

MANY Voices, ONE Message to the Legislature:

Use all of Florida's Sadowski housing trust fund monies for Florida's SHIP and SAIL programs to help make housing that is affordable for Floridians.

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

- The Sadowski Coalition is a collaboration of diverse statewide organizations that are focused on keeping housing affordable for Floridians by collectively asking the legislature to use all the housing trust funds for Florida's housing programs. The coalition is comprised of over 40 diverse statewide organizations that represent millions of Floridians.
- The Sadowski Coalition 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?

- The Sadowski Act, which passed in 1992, increased the doc stamp tax paid on all real estate transactions and placed these monies in a dedicated state and local housing trust fund.
- 70% of the 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 the monies go to the State Housing Trust Fund for Florida Housing Finance Corporation programs, such as the State Apartment Incentive Loan (SAIL) program.

What is the need for these programs?

- One out of three Florida households are ALICE (Asset Limited, Income Constrained, Employed), which is the exact group the Sadowski housing trust funds assist.
- Additionally, 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 do the SHIP and SAIL programs do? Who do they serve?

- SHIP funds can be used to repair existing housing stock to allow seniors to age in place, retrofit homes for Floridians with special needs, provide first time homeowners with down-payment and closing cost assistance, and rehabilitate existing housing.
- SAIL funds can be used to rehabilitate existing apartments or build new units where needed.
- SAIL and SHIP programs serve Florida's workforce, including those in health care, hospitality, and law enforcement, as well as managers of restaurants and stores, servers and teachers, in addition to seniors and those with special needs.
- The beauty of the SHIP and SAIL programs is that they are flexible and can meet changing needs and priorities within the same program framework.

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

- The SHIP and SAIL programs are highly leveraged, with private-sector loans and equity providing \$4 to \$6 back for every \$1 used from the housing trust funds — thus greatly increasing positive economic impact.

What is the Sadowski Coalition's priority for the upcoming Session?

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

1. To use all of Florida's Sadowski housing trust fund monies for Florida's SHIP and SAIL programs to help create needed housing that is affordable for Floridians.
2. Any additional funding for housing programs or projects outside of SHIP or SAIL to make housing affordable is welcome.

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