

# State Housing (Sadowski) Trust Fund

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The quickest, most efficient way to increase our local housing dollars is full allocation of all the funds in the State (Sadowski) Housing Trust Fund.

Full funding last year would have given Palm Beach and Broward Counties **an additional \$35.5M** to directly invest in housing in our communities.

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In 1992, doc stamps on all real estate transactions were increased with the funds from this increase going to the State Housing (Sadowski) Trust Fund.

This system was well designed because when the market is active, more funds are collected so housing resources are available even when housing is less affordable due to a hot market.

Over the years the legislature first capped the fund (we effectively scrapped the cap!) then started sweeping funds for other purposes including balancing the budget.

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Under the plan 70% of the funding collected goes back to local Counties and municipal entitlement jurisdictions. Funds are spent according to a Local Affordable Housing Plan (LHAP) which is developed at the local level with community input.

These plans are updated frequently and can be amended which allows the funds to be flexible and adapt to local conditions and needs.

Funds can be used for homelessness up to moderate income individuals.

They can be used on subsidy (front and back-end), renovation, rehabilitation, retrofit and other housing needs specified in the Local Affordable Housing Plan.

## STATE & LOCAL HOUSING TRUST FUNDS – LOCAL ECONOMIC IMPACT | FISCAL YEAR 2020-21

Florida	Full Funding FY 2020-21	Total Positive Economic Impact	Number of Homes*	Number of People Housed	Jobs Created
State Housing Trust Fund	\$104,970,000	\$1,149,755,658	2,392	5,980	7,922
Local Government Housing Trust Fund (SHIP)	\$245,800,000	\$3,262,289,796	10,747	26,868	22,808
<b>TOTAL:</b>	<b>\$350,770,000</b>	<b>\$4,412,045,455</b>	<b>13,139</b>	<b>32,848</b>	<b>30,730</b>

District 29	Full Funding FY 2020-21	Total Positive Economic Impact	Number of Homes*	Number of People Housed	Jobs Created
Broward County	\$22,688,381	\$301,123,164	992	2,480	2,105
Palm Beach County	\$17,150,616	\$227,625,222	750	1,875	1,591
<b>TOTAL:</b>	<b>\$39,838,997</b>	<b>\$528,748,386</b>	<b>1,742</b>	<b>4,355</b>	<b>3,697</b>

\*Homes built, sold, renovated or retrofitted.

## HOW THE SWEEP IMPACTED YOUR DISTRICT IN FISCAL YEAR 2019-20

What Broward County Would Have Received:

**\$22,790,234**

What Palm Beach County Would Have Received:

**\$17,216,393**

What Broward County Actually Received:

**\$2,576,919**

What Palm Beach County Actually Received:

**\$1,977,016**

# State Housing (Sadowski) Trust Fund Funds lost over past 9 years

<b>2010-19 Sadowski Funding for Broward/Palm Beach</b>			
<b>Affordable Housing Trust Funds</b>	<b>Total Doc Stamps Contributions</b>	<b>Allocations Returned for Housing</b>	<b>Sweep to General Revenue</b>
<b>Broward County</b>	<b>\$253,330,114</b>	<b>\$90,958,720</b>	<b>\$162,371,394</b>
<b>Palm Beach County</b>	<b>\$251,910,374</b>	<b>\$94,258,952</b>	<b>\$157,651,422</b>
<b>Combined Areas</b>	<b>\$505,240,488</b>	<b>\$185,217,672</b>	<b>\$320,022,816</b>

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## Funds lost over past 9 years

Fiscal Year	Palm Beach County DOC Stamp Contributions	SHIP (Local Entitlement)	State HTF (Competitive)	Amount Received in Palm Beach County and Entitlements*	Funds Swept to General Revenues
2010-11	\$16,509,162	\$0	\$5,084,800	\$5,084,800	\$11,424,362
2011-12	\$17,232,744	\$1,055,585	\$5,424,405	\$6,479,990	\$10,752,754
2012-13	\$21,936,116	\$518,036	\$3,596,046	\$4,114,082	\$17,822,034
2013-14	\$27,006,184	\$1,902,880	\$14,651,320	\$16,554,200	\$10,451,984
2014-15	\$32,007,726	\$6,533,987	\$9,544,967	\$16,078,954	\$15,928,772
2015-16	\$33,642,574	\$6,625,374	\$12,193,162	\$18,818,536	\$14,824,038
2016-17	\$32,556,238	\$8,810,114	\$2,857,015	\$11,667,129	\$20,889,109
2017-18	\$36,765,907	\$5,966,730	\$1,507,507	\$7,474,237	\$29,291,670
2018-19	\$34,253,723	\$1,887,024	\$6,100,000	\$7,987,024	\$26,266,699
<b>Totals</b>	<b>\$251,910,374</b>	<b>\$33,299,730</b>	<b>\$60,959,222</b>	<b>\$94,258,952</b>	<b>\$157,651,422</b>



# SADOWSKI AFFILIATES

The Sadowski Housing Coalition is a nonpartisan collection of more than 30 diverse statewide organizations that initially came together in 1991 to obtain a dedicated revenue source for Florida's affordable housing programs, now known as the Sadowski Act. The Sadowski Housing Coalition urges the Florida Legislature to use Florida's housing trust fund monies solely for housing and help create 30,730 jobs and \$4.4 BILLION in positive economic impact in Florida.

[www.sadowskicoalition.org](http://www.sadowskicoalition.org)



## PROJECTED SHIP ESTIMATES FOR FY 2020-21 (\$245,800,000)

LOCAL GOVERNMENT	COUNTY TOTAL	COUNTY SHARE/CITYSHARE	LOCAL GOVERNMENT	COUNTY TOTAL	COUNTY SHARE/CITYSHARE	LOCAL GOVERNMENT	COUNTY TOTAL	COUNTY SHARE/CITYSHARE
ALACHUA	1,247,837	1,578,805	GILCHRIST	350,000	350,000	PALM BEACH	17,150,618	12,987,580
Gainesville		1,568,782	GLADES	350,000	350,000	Boca Raton		1,118,220
BAKER	350,000	350,000	GULF	350,000	350,000	Boynton Beach		917,558
BAY	2,167,005	1,722,119	HAMILTON	350,000	350,000	DeVray Beach		795,789
Panama City		444,886	HARDEE	350,000	350,000	West Palm Beach		1,351,489
BRADFORD	354,377	354,377	HENDRY	479,741	479,741	PASCO	6,162,005	6,162,005
BREVARD	6,983,692	3,854,998	HERNANDO	2,217,464	2,217,464	PINELLAS	11,605,662	6,041,908
Cocoa		250,462	HIGHLANDS	1,229,644	1,229,644	Clearwater		1,382,234
Melbourne		981,907	HILLSBOROUGH	18,840,535	12,315,483	Lehigh		999,247
Palm Bay		1,348,351	Tampa		4,525,052	St. Petersburg		8,182,279
Titusville		567,734	HOLMES	350,000	350,000	FOLK	8,058,052	6,281,252
BROWARD	22,088,381	4,072,564	INDIAN RIVER	1,820,912	1,820,912	Lakeland		1,264,308
Coconut Creek		696,533	JACKSON	602,294	602,294	Winter Haven		512,492
Coral Springs		1,538,272	JEFFERSON	350,000	350,000	PUTNAM	809,104	888,104
Davie		1,254,248	LAFAYETTE	350,000	350,000	ST. JOHNS	2,866,049	2,866,449
Deerfield Beach		939,299	LAKE	4,113,891	4,113,891	ST. LUCIE	5,618,352	875,881
Fort Lauderdale		2,384,891	LEE	8,548,403	5,410,284	Fort Pierce		518,223
Hollywood		1,781,038	Cape Coral		2,157,617	Fort St. Lucie		2,222,248
Lauderhill		857,621	Port Myers		980,503	SANTAROSA	2,094,911	1,094,911
Margate		696,533	LEON	3,499,730	1,194,506	SARASOTA	4,986,307	4,319,672
Miramar		2,638,101	Tallahassee		2,299,224	Sarasota		666,675
Pembroke Pines		1,876,158	LEVY	501,378	501,378	SEMINOLE	5,541,533	5,541,533
Plantation		1,078,892	LIBERTY	350,000	350,000	SUMTER	1,589,643	1,589,643
Pompano Beach		1,326,464	MADISON	350,000	350,000	SUWANNEE	544,647	544,647
Sunrise		1,107,193	MANATEE	4,510,443	3,840,191	TAYLOR	350,000	350,000
Tamarac		773,634	Bradenton		670,252	UNION	350,000	350,000
Weston		808,900	MARION	4,236,444	3,517,519	VOLUSIA	8,540,153	4,468,154
CALHOUN	350,000	350,000	Ocala		718,925	Daytona Beach		792,374
CHARLOTTE	2,130,933	1,897,587	MARTIN	1,864,183	1,864,183	Deltona		1,088,245
Fort St. George		231,336	MIAMI-DADE	11,094,861	19,578,782	WAKULLA	378,754	378,754
CITRUS	1,758,000	1,758,000	Hialeah		1,814,158	WALTON	804,199	804,199
CLAY	2,541,992	2,541,992	Miami		3,843,630	WASHINGTON	350,000	350,000
COLLIER	4,399,079	4,251,592	Miami Beach		702,459	TOTAL	239,685,500	239,685,500
Naples		243,487	Miami Gardens		882,780	Disaster Relief Holdback		5,000,000
COLUMBIA	853,023	853,023	North Miami		483,072	Compliance Monitoring		804,500
DE SOTO	436,471	436,471	MONROE	876,293	876,293	SHIP		300,000
DIXIE	350,000	350,000	NASSAU	998,915	998,915	TOTAL APPROPRIATION		245,800,000
DUVAL	11,403,757	11,403,757	OKALOOSA	2,576,009	2,126,371			
ESCAMBIA	3,818,257	3,818,257	Fort Walton Beach		249,728			
Pensacola		656,740	ORCEHOBBEE	501,378	501,378			
FLAGLER	1,301,738	277,661	ORANGE	1,870,106	1,475,140			
Palm Coast		1,024,077	Orlando		394,988			
FRANKLIN	350,000	350,000	OSCEOLA	580,543	461,158			
GADSDEN	566,282	566,282	Kissimmee		119,185			

SHIP allocation based on 08/2019 Revenue Estimate only (Less \$9 million DFH holdback, Monitoring & Conting.)



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To join the Sadowski Affiliates send an email to  
Ms. Johnitta Wells at [wells@flhousing.org](mailto:wells@flhousing.org)  
..with the subject line: Sign up for Sadowski Affiliates



**HOUSING LEADERSHIP COUNCIL**  
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