



Affordable Housing

Priority Statement:

The Florida League of Cities SUPPORTS legislation that requires all monies from the Sadowski State and Local Housing Trust Funds be used only for Florida’s affordable housing programs.

Background:

In 1992, the Florida Legislature enacted in statute the Sadowski Act, a dedicated revenue source for affordable housing. The source of funding is the documentary stamp tax collected on the transfer of real property in Florida. The Act created two separate trust funds under the umbrella of the affordable housing trust – the State Housing Trust Fund that funds housing programs statewide and the Local Government Housing Trust Fund that funds the State Housing Initiatives Partnership (SHIP) that is implemented at the discretion of local governments in all 67 counties and 53 entitlement cities – and the State Apartment Incentive Loan program (SAIL). The funding for Affordable Housing Trust Funds were purposefully linked to documentary stamp collections so trust fund dollars would increase as real estate costs escalated, thus providing more affordable housing funding when it was most needed. And it is definitely needed now.

The Florida Legislature has closely scrutinized the return on investment of both the state and local housing trust funds and Florida’s housing programs. These reviews have shown that Sadowski Act monies have been an unequivocal success in promoting home ownership, building quality rental housing, leveraging public dollars with private investments and providing an economic boost to Florida far in excess of the amount of funds appropriated for housing. Additionally, the current shortage of affordable housing for our workforce is having a negative impact on the economy, making the dream of home ownership unattainable for many.

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