

# MANY Voices, ONE Message to the Legislature:

**The Sadowski Act Housing Trust Funds are a floor, not a ceiling, for funding housing that is affordable to Florida households.**

## What is the Sadowski Coalition and who are the Sadowski Coalition Affiliates?

The Sadowski Coalition, a collaboration of diverse statewide organizations that urge the legislature to use all the housing trust funds for Florida's housing programs.

The Sadowski Act passed in 1992, increasing the doc stamp tax paid on all real estate transactions and placing these monies in a dedicated state and local housing trust fund.

Today the Sadowski Coalition is comprised of 40 diverse statewide organizations representing millions of Floridians.

The Sadowski Affiliates are local and regional organizations in Florida that support the Sadowski Coalition's mission to ensure that all the state and local housing trust funds are used solely for housing.

## How are Florida's housing programs funded?

70% of monies go to the Local Government Housing Trust Fund for the State Housing Initiatives Partnership (SHIP) program which funds housing programs in all 67 counties and larger cities.

30% of monies go to the State Housing Trust Fund for Florida Housing Finance Corporation programs such as the State Apartment Incentive Loan (SAIL) program.

## What do these programs do? Who do they serve?

SHIP funds can be used for repair of existing housing stock to allow seniors to age in place or to provide retrofitting for persons with special needs; to provide first time homeownership with down payment and closing cost assistance, as well as to rehabilitate existing housing.

SAIL funds can be used to rehabilitate existing apartments or to build new units where needed; apartments that house Florida's most vulnerable populations, such as the frail elderly and persons with disabilities.

SAIL and SHIP programs span from homelessness to the moderate-income essential workforce.

The beauty of both SHIP and SAIL is that they are flexible and can meet changing needs and priorities within the same program framework.

## What is the need for these programs?

One out of three Florida households are ALICE (Asset Limited, Income Constrained, Employed)—the exact group that the Sadowski Trust Funds assist.

Nearly 800,000 very low-income households in Florida pay more than 50% of their income on housing – they are one missed paycheck away from homelessness.

## What is the economic impact of Florida's housing programs?

SHIP and SAIL are highly leveraged, with private sector loans and equity providing \$4 to \$6 for every one dollar of state funding—thus greatly increasing positive economic impact.

## What is our priority for the 2023 Session?

The Sadowski Coalition and the Sadowski Affiliates bring a cohesive message to the Florida Legislature to:

1. Keep the Promise to use all of Florida's Sadowski housing trust fund monies for Florida's SHIP and SAIL programs.
2. Additional funding for housing programs or projects outside SHIP or SAIL to help alleviate Florida's deficit of housing is welcome.