



Affordable Housing

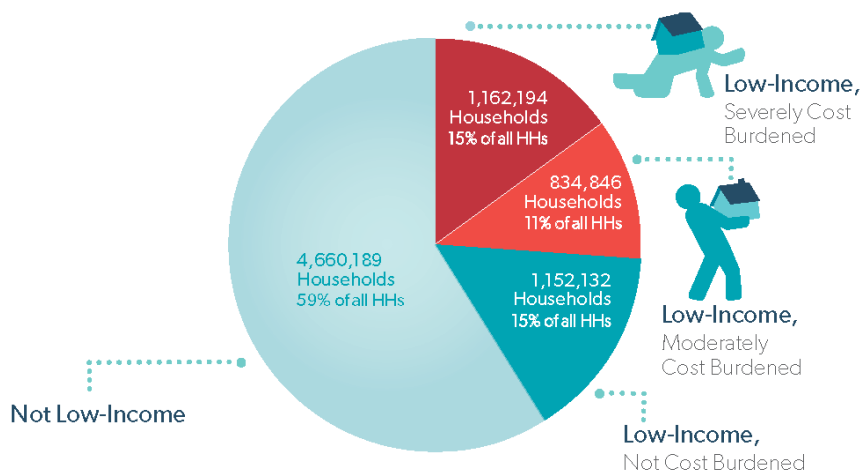
Sadowski Affordable Housing Trust Funds

In 1992, the Florida Legislature adopted the William E. Sadowski Affordable Housing Act, establishing a dedicated revenue source for affordable housing. Today, 16.19 percent of documentary stamp taxes paid on all real estate transactions is dedicated to the Sadowski state and local affordable housing trust funds.

Sadowski Act monies are intended to be used to fund affordable housing programs, including purchase assistance, home repair, multi-family gap financing, barrier free home improvements and foreclosure counseling.

Affordable Housing = Powerful Economic Driver

Florida’s affordable housing programs create thousands of jobs and billions of dollars in positive economic impact. Many consider them to be the single most powerful economic driver in the state. Each dollar of Sadowski state and local housing trust funds leverages \$4 to \$6 in private investment, federal tax credits, and other funding sources. Every \$1 million in affordable housing trust funds that are appropriated by the legislature supports 77 jobs and provides \$7.66 million of economic impact.



Source: Home Matters Report (2020)

If 100 percent of these funds had been appropriated by the 2019 Legislature, they would have created an estimated 30,000 Florida new jobs and had more than a \$4 billion positive economic impact on Florida’s economy.

Florida is in the midst of an Affordable Housing Crisis

Florida is in the midst of an affordable housing crisis:

- More than 2 million low-income Florida households - which include hardworking ALICE families, seniors, and people with disabilities - pay more than 30 percent of their incomes for housing. More than half of those families pay more than 50 percent of their incomes for housing.
- Florida has the third highest homeless population in the nation, with 32,190 people living in homeless shelters or on the streets, including 2,817 veterans and 9,422 people in families with at least one child.
- Low-wage jobs are prevalent in Florida’s economy.
- The impact of COVID-19 on income will significantly increase this crisis.

PROTECT HOUSING TRUST FUNDS

Lawmakers have “swept” over \$2.2 billion from affordable housing trust funds since 2001, targeting their use for other purposes. Those diverted funds would have helped subsidize an estimated additional 166,746 housing units in Florida. We applaud the 2020 Legislature for maintaining the integrity of the trust funds; however the need to continue is only elevated by the pandemic’s impact on jobs and income.

PROPOSED CHANGES

Florida’s United Ways urge the 2021 Florida Legislature to:

- **INCREASE** access to affordable housing by appropriating all Sadowski Housing Trust Funds for their intended purpose.