

Requested Action

Urge the Florida Legislature to use ALL of Florida's housing trust fund monies for Florida's housing programs and stop the sweep of the housing trust funds.

In the 2019 Legislative Session, Senator Mayfield sponsored SB 70 and Representatives Plasencia and Silvers co-sponsored HB 1103 to stop the annual sweep of Florida's housing trust funds. Please support these bills and the restoration and protection of the State and Local Affordable Housing Trust Funds.

Background

The Sadowski Act, passed in 1992, increased the doc stamp tax paid on all real estate transactions and placed these monies in a dedicated state and local housing trust fund. 70% of monies go 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 go to the State Housing Trust Fund for Florida Housing Finance Corporation programs such as the State Apartment Incentive Loan (SAIL) program.

In Flagler County, SHIP funds are used for repair of existing housing stock to allow seniors to age in place and to provide retrofitting for persons with special needs. SHIP funds are used for disaster assistance for critical home repairs, assisting 50 families after hurricanes Matthew and Irma. SHIP funds are used to provide first-time homeownership with down payment and closing cost assistance, as well as preservation of existing housing. And SHIP funds are used to help struggling homeowners with mortgage assistance to prevent foreclosure and avoid homelessness. SHIP funds are strongly leveraged, with private sector loans and equity providing \$5 for every \$1 of SHIP funds in Flagler County. In addition, SHIP funds can be leveraged with federal funding such as the Community Development Block Grant and Low Income Housing Tax Credit.

Affordable housing needs in the community are greater than ever. According to the University of Florida Shimberg Center for Housing Studies,

- **There are only 11 affordable and available units per 100 of the lowest income renters.**
- **The housing shortage is 1,350 – the absolute difference between renters and affordable & available units.**
- **17,215 households in Flagler County (40.5%) are headed by a person age 65 or older in 2016 (In comparison, 30.1% of households statewide average). Of these, 5,925 elderly households (34%) pay more than 30% of income for rent or mortgage costs.**
- **8,684 households in Flagler County (20%) are severely cost-burdened, paying more than 50% of income for housing.**

Affordable housing continues to be out of reach for many residents due to high rents, low wages and the lack of affordable rental homes. According to the National Low Income Housing Coalition, **a local worker must earn at least \$19.77 per hour to afford a 2-bedroom apartment at the Fair Market Rent of \$1,028/month in Flagler County. But the average wage of a renter in Flagler County is only \$12.61 per hour.**

Our community cannot afford to see continued cuts in SHIP funding. In 2016 Flagler County received \$675,288; in 2018 only \$350,000. Full funding of the state and local housing trust funds is more critical as federal funding for housing continues to decrease and the 2017 Tax Cut and Jobs Act has disincentivized corporations from investing in tax credits in the Low Income Housing Tax Credit program, the largest federal program for creating and preserving affordable housing.

Effect

Using Florida's housing funds solely for housing creates a positive economic impact for Florida by fueling economic development, creating jobs, investing in our local communities, and contributing to the well-being of Florida's families, veterans, elderly, persons with disabilities, persons experiencing homelessness and deserving Floridians in need across the state especially in Flagler County.

**AFFORDABLE/AVAILABLE RENTAL ANALYSIS
FLAGLER COUNTY**

A	B	C	D	E	F	G	H	I		
			Absolute Difference Between Renters and Affordable Units (C-B)	Affordable Units per 100 Renter Households (C/(B/100))	Affordable & Available Units	Absolute Difference Between Renters and Affordable & Available Units (F-B)	Affordable & Available Units per 100 Renter Households (F/(B/100))	Affordable Units Occupied by Higher Income Households (C-F)		
Income	Renter Households	Affordable Units								
	Renters 0-30% AMI		Affordable @ 30% AMI		Affordable/Available @ 30% AMI			Affordable, Not Available @ 30% AMI		
Extremely Low Income	1,135	630	(505)	56	125	(1,010)	11	505		
	Renters 0-50% AMI		Affordable @ 50% AMI		Affordable/Available @ 50% AMI			Affordable, Not Available @ 50% AMI		
Very Low Income	2,175	1,045	(1,130)	48	845	(1,330)	39	200		
	Renters 0-80% AMI		Affordable @ 80% AMI		Affordable/Available @ 80% AMI			Affordable, Not Available @ 80% AMI		
Low Income	3,590	4,870	1,280	136	2,240	(1,350)	62	2,630		
						DEFICIT	(1,350)			
	The affordable/available rental analysis included with the metrics estimate that in Flagler County there is a deficit of 1,350 units needed for renters earning up to 80% of area median income. Furthermore, there are only 11 affordable and available units per 100 of the lowest income renters in Flagler County, one of the lowest numbers in Florida.									