



2014 Florida Legislative Update

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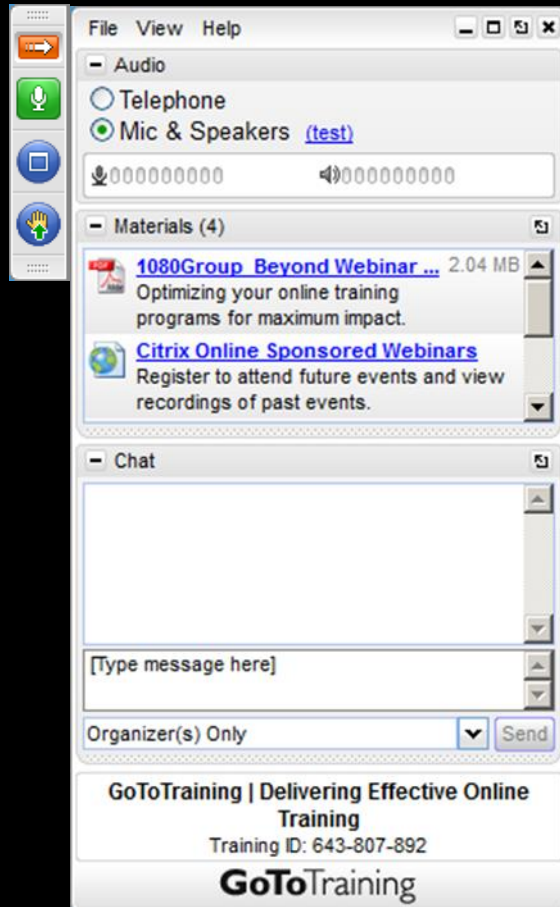
- **April 9** — Dr. John M. DeGrove: Shaping a Better Future for Florida
- **May 14** — 2014 Florida Legislative Wrap Up
- **June 11** — Florida Planning and Ethics for the 21st Century

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THIS WEBINAR

- Approved for 1.5 AICP CM LEGAL credits (#e.[25858](#))
- Approved for 1.5 CEC for Certified Floodplain Managers
- Approved for 1.5 CLE ([1401479N](#)) for Florida attorneys
- Approved for .5 CEHP for environmental health planners
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About 1000 Friends of Florida

- Founded in 1986, 1000 Friends of Florida is a 501(c)(3) nonprofit membership organization.
- We work to save special places, fight sprawl and build better communities.
- We educate, advocate and negotiate to protect Florida's high quality of life.
- Our bipartisan board of directors includes advocates and experts from across the state.
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Presenters

About Lester Abberger



- Board Member Emeritus of 1000 Friends of Florida.
- Chairman of The Trust for Public Land (TPL) Florida Advisory Council, and serves on the TPL National Leadership Council.
- Chairs the Florida Conservation Campaign, and is a director and chair of the Finance Committee.
- Past Chair of Leadership Florida, The Seaside Institute, and the City of Tallahassee Urban Design Commission.
- A graduate of Davidson College, where he serves on the Board of Visitors.
- A Knight Fellow at the University of Miami School of Architecture



About Charles Pattison, FAICP



- President of 1000 Friends of Florida since 1998.
- Director for the Division of Resource Planning and Management at the Department of Community Affairs from 1992 to 1998.
- Field Representative for The Nature Conservancy's Virginia Coast Reserve from 1989 to 1992.
- Opened and ran the DCA Keys Field Office in Key West between 1983 and 1989, serving as Monroe County Planning, Building and Zoning Director and first Executive Director of the Monroe County Land Authority.



About Ryan Smart



- A staff member with the Florida Conservation Coalition, which focuses on water policy, communications and advocacy.
- Holds a Master's Degree in Public Policy from the University of Florida.
- A native Floridian.

About Jaimie Ross



- Affordable Housing Director with 1000 Friends since 1991; position funded primarily from a Florida Bar Foundation grant.
- President of the Florida Housing Coalition, Director of the Florida Community Land Trust Institute and Florida Nonprofit Housing Advocates Network, and member of the national board of Innovative Housing Institute.
- Past Chair of Affordable Housing Committee of the Florida Bar RPPTL Section, Commissioner with the Florida Affordable Housing Study Commission, and board member of National Low Income Housing Coalition.
- Named as James A. Johnson Community Fellow by the Fannie Mae Foundation in 2004.



SESSION OVERVIEW

Major Issues

- Budget and revenue
- Affordable Health Care Act and Medicaid expansion
- Election Year
- Tax Relief

Culture of the Legislature

- Leadership driven
- Tea Party

Effective Outreach

- Contact your legislator about a particular issue before the Legislature takes action on it.
- Use a variety of communication methods – visit, write, telephone, email, fax.
- Tell your legislator what effect you think a particular bill will have on you, your children, business, or community.
- Be concise, but specific.
- Be polite, even if you disagree strongly.
- Suggest a course of action and offer assistance.

Tracking Legislation

- HB = House Bill

Track bills: www.myfloridahouse.gov/Sections/Bills/bills.aspx

- SB = Senate Bill

Track bills: www.flsenate.gov/

- CS = Committee Substitute

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To Find Out More

- 1000 Friends of Florida:
www.1000friendsofflorida.org/2014-florida-legislative-session/
- Florida Conservation Coalition:
floridaconservationcoalition.org/pages/alerts
- Audubon Florida:
audubonofffloridanews.org/?page_id=12993
- American Planning Association, Florida Chapter:
www.floridaplanning.org/legislative/index.asp
- Sadowski Coalition:
www.sadowskicoalition.com



GROWTH MANAGEMENT



[SB 1464](#) (Simpson) / [HB 703](#) (Patronis)

Planning/Environment/Water

- For the fourth year in a row Rep. Patronis has sponsored far-reaching legislation which would weaken Florida's environmental laws and regulations.
- Some provisions seek to remedy specific local disputes through statewide legislation.
- Rep. Patronis said to expect 4 or 5 committee substitutes before legislation reaches the House floor.
- Hope that some current concerns can be addressed, but legislation must be watched closely for new amendments.

[SB 1464](#) (Simpson) / [HB 703](#) (Patronis) Planning/Environment/Water

- HB 703 passed out of Agriculture & Natural Resources Subcommittee (10-2). Now in Local & Federal Affairs Committee. Agriculture & Natural Resources Appropriations Subcommittee, State Affairs Committee.
- SB 1464 (mostly identical) assignments (not yet scheduled): Environmental Preservation & Conservation Committee, Appropriations Committee, Rules Committee.

[SB 1464](#) (Simpson) / [HB 703](#) (Patronis) Comprehensive Planning Provisions

As written 1000 Friends objects to the bill due to the following provisions:

- Preempts local government authority to protect wetlands and springs and regulate stormwater runoff on agricultural lands. It would, in effect, repeal comprehensive plan policies, implementing regulations and other land use controls related to these issues that have been adopted since July 1, 2003;
- Preempts local government authority to require a supermajority vote on comprehensive plans and amendments;



[SB 1464](#) (Simpson) / [HB 703](#) (Patronis)

Comprehensive Planning Provisions

- Prevents any local government from revising a plan amendment where development has been approved on bona fide agricultural lands.
- Allows Developments of Regional Impact (DRIs) to receive 30-year consumptive use permits if located within Rural Areas of Critical Economic Concern.
- Exempts Sector Plans and DRI master plans from Chapter 373 analyses AND requires the water needs of these projects to be included in Regional Water Supply Plans.

[SB 1464](#) (Simpson) / [HB 703](#) (Patronis) Environmental/Water Provisions

- Authorizes water management districts and DEP to grant CUPs for up to 50 years to landowners who make land available for dispersed surface water storage.
 - Allows for staggered project start dates, so permit could potentially be extended up to 99 years.
- Allows for moderating provisions to state laws concerning waste discharges into waters of the state or hazardous waste management.

HB 947/Ray and SB 1070/Simpson Fuel Terminals

- Creates a new 163.3206, F.S., that grandfathers all existing fuel terminals as of July 1, 2014, as an allowed use consistent with any comp plan;
- After that date may be regulated (limited) for any expansion but are deemed an allowable use for any industrial land use or similar classification within any local comp plan unless located in a preservation or conservation category;

- Local governments not allowed to amend any comp plan or LDR that would render fuel terminals a non-conforming use, but can disapprove requests for locations where the primary use is residential and/or commercial.
- HB 947 assignments (not yet scheduled): Transportation & Highway Safety Subcommittee, Local & Federal Affairs Committee, Transportation & Economic Development Appropriations Subcommittee, Economic Affairs Committee.
- SB 1070/Simpson assignments: Community Affairs Committee (to be heard 3/11/14), Transportation Committee

HB 189/Boyd and SB 374/Detert Land Use Referenda Glitch Bill

- Glitch bill for local land use referendums (Long Boat Key) .
- HB 189 assignments : Local & Federal Affairs Committee, Economic Affairs Committee.
- SB 374 assignments: Community Affairs Committee (to be heard 3/11/14), Commerce & Tourism Committee, Rules Committee.

HB 315/Stark and SB 376/Soto Sinkholes

- Requires LDRs to require sinkhole testing under 163.3202, F.S.
- HB 315 assignments (not yet heard): Economic Development & Tourism Subcommittee, Local & Federal Affairs Committee, Economic Affairs Committee
- SB 376 assignments (not yet heard): Community Affairs Committee, Commerce & Tourism Committee, Banking & Insurance Committee, Rules Committee

SB 1310/Evers and HB 1077/Perry (similar)

Exactions

- Codifies in 70.45, F.S, Local Government Development Exactions, language from the U.S. Supreme Court on the Koontz wetlands case
- Prohibits local government from having more stringent exactions than any state or federal agency on a particular case, with some exceptions.
- SB 1310 not yet heard in committee, assignments: Community Affairs Committee, Appropriations Subcommittee on Finance & Tax, and Appropriations Committee
- HB 1077 assignments (also not yet heard): Local & Federal Affairs Committee, Finance & Tax Subcommittee and Economic Affairs Committee

SB 372/Galvano and HB 241/Gaetz (similar)

DULAs

- Lower current guidelines for Dense Urban Land Areas (DULAs)
 - Gives a DRI exemption for large scale projects
 - Currently 8 counties and 242 cities are exempt.
- Would add seven (7) new counties to the DULA exemptions (Manatee, Pasco, Sarasota, Lee, Escambia, Volusia and Brevard) and another 20 cities
 - Lowers the population density from 1000 people/square mile to 400 (about 1 house for every 2-3 acres or .63 people/acre)
 - Reduces the population threshold from 1 million to 300,000 people.
- Removes requirement that qualifying development must be located within an urban service area.
- **1000 Friends is opposing this bill as written.**



- SB 372 assignments (not yet scheduled): Appropriations Committee, Rules Committee
- HB 241 assignments (not yet heard): Economic Development & Tourism Subcommittee, Local & Federal Affairs Committee, Economic Affairs Committee

HB 4029/Raulerson DRIs

- Eliminates local government certification program for DRIs in 380.065
- No committees scheduled
- No Senate companion

HB 611/Beshears and SB 1116 Grimsley (similar)

Rural Areas of Opportunity

- Renames RACEC to “rural areas of opportunity” and specifies that these areas shall be designated as rural enterprise zones.
- Makes a number of changes to various tax credits and tax provisions related to rural areas of opportunity.
- HB 611 assignments (not yet scheduled): Economic Development & Tourism Subcommittee, Finance & Tax Subcommittee, Economic Affairs Committee.
- SB 1116 assignments: Commerce & Tourism Committee, Appropriations Subcommittee on Finance & Tax, Appropriations Committee.

CS/HB 3 and CS/SB 136 (similar)

Freight Logistics Zones

- Freight logistics zones related to intermodal logistics centers by one or more counties
- Requires strategic plan
- Projects within may be eligible for priority state funding
- CS/HB assignments (not yet scheduled): Transportation & Economic Development Appropriations Subcommittee, Economic Affairs Committee
- CS/SB 136 assignments (not yet scheduled): Commerce & Tourism Committee, Appropriations Subcommittee on Transportation, Tourism & Economic Development, Appropriations Committee

HB 7023 and SB 1634 (somewhat similar)

Economic Development

HB 7023 –

- Next and last stop is Economic Affairs Committee –
- Economic development bill that among other things prohibits for 3 years imposition of any transportation impact fee and/or proportionate share for any commercial building of up to 6,000 square feet;

SB 1634

- Similar economic development provisions
- Does NOT include the limits on transportation impact fees or proportionate share
- Assignments: Community Affairs Committee, Military, Veterans Affairs, Space & Domestic Security Committee, Appropriations Committee



Coastal Insurance

- CS/CS/SB 542 – deals with private insurer rate increase requests to consider projected flood losses and addresses, due to the 2012 Biggert-Waters Act, how private insurers can substitute their policies for those offered by NFIP; many related bills in SB 1262, SB 1360, HB 581, HB 471, HB 565, HB 879
- SB 7062 – provisions for reducing the coverage and number of Citizens Property Insurance policies
- SB 416/Simpson – establishes a sinkhole repair program within Citizens Property Insurance; similar to HB 129

ENVIRONMENT AND WATER RESOURCES



Florida Conservation Coalition

The [Florida Conservation Coalition](#) is composed of more than 50 conservation and civic organizations, and thousands of individuals, dedicated to protecting and conserving Florida's land, fish and wildlife and water resources.

Context

- Protecting waterways and water resources has emerged as a top issue this session.
 - A December 2013 [poll](#) by UF/IFAS Center for Public Issues Education found that 83% of residents rated water as a highly or extremely important issue, behind only the economy and healthcare.
 - A January 2014 [poll](#) of registered voters in Florida by the Bob Graham Center for Public Service found that protecting Florida's springs, rivers, lakes, and the Everglades was the second highest priority for spending the state's projected surplus.
- House leadership has announced that no major water policy legislation will be passed this year, although that position seems to be softening.

[SB 1576](#) Dean) / [HB 1313](#) Brodeur)

Florida Springs and Aquifer Act

- Supported by a bipartisan group of 5 Senate Committee Chairs.
- Went through 7 drafts over more than 6 months with many environmental orgs., industry groups, and local governments commenting.
- Filed version is significantly weaker than all previous drafts.
- Work in progress, look for significant changes in the near future.
- Senate Bill scheduled in Environmental Preservation and Conservation for 3/13/2014.
- House Bill has not received committee assignments.

SB 1576 (Dean) / HB 1313 Brodeur

- Establishes 38 Outstanding Florida Springs (OFS) covered under Act.
 - All 1st magnitude springs, plus five others.
- Changes the standard for minimum flow and water level (MFL) for OFS from “significantly harmful” to “harmful.”
 - More protective standard.
- Allocates approximately 20% of Documentary Stamp Tax revenue for the protection and restoration of Outstanding Florida Springs.
 - Estimated to be \$378 million next year.
- All local governments, state agencies, water management districts, utilities, and agriculture producers subject to Act may apply for funding.

SB 1576 (Dean) / HB 1313 Brodeur

- For each OFS:
 - DEP must delineate Springs Protection and Management Zones (SPAMZ) by 7/1/2015.
 - Water management districts must establish MFLs by 7/1/2015 and implement a recovery and prevention strategy by 7/1/2017.
 - DEP must assess for nutrient impairment by 7/1/2015 and develop a basin management action plan (BMAP) by 7/1/2017.
- Within 6 months of the delineation of a SPAMZ each local govt. must:
 - Implement a fertilizer ordinance that meets the minimum requirements of DEP's Model Ordinance and requires that all fertilizer be at least 50% slow release nitrogen.
 - Create or revise its stormwater management plan to address nutrient pollution from point and nonpoint sources.

SB 1576 (Dean) / HB 1313 Brodeur

- All wastewater treatment facilities within a SPAMZ must meet a 3 mg/L total nitrogen standard by July 1, 2019.
 - Allows for variances or exemptions.
- All agricultural producers must implement best management practices within 2 years of the adoption of a BMAP.
- DEP must identify all septic systems within a SPAMZ and within 1 year of identification local governments must develop a remediation plan.
 - No cost to homeowner for upgrade or connection to central sewer.
- Allows for the creation of Responsible Management Entities to provide localized long-term management of septic systems.

SB 1576 (Dean) / HB 1313 Brodeur

- Prohibited activities within SPAMZ:
 - New wastewater systems that do not meet a 3 mg/L nitrogen standard.
 - New septic systems on lots with a ratio of one bedroom per acre or greater that do not meet a 3 mg/L standards.
 - New hazardous waste facilities.
- No remedial actions are required until funding is available.
- Variances and exemptions are permitted from any requirement of the Act upon giving reasonable assurance that the activity will not cause or contribute to water quality or MFL violations.
- Includes reclaimed water study similar to SB 536/HB 575.

[SB 1160](#) Evers) / [HB 1113](#) (Edwards)

Land Application of Septage

- Delays the effective date of the prohibition against the land application of septage (the waste pumped out of septic tanks) from 1/1/2016 to 1/1/2020.
- Senate Bill will first be heard in the Environmental Preservation and Conservation Committee.
- House Bill will come up in Agriculture and Natural Resources Subcommittee.

SB 956 (Bean)/ HB 791 (Renuart)

Coastal Management

- A priority bill for DEP which seeks to promote the public use of aquatic preserves.
- Authorizes general permits for minor structures, dune restoration, and walkovers.
- Expands general permits to include swimming pools at single family residences and maintenance of existing coastal armoring structures.
- Allows DEP to grant permits for concessions to benefit visitors.
- Some environmental concerns over impact to wildlife.
- Senate Bill will go to Environmental Preservation and Conservation.
- House Bill scheduled to be heard in Agricultural and Natural Resources Subcommittee on 3/11/2014.

SB 312 (Simpson) / HB 575 (Albritton)

Agriculture

- Lands classified for agriculture that is used as part of a dispersed water storage program will be allowed to continue receiving reduced ad valorem tax rates.
- House version of bill also allows agricultural operations to determine a baseline condition of wetlands and surface waters before implementing agricultural best management practices.
- Senate Bill has already passed out of the Agriculture and Community Affairs Committees, will next go to Appropriations Subcommittee on Finance and Tax.
- The House Bill has passed out of the Agriculture and Natural Resources Subcommittee, will next go to the Finance and Tax Subcommittee.

SB 536 (Simpson) / HB 601 (Ray)

Reclaimed Water

- Requires the Department of Environmental Protection in consultation with the Department of Agriculture and Consumer Services and the water management districts to conduct a study on the expansion of the beneficial use of reclaimed water, stormwater, and excess surface water and provide a report by December 1, 2015.
- The Senate Bill is in the Environmental Preservation and Conservation Committee.
- The House Bill is in the Agriculture and Natural Resources Appropriations Subcommittee.

SB 1398 (Hays)

Land Conservation

- Provides extensive requirements for the state, counties, or municipalities to purchase conservation lands outside of an area of state concern.
- First Committee stop is in the Environmental Preservation & Conservation Committee.
- No House companion.

[HB 71](#) (Rodrigues) and [HB 157](#) Rodrigues)

Disclosure and Exemption of Fracturing Chemicals

- HB 71 - Directs DEP to establish a hydraulic fracturing chemical registry for all fracturing wells, but prohibits requiring the disclosure of the concentration of chemicals used.
- In Agriculture and Natural Resources Appropriations Subcommittee.
- No Senate companion.

- HB 157 – Provides an exemption from public records requirements for trade secrets related to hydraulic fracturing.
- Passed out of House Agriculture and Natural Resources Subcommittee. Currently in Government Operations Subcommittee.
- No Senate companion.
- HB 157 requires two-thirds vote for final passage.

AFFORDABLE HOUSING -- CONTEXT



- Florida's Comprehensive Planning Law includes a Housing Element that requires all jurisdictions to provide for housing its entire current and anticipated populations, including those with special housing needs. Section 163.3177, Florida Statutes.
- Without a revenue source, local governments perceived this as an “unfunded mandate”

Sadowski Housing Coalition

Housing = Jobs

- 1000 Friends of Florida initiated the Sadowski Coalition in 1991 to obtain a dedicated revenue source for Florida's affordable housing programs, and we continue to facilitate it today.
- A nonpartisan collection of 25 diverse statewide organizations.
- The Act which created that dedicated revenue is called the Sadowski Act, and monies dedicated from the Act to the state and local housing trust funds are called Sadowski funds.



BUSINESS/ INDUSTRY GROUPS

- Associated Industries of Florida
- Coalition of Affordable Housing Providers
- Florida Realtors
- Florida Bankers Association
- Florida Chamber of Commerce
- Florida Home Builders Association
- Florida Manufactured Housing Association
- Florida Retail Federation
- Florida Green Building Coalition

GOVERNMENT

- Florida Association of Counties
- Florida Association of Local Housing Finance Authorities
- Florida League of Cities
- Florida Regional Councils Association

ADVOCATES FOR THE ELDERLY & VETERANS

- AARP of Florida
- Florida Association of Homes and Services for the Aging

SOCIAL SERVICES/LOW INCOME HOUSING ADVOCATES

- Florida Legal Services
- Florida Coalition for the Homeless
- Florida Housing Coalition
- Florida Supportive Housing Coalition
- United Way of Florida

PLANNING/GROWTH MANAGEMENT ORGANIZATIONS

- 1000 Friends of Florida
- Florida Chapter of American Planning Association

FAITH BASED ORGANIZATIONS

- Florida Catholic Conference
- Florida Impact
- Habitat for Humanity of Florida

How are Florida's Sadowski housing programs funded?

- Doc stamp tax paid on all real estate transactions was increased in 1992;
- Those monies were dedicated to the state and local housing trust funds;
- 70% of directed funds to local governments (all 67 counties) and Florida's entitlement cities to fund the SHIP program;
- 30% of funds used by the Florida Housing Finance Corporation for programs such as SAIL.

- Affordable housing is a cross cutting strategy for implementation of the state's five year strategic plan developed by the Department of Economic Opportunity.
- The estimated \$ 291 million in state and local housing trust funds available for appropriation in the 2014 session, if used for housing (not swept into general revenue, as has happened the last four years) will generate over 27,000 jobs and over \$3.4 billion in positive economic impact. See www.sadowskicoalition.com for full set of materials on Sadowski funding.



How can these programs help Florida's economy right now?

- SHIP is a program that can be used to meet local needs from housing the homeless to moderate income families
- SHIP funds can be used for rehabilitation/renovation of existing empty housing stock to ready it for families to move in;
- SHIP funds can be used to move the existing housing stock by providing down payment and closing cost assistance;
- SAIL funds can be used to rehabilitate existing apartments in dire need of repair; apartments that house Florida's most vulnerable populations, such as the frail elderly and persons with disabilities who might otherwise need to live in an institutional setting.

Why should the Legislature use all the housing trust funds for housing?

- The recently released Home Matters Report finds that Florida has over 900,000 very low income families paying more than half their income for housing.
- Florida has the third highest number of homeless in the nation, including almost 6,000 homeless veterans.
- Housing dollars will put Florida's out-of-work housing industry back to work repairing homes and improving the real estate market.
- Using housing monies for housing increases revenue and reduces taxpayer costs.

What is our priority for the 2014 session?

- 1000 Friends of Florida, together with the rest of the Sadowski Coalition, urges the Florida Legislature to use Florida's housing trust fund monies solely for housing - **that means not sweeping it into general revenue.**
- There have been numerous editorials from around the state, a Sadowski Coalition press conference, videos, Opinion Editorials, all found on www.sadovskicoalition.com along with all the talking points, materials, and contact info you may want to join the effort.



AFFORDABLE HOUSING LEGISLATION

Most important issue is appropriation of the state and local housing trust funds for housing – no bill other than the budget bill

SB 1090/Latvala and HB 979/Peters

Homeless

- Provides a dedicated funding source to help the homeless through the 28 Continuums of Care throughout the state
- Key to this bill is appropriation of 4 percent of the LGTF (SHIP) monies to FHFC, which in turn distributes 95% to DCF for the homeless funding such as Challenge Grants directly and 5% to DEO for training and technical assistance to the recipients of those funds.

SB 644/Simpson

Accessory Dwelling Units

- Creates statutory preemption (if needed) of local land use laws for seniors and disabled persons or caregivers for seniors and disabled persons (makes exception for deed restrictions prohibiting ADUs)

Note: Local governments should be permitting ADUs in all single family zones— this statute applies where the local government has prohibited ADUs

SB 474/Simpson

Community Contribution Tax Credit

- Extension of Community Contribution Tax Credit due to expire in 2015. This bill extends the program to 2025
- Provides 50% tax credit against sales and use tax for donations made to nonprofits providing homeownership to very low and low income households.
- Important tool particularly for Habitat for Humanity



Media on Affordable Housing

[Editorial: Put SHIP money back where it belongs](#) **March 5, 2014 | St. Augustine Record**

- As our state legislators return to Tallahassee and hash out partisan politics — hopefully better than their brethren in Washington, D.C. — here’s an idea whose time has come ... and gone ... and needs to come again. [Read more>>>](#)

[Editorial: Legislature in Session](#) **March 4, 2014 | Sarasota Herald-Tribune**

- Florida's annual legislative session gets underway today, an occasion that fills many lawmakers with anticipation and many of their constituents with trepidation. [Read more>>>](#)

[Editorial: Fingers Crossed](#) **March 1, 2014 | Miami Herald**

- The recent report by the LeRoy Collins Institute on Florida’s future minced no words: The Sunshine State is near the bottom of the barrel on a wide range of issues affecting Floridians’ daily lives. Whether it’s public transit, housing, education, the tax and pension systems, employment, access to healthcare — chances are Florida is doing badly. [Read more>>>](#)

[Realtors, homebuilders call on lawmakers not to raid affordable housing trust fund](#) **February 25, 2014 | Florida Current**

- Groups representing homeless advocates, realtors, homebuilders, federal housing program administrators and other organizations banded together Tuesday to push legislators not to sweep the affordable housing trust fund this year. [Read more>>>](#)

[Housing Not So Affordable](#) **February 25, 2014 | Capitol News Service**

- In 1992 state lawmakers raised the doc stamp tax on real estate transactions from 60 to 70 cents on every 100 dollars. The cash was to be used for affordable housing. But when the great recession hit, lawmakers started using the money for everything but housing. Advocates say it's now time for the state to fulfill its promise. [Read more>>>](#)

[Housing affordability gap is growing](#) **February 20, 2014 | Sarasota Herald-Tribune**

- The American dream of home ownership has become drastically less affordable for many working families in Southwest Florida, new figures show. [Read More>](#)

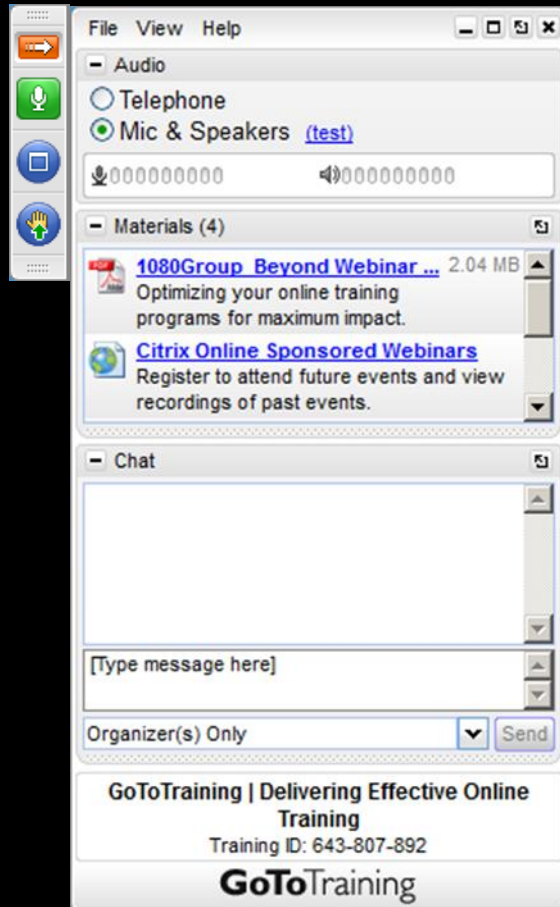
[Legislature should stop taking from proven housing program](#) **February 10, 2014 | Tampa Tribune**

- The State Housing Incentives Partnership program (SHIP) is Florida's nationally acclaimed model for using a dedicated revenue source to effectively and efficiently meet community housing needs. It has a proven track record for performance, transparency and accountability. Unfortunately, it also has a record of being swept into general revenue when the state faces a budget deficit. [Read more>](#)

[Guest column: Jamie Ross: IN CELEBRATION OF SHIP: PERFORMANCE, TRANSPARENCY, AND ACCOUNTABILITY](#) **February 9, 2014 | Naples Daily News**

- The State Housing Incentives Partnership program (SHIP) is Florida's nationally acclaimed model for using a dedicated revenue source to effectively and efficiently meet community housing needs. It has a proven track record for performance, transparency and accountability. Unfortunately, it also has a record of being swept into general revenue when the state faces a budget deficit.

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