

Affordable Housing



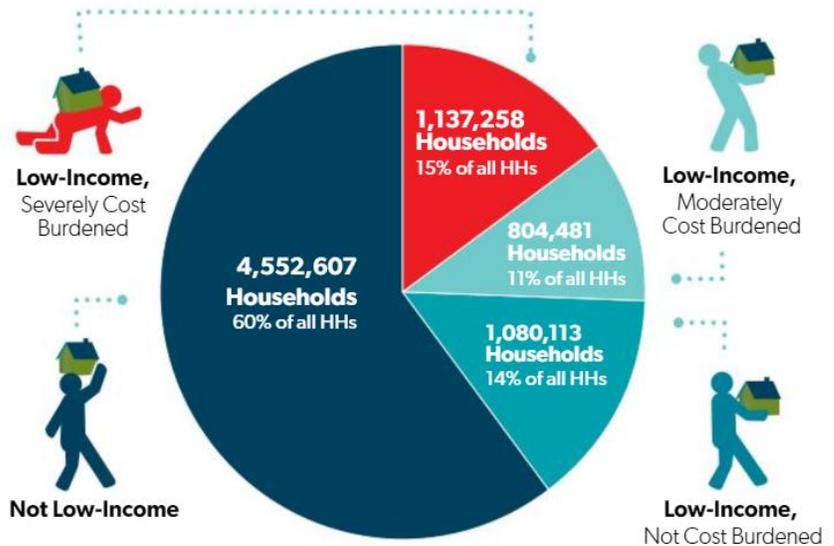
Sadowski Affordable Housing Trust Funds

In 1992, the Florida Legislature adopted the William E. Sadowski Affordable Housing Act, establishing a dedicated revenue source for affordable housing. Today, 16.19 percent of documentary stamp taxes paid on all real estate transactions is dedicated to the Sadowski state and local affordable housing trust funds.

Sadowski Act monies are intended to be used to fund affordable housing programs including purchase assistance, home repair, multi-family gap financing, barrier free home improvements and foreclosure counseling.

Affordable Housing = Powerful Economic Driver

Florida's affordable housing programs create thousands of jobs and billions of dollars in positive economic impact. Many consider them to be the single most powerful economic driver in the state. Each dollar of Sadowski state and local housing trust funds leverages \$4 to \$6 in private investment, federal tax credits, and other funding sources. Every \$1 million in affordable housing trust funds that are appropriated by the legislature supports 77 jobs and provides \$7.66 million of economic impact.



Source: Home Matters Report (2018)

If 100 percent of these funds had been appropriated by the 2018 Legislature, they would have created an estimated 31,000 Florida new jobs, \$1.42 billion in labor income and over \$4 billion in total economic output.

Florida is in the midst of an Affordable Housing Crisis

Florida is in the midst of an affordable housing crisis:

- 912,967 very low-income Florida households—which include hardworking families, seniors, and people with disabilities—pay more than 50 percent of their incomes for housing.
- Florida has the third highest homeless population of any state in the nation, with 32,190 people living in homeless shelters and on the streets. This includes 2,817 veterans and 9,422 people in families with at least one child.
- Low-wage jobs are prevalent in Florida's economy. Many occupations do not pay workers enough to rent a modest apartment or buy their first home.

PROTECT HOUSING TRUST FUNDS

Lawmakers have "swept" over \$2.2 billion from affordable housing trust funds since 2001, targeting their use for other purposes. Those diverted funds would have helped subsidize an estimated additional 166,746 housing units in Florida. The 2018 Legislature continued that trend by sweeping \$182 million of the \$322 that was available in the trust funds in this year's budget.

PROPOSED CHANGES

Florida's United Ways urge the 2019 Florida Legislature to:

- **INCREASE** access to affordable housing and utilize the Sadowski Housing Trust Funds only for their intended purposes.
- **PASS SB 70 and HB 1103** to prevent future sweeps of affordable housing trust funds to general revenue.