



SUPPORT OUR
PUBLIC POLICY
IN THE AREA OF
INCOME



United Way of Miami-Dade

POLICY ISSUE

Gain and Sustain Assets

Key Question: What policies facilitate the growth of assets?

Homeownership and Foreclosure Prevention

Foreclosure occurs when families and/or individuals have trouble keeping up with their mortgage payments. Florida ranks 4 in states with the most foreclosures. In Miami-Dade County, 1 in every 2,710 housing units received a foreclosure filing in June 2009 (Source: Realty Trac).

As a result of the economic crisis, more and more people in Miami-Dade have experienced foreclosure or are at risk. The mayor of Miami-Dade has recently put together a Mortgage Fraud Task Force and has implemented stricter legislation to prevent fraud and protect the consumer.

[Realty Trac](#)
[Miami-Dade Foreclosure Prevention](#)
[Miami-Dade Mortgage Fraud Task Force](#)
[State & Local Foreclosure Prevention Policy Options](#)

Affordable Housing

High housing prices make it difficult for low- and moderate-income families to purchase homes. It is important for federal, state, and local government to work towards making housing affordable for families and individuals.

In 1992, the Florida legislature adopted the William E. Sadowski Affordable Housing Act. It provides funding revenue for state and local housing programs through documentary stamp taxes. When the Florida real estate market was on the rise, the collection in doc stamps also rose. But instead of using the increase in trust fund dollars to fill the housing gap, the trust funds were "capped" at approximately \$243 million annually beginning in 2007.

In 1997, the Florida legislature created the Florida Housing Finance Corporation. It is a public corporation with a mission to help Floridians obtain safe housing that might otherwise be unavailable to them.

In 2006, the Florida Legislature created the Community Workforce Housing Innovation Program, which encourages local public-private partnerships to develop workforce housing for workers with incomes up to 140% of area median income. Representing \$50 million in funding for innovative solutions for workforce housing, this program is the first of its kind in the country.

Through the summer and fall of 2009, the Florida Housing Finance Corporation is working on Florida's Housing strategic plan, which provides a road map of how housing programs will be targeted over several years.

Related Links

[Florida Housing Finance Corporation](#)

[Florida Home Builders Association](#)

Individual Development Accounts (IDAs)

IDAs are matched savings accounts designed to help low- to moderate-income families accumulate saving for long-term assets such as a house or a small business. The match incentive is similar to an employer match for a 401(k) or other retirement savings plan and is provided by a variety of government and social sector sources.

Extensive research on IDAs has demonstrated that these accounts are important tools that make families more financially secure and communities more stable.

Funding for IDA programs often comes from a combination of federal and state governments, foundations, and the private sector. State funding, in addition to directly helping low- and moderate-income savers, can also leverage federal Assets for Independence Act funds, which require a one-to-one non-federal match. Generally, state-supported IDA programs involve a partnership between a state agency, non-profit service providers, and financial institutions. Once a state authorizes an IDA program through a legislative or regulatory process, it designates a state agency or non-governmental entity to serve as the program administrator and steward.

Related Links

[FDIC IDA Information](#)

[CFED Policy Brief](#)