



State and Local Housing Trust Funds in the 2015 Legislative Session

A webinar for
all housing trust fund advocates



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Questions



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Webinar Now

What Best Describes your Organization? Poll

- Non-Profit Housing Developer or Service Provider
- SHIP Administrator/Local Government
- For-Profit Developer
- Private Sector Financial Institution
- Other



Presenters



Jaimie Ross, president Florida Housing Coalition; facilitator of Sadowski Housing Coalition



Mark Hendrickson, executive committee Florida Housing Coalition; executive director Florida ALHFA



Topics to be covered

- What does the news about future funding for the National Housing Trust Fund mean for Florida?
- Post Election:
 - Amendment 1: Does housing lose money this year because the constitutional Amendment 1 was adopted?
- The Appropriations Process for Florida's Housing Programs
- What Should Housing Trust Fund Supporters Do?



National Housing Trust Fund

- Recent Funding News (December 11, 2014) for the National Housing Trust Fund
- Fannie Mae and Freddie Mac are directed to allocate funds in accordance with HERA of 2008.
- Block grants to states 90% for rental housing serving 75% ELI; 25% can be for 31-50% AMI, allowing up to 10% for homeownership activities
- HUD has to issue regulations to implement the Housing Trust
- The NLIHC has been working tirelessly on this effort and will continue to push for more funding through housing finance reform and MID reform;
- More Information: [Link to FHFA Statement](#); link to NLIHC



National Housing Trust Fund

- What does this national victory mean for Florida? About \$25 million for the entire state of Florida starting in 2016
- In other words, it amounts to less than one-tenth of the funding we have in dedicated Sadowski trust fund monies
- We need all the subsidy we can get in Florida; the NHTF is certainly a great thing, but the positive impact in Florida is far less than we have from our Florida Housing Trust Funds. Keep perspective!



Post Election: Amendment 1

- Funds the Land Acquisition Trust Fund to acquire, restore, improve, and manage conservation lands including wetlands and forests; fish and wildlife habitat; lands protecting water resources and drinking water sources, including the Everglades, and the water quality of rivers, lakes, and streams; beaches and shores; outdoor recreational lands; working farms and ranches; and historic or geologic sites, by dedicating 33 percent of net revenues from the existing excise tax on documents for 20 years



Post Election: Amendment 1

- Does Amendment 1 mean that the Legislature will not be able to use all the housing trust funds for housing?
- NO. Proponents of Amendment 1 made clear to voters that:
 - 1) the 33% of doc stamps was to be used for programs that were historically funded and was to be interpreted broadly;
 - 2) Amendment 1 would not hurt affordable housing or other programs;



Amendment 1 and Housing

- If the Legislature is concerned about the costs of Amendment 1, the best action for it to take is to appropriate all the housing trust funds for housing. Why? Because of the return on investment to future budgets— in just one year, housing activities will have a positive economic benefit of \$2.5 billion.
- Surplus in 2015: we can use all the housing trust fund monies for Florida's housing programs.



Appropriations Process: Executive Branch (Governor)

- October 2014: State Agencies requests to Governor
- Governor's Office of Policy and Budget
- January/February: Governor's Budget Recommendations to Legislature
 - Typically 30 days prior to start of Legislature
- Start of Florida's Regular Legislative Session: March 3, 2015



Is the Governor's Budget Important?

- It is a starting point for the appropriations process. If the Governor would recommend using all the housing trust funds for housing it would smooth the way for the House and Senate
- In 2014, Senate started its budget using all housing trust funds for housing; House appeared to be more deferential to Governor's proposed budget which swept nearly all SHIP funds
- Once the recommendations are released, it is time to move on to the Legislature.
- The Legislature makes the decision as to what amount of housing trust fund monies are appropriated to housing programs.



How does the Legislature make appropriations?

- By passing a Budget Bill also known as the Appropriations Act
- There is no “housing bill” for the appropriations
- There is an Appropriations Committee in the House and an Appropriations Committee in the Senate
- When the Senate and House Appropriations Committees agree on the amounts of money to allocate for the state and local housing programs (SAIL and SHIP, primarily), it becomes law (after signed by the Governor)

What is the process for appropriations?

Money collected from the doc stamp for the state and local housing trust funds are automatically deposited into the state and local housing trust funds by operation of law (that's what the Sadowski Act- which passed in 1992 accomplished- we have a dedicated revenue source for housing)



Process for Appropriations

continued

- The Revenue Estimating Conference (a legislative staff function) projects what revenue will be in those trust funds.
- Based on the August 2014 Revenue Estimating Conference, fiscal year 2015-16, that amount is \$245.33 million



Process for Appropriations

continued

- 70% goes to the Local Government Housing Trust Fund for the State Housing Initiatives Partnership (SHIP) Program
 - \$171.92 million for SHIP
- 30% goes to the State Housing Trust Fund for the Florida Housing Finance Corporation programs such as the State Apartment Incentive Loan (SAIL) Program
 - \$73.41 million for SAIL



First Stop: Appropriation Subcommittee

Transportation and Economic Development Appropriations (TED)
Subcommittees in House and Senate

- House TED Subcommittee Chair
Representative Ingram
(R, District 1-part of Escambia)
- Senate TED Subcommittee Chair
Senator Latvala
(R, District 20-part of Pinellas)



First Stop: Appropriation Subcommittee *continued* (Full House TED Committee)

- Rep. Clay Ingram (R-1), Chair
- Rep. George Moraitis , Jr. (R-93), Vice Chair
- Rep. Frank Artiles (R-118)
- Rep. Bryan Avila (R-111)
- Rep. Colleen Burton (R-40)
- Rep. Brad Drake (R-5)
- Rep. W. Keith Perry (R-21)
- Rep. Kathleen Peters (R-69)
- Rep. Lake Ray (R-12)
- Rep. Bruce Antone (D-46)
- Rep. Hazelle Rogers (D-95)
- Rep. Richard Stark (D-104)
- Rep. Victor Torres, Jr. (D-48)



First Stop: Appropriation Subcommittee *continued* (Full Senate TED Committee)

- Rep. Sen. Jack Latvala (R-20), Chair
- Sen. Jeff Clemens (D-27), Vice Chair
- Sen. Jeff Brandes (R-22)
- Sen. Nancy C. Detert (R-28)
- Sen. Miguel Diaz de la Portilla (R-40)
- Sen. Audrey Gibson (D-9)
- Sen. Dorothy L. Hukill (R-8)
- Sen. Maria Lorts Sachs (D-34)
- Sen. Geraldine F. “Geri” Thompson (D-12)



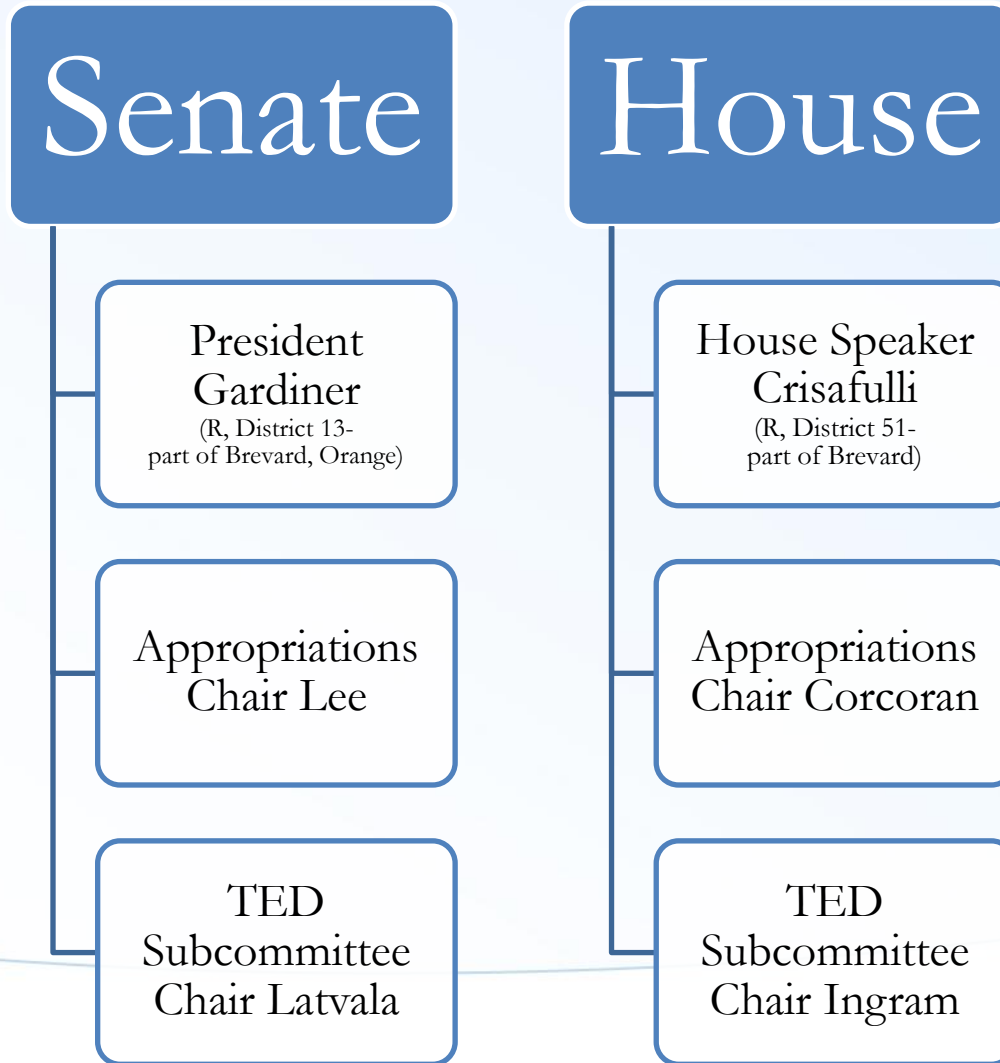
The TED Subcommittees are given an “allocation” of funds to appropriate

The allocation comes from the Chairs of the Appropriations Committees in House and Senate

- House Appropriations Chair
Representative Corcoran
(R, District 37- part of Pasco)
- Senate Appropriations Chair
Senator Lee
(R, District 24- part of Hillsborough)



Organizational Chart



What Should Housing Trust Fund Advocates Do Now?

The most critical legislators are the six listed in the last slide. Any member of a TED subcommittee is also important. Do you live in one of their districts?

Yes or no, you have some important work to do:

1. Attend Delegation Meetings
2. Set an appointment to meet with you legislator or legislative aide in your district now and during the week of Jan. 12th and Jan. 26th (non committee weeks)



Post Election: Your Legislators- Meet in Person and Attend Delegation Meetings

- How to find your legislator?
 - Florida House and Senate legislator: [Florida House website](#)
- How to set up meetings with legislator or staff
- Delegation Meetings
 - Purpose
 - How to find local delegations?
 - [Sadowski Website: Toolkit](#)



MORE Work for those in 6 Key Legislator's Districts

3. Contact the Governor's Office to request funds in his budget recommendation to legislature- if you have a contact
4. Write an Op Ed or Letter to the Editor of your local paper- and if you can put in some personal stories (examples of how SHIP has helped families, the elderly, people with special needs etc. that helps)
5. If you can come to Tallahassee for the Home Matters press conference, come! Press conference will be set at lunchtime during the week of February 17th. If you attend, make an appointment to meet with your legislators or their aides when you are in Tallahassee.



What if you don't live in one of those 6 Legislator's Districts?

- You should still meet with your senators and representatives and ask that legislator to contact the TED Appropriations Chair and Leadership and ask that the housing trust funds be appropriated for housing.
- The Committee Chairs need to hear from other legislators that using the housing trust funds for housing is important to their constituents.



What if your employer does not permit you to reach out to legislators?



- Use your partnerships! Realtors, nonprofits, and local builders are great partners for advocacy.



What if you want to send a letter to your legislator?

- Keep it short. Mark it private/personal if you want it to go directly to the legislator.
- Put in the SHIP info relevant to your area



Sadowski Website



www.SadowskiCoalition.com

Toolkit button (each page)



- Sadowski One Pager and Sadowski Affiliates
 - Talking points for meeting with legislators
 - Includes our “ask” = full funding



What else can you find on the Sadowski Website?

- A section on Resources- [Florida Home Matters Report 2014](#)
- [FAQs](#) about the Florida's Housing Trust Funds and Housing Programs (SHIP & SAIL)
- And much more.... Including [In Celebration of SHIP](#)
- SHIP and SAIL funding by legislative district and success stories (to come shortly)
- This PowerPoint presentation and webinar



Provide Feedback to FHC

- We need to know about your meetings with legislators or their aides– we can follow up in Tallahassee.
- You do not have to be an expert in housing or the trust fund numbers to meet with your legislator/aide
- If you are asked a question you don't feel comfortable answering (unlikely to happen) just say "I'll be happy to get back to you with that info" And give us a call! **850/878/4219**



**Do you feel ready
to contact your local legislators?**

Yes

No



Questions & Answers

- **Time to Ask Questions**
- For Assistance, contact:
 - **Jaimie Ross**
 - (850) 212-0587
 - Ross@flhousing.org



Final Thoughts

- We had an important victory in 2014. Sadowski Trust Funds were put back into the pipeline– SHIP offices received long overdue funding. We must keep this momentum going!
- The Legislature has a substantial surplus of revenue and Florida has a critical shortage of funds to address our housing crisis, particularly at the local level, where money is needed to make emergency home repairs, help families into sustainable first time homeownership, and meet the needs of the community.
- The legislature can create nearly 25,000 jobs in one year and over \$2.5 billion in positive economic benefit if it appropriates all the money
(\$245.33 million) in the housing trust funds for housing.





THANK YOU

