



[www.SadowskiCoalition.com](http://www.SadowskiCoalition.com)

## **WHAT IS THE SADOWSKI COALITION AND WHAT ARE SADOWSKI FUNDS?**

- The Sadowski Coalition is a nonpartisan collection of more than 30 diverse statewide organizations. The coalition initially came together in 1991 to obtain a dedicated revenue source for Florida's affordable housing programs.
- The Sadowski Act, which passed in 1992, created a dedicated revenue source to fund affordable housing programs.

## **HOW ARE FLORIDA'S HOUSING PROGRAMS FUNDED?**

- A documentary stamp tax paid on all real estate transactions, which was increased in 1992.
- Those monies were dedicated to the state and local housing trust funds.
- 70% of monies 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 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 rehabilitation/renovation of existing housing stock to allow seniors to age in place or to provide retrofitting for persons with special needs.
- SHIP funds can be used to move the existing housing stock and provide first-time homeownership with down payment and closing cost assistance, as well as rehabilitation and retrofit.
- SAIL funds can be used to rehabilitate existing apartments in dire need of repair 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?**

- More than 900,000 very low income Floridians pay more than 50% of their income on housing – they are one missed paycheck away from homelessness.
- Florida has the third largest homeless population in the nation.

## **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 economic impact.
- The appropriation of the estimated \$323.96 million in the state and local housing trust funds in Fiscal Year 2016-17 into Florida's housing programs will create **32,600 jobs and \$4.6 BILLION in positive economic impact in Florida.\***

## **WHAT IS OUR PRIORITY FOR THE 2016 SESSION?**

The Sadowski Coalition urges the Florida Legislature to use all \$323.96 million of Florida's housing trust fund monies for SHIP (\$226.56 million) and SAIL (\$97.4 million).

\*Based upon documentary stamp projection of \$296.7 million (August 2015 revenue estimate for FY 2016), plus projected balance in housing trust funds as of June 30, 2016, of \$27.2 million.

For more information, please visit: [www.SadowskiCoalition.com](http://www.SadowskiCoalition.com).

# SADOWSKI HOUSING COALITION MEMBERS

## BUSINESS/ INDUSTRY GROUPS

- Associated Industries of Florida
- Coalition of Affordable Housing Providers
- Florida Apartment Association
- Florida Bankers Association
- Florida Chamber of Commerce

## BUSINESS/ INDUSTRY GROUPS

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

## ADVOCATES FOR ELDERLY/ VETERANS/ HOMELESS/ SPECIAL NEEDS

- AARP of Florida
- Florida Association of Housing and Redevelopment Officials
- Florida Coalition for the Homeless
- Florida Housing Coalition
- Florida Legal Services

## ADVOCATES FOR ELDERLY/ VETERANS/ HOMELESS/ SPECIAL NEEDS

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

## GOVERNMENT/ PLANNING ORGANIZATIONS

- American Planning Association, Fla. Ch.
- Florida Association of Counties
- Florida Association of Local Housing Finance Authorities
- Florida League of Cities
- Florida Redevelopment Association
- Florida Regional Councils Association

## FAITH BASED ORGANIZATIONS

- Florida Catholic Conference
- Florida Impact
- Habitat for Humanity of Florida