

Enterprise Southeast Florida State and Local Policy Priorities

Working in partnership to advance priorities on the city, county, state, and federal levels



Enterprise Community Partners is a national nonprofit that exists to make a good home possible for the millions of families without one. With over 42 years of experience, we develop and advocate for housing policy on a nonpartisan basis at all levels of government. Our policy recommendations prioritize the most pressing needs of people and communities, built from our experience with our partners on the ground and in communities.

The needs are urgent. A [third of Florida's renters](#) pay more than half of their income on housing costs, and rents only continue to increase. From 2019 to 2024, the median statewide rent increased by a [staggering 31%](#). As housing costs continue to increase and wealth disparities widen, we're focused on advancing policies that expand housing supply, protect existing housing stock, and prevent and end homelessness.

Expand Housing Supply



In Florida, there are only 33 affordable and available rental homes for every 100 households at very low-income levels (at or below 50% of area median income). That's a shortage of over [644,000 affordable homes](#).

Protect Existing Housing Stock



From increasing natural disasters to skyrocketing property insurance costs, owners and operators are struggling to maintain and preserve their properties, putting critical affordable homes at risk.

Prevent and End Homelessness



In 2024, more than 31,000 [Floridians experienced homelessness](#) on a given night. Between 2023 and 2024, unsheltered homelessness increased by 9.67% across the state.

Expanding Housing Supply

- **Fully Fund Florida's Sadowski Housing Trust Fund** – Keeping Sadowski dollars dedicated to housing strengthens SHIP and SAIL programs, fueling affordable housing construction and preservation. The state's FY23-24 allocation was projected to create nearly 57,000 jobs, generate \$7.2 billion in economic impact, and expand housing for low- and moderate-income families across Florida.
- **Ease Accessory Dwelling Unit (ADUs) Restrictions** – Encouraging state and local governments to ease zoning restrictions for ADUs can unlock new housing options, especially in areas zoned solely for single-family homes. Expanding ADU development creates affordable rental opportunities and makes more efficient use of land. Removing barriers like minimum lot size requirements, owner-occupancy mandates, and parking rules can accelerate ADU development and help address the housing shortage.
- **Incentivize Workforce Housing Development** – Encourage state and local governments to expand incentives such as tax credits, fast-track permitting, and density bonuses to accelerate workforce housing production. These tools lower development costs, attract private investment, and make it more financially feasible to include affordable units in new projects, helping to meet the demand for housing.
- **Encourage Transit-Oriented Development (TOD)** – Supporting higher-density, mixed-income housing near transit hubs would expand Florida's housing supply and improve workforce connectivity. Thoughtful TOD planning preserves communities by maintaining housing options for existing residents while ensuring new growth complements the historic character of a neighborhood. TOD reduces reliance on cars, lowers transportation costs, and enhances access to jobs, schools, and services.
- **Support Adaptive Reuse Policies** - Adaptive reuse can convert vacant commercial properties into workforce and affordable housing, quickly expanding housing supply. This approach lowers construction costs and timelines compared to new development, making housing more attainable. It also promotes sustainable growth by repurposing existing buildings, reversing the deterioration of urban areas, and placing housing closer to job centers and transit hubs, strengthening local economies.

Protecting Existing Housing Stock

- **Address Rising Condo Costs** - Legislative mandates for fully funded reserves have driven up costs, putting many condo owners — especially those on fixed incomes — at risk of losing their homes. Safety is crucial, so we must advance policies that balance affordability and protection, ensuring longtime residents can remain in their homes.
- **Stabilize Florida's Property Insurance Market** - Support policies that stabilize the market while keeping coverage affordable for homeowners and renters. This includes backing programs that help homeowners strengthen their properties against natural disasters, reducing risk, lowering premiums, and ensuring long-term affordability.

Preventing and Ending Homelessness

- **Advocate for increased state and local funding to prevent and end homelessness** - Providing housing and supportive services is the most effective way to prevent homelessness and address it quickly when it occurs. Governments can effectively address homelessness by prioritizing investments in emergency shelter, transitional housing and permanent supportive housing.

Partner with us

Alexander Miles

Senior Florida Program Director, State and Local Policy

amiles@enterprisecommunity.org