



PROTECT AFFORDABLE HOUSING

Stop Raiding the Affordable Housing Trust Fund

The Florida League of Cities calls on the Florida Legislature to require all funds from the Sadowski State and Local Housing Trust Fund be used only for Florida’s affordable housing programs.

KEY POINTS

- **We have a homeless problem. And it’s at risk for getting worse.** Florida has the third highest homeless population of any state in the nation. In addition, more than 911,000 very low income Floridians pay over 50 percent of their income on housing, meaning they are one missed paycheck away from homelessness.
- **We have a robust solution but it’s not being utilized as designed.** Year after year, the Florida Legislature has swept much of the Sadowski Fund’s revenue into the general fund, limiting the effectiveness and reach of Florida’s affordable housing programs.
- **Using these trust fund dollars for ONLY affordable housing will have positive economic impact.** For every \$1 provided from the Sadowski Fund, there is a \$4 economic impact generated in return from private sector loans and equity.
- **Using trust fund dollars for ONLY affordable housing has broad support.** There is vast support from all sectors to use these funds solely for housing projects, including AARP of Florida, the Florida Chamber of Commerce, the Florida Association of Counties, Habitat for Humanity of Florida and the Florida Home Builders Association.

In 1992, the Florida Legislature passed the William E. Sadowski Affordable Housing Act, which raised the state documentary stamp tax on deeds by 10 cents per \$100 of the property’s value. The Sadowski Act directed new funds to two trust funds, one for local governments and one for the state. As housing prices increase, so does the revenue from documentary stamps, which in turn makes more money available to help build affordable housing. In fiscal year 2019-2020, a projected \$352 million in documentary stamp tax revenues will be available for appropriation to the Sadowski Trust Fund. If fully appropriated, the economic impact created the Sadowski State and Local Housing Trust Funds would produce 30,000 jobs in Florida, and it would have an economic impact of more than \$4 billion on the state.

Florida has a solution to address the affordable housing crisis in the state. The Florida Legislature just needs to stop sweeping the funds.



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