



Why Fund Florida's Housing Programs in 2010?

SHIP *(the primary program funded from the Local Housing Trust Fund):*

- To move the existing stock of new construction by providing down payment and closing cost assistance.
- To rehabilitate and sell foreclosed and abandoned houses.
- To rehabilitate a house for the purpose of keeping an existing homeowner in the house; a critical tool for “aging in place” and avoiding the costs of institutional housing.
- To prevent neighborhood deterioration and even for foreclosure prevention strategies.
- SHIP is a flexible but accountable program that encourages local government to partner with local businesses, contractors and subcontractors and creates the local infrastructure needed by local governments to deploy emergency funding and recover from natural disasters, such as hurricanes.

SAIL *(the primary program funded from the State Housing Trust Fund):*

- To preserve existing apartments that provide affordable housing for Florida's elderly, and most vulnerable populations.
- Federal funds that subsidize the rent for Florida's elderly and most vulnerable populations are lost when those apartments fail due to deferred maintenance and repairs.
- The economic crisis is resulting in the loss of subsidized housing stock. When subsidized housing stock is lost, the public incurs the cost of homelessness and institutional care that increases Medicaid costs.
- In 2009, the MacArthur Foundation chose Florida as one of 12 states nationwide for its Window of Opportunity program to preserve subsidized housing. The success of that program is contingent on adequate funding for the purchase and rehabilitation of existing housing stock.

HOUSING IS KEY TO ECONOMIC RECOVERY: HOUSING = JOBS

- **Total Economic Impact—Multiplier Effect:** For every \$1 million of state funding, \$7.66 million of economic activity is generated. As part of that economic activity, each \$1 million of state funding generates over \$2.98 million of earnings/income.
- **Job Creation:** For every \$1 million of state funding, 77 jobs are created.

THE SADOWSKI COALITION URGES THE FLORIDA LEGISLATURE TO:
(1) SPEND FLORIDA'S HOUSING TRUST MONIES SOLELY ON HOUSING; AND
(2) REPEAL THE CAP ON THE HOUSING TRUST 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
 Fla. Manufactured Housing Association
 Florida Retail Federation

**WHAT IS THE SADOWSKI
COALITION?**

- Nonpartisan collection of 25 diverse statewide organizations
- Came together in 1991 to obtain a dedicated revenue source for Florida's affordable housing programs
- The Sadowski Coalition has grown and continues today

GOVERNMENT

Florida Association of Counties
 Florida Association of
 Local Housing Finance Authorities
 Fla. Dept. of Community Affairs
 Florida Association of Housing and
 Redevelopment Officials
 Fla. Housing Finance Corporation
 Florida League of Cities

**HOW ARE FLORIDA'S
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, PLP, and the Guarantee Fund Program

**ADVOCATES FOR
THE ELDERLY**

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

**HOW DO THESE PROGRAMS
WORK?**

- SHIP provides down payment and closing cost assistance to new homeowners and housing rehabilitation for owner occupied homes, primarily to keep low income elders safe in their homes.
- SHIP program is flexible enough for locally designed programs, but has statutory parameters that emphasize spending monies rapidly, primarily on construction and home ownership; highly leveraged, with oversight, technical assistance, and annual reports to ensure accountability.
- SAIL is used for gap financing, enabling the private sector to develop and preserve much needed rental housing for low paid workforce, persons with disabilities, and the elderly. SAIL is the most highly leveraged of all Florida's housing programs. HNN

**PLANNING/GROWTH
MANAGEMENT
ORGANIZATIONS**

1000 Friends of Florida
 Florida Chapter of American
 Planning Association

**FAITH BASED
ORGANIZATIONS**

Florida Catholic Conference
 Florida Impact