

FUND HOUSING IN 2009

TO ACCELERATE FLORIDA'S ECONOMY

The total appropriation for housing in fiscal year 2008-09 was \$303 million—the balance in the trust funds of \$250 million was swept to general revenue. The revenue projection for FY 2009-2010 for the housing trust funds is currently only \$174 million.

The Sadowski Workforce Housing Coalition is calling upon the Legislature to appropriate the full amount of housing trust fund dollars to Florida's housing programs.

Housing is our greatest economic engine: when that engine is fueled our economy thrives, when that engine is starved our economy dies. Right now we have tens of thousands of homes, single family and condominiums in foreclosure. To put these homes back on the market they need to be acquired, rehabilitated, and resold.

Every \$16 of SAIL appropriations “buys” \$84 of federal bonds and tax credits.

We can accelerate Florida's economic recovery by putting the housing industry to work on recovering and rehabilitating foreclosed properties.

Every one million dollars of state appropriations for housing produces:

- **\$4.62 million of housing,**
- **\$7.66 million of economic activity, and**
- **77 jobs.**

The federal Housing and Economic Recovery Act of 2008 includes a supplemental CDBG appropriation to



assist local governments in stabilizing neighborhoods through foreclosure recovery efforts. Our SHIP administrators need down payment and closing cost assistance funds to ensure that those properties can be sold to low and moderate income homebuyers.

There is a tremendous opportunity for leveraging these federal resources.

The Housing and Economic Recovery Act also includes \$571 million of additional bond authority for Florida. This federal resource cannot be used without SAIL or down-payment assistance from state appropriations.

Hundreds of millions in federal resources will be lost without adequate state funding.

Too much housing stock? Doesn't make sense to develop new affordable housing? Not so. Single family home prices are down—apartment rates are not. The deficit of affordable rental housing continues to grow. Many families losing homeownership are in need of rentals. Florida's workforce needs affordable rental housing.

Land prices are down—it is an excellent time to acquire land or existing buildings to construct or preserve rental housing that will be affordable for 50 years to come. The downturn in the housing market will not last forever; the units built or preserved now will provide critically needed housing for Florida's low income workforce long after the housing market recovers.