



## Federal housing dollars cannot replace SHIP.

Beginning with the CARES Act in March of 2020, federal dollars have been deployed to Florida for emergency housing assistance related to COVID-19. In December 2020, Congress authorized an additional COVID-relief package which contained \$25 billion in emergency rental assistance (ERA program) for households making 80% of AMI or below – around \$1.4 billion of which has been sent to Florida. Congress is set to pass the American Rescue Plan Act which contains an additional \$27.4 billion for rental housing assistance, \$5 billion for homelessness, \$10 billion for homeowner assistance, \$5 billion for utility assistance, and \$120 million for housing counseling and fair housing.

**Although these federal funds are vital in keeping Floridians stably housed during the pandemic, they cannot replace SHIP.** While the recently enacted federal funds work to keep renters and homeowners in their current housing, SHIP is vital to building, preserving, and purchasing new housing. We have an affordable housing crisis and fully funding SHIP is necessary to help Florida recover after the pandemic.

The chart below demonstrates the breadth of the SHIP program compared to the new federal housing assistance.

	Federal Emergency Rental Assistance (ERA) - \$1.4 billion	American Rescue Plan Act (ARPA) – Florida amount TBD	State Housing Initiatives Partnership (SHIP) <sup>1</sup> - \$296 million
Rental Assistance <sup>2</sup>	●	●	●
Housing Counseling	●	●	●
Mortgage Assistance		●	●
Emergency Repairs			●
Property Acquisition for Affordable Housing			●
Down Payment & Closing Cost Assistance			●
Homeownership and Rental Construction			●
Gap Financing			●
Home Rehabilitation			●
Impact Fee Payments			●

<sup>1</sup> On the homeownership side, supply is down and prices are up – keeping many households out of first-time homeownership. Families are mortgage ready across the state and only need down payment and closing cost assistance to leave rental housing and become homeowners. The SHIP program provides down payment assistance and financing for new affordable homes to help keep up with demand. On the rental side, new multi-family housing construction was down in 2020 although our population and demand for housing continues to increase. SHIP provides gap financing for new multi-family rental developments. Additionally, fully funding the Sadowski Trust Fund programs would create over 33,000 jobs, generate \$4.9 billion in economic impact, and provide the state a 40% return on investment in the form of tax collections.

<sup>2</sup> The federal ERA program is extended to September 30, 2022 and can only be used for households at 80% of Area Median Income or below. ARPA provides additional funding that can be spent until 2025. SHIP provides assistance to a range of incomes and has a 3-year expenditure period.