



Government Affairs Department



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FAA COVID-19 Resources:

For specific guidance regarding COVID-19, please visit: www.faahq.org/COVID19

- Pertinent executive orders issued by Gov. Ron DeSantis and valuable resources, such as FAQs and sample letters that you can use to comply with these orders.
- Information regarding new federal programs, including the Families First Coronavirus Relief Act; and the Coronavirus Aid, Relief, and Economic Security Act.
- Local government activity such as court closures, suspensions of writs of possession, shelter-in-place orders, and curfews.



Status of FAA Priority Legislation:

- FAA priority legislation, such as our ESA bill (SB 1084) has not reached the Governor's desk yet.
- Due to the COVID-19 state of emergency, the Governor has asked the legislature to hold off on sending him bills for signature at this time. This also includes the state budget, which is on hold.
- FAA asks members to stay tuned for a call to action in the near future. Once SB 1084 reaches the Governor's desk, we will likely ask members to send an email drafted by FAA to Governor DeSantis asking him to sign SB 1084 into law.



What's next for Florida?

- The Governor's stay at home order expired April 30th.
- Governor DeSantis also issued Executive Order 20-112 on April 29th, which outlines phase one of Florida's reopening. This became effective May 4th.
- NOTE: The governor's executive order does not contain a preemption on local rules that restrict or close businesses and buildings. Therefore, local governments may establish additional rules or regulations.



What's next for Florida?

Phase One Summary (Executive Order 20-112):

- Became effective May 4, 2020.
- Allows Miami-Dade, Broward, and Palm Beach county mayors to follow stricter protocol.
- Gyms and fitness centers closed by Executive Order 20-71 shall remain closed.
- Vacation rentals prohibition remains in effect.
- Senior citizens and individuals with significant underlying medical conditions are strongly encouraged to stay at home.
- Individuals should avoid socializing in groups of more than 10 people in circumstances that do not allow for physical distancing.
 - Members should consider this directive when evaluating the opening of amenities such as the apartment community pool. Members are also advised to check whether local restrictions have been put in place related to recreational spaces to ensure compliance with any local-specific regulations.



New FAA COVID-19 Resource:

New Local Government Reopening Policies Tracker Now Available:

- This new resource will help FAA members keep track of the patchwork of local regulations being enacted at the local level.
- It is a Google spreadsheet that will be updated on an ongoing basis as new policies emerge at the city and county level.
- Available now at:
<https://www.faahq.org/news/as-florida-begins-to-reopen-amenities-remain-top-of-mind>.



Local FCAA Government Activity

Duval County

- All 40,000 appointments for the mortgage, rent and utility relief (stimulus) program have been claimed. Therefore, in order to receive funding you must already have to have an appointment with the city.
- The University of North Florida community has committed almost \$700,000 in direct funds for the University of North Florida's Student Emergency Relief Fund and scholarships to assist students facing financial hardship due to the coronavirus pandemic.
- The Mayor's Office verbally confirmed that apartment community pools and gyms may reopen as long as they follow strict social distancing guidelines and other CDC guidelines.
- The Mayor did say that he is putting together Phase 1 guidelines that should be available soon. This should help alleviate some of the confusion.



Local FCAA Government Activity

Flagler County

- The County is following the Governor's order 20-112 without any additional restrictions. May require the use of facial cloths in public, however it is unknown at this time. Some Flagler County government services have opened up.

Putnam County

- As of now they are following the Governor's order 20-112 without any additional restrictions.

Nassau County

- As of now they are following the Governor's order 20-112 without any additional restrictions.



Local FCAA Government Activity

St. Johns County

- St. Johns County confirmed that apartment communities within their jurisdiction are allowed to open their pools as long as they follow social distancing and other CDC guidelines.
- In order to help local businesses recover faster from the COVID-19 health emergency, the St. Johns County Board of County Commissioners approved a 30 percent reduction to Building Services fees, Fire Plans Review fees, and Development Review fees. These reductions will be effective from May 1, 2020, through August 4, 2020.



NAA COVID-19 Resources:

www.naahq.org/coronavirus-guidance

Resources include:

- Updates regarding federal legislation, operational best practices, helpful webinars on various topics, sample forms, and much more.
- This page is updated often so please refer back to it on an ongoing basis to review new resources.



DBPR Eviction Task Force Update

- FAA was asked to participate in a DBPR task force focused on eviction mitigation. The Governor's 45-day eviction moratorium that expires on May 17th could be extended.
- Advocates are pushing for temporary changes in the eviction process such as: a moratorium extension to mirror the CARES Act, mandatory mediation and the removal of the requirement for a resident to post rent due into the court registry to be eligible for their day in court in an eviction dispute.
- Other task force members include: Florida counties, Salvation Army, Florida Housing, Community Justice Project, Department of Economic Opportunity, Department of Health, United Way, and Legal Services.
- Meeting via phone on Wednesday, May 6th to discuss solutions.



Apartment Political Action Committee

- 2020 is an important Election year.
- APAC allows the industry to build lasting relationships with lawmakers before and after they are elected.
- During the 2018 cycle, 92% of APAC supported candidates were elected.
- APAC supports both Republicans and Democrats in Florida.
- Other business groups have strong PACs and these organizations have views that do not always align with the apartment industry.





APAC Plays a Key Role in Legislative Victories

2020 Session Victories:

- For the first time in 13 years, the final budget included **FULL FUNDING** of the Sadowski Affordable Housing Trust Fund (\$370 million).
- FAA authored and helped pass legislation (SB 1084) to reduce emotional support animal fraud and abuse.
- FAA helped pass legislation (HB 469) to remove the subscribing witness requirement for leases that exceed one year.

Give to APAC online today at: www.faahq.org/products/apac.



REMINDER:
**Florida Supreme Court
ruled that the Clerk of
Court is not required to
issue a Writ of Possession
before May 29, 2020.**

**Governor's Executive Order
45-Day Hold:
April 2, 2020 – May 17, 2020**

Florida Executive Order 20-94 suspends all evictions for non-payment of rent in Florida from April 2 until May 17, 2020.

The eviction process for properties not covered under the CARES Act can proceed as normal after May 17, 2020.

APPLIES TO:

All properties but is limited to instances of nonpayment of rent.

Evictions for non-rent-related noncompliance and non-rent-related renewals are permitted for properties not covered by the restrictions in the CARES Act. "Covered properties" should refer to the requirement in the CARES Act.

**CARES Act
120-Day Hold:
March 27, 2020 – July 26, 2020**

Suspends evictions for "covered properties" as defined by the Act for 120 days.

During this 120-day period issuing notices to vacate related to nonpayment of rent, initiating/filing an eviction related to nonpayment of rent or other charges, and/or assessing fees or penalties on residents related to nonpayment of rent is strictly prohibited for "covered properties."

APPLIES TO:

Covered properties only. Visit: <https://financialservices.house.gov/news/documentsingle.aspx?DocumentID=406472> for a list of "covered properties" under the CARES Act.

**After CARES Act 120-Day Hold:
July 26, 2020 and Beyond**

"Covered properties" will be required to issue 30-day notices in place of traditional 3-day notices for nonpayment of rent and 7-day cure and termination notices for other noncompliances of the lease or law. At least a 30-day notice is required for non-renewal notices under the CARES Act requirements.

APPLIES TO:

Covered properties only. Visit: <https://financialservices.house.gov/news/documentsingle.aspx?DocumentID=406472> for a list of "covered properties" under the CARES Act.



Eviction Moratorium – Covered Properties

Applies to rental homes that receive federal subsidies or participate in covered housing programs:

SECTION 8 HOUSING
CHOICE VOUCHERS;

SECTION 8
PROJECT-BASED
RENTAL ASSISTANCE;

SECTION 202 SUPPORTIVE
HOUSING FOR THE
ELDERLY;

SECTION 811 HOUSING
FOR PERSONS WITH
DISABILITIES;

HOPWA;

MCKINNEY-VENTO
HOMELESS ASSISTANCE;

SECTION 236
PRESERVATION
PROGRAM;

HOME INVESTMENT
PARTNERSHIPS;

RURAL DEVELOPMENT
MULTIFAMILY HOUSING;

THE LOW-INCOME
HOUSING TAX
CREDIT (LIHTC)
PROGRAM.

Thank you!

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