



Accessible Housing

Priority Statement:

The Florida League of Cities SUPPORTS legislation that requires all money from the Sadowski State and Local Housing Trust Fund be used for Florida's affordable housing programs that are targeted to meet the needs of workforce housing, including home ownership and rental availability.

Background:

Housing is a basic need of all people, and the availability of affordable housing for the workforce is vital for local economies. The development of affordable housing increases spending and employment in the surrounding economy, and without a supply of affordable housing, employers and entire regional economies can be at a competitive disadvantage because of the subsequent difficulty in attracting and retaining workers.

In 1992, the Florida Legislature enacted the Sadowski Act (the Act) to ensure 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 creates two separate trust funds under the umbrella of the affordable housing trust: the State Housing Initiatives Program (SHIP) and the State Apartment Incentive Loan Program (SAIL). The funding for these two trust funds was purposefully linked to documentary stamp tax collections so trust fund dollars would increase as real estate costs escalated, thus providing more affordable housing funding when it was most needed.