



March 7, 2017

Community Redevelopment Areas (CRAs) – Oppose HB 13

HB 13 (Raburn) will be considered by the **House Local, Federal & Veterans Affairs Committee** on Wednesday, March 8, at 8:00 a.m.

HB 13 (Raburn) would severely restrict the ability of CRAs to conduct their original purpose and creates a process by which to terminate all CRAs in Florida. Under the legislation, CRAs may not initiate any new projects or issue any new debt on or after October 1, 2017. No new CRAs may be created after July 1, 2017. All existing CRAs shall terminate on the expiration date provided in the CRAs charter as of July 1, 2017, or on September 30, 2037, whichever is earlier. Additionally, the bill would limit the use of TIF funds. The bill requires municipal CRA budgets to be sent to the county commission prior to the CRA Board adopting a budget.

Talking Points

- Part III of Chapter 163, Florida Statutes, allows a county or municipality to create a CRA to carry out redevelopment of slum or blighted areas when certain conditions exist. Examples of conditions that can support the creation of a CRA include the presence of substandard or inadequate structures, a shortage of affordable housing, inadequate infrastructure and insufficient roadways.
- There are currently 178 CRAs in Florida. They were established to encourage new investment and job creation in urban areas that were blighted as a result of substantial growth moving away from the urban core.
- CRAs rely heavily on tax increment financing (TIF) as a tool for redevelopment and to spur job growth. This financing system is very popular and successful because it provides specific public services without increasing or levying any new taxes.
- The tax increment used for financing projects is the difference between the amount of property tax revenue generated before the CRA designation and the amount of property tax revenue generated after the CRA designation. Monies used in financing CRA activities are all locally generated.
- The activities and programs offered within a Community Redevelopment Area are administered by the CRA. A five- to seven-member CRA “board” created by the local government (city or county) directs the agency. The board can be composed of local elected government officials and or other individuals appointed by the local government.

- The state should be wary of attempts to restrict CRAs, particularly if the debate is over money and control and not about the merits of revitalizing blighted areas. CRAs have demonstrated that the use of TIF funding dramatically improved the economic and social outcomes within the targeted areas. These outcomes benefit the cities and counties and, more importantly, the taxpayers.

Please contact members of this subcommittee and urge them to Oppose HB 13.

House Local, Federal & Veterans Affairs Subcommittee – Oppose HB 13

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Should you have any questions, please contact: David Cruz at dcruz@flcities.com or 850-701-3676.

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