

114 (3)~~(2)~~ "City" means ~~shall mean~~ any city or town of the  
 115 state having a population of more than 2,500, according to the  
 116 last preceding federal or state census. The term means ~~"The~~

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117 ~~city~~ shall mean the particular city for which a particular  
118 housing authority is created.

119 ~~(4)-(5)~~ "Clerk" means ~~shall mean~~ the clerk of the city or  
120 the officer of the city charged with the duties customarily  
121 imposed on the clerk thereof.

122 ~~(5)-(11)~~ "Debentures" means ~~shall mean~~ any notes, interim  
123 certificates, debentures, revenue certificates, or other  
124 obligations issued by an authority pursuant to this chapter.

125 ~~(6)~~ "Essential commercial goods and services" means goods,  
126 such as groceries and clothing, and services, such as child  
127 care, K-12 education, financial services, job training and  
128 placement, and laundry facilities, that are necessary for daily  
129 living and that may be difficult for persons of low income to  
130 access unless collocated with the housing project where they  
131 live and substantially serving persons of low income.

132 ~~(7)~~ "Federal Government" means ~~shall include~~ the United  
133 States Government, ~~the Federal Emergency Administration of~~  
134 ~~Public Works~~ or any department, commission, other agency, or  
135 other instrumentality thereof, ~~corporate or otherwise, of the~~  
136 ~~United States.~~

137 ~~(8)-(3)~~ "Governing body" means ~~shall mean~~ the city council,  
138 the commission, or other legislative body charged with governing  
139 the city, as the case may be.

140 ~~(9)~~ "Housing project" means ~~shall mean~~ any work or  
141 undertaking:

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

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146 (b) To provide decent, safe, and sanitary urban or rural  
 147 dwellings, apartments, or other living accommodations for  
 148 persons of low income, which; ~~such work or undertaking~~ may  
 149 include buildings, land, equipment, facilities, and other real  
 150 or personal property for necessary, convenient, or desirable  
 151 appurtenances, streets, sewers, water service, parks, site  
 152 preparation, gardening, administrative, community, health,  
 153 recreational, educational, welfare, or other purposes; ~~or~~

154 (c) To provide access to essential commercial goods and  
 155 services; or

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

157  
 158 The term "~~housing project~~" also applies ~~may be applied~~ to the  
 159 planning of the buildings and improvements, the acquisition of  
 160 property, the demolition of existing structures, the  
 161 construction, reconstruction, alteration, and repair of the  
 162 improvements, and all other work in connection therewith.

163 (10) ~~(4)~~ "Mayor" means ~~shall mean~~ the mayor of the city or  
 164 the officer thereof charged with the duties customarily imposed  
 165 on the mayor or executive head of the city.

166 (11) ~~(13)~~ "Obligee of the authority" or "obligee" includes  
 167 ~~shall include~~ any holder of debentures, trustee or trustees for  
 168 any such holders, or lessor demising to the authority property  
 169 used in connection with a housing project, or any assignee or  
 170 assignees of such lessor's interest or any part thereof, and the  
 171 Federal Government when it is a party to any contract with the  
 172 authority.

173 (12) ~~(10)~~ "Persons of low income" means ~~shall mean~~ persons  
 174 or families who lack the amount of income which is necessary, as

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175 determined by the authority undertaking the housing project, to  
176 enable them, without financial assistance, to live in decent,  
177 safe and sanitary dwellings, without overcrowding.

178 (13)~~(12)~~ "Real property" includes ~~shall include~~ all lands,  
179 including improvements and fixtures thereon, and property of any  
180 nature appurtenant thereto, or used in connection therewith, and  
181 every estate, interest and right, legal or equitable, therein,  
182 including terms for years and liens by way of judgment, mortgage  
183 or otherwise and the indebtedness secured by such liens.

184 (14)~~(8)~~ "Slum" means ~~shall mean~~ any area where dwellings  
185 predominate which, by reason of dilapidation, overcrowding,  
186 faulty arrangement or design, lack of ventilation, light or  
187 sanitary facilities, or any combination of these factors, are  
188 detrimental to safety, health and morals.

189 Section 3. Section 421.08, Florida Statutes, is amended to  
190 read:

191 421.08 Powers of authority.—

192 (1) An authority shall constitute a public body corporate  
193 and politic, exercising the public and essential governmental  
194 functions set forth in this chapter, and having all the powers  
195 necessary or convenient to carry out and effectuate the purpose  
196 and provisions of this chapter, including the following powers  
197 in addition to others ~~herein~~ granted in this chapter:

198 (a)~~(1)~~ To sue and be sued; to have a seal and to alter it  
199 ~~the same~~ at pleasure; to have perpetual succession; to make and  
200 execute contracts and other instruments necessary or convenient  
201 to the exercise of the powers of the authority; to appear in  
202 court through any of its officers, agents, or employees, for the  
203 exclusive purpose of filing eviction papers; and to make and

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204 from time to time amend and repeal bylaws, rules and  
205 regulations, not inconsistent with this chapter, to carry into  
206 effect the powers and purposes of the authority.

207 ~~(b)(2)~~ Within its area of operation, to prepare, carry out,  
208 acquire, lease, and operate housing projects and, to provide for  
209 the construction, reconstruction, improvement, alteration, or  
210 repair of any housing project or any part thereof.

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

215 1. Notwithstanding any other power or provision in this  
216 chapter, the authority may ~~shall~~ not construct, lease, control,  
217 purchase, or otherwise establish, in connection with or as a  
218 part of any housing project or any other real or any other  
219 property under its control, any system, work, facilities,  
220 plants, or other equipment for the purpose of furnishing utility  
221 service of any kind to such projects or to any tenant or  
222 occupant thereof if ~~in the event that~~ a system, work, facility,  
223 plant, or other equipment for the furnishing of the same utility  
224 service is being ~~actually~~ operated by a municipality or private  
225 concern in the area of operation or the city or the territory  
226 immediately adjacent thereto; ~~provided, further,~~ but this does  
227 not ~~that nothing herein shall be construed to~~ prohibit the  
228 construction or acquisition by the authority of any system,  
229 work, facilities, or other equipment for the sole and only  
230 purpose of receiving utility services from any such municipality  
231 or such private concern and then distributing such utility  
232 services to the project and to the tenants and occupants



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233 thereof, ~~and,~~

234 2. Notwithstanding ~~anything to the contrary contained in~~  
235 ~~this chapter or in~~ any other provision of law, the authority may  
236 ~~to~~ include, in any contract let in connection with a project,  
237 stipulations requiring that the contractor and any  
238 subcontractors comply with requirements as to minimum wages and  
239 maximum hours of labor, ~~and comply~~ with any conditions which the  
240 Federal Government may have attached to its financial aid of the  
241 project.

242 (d) ~~(4)~~ To lease or rent any dwellings, houses,  
243 accommodations, lands, buildings, structures, or facilities  
244 embraced in any housing project and, subject to the limitations  
245 contained in this chapter, to establish and revise the rents or  
246 charges therefor; to own, hold, and improve real or personal  
247 property; to purchase, lease, obtain options upon, acquire by  
248 gift, grant, bequest, devise, or otherwise any real or personal  
249 property or any interest therein; to acquire by the exercise of  
250 the power of eminent domain any real property, except real  
251 property to be used to provide access to essential commercial  
252 goods and services; to sell, lease, exchange, transfer, assign,  
253 pledge, or dispose of any real or personal property or any  
254 interest therein; to insure or provide for the insurance of any  
255 real or personal property or operations of the authority against  
256 any risks or hazards; and to procure or agree to the procurement  
257 of insurance or guarantees from the Federal Government of the  
258 payment of any such debts or parts thereof, whether or not  
259 incurred by the ~~said~~ authority, including the power to pay  
260 premiums on any such insurance.

261 (e) ~~(5)~~ To invest any funds held in reserves or sinking

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262 funds, or any funds not required for immediate disbursement, in  
263 property or securities in which savings banks may legally invest  
264 funds subject to their control and; to purchase its debentures  
265 at a price not exceeding ~~more than~~ the principal amount thereof  
266 and accrued interest, with all debentures so purchased to be  
267 canceled.

268 (f) ~~(6)~~ Within its area of operation: to investigate into  
269 living, dwelling, and housing conditions and into the means and  
270 methods of improving such conditions; to determine where slum  
271 areas exist or where there is a shortage of decent, safe, and  
272 sanitary dwelling accommodations for persons of low income; to  
273 make studies and recommendations relating to the problem of  
274 clearing, replanning, and reconstruction of slum areas and the  
275 problem of providing dwelling accommodations for persons of low  
276 income; to administer fair housing ordinances and other  
277 ordinances as adopted by cities, counties, or other authorities  
278 who wish to contract for administrative services and to  
279 cooperate with the city, the county, or the state or any  
280 political subdivision thereof in action taken in connection with  
281 such problems; and to engage in research, studies, and  
282 experimentation on the subject of housing.

283 (g) ~~(7)~~ Acting through one or more commissioners or other  
284 person or persons designated by the authority; to conduct  
285 examinations and investigations and to hear testimony and take  
286 proof under oath at public or private hearings on any matter  
287 material for its information; to administer oaths, issue  
288 subpoenas requiring the attendance of witnesses or the  
289 production of books and papers, and ~~to~~ issue commissions for the  
290 examination of witnesses who are outside ~~of~~ the state, or ~~or~~ unable

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291 to attend before the authority, or excused from attendance; and  
292 to make available to appropriate agencies, including those  
293 charged with the duty of abating or requiring the correction of  
294 nuisances or like conditions, or of demolishing unsafe or  
295 insanitary structures within its area of operation, its findings  
296 and recommendations with regard to any building or property  
297 where conditions exist which are dangerous to the public health,  
298 morals, safety, or welfare.

299 (h) ~~(8) (a)~~ To organize for the purpose of creating a for-  
300 profit or not-for-profit corporation, limited liability company,  
301 or other similar business entity pursuant to all applicable laws  
302 of this state in which the housing authority may hold an  
303 ownership interest or participate in its governance in order to  
304 develop, acquire, lease, construct, rehabilitate, manage, or  
305 operate multifamily or single-family residential projects and  
306 commercial projects that allow access to essential goods and  
307 services for persons of low income residing in such residential  
308 projects.

309 1. These projects may include nonresidential uses and may  
310 use public and private funds to serve individuals or families  
311 who meet the applicable income requirements of the state or  
312 federal program involved; whose income does not exceed 150  
313 percent of the applicable median income for the area, as  
314 established by the United States Department of Housing and Urban  
315 Development; and who, in the determination of the housing  
316 authority, lack sufficient income or assets to enable them to  
317 purchase or rent a decent, safe, and sanitary dwelling. These  
318 corporations, limited liability companies, or other business  
319 entities may join partnerships, joint ventures, or limited

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320 liability companies pursuant to applicable laws or may otherwise  
321 engage with business entities in developing, acquiring, leasing,  
322 constructing, rehabilitating, managing, or operating such  
323 projects.

324 2.~~(b)~~ The creation by a housing authority of such a  
325 corporation, limited liability company, or other business entity  
326 that is properly registered pursuant to all applicable laws  
327 before the effective date of this act is ratified and validated  
328 if the creation of such corporation, limited liability company,  
329 or other business entity would have been valid had this act been  
330 in effect at the time such corporation, limited liability  
331 company, or other business entity was created and registered.

332 3.~~(e)~~ Proceedings or acts performed by a housing authority  
333 or a corporation, limited liability company, or other business  
334 entity authorized pursuant to subparagraph 2. ~~paragraph (b)~~ are  
335 ratified and validated if such proceedings or acts were in  
336 furtherance of the purposes set forth in this chapter and would  
337 have been valid had this act been in effect at the time such  
338 proceedings or acts were performed.

339 (i)~~(9)~~ Notwithstanding s. 112.061, to ~~the governing board~~  
340 ~~of an authority may~~ approve and implement policies for per diem,  
341 travel, and other expenses of its officials, officers, board  
342 members, employees, and authorized persons in a manner  
343 consistent with federal guidelines.

344 (j)~~(10)~~ To exercise all or any part or combination of  
345 powers ~~herein~~ granted in this section. ~~No~~ Provisions of law  
346 relating with respect to acquisition, operation, or disposition  
347 of property by other public bodies do not apply ~~shall be~~  
348 ~~applicable~~ to an authority unless the Legislature ~~shall~~

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349 specifically states so ~~state~~.

350 (2) Any revenue received by a housing authority from  
351 commercial projects that provide access to essential goods and  
352 services necessary for daily living of persons residing in  
353 housing projects must be used exclusively to upgrade and improve  
354 living conditions in the housing project or to preserve and  
355 rehabilitate public or affordable housing managed by the housing  
356 authority.

357 Section 4. Subsection (2) of section 421.09, Florida  
358 Statutes, is amended to read:

359 421.09 Operation not for profit.—

360 (2) This section does not prohibit or restrict the  
361 activities or operations of a business entity created under s.  
362 421.08(1)(h) ~~421.08(8)~~.

363 Section 5. Section 421.21, Florida Statutes, is reenacted  
364 and amended to read:

365 421.21 Aid from Federal Government; tax exemptions.—

366 (1) In addition to the powers conferred upon an authority  
367 by other provisions of this chapter, an authority is empowered  
368 to borrow money or accept grants or other financial assistance  
369 from the Federal Government for or in aid of any housing project  
370 within its area of operation, to take over or lease or manage  
371 any housing project or undertaking constructed or owned by the  
372 Federal Government, and to these ends, to comply with such  
373 conditions and enter into such trust indentures, leases or  
374 agreements as may be necessary, convenient or desirable. It is  
375 the purpose and intent of this chapter to authorize every  
376 authority to do any and all things necessary or desirable to  
377 secure the financial aid or cooperation of the Federal

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378 Government in the undertaking, construction, maintenance, or  
379 operation of any housing project by such authority.

380 (2) In addition to the powers conferred upon an authority  
381 by subsection (1) and other provisions of this chapter, an  
382 authority is empowered to borrow money or accept grants or other  
383 financial assistance from the Federal Government under s. 202 of  
384 the Housing Act of 1959 (Pub. L. No. 86-372) or any law or  
385 program of the United States Department of Housing and Urban  
386 Development, which provides for direct federal loans in the  
387 maximum amount, as defined therein, for the purpose of assisting  
388 certain nonprofit corporations to provide housing and related  
389 facilities for elderly families and elderly persons.

390 (a) Housing authorities created under this section are  
391 authorized to execute mortgages, notes, bills, or other forms of  
392 indebtedness together with any agreements, contracts, or other  
393 instruments required by the United States Department of Housing  
394 and Urban Development in connection with loans made for the  
395 purposes set forth in this subsection.

396 (b) This provision relating to housing facilities for the  
397 elderly is cumulative and in addition to the powers given to  
398 housing authorities under this chapter. All powers granted  
399 generally by law to housing authorities in Florida relating to  
400 issuance of trust indentures, debentures, and other methods of  
401 raising capital ~~shall~~ apply also to housing authorities in  
402 connection with their participation in programs of the United  
403 States Department of Housing and Urban Development.

404 (3) It is the legislative intent that the tax exemption of  
405 housing authorities provided by chapter 423, ~~shall~~ specifically  
406 applies ~~apply~~ to any housing authority created under this

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407 section.

408 Section 6. Section 421.32, Florida Statutes, is amended to  
409 read:

410 421.32 Rural housing projects.—County housing authorities  
411 and regional housing authorities are specifically empowered and  
412 authorized to borrow money, accept grants, and exercise their  
413 other powers to provide housing for farmers of low income and  
414 domestic farm labor as defined in s. 514 of the Federal Housing  
415 Act of 1949. In connection with such projects, any such housing  
416 authority may enter into such leases or purchase agreements,  
417 accept such conveyances and rent or sell dwellings forming part  
418 of such projects to or for farmers of low income, as such  
419 housing authority deems necessary in order to ensure ~~assure~~ the  
420 achievement of the objectives of this law. Such leases,  
421 agreements, or conveyances may include such covenants as the  
422 housing authority deems appropriate regarding such dwellings and  
423 the tracts of land described in any such instrument, which  
424 covenants shall be deemed to run with the land where the housing  
425 authority deems it necessary and the parties to such instrument  
426 so stipulate. In providing housing for farmers of low income,  
427 county housing authorities and regional housing authorities are  
428 ~~shall not be~~ subject to the limitations provided in ss.  
429 421.08(1)(c) ~~421.08(3)~~ and 421.10(3). ~~Nothing contained in~~ This  
430 section may not ~~shall~~ be construed as limiting any other powers  
431 of any housing authority.

432 Section 7. Section 422.02, Florida Statutes, is amended to  
433 read:

434 422.02 Finding and declaration of necessity.—It has been  
435 found and declared in the Housing Authorities Law that there

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436 exist in the state unsafe and insanitary housing conditions and  
437 a shortage of safe and sanitary dwelling accommodations and  
438 access to essential commercial goods and services necessary for  
439 daily living for persons of low income; that these conditions  
440 necessitate excessive and disproportionate expenditures of  
441 public funds for crime prevention and punishment, public health,  
442 welfare and safety, fire and accident protection, and other  
443 public services and facilities; and that the public interest  
444 requires the remedying of these conditions. It is found and  
445 declared that the assistance herein provided for the remedying  
446 of the conditions set forth in the Housing Authorities Law  
447 constitutes a public use and purpose and an essential  
448 governmental function for which public moneys may be spent and  
449 other aid given; that it is a proper public purpose for any  
450 state public body to aid any housing authority operating within  
451 its boundaries or jurisdiction or any housing project located  
452 therein, as the state public body derives immediate benefits and  
453 advantages from such an authority or project; and that the  
454 provisions hereinafter enacted are necessary in the public  
455 interest.

456 Section 8. Section 422.04, Florida Statutes, is amended to  
457 read:

458 422.04 Cooperation in undertaking housing projects.—

459 (1) For the purpose of aiding and cooperating in the  
460 planning, undertaking, construction, or operation of housing  
461 projects located within the area in which it is authorized to  
462 act, any state public body may, upon such terms, with or without  
463 consideration, as it may determine:

464 (a) Dedicate, sell, convey, or lease any of its property to



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465 a housing authority or the Federal Government.†

466 (b) Cause parks;† playgrounds;† recreational, community,  
467 educational, water, sewer, or drainage facilities; commercial  
468 projects that allow access to essential goods and services for  
469 persons of low income residing in housing projects; or any other  
470 works, ~~which~~ it is otherwise empowered to undertake, to be  
471 furnished adjacent to or in connection with housing projects.†

472 (c) Furnish, dedicate, close, pave, install, grade,  
473 regrade, plan, or replan streets, roads, roadways, alleys,  
474 sidewalks, or other places ~~which~~ it is otherwise empowered to  
475 undertake.†

476 (d) Plan or replan, zone or rezone any part of such state  
477 public body; make exceptions from building regulations and  
478 ordinances; and, with respect to any city or town, ~~also may~~  
479 change its map.†

480 (e) Enter into agreements, which may extend over any  
481 period, notwithstanding any provision or rule of law to the  
482 contrary, with a housing authority or the Federal Government  
483 respecting action to be taken by such state public body pursuant  
484 to any of the powers granted by this chapter.†

485 (f) Do any and all things, necessary, or convenient to aid  
486 and cooperate in the planning, undertaking, construction, or  
487 operation of such housing projects.†

488 (g) Purchase or legally invest in any of the debentures of  
489 a housing authority and exercise all of the rights of any holder  
490 of such debentures.†

491 (h) Not require any changes to be made in a housing project  
492 or the manner of its construction or take any other action  
493 relating to such construction with respect to any housing

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494 project which a housing authority has acquired or taken over  
495 from the Federal Government and which the housing authority by  
496 resolution has found and declared to have been constructed in a  
497 manner that will promote the public interest and afford  
498 necessary safety, sanitation, and other protection, ~~no state~~  
499 ~~public body shall require any changes to be made in the housing~~  
500 ~~project or the manner of its construction or take any other~~  
501 ~~action relating to such construction;~~

502 (i) Incur the entire expense of ~~In connection with~~ any  
503 public improvements made by the a state public body in  
504 exercising the powers herein granted, ~~such state public body may~~  
505 ~~incur the entire expense thereof.~~

506 (2) Any law or statute to the contrary notwithstanding, any  
507 sale, conveyance, lease, or agreement provided for in this  
508 section may be made by a state public body without appraisal,  
509 public notice, advertisement, or public bidding.

510 Section 9. Section 423.01, Florida Statutes, is amended to  
511 read:

512 423.01 Finding and declaration of property of tax exemption  
513 for housing authorities.—It has been found and declared in the  
514 Housing Authorities Law and the Housing Cooperation Law that:

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

518 (2) These conditions necessitate excessive and  
519 disproportionate expenditures of public funds for crime  
520 prevention and punishment, public health, welfare and safety,  
521 fire and accident prevention, and other public services and  
522 facilities;

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523 (3) The public interest requires the remedying of these  
524 conditions by the creation of housing authorities to undertake  
525 projects for slum clearance and for providing safe and sanitary  
526 dwelling accommodations and access to essential commercial goods  
527 and services necessary for daily living for persons who lack  
528 sufficient income to enable them to live in decent, safe, and  
529 sanitary dwellings without overcrowding; ~~and~~

530 (4) Facilities made available by housing authorities to  
531 provide access to essential goods and services necessary for  
532 daily living for persons residing in housing projects are a  
533 critical component of those housing projects and constitute a  
534 public use and a governmental function; and

535 ~~(5)~~(4) Such housing projects, including all property of a  
536 housing authority used for or in connection therewith or  
537 appurtenant thereto and all property used to provide access to  
538 essential goods and services necessary for daily living for  
539 persons residing in such housing projects, are exclusively for  
540 public uses and municipal purposes and not for profit, and are  
541 governmental functions of state concern. As a matter of  
542 legislative determination, it is found and declared that the  
543 property and debentures of a housing authority are of such  
544 character as may be exempt from taxation.

545 Section 10. Section 423.02, Florida Statutes, is amended to  
546 read:

547 423.02 Housing projects exempted from taxes and  
548 assessments; payments in lieu thereof.—The housing projects,  
549 including all property of housing authorities used for or in  
550 connection therewith or appurtenant thereto and all commercial  
551 projects that allow access to essential goods and services for

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552 persons of low income residing in such housing projects, of  
553 housing authorities shall be exempt from all taxes and special  
554 assessments of the state or any city, town, county, or political  
555 subdivision of the state. ~~, provided,~~ However, ~~that~~ in lieu of  
556 such taxes or special assessments, a housing authority may agree  
557 to make payments to any city, town, county, or political  
558 subdivision of the state for services, improvements, or  
559 facilities furnished by such city, town, county, or political  
560 subdivision for the benefit of a housing project owned by the  
561 housing authority, but ~~in no event shall~~ such payments may not  
562 exceed the estimated cost to such city, town, county, or  
563 political subdivision of the services, improvements, or  
564 facilities to be so furnished.

565 Section 11. This act shall take effect July 1, 2012.