



March 20, 2017

### Community Redevelopment Agencies (CRAs) – Oppose SB 1770

**SB 1770 (Lee)** will be considered by the [Senate Community Affairs Committee](#) on **Wednesday, March 22, 1:30 p.m.**

**SB 1770 (Lee)** would comprehensively restrict the ability of CRAs to conduct their statutorily authorized purpose. The bill would significantly restrict CRA expenditures. Some of the proposed changes summarized below could restrict CRAs so much that they would essentially be defunct.

- 1) Disallows CRA extensions for any CRAs now and in future, as of July 1, 2017.
- 2) All CRAs in Florida are statutorily terminated by 9/30/37 or their expiration date.
- 3) Disallows the creation of new CRAs except by super majority vote.
- 4) Although CRAs with outstanding bonds as of July 1, 2017 may continue after the termination date, there is also a prohibition on extensions of bond maturity dates beyond the date of September 30, 2037.
- 5) The bill appears to require the city or county to issue a new finding of necessity specifically to support current and future CRA bond obligations.
- 6) Removes the “including but not limited to” phrase in current law for CRA expenditures...
- 7) This prohibits CRA expenditures for purposes not annually budgeted and not specifically listed in s.163.387, after July 1, 2017.
- 8) All CRAs must submit their budget and projections to their board of county commissioners.
- 9) If the annual CRA audit report is not included in the annual financial report to the Department of Financial Services, it is a failure to report under s. 218.32.

### Talking Points

- Part III of Chapter 163, Florida Statutes, allows a county or municipality to create a CRA to carry out the redevelopment of slum or blighted areas where certain conditions exist. Examples of conditions that support the creation of a CRA include substandard or inadequate structures, a shortage of affordable housing, deteriorating infrastructure and a high incidence of crime.
- There are currently over 215 CRAs in Florida. They were and are established (and are 100% funded) locally to turn around declining areas. They provide a dedicated funding tool that supports new investment, community improvements, clean and safe neighborhoods, and jobs in the locally designated area.
- CRAs are funded by future revenues collected only in the redevelopment area, reinvested only in that area, and for a finite term set in the public hearing process.

- All CRA expenditures are authorized by a local redevelopment plan developed through a series of public resolutions, hearings and outreach to citizens, residents, and stakeholders.
- CRAs must file at least five annual reports with the state, plus a local annual report on CRA activities, financials and plans – all of these reports are required to be publicly available, under at least three Florida statutes.
- The activities and programs offered within the area are administered by a five- to seven-member board created by the city or county. The board can be composed of local elected government officials and or other individuals appointed by the city or the county.
- 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 dramatic improvements of the economic and social outcomes throughout the state of Florida. These outcomes benefit residents, property owners, and more importantly, our taxpayers.

**Please contact members of the Senate Community Affairs Committee and urge them to Oppose SB 1770.**

**Senate Community Affairs Committee – Oppose SB 1770**

Senator	District	TLH Ph.	E-mail
Tom Lee, Chair & Sponsor	R-20	(850) 487-5020	<a href="mailto:lee.tom@flsenate.gov">lee.tom@flsenate.gov</a>
Jeff Clemens, V. Chr.	D-31	(850) 487-5031	<a href="mailto:clemens.jeff@flsenate.gov">clemens.jeff@flsenate.gov</a>
Aaron Bean	R-4	(850) 487-5004	<a href="mailto:bean.aaron@flsenate.gov">bean.aaron@flsenate.gov</a>
Jeff Brandes	R-24	(850) 487-5024	<a href="mailto:brandes.jeff@flsenate.gov">brandes.jeff@flsenate.gov</a>
Daphne Campbell	D-38	(850) 487-5038	<a href="mailto:campbell.daphne@flsenate.gov">campbell.daphne@flsenate.gov</a>
Keith Perry	R-8	(850) 487-5008	<a href="mailto:perry.keith@flsenate.gov">perry.keith@flsenate.gov</a>
Jose Javier Rodriguez	D-37	(850) 487-5037	<a href="mailto:rodriguez.jose@flsenate.gov">rodriguez.jose@flsenate.gov</a>
David Simmons	R-9	(850) 487-5009	<a href="mailto:simmons.david@flsenate.gov">simmons.david@flsenate.gov</a>

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

**You can also use the League’s [Contact Your Legislator](#) advocacy tool to e-mail your legislators.**

**Thank you for your advocacy efforts!**