

Competitive Requests for Applications Process Limited Development Areas Methodology

Florida Housing Finance Corporation (Florida Housing) manages its affordable housing rental portfolio through an asset management strategy that considers, among other factors, the viability of each proposed development, the condition of the market in which each property is or will be located, the demographic targeting of each development, and the effect each proposed development would have on existing affordable units in Florida Housing's entire portfolio. Through an ongoing asset management process, Florida Housing staff identifies areas of the state where physical occupancy rates for rental developments funded through Florida Housing have declined, or where such developments have been unable to stabilize over time.

In 2024, Florida's multifamily affordable rental housing market remained dynamic and competitive, supported by ongoing demand for affordable housing options and macroeconomic trends, including population growth, job creation, and net in-migration. Implementation of the Live Local Act continued to stimulate economic activity by encouraging local hiring and community revitalization. While the statewide unemployment rate offered a broad snapshot of economic health, localized job gains and demographic shifts, especially in high-growth counties, contributed to sustained demand for affordable multifamily apartments.

Multifamily supply and demand typically have a one- to two-year lag between starts and completions. Markets where starts outpace increases in demand are at risk of downward pressure on rents because of over-supply. Similarly, shifting demographics can create an over-supply of rental housing in a specific area. As market conditions and demographics change, tenuous rental income and increases in operating costs may expose marginally viable properties to increased financial risks.

Despite these risks, Florida's affordable multifamily market continued to perform well in 2024, with strong fundamentals and investor confidence in tax credit financed developments. Analysts forecast that in 2025, apartment occupancy will remain stable, with demand continuing to outpace new supply in many regions of the state.

At the end of 2023, the statewide physical occupancy rate for Florida Housing's portfolio was 96.63 percent; by the end of 2024, it had declined slightly to 96.12 percent. This percentage reflects physical occupancy and does not measure the "economic" occupancy rate, which may be affected by rent concessions such as move-in specials, reduced rent payments, or other incentives offered to attract tenants. Economic occupancy is typically somewhat lower than physical occupancy. Some counties continue to report occupancy rates below the statewide average, while others offset these figures with higher performance. Similarly, occupancy trends may vary across different demographic targeting categories over time.

In an effort to ensure that the state is not funding new rental developments near vulnerable, existing, affordable developments, Florida Housing developed a process for identifying these areas, minimizing the construction of new, affordable housing units in these areas, and ensuring that funding is targeted toward markets having an unmet demand for affordable units. Ideally, this helps developments with low physical occupancy achieve higher occupancy rates, stabilize operating incomes, garner higher Low Income Housing Tax Credit investor interest, and ultimately ensure that affordable housing program loans are repaid in a timely manner and can be used to finance more units.

Process for Developing Limited Development Areasⁱ

As Florida Housing evaluated occupancy data in this process, the following physical occupancy rate divisions were used to focus on properties and areas of concern:

- Less than 90 percent occupancy, indicating a development whose financial operations are typically not self-sustaining, and is thus reliant on sources other than project revenues;
- Between 90 and 93 percent occupancy, typically indicating financial operations approaching break-even; and
- 93 percent and above, typically indicating healthy occupancy and financial operations.

Occupancy rates for the most recent analysis are based on an average from July 2024 through December 2024. All averages for areas including multiple developments are based on the number of units, not the average occupancy rate for each specific development. The data includes physical occupancy rates for properties in Florida Housing's portfolio, the additional number of units that have been awarded financing but are not yet built or fully leased (referred to as pipeline properties), and the demographic targeting of each development.

ⁱⁱ Florida Housing does not designate certain areas as being acceptable or unacceptable for underwriting determinations. Locational factors are fundamental to property appraising, market analysis and prudent underwriting. By publishing Limited Development Areas, Florida Housing is providing applicants a realistic perception of market risk in a given location. In other words, Florida Housing does not "redline." Redlining can occur when perceived property risks are based on improper locational factors (such as the arbitrary imposition of unfavorable loan terms based on geographic area) or when the perceptions of risk are derived from factors that do not predict risk, either reliably or not at all. An example of a factor that is not predictive of risk is race, and racial redlining is illegal under federal law. Other factors that serve as a proxy for race are equally impermissible. None of Florida Housing's Limited Development Areas are intended to foster redlining. If any provision is interpreted to do so, it has been misunderstood.