



Regulatory Reform is a Home Builder “Hot Button” for Sadowski Act

The Florida Legislature revived and expanded the role of the Affordable Housing Advisory Committees for communities receiving SHIP funding, the local housing trust fund portion funded by state Sadowski Act monies.

The Florida Housing Coalition has been training throughout the state about the new requirements for the AHAC, having workshops, on-site visits, and answering questions on our Catalyst telephone hotline (800/677/4548).

According to Doug Buck, chief negotiator on behalf of the Florida Home Builders Association at the time the Sadowski Act was hammered out in 1991 and still at the Sadowski Coalition table today, regulatory reform is the Home Builders number one “hot button.” The Florida Home Builders Association considers the increase in the documentary stamp tax that funds Florida’s dedicated trust funds to be a tax



on the home building industry, and a prime consideration for agreeing to that tax was that “local governments would do their part to bring the costs associated with permitting down.”

Under the Bush Administration, the Sadowski Act was targeted for elimination by the Governor’s office and leadership in the House. Ultimately, the Sadowski trust funds were capped. Without the support of industry groups such as the Florida Association of Realtors and the

Florida Home Builders Association, it is unlikely that Florida’s dedicated revenue source would have survived. And today, those same industry groups are committed to restoring the Sadowski funding to its original purpose by removing the cap.

The moral of this story: the work of the Affordable Housing Advisory Committees and local government commitment to regulatory reform is key to preserving Sadowski Act funding.



At a minimum, each advisory committee shall submit a report to the local governing body that includes recommendations on, and triennially thereafter evaluates the implementation of, affordable housing incentives in the following areas:

- (a) The processing of approvals of development orders or permits, as defined in s. 163.3164(7) and (8), for affordable housing projects is expedited to a greater degree than other projects.
- (b) The modification of impact-fee requirements, including reduction or waiver of fees and alternative methods of fee payment for affordable housing.
- (c) The allowance of flexibility in densities for affordable housing.
- (d) The reservation of infrastructure capacity for housing for very-low-income persons, low-income persons, and moderate-income persons.
- (e) The allowance of affordable accessory residential units in residential zoning districts.
- (f) The reduction of parking and setback requirements for affordable housing.
- (g) The allowance of flexible lot configurations, including zero-lot-line configurations for affordable housing.
- (h) The modification of street requirements for affordable housing.
- (i) The establishment of a process by which a local government considers, before adoption, policies, procedures, ordinances, regulations, or plan provisions that increase the cost of housing.
- (j) The preparation of a printed inventory of locally owned public lands suitable for affordable housing.
- (k) The support of development near transportation hubs and major employment centers and mixed-use developments.

