



Sadowski Housing Trust Funds in the 2022 Legislative Session

JAIMIE ROSS, CEO FLORIDA HOUSING COALITION

The 2022 session gives the Florida Legislature its first opportunity to keep the promise, the promise it made in 2021 to stop the sweeps of the Sadowski State and Local Housing Trust Funds.

Senate Bill 2512, enacted in the 2021 Session, changed the doc stamp formula, permanently diverting one-half of the Sadowski Trust funds for programs that the Senate President, the Speaker of the House, and the bill sponsors in both chambers characterized as related to making affordable housing available, namely the Resilient Florida Grant program and the Wastewater Grant program, both administered by the Department of Environmental Protection. Along with that permanent diversion of half the funds from Florida's Sadowski Act housing programs, came the long sought-after statutory promise that no housing trust funds would be swept after July 1, 2021.¹

A combination of the Governor's veto of \$40 million in State Apartment Incentive Loan Fund (SAIL) monies, the increase in collections above projections, and the accumulated interest, is resulting in total Sadowski State and Local Housing Trust Funds of more than \$355 million available for appropriation in the 2022 session.

Those funds would be for the State Housing Initiatives Partnership program, commonly known as SHIP, and for the SAIL program. Both SHIP and SAIL are exemplary housing programs. SHIP provides flexibility and accountability for the largest homegrown housing program in Florida and serves as a model for the nation. The sweeps of the Sadowski Trust Funds for close to two decades have been from SHIP, denying approximately \$3 billion in housing funds to Florida's workforce and its most vulnerable residents living on fixed incomes, such as seniors, and people with disabilities. SAIL provides low-income gap financing to developers building affordable rental apartments.

Permanently losing half the Sadowski housing program funds was a blow for every housing advocate in the state, from faith-based organizations to the business community. But for the Florida Realtors, it was a blow that caused them to take drastic action. The Florida Realtors launched a Constitutional Amendment Campaign in June to embed housing funding in the Florida Constitution. When the Realtors abandoned their Constitutional Amendment campaign in early September, they announced their intention to create a new housing program. The Realtors initiative to create a program to help “Hometown Heroes,” described as teachers, nurses, law enforcement, and the like, to purchase homes can be found in SB 788. The funding for this program would not come from the doc stamps, which are the source of funding for the Sadowski funded housing programs. The proposal for

a new program would be in addition to SHIP, which already provides home purchase for the same population but does not limit funding to home purchase, and includes lower paid frontline workers.

The Sadowski Coalition, comprised of 32 statewide organizations, including the Florida Realtors, does not support using Sadowski funds for any purposes other than those currently codified and commonly known as Sadowski Trust Fund programs. The funding for this new program would have to come from funds other than Sadowski Housing Trust Funds. The Sadowski Coalition and the thousands of Sadowski Affiliates have a unified message for the 2022 Legislative session: Keep the Promise!

Endnotes

1. 201.15(5) Notwithstanding s. 215.32(2)(b)4.a., funds distributed to the State Housing Trust Fund and the Local Government Housing Trust Fund pursuant to paragraph (4)(c) may not be transferred to the General Revenue Fund in the General Appropriations Act.

SADOWSKI HOUSING COALITION MEMBERS

BUSINESS/ INDUSTRY GROUPS

- Associated Industries of Florida
- Coalition of Affordable Housing Providers
- Federation of Manufactured Home Owners of Florida
- Florida Apartment Association
- Florida Bankers Association
- Florida Chamber of Commerce

ADVOCATES FOR THE ELDERLY/ VETS/ HOMELESS/ SPECIAL NEEDS

- AARP of Florida
- Florida Association of Centers for Independent Living
- Florida Association of Housing and Redevelopment Officials
- Florida Coalition to End Homelessness
- Florida Housing Coalition
- Florida Legal Services

GOVERNMENT/ PLANNING ORGANIZATIONS

- 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 Association
- Florida Regional Councils Association
- 1000 Friends of Florida

BUSINESS/ INDUSTRY GROUPS

- Florida Green Building Coalition
- Florida Home Builders Association
- Florida Manufactured Housing Association
- Florida Realtors
- Florida Retail Federation
- Mortgage Bankers Association of Florida

ADVOCATES FOR THE ELDERLY/ VETS/ HOMELESS/ SPECIAL NEEDS

- Florida Prosperity Partnership
- Florida Supportive Housing Coalition
- Florida Veterans Foundation
- Florida Weatherization Network
- Healthy Housing Foundation
- LeadingAge Florida
- The Arc of Florida
- United Way of Florida

FAITH BASED ORGANIZATIONS

- Florida Conference of Catholic Bishops
- Florida Impact
- Habitat for Humanity of Florida
- Volunteers of America of Florida



Jaimie A. Ross is the President & CEO of the Florida Housing Coalition. She initiated the Sadowski Coalition in 1991 and continues to facilitate

the Sadowski Coalition today. Ms. Ross served as the Affordable Housing Director at 1000 Friends of Florida, a statewide nonprofit smart growth organization, from 1991-2015. Prior to her tenure at 1000 Friends of Florida, Ross was a land use and real property lawyer representing for profit and nonprofit developers and financial institutions with a law firm in Orlando. Ross is the past Chair of the Affordable Housing Committee of the Real Property Probate & Trust Law Section of the Florida Bar.



Many Voices. One Message.

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Comprised of thousands of individuals, local, or regional organizations, Sadowski Affiliates are comprised of the local organizational members of the Sadowski Coalition members, such as local Realtors, United Way offices, and Habitat Affiliates, as well as hundreds of individuals throughout Florida who are not affiliated with any organization. They are Many Voices having One Message: Use all of the State and Local Housing Trust Funds for Housing. Keep the promise!