

Sadowski Affiliates WEBINAR

Dec. 14, 2021

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Webinar Logistics

- All participants are on mute
- We will answer questions at the end of Webinar
- Type your question into the question box on the side panel
- We will not identify who asked the question
- Webinar is recorded and can be found FLHousing.org (www.flhousing.org/past-sadowski-affiliates-webinars/)
- There are handouts that can be downloaded attached

Agenda

- How the Sadowski State and Local Housing Trust Funds work as of July 1, 2021
- What funding to expect in 2022 Session
- Governor's Budget
- Senate Bill 788 and 1170
- Additional housing bills of interest
- Messaging for Advocates post SB 2512
- Next steps for the Sadowski Coalition and Affiliates

Sadowski Coalition and Sadowski Affiliates

Sadowski Affiliates are thousands of organizations and individuals working in concert with the Sadowski Coalition to carry the message of the importance of housing and the need for all Sadowski funds to be used for Sadowski housing programs.



Sadowski Housing Coalition
Housing = Jobs

SADOWSKI COALITION MEMBERS

BUSINESS/ INDUSTRY GROUPS	BUSINESS/ INDUSTRY GROUPS	GOVERNMENT/ PLANNING ORGANIZATIONS
<ul style="list-style-type: none"> Associated Industries of Florida Coalition of Affordable Housing Providers Federation of Manufactured Home Owners of Florida Florida Apartment Association Florida Bankers Association 	<ul style="list-style-type: none"> Florida Chamber of Commerce Florida Green Building Coalition Florida Home Builders Assoc. Florida Manufactured Housing Association Florida Realtors Florida Retail Federation 	<ul style="list-style-type: none"> American Planning Assoc., Fla. Ch. Florida Association of Counties Florida Association of Local Housing Finance Authorities Florida Housing Finance Corporation Florida League of Cities Florida Redevelopment Assoc. Florida Regional Councils Assoc.
ADVOCATES FOR THE ELDERLY/ VETS/ HOMELESS/ SPECIAL NEEDS	ADVOCATES FOR THE ELDERLY/ VETS/ HOMELESS/ SPECIAL NEEDS	FAITH BASED ORGANIZATIONS
<ul style="list-style-type: none"> AARP of Florida Florida Association of Housing and Redevelopment Officials Florida Coalition to End Homelessness Florida Housing Coalition Florida Legal Services 	<ul style="list-style-type: none"> Florida Supportive Housing Coalition Florida Veterans Foundation Florida Weatherization Network Healthy Housing Foundation LeadingAge Florida The Arc of Florida United Way of Florida 	<ul style="list-style-type: none"> Florida Conference of Catholic Bishops Florida Impact Habitat for Humanity of Florida Volunteers of America



New Era for Sadowski Trust Funds

- No more sweeps.
- SB 2512 guarantees (after July 1, 2021) the end to sweeps.
- Sadowski state and local housing trust funds will be **recurring revenue**.
- Recurring revenue means that the initial budget prepared by legislative staff will automatically include the Sadowski housing trust fund money based on the new percentages established in SB 2512

NewEra

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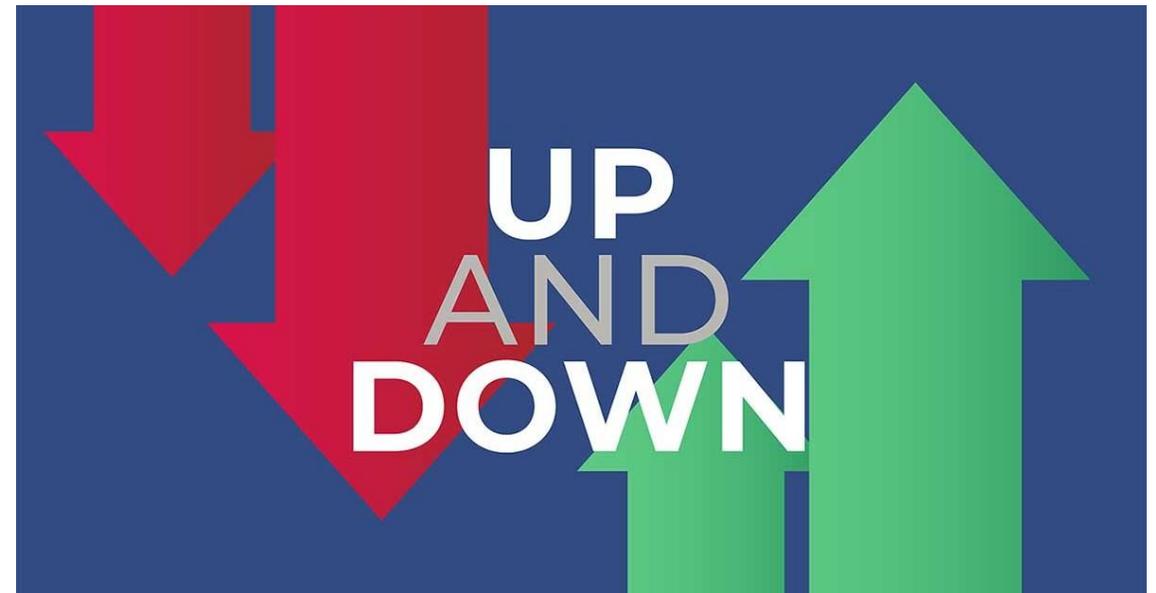


Sadowski Funding Amount is not a floor or a ceiling

The amount of Sadowski Act funding will go up and down each year depending upon doc stamp projections and will include growth from the doc stamp collections.

Funds Available for Appropriation for FY 2022-2023 session is rising to more than \$355 million (combination of TF balances and revenue estimate)

Estimate of 2022-23 SHIP fund distributions attached



Governor's Budget

- Budget Released on Thurs., Dec. 9
- **\$355.4 Million- Total Budget Recommendation for Housing**
 - SHIP- \$220.5M
 - SAIL- \$95M
- **Governor DeSantis budget includes all funds from Sadowski Trust Fund in his 2022-2023 budget**



Budget FY 2022-23 as of Dec. 9, 2021

Appropriation of Housing Trust Fund Monies

	GOVERNOR FY 22-23	SENATE FY 22-23	HOUSE FY 22-23	FINAL BUDGET FY 22-23	FINAL BUDGET FY 21-22
FHFC: SAIL & other FHFC Line 2289	\$94,967,332				\$62,500,000
SHIP Line 2290	\$220,526,178				\$146,700,000
Homeownership Program for Workforce Housing Section 124	\$40,000,000			,	\$0
TOTAL HOUSING	\$355,493,510				\$209,200,000
SHTF SWEEP	\$0				\$40,000,000 vetoed
LGHTF SWEEP	\$0				\$322,450,000
TOTAL SWEEP	\$0				\$322,450,000
Unallocated SHTF	\$0				\$40,000,000
Unallocated LGHTF	\$0				\$0



Senate Bill 788 - Florida Hometown Hero Housing Program

- Provides down payment and closing cost assistance to frontline emergency workers, certain medical and health care personnel, and educators
- Terms:
 - Amount: reduce the amount of down payment and closing costs by 5% or \$25,000, whichever is less
 - 0% interest loan for the term of the first mortgage
 - Balance due if property sold, refinanced, rented, or otherwise transferred
 - Income levels: up to 150% AMI

Senate Bill 1170 - State Housing Assistance Programs

State Housing Initiatives Partnership (SHIP) Program

- Renames the “State Housing Initiatives Partnership Program” to the “State Housing Initiatives Partnership Block Grant Program” (lines 293-300)
- Removes municipalities from eligibility as a direct grantee under the SHIP program (lines 234-245) and removes references to eligible municipalities throughout the SHIP statute
- Allows participating SHIP counties to make subgrants to municipalities by interlocal agreement (lines 413-427)
- Expands allowable ongoing rent subsidies (lines 462-471)

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Senate Bill 1170 - State Housing Assistance Programs

State Housing Initiatives Partnership (SHIP) Program

- Adds a “housing choice voucher program” as an eligible use (lines 472-475)
- Amends the SHIP distribution formula to provide funds only to counties (lines 482-590) and increases the minimum annual SHIP distribution from \$350,000 to \$500,000 (lines 544-550)
- Removes the home-ownership set-aside, rental housing cap, construction set-aside, special needs set-aside, and manufactured housing cap (lines 728-755)
- Removes the low-income and very-low-income set-asides (lines 764-775)

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Senate Bill 1170 - State Housing Assistance Programs

State Apartment Incentive Loan Program and Community Workforce Housing Loan Program

- Repeals the State Apartment Incentive Loan (SAIL) program, removes statutory references to the SAIL program, and states that any existing loans under the SAIL program will continue for the duration of the loan period (lines 74-167)
- Repeals the Community Workforce Housing Loan Program (line 168)

Community Land Trusts

- Amends the community land trust tax appraisal statute to add a new definition of “workforce housing” (lines 1013-1041)

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Additional Housing Bills of Interest

HB 137/SB 196 – Florida Housing Finance Corporation

- Designates FHFC as the state fiscal agency to make bond issuance determinations as required by the Florida Constitution in connection with FHFC revenue bonds
- This bill could be the vehicle for other housing policies and we will keep you updated on any proposed amendments

HB 495/SB 1150 – Tax Exemption for Affordable Housing

- Grants local governments the authority to grant ad valorem tax exemptions for multifamily affordable housing projects of at least 50 dwelling units pursuant to an ordinance

Additional Housing Bills of Interest

HB 511/SB 648 – COVID-19 Eviction Information

- Prohibits consumer reporting agencies from using an eviction, or any information relating to an eviction, in a tenant screening service if such eviction occurred during the pandemic

HB 537/SB 884 – Fees in Lieu of Security Deposits

- Allows landlords to offer tenants option to pay a monthly fee in lieu of a security deposit

Messaging for 2022 Session

- Florida is in desperate need of affordable housing and we have the best housing programs in the nation.
- The doc stamp revenue dedicated for the Sadowski State and Local Housing Trust Funds has a direct nexus to the housing market: as real estate prices rise, more doc stamps are collected and more housing trust funds are needed to help Floridians afford housing.
- In SB 2512 the Legislature made a promise to permanently stop the sweeps as of July 1, 2021, after diverting half the housing funds for sea level rise and septic to sewer programs.
- That promise includes fully funding the State and Local Housing Trust Fund Housing Programs with recurring revenue based on the doc stamp formula in SB 2512. Thank you for keeping the promise.

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Additional Messaging for 2022 Session

- We appreciate the promise you made that there will be no more sweeps of Sadowski Housing Trust Funds.
- The Sadowski Trust fund monies are expected to be over \$355 million in the 2022-23 and every penny of those funds are needed for housing.
- We encourage you to supplement the recurring revenue from the Sadowski Trust Funds with general revenue to help us meet the backlog created by years of sweeps that took almost \$3 billion from the local government SHIP programs.

Next Steps

- Education, Education, Education
- Every legislator – even those who are champions
- Why SHIP and SAIL are so critical
- Difference between SHIP and SAIL and the federal funds
- We need to better education and advocacy for additional nonrecurring funds
- The legislature can always increase funding with nonrecurring appropriations

NEXT
STEPS

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Legislative Process

- Session begins **January 11, 2022**
- **District Offices weeks:**
Dec. 13, Dec. 27



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Sadowski Affiliate Webinars

- Next Webinar will be January 7 at 11:30am
- And regularly every Friday at 11:30 am throughout the 2022 Session.
- Registration Link will be sent out



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Contact Us



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