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The Florida Housing Data Clearinghouse provides public access to data about housing needs and supply, subsidized rental housing, and household demographics in Florida communities.

Orlando Area Assisted Housing: Risks & Preservation

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Assisted Rental Housing in the 4-county Orlando MSA

▶ Public Housing

- ▶ Owned by public housing authorities (PHAs), federally subsidized
- ▶ 14 developments, 1,740 units
- ▶ No subsidy expiration dates
- ▶ +7,100 Housing Choice Vouchers

▶ Assisted Housing

- ▶ Privately owned, publicly subsidized in exchange for income/rent restrictions
- ▶ Largest funder is Florida Housing Finance Corporation (84% of units)
- ▶ Other funders: HUD, USDA Rural Development (RD), local housing finance authorities
- ▶ **354 developments, 46,373 assisted units**
- ▶ Nearly all have expiring subsidy restriction periods

Why do properties exit the assisted housing supply?

- ▶ Subsidy expirations
 - ▶ 30 year Low Income Housing Tax Credit (LIHTC) expirations
 - ▶ Maturing HUD & USDA mortgages
- ▶ Opt-outs and market-rate conversion
 - ▶ HUD rental assistance
 - ▶ LIHTC: 15 year qualified contract process
- ▶ Deterioration, subsidy abatement
- ▶ Foreclosures

Preservation: Why now, why Central Florida?

- ▶ Subsidy expirations increasing over the 2020s: 30 year LIHTC restrictions, 40-50 year federal mortgages
- ▶ Central Florida had unusually high rates of LIHTC and Bond financed development in 1990s, resulting in more units with expiring restrictions in 2020s
 - ▶ 15% of Florida Housing units in the 4-county Orlando MSA have restrictions expiring by 2032, compared to 5% in the rest of Florida
- ▶ High market rents → large gap between subsidized and market-rate rents
 - ▶ e.g. Orlando MSA 2BR median market rent: \$1,630

2BR LIHTC (60% AMI) rent limit, with utility allowance: \$1,120

Preservation: restoring financial stability, physical quality, and long-term affordability to prevent the loss of assisted housing.

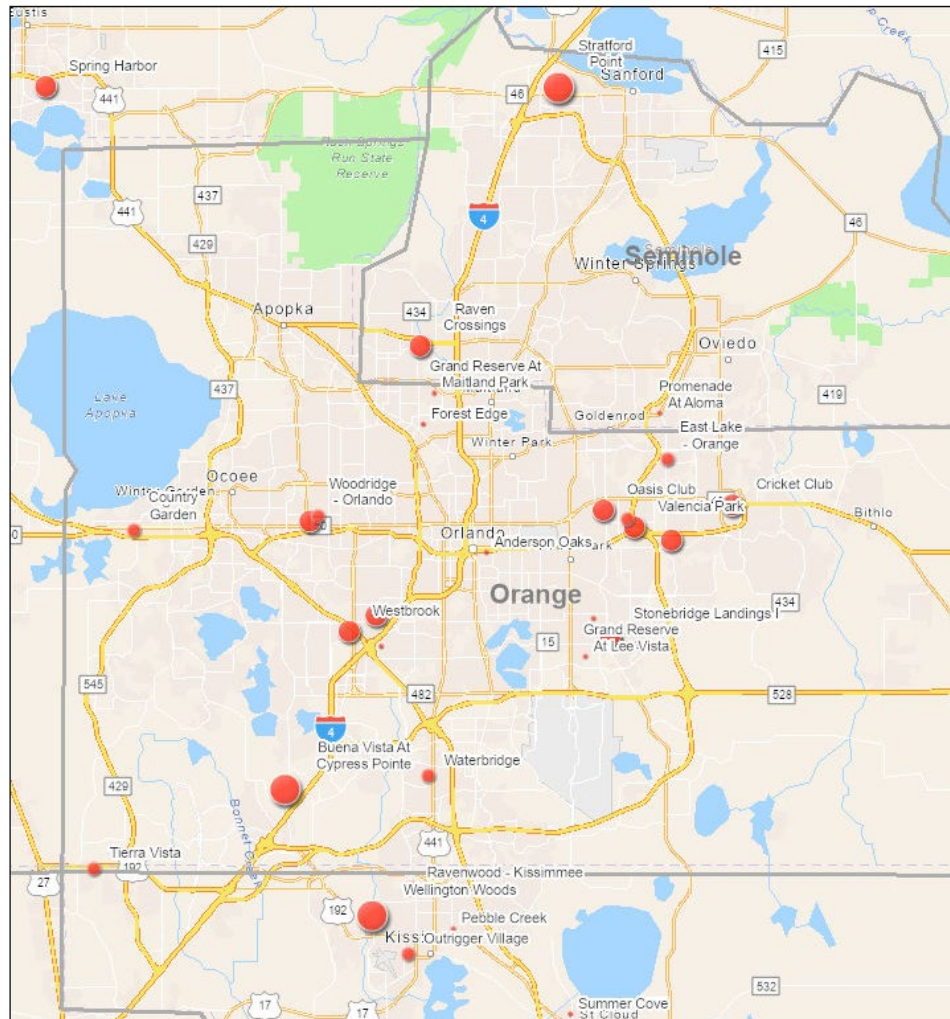
New
subsidized
financing

Extension of
affordability
period

Rehab to
address
capital needs

(Often) Sale to
preservation-
minded owner

Florida Housing properties with 30-year affordability expiring **2023-2032**

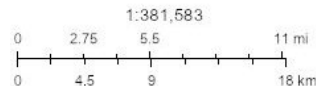


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Florida Housing Expiring Properties 2022-2032

• 12 – 100
• > 100 – 200

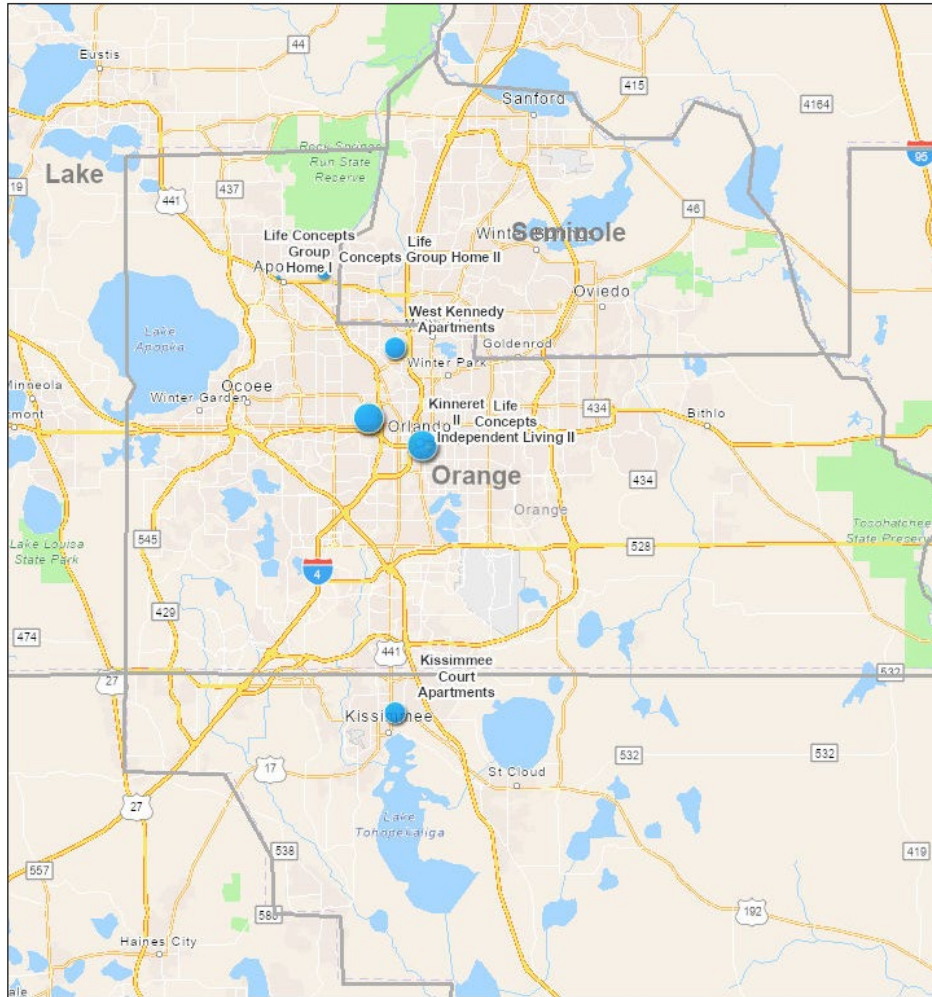
• > 200 – 300
• > 300 – 384



County of Orange, FL, FDEP, Esri, HERE, Garmin, SafeGraph, FAO, METI, NASA, USGS, EPA, NPS

- ▶ **31** developments, **5,411** affordable units
- ▶ Programs: LIHTC, Bonds, SAIL
- ▶ No opportunity to renew subsidies; need new affordable financing to extend expiration date
- ▶ Tenant/property characteristics:
 - ▶ Built in 1990s & early 2000s
 - ▶ Family target population
 - ▶ 57% of units have children; 15% include elders (62+)
 - ▶ Most units limited to 60% AMI
 - ▶ Average rent: \$976
 - ▶ Average tenant income: \$28,639

HUD properties with rental assistance contracts expiring **2022-2032**



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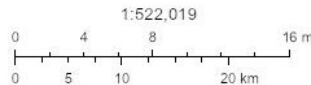
HUD Expiring Properties 2022-2032

- 6 – 10

- $> 10 - 50$

> 50 – 100

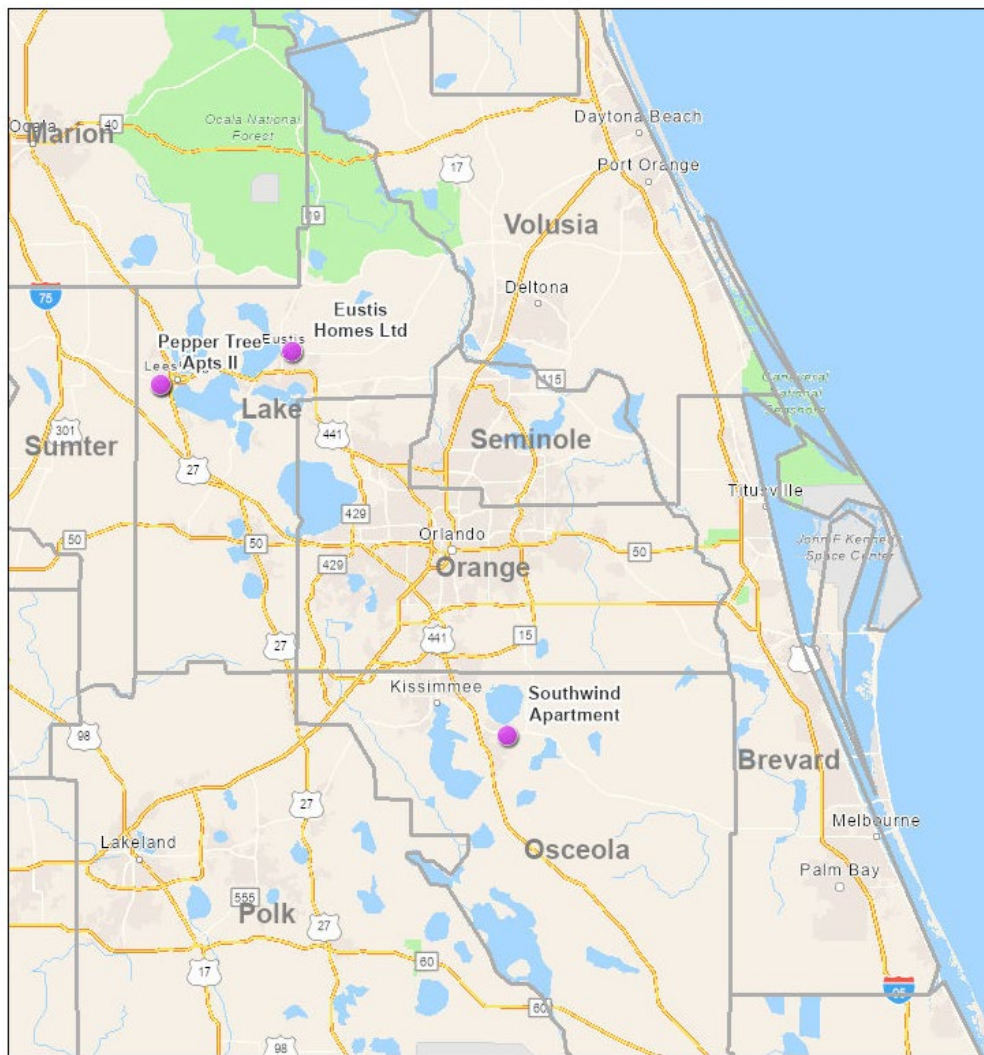
> 100 – 112



County of Orange, FL, FDEP, Esri, HERE, Garmin, SafeGraph, FAO, METV
NASA, USGS, EPA, NPS

- ▶ 9 developments, **452** affordable units
- ▶ Deep rental assistance is irreplaceable by market (tenants pay 30% of income)
- ▶ Rental assistance contracts can be renewed
- ▶ If owner or HUD does not renew contract, tenants can receive vouchers
- ▶ Tenant/property characteristics:
 - ▶ Aging stock: most built 1969-1983
 - ▶ Even mix of family and elderly developments, plus 4 small group homes for persons with disabilities
 - ▶ 25% of units have children; 59% include elders (62+)
 - ▶ Average income \$13,416

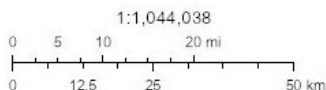
USDA RD properties with mortgages & rental assistance expiring **2029-2031**



7/26/2022

Rural Development Expiring Properties 2022-2032

32 – 64



County of Orange, FL, FDEP, Esri, HERE, Garmin, SafeGraph, FAO, METV
NASA, USGS, EPA, NPS

- ▶ 4 developments, 164 affordable units
- ▶ No renewal option or tenant vouchers when mortgage matures
- ▶ May be the only multifamily housing in the area
- ▶ Tenant/property characteristics:
 - ▶ Aging stock: built 1979-1981
 - ▶ 3 elderly developments, 1 family
 - ▶ 16% of units have children; 56% include elders (62+)
 - ▶ Average income \$14,614

Assisted Housing Inventory: Search for properties by county/city

[Home](#) > Assisted Housing Inventory

Geographic Areas: Assisted Housing Inventory

Select one or more areas. Click arrow next to a county to see a list of cities.

[AHI User Guide](#)

Next

Florida and All Counties

+

Counties: A - D

+

Counties: E - H

+

Counties: I - Ma

+

Counties: Mi - P

-

☐ [Miami-Dade County >](#)

☐ [Monroe County >](#)

☐ [Nassau County >](#)

☐ [Okaloosa County >](#)

☐ [Okeechobee County >](#)

☒ [Orange County* >](#)

☐ [Osceola County >](#)

☐ [Palm Beach County >](#)

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☐ [Pinellas County >](#)

☐ [Polk County >](#)

☐ [Putnam County >](#)

Counties: S - Z

+

<http://flhousingdata.shimberg.ufl.edu/assisted-housing-inventory>



Assisted Housing Inventory: Downloadable list of properties

Home > Assisted Housing Inventory > Results

Download Excel Data

[AHI User Guide](#)

Filter Results

(Applies to Assisted Housing Inventory: Property List only)

Development name

Funder

☐ HUD Multifamily
 ☐ Florida Housing Finance Corporation
 ☐ USDA Rural Development
 ☐ Local Housing Finance Authority
 ☐ HUD Public Housing

Population served

☐ Elderly
 ☐ Family
 ☐ Farmworker
 ☐ Fishing Worker
 ☐ Homeless
 ☐ LINK Initiative
 ☐ Persons with Disabilities

Year built

☐ Before 1960
 ☐ 1960-1969
 ☐ 1970-1979
 ☐ 1980-1989
 ☐ 1990-1999
 ☐ 2000-2009
 ☐ 2010 or later

Overall subsidy expiration date in or before

☐ 2020
 ☐ 2025
 ☐ 2030
 ☐ 2035
 ☒ All Dates (including missing)

Submit

Remove all filters

Assisted Properties and Units by Funder, Summary

Geography	Funder	Properties	Total Units	Assisted Units	HUD/RD Rental Assistance Units
Orange County	Florida Housing Finance Corporation	147	27,433	25,013	298
Orange County	HUD Multifamily	38	4,944	4,850	2,115
Orange County	USDA Rural Development	7	302	251	251
Orange County	Local Housing Finance Authority	49	9,301	8,562	141
Orange County	HUD Public Housing	12	1,708	1,650	87
Orange County	Total, All Funders	197	33,646	30,298	2,453

Notes: Many properties receive funding from more than one agency, so properties and units may appear in more than one row. "Assisted Units" refers to units with income and rent restrictions. "HUD/RD Rental Assistance Units" refers to units subsidized through project-based rental assistance contracts with HUD or USDA Rural Development. Additional data definitions and special notes available in [AHI User Guide](#). See also [AHI Map](#).

Sources: Data sources and last updates available in [AHI User Guide](#).

Assisted Housing Inventory: Property List

Shim ID	FHFC Key	HUD REMS	Public Housing Development #	Florida DOR Parcel	Development Name	Street Address	City	Zip Code	County	County Size	Housing Programs	Total Units	Assisted Units
4914	-	-	-	17212930000100000	Barrington At Mirror Lake (post Lake Apartments)	700 Post Lake Place	Apopka	32703	Orange	large	Local Bonds	740	148
7399	2764	-	-	2821150000000015	Brixton Landing	442 E 13th St	Apopka	32703	Orange	large	Housing Credits 9%	80	80
588	-	800004244	-	282109197202650	Life Concepts Group Home I	27 W 1ST ST	Apopka	32703	Orange	large	Rental Assistance/HUD;Section 202 Direct Loan	6	6
1630	-	800004245	-	2821126896000540	Life Concepts Group Home II	222 N Wekiwa Springs Rd	Apopka	32703	Orange	large	Rental Assistance/HUD;Section 202 Direct Loan	15	15
1590	-	800004246	-	2821100000000046	Life Concepts Independent Living I	251 ALABAMA AVE	Apopka	32703	Orange	large	Rental Assistance/HUD;Section 202 Capital Advance	10	9

<http://flhousingdata.shimberg.ufl.edu/assisted-housing-inventory>

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Assisted Housing Inventory: Funder, program & expiration date info

Housing Programs	Total Units	Assisted Units	HUD/RD Rental Assistance Units	FHFC Funded	HUD Multifamily Funded	HUD Public Housing Funded	RD Funded	LHFA Funded	Target Population	Occupancy Status	Affordability Start Date	Year built (property appraiser)	Owner Type	Overall year of subsidy expiration
Local Bonds	740	148	0	-	-	-	-	x	Family	Ready for Occupancy	not avail.	not avail.	For-Profit	2025
Housing Credits 9%	80	80	0	x	-	-	-	-	Elderly;Family;Link	Ready for Occupancy	2015	2017	For-Profit	2067
Rental Assistance/HUD;Section 202 Direct Loan	6	6	6	-	x	-	-	-	Persons with Disabilities	Ready for Occupancy	1991	1991	Non-Profit	2031
Rental Assistance/HUD;Section 202 Direct Loan	15	15	15	-	x	-	-	-	Persons with Disabilities	Ready for Occupancy	1992	1970	Non-Profit	2032
Rental Assistance/HUD;Section 202 Capital Advance	10	9	9	-	x	-	-	-	Persons with Disabilities	Ready for Occupancy	1993	1993	Non-Profit	2037
Rental Assistance/RD;Section 515	40	28	28	-	-	-	x	-	Family	Ready for Occupancy	1983	1983	Limited Dividend	2033
Rental Assistance/RD;Section 515	40	33	33	-	-	-	x	-	Family	Ready for Occupancy	1986	1983	Limited Dividend	2036
Local Bonds	328	328	0	-	-	-	-	x	Family	Ready for Occupancy	not avail.	1987	For-Profit	2032
Extremely Low Income;Housing Credits 4%;National Housing Trust Fund (NHTF);SAIL	195	195		x	-	-	-	-	Family;Link	Not Ready for Occupancy	2021	not avail.		2073
Housing Credits 9%;Rental Assistance/HUD;Section 221(d)(4) MKT	101	101	101	x	x	-	-	-	Family;Link	Ready for Occupancy	1970	2014	For-Profit	2064

<http://flhousingdata.shimberg.ufl.edu/assisted-housing-inventory>

Assisted Housing Inventory: Property list detail

- ▶ Detailed program information & expiration dates
- ▶ Owner/developer contact
- ▶ Tenant characteristics: income, age, race/ethnicity
- ▶ Neighborhood characteristics

Action: Rebuilding the preservation focus

▶ HUD contracts

- ▶ Engage early with tenants and owners to push for **long-term contract renewals** (can be 20 years)
- ▶ Seek competitive **Florida Housing preservation set-aside** (9% tax credits)

▶ When subsidies are non-renewable (Florida Housing, RD)

- ▶ Use Florida Housing's Bonds/SAIL/non-competitive tax credits, local trust funds, ARPA funds to rehab, extend affordability requirements

▶ When property is converting to market-rate

- ▶ Ensure tenants receive **maximum information and assistance**

▶ For future projects

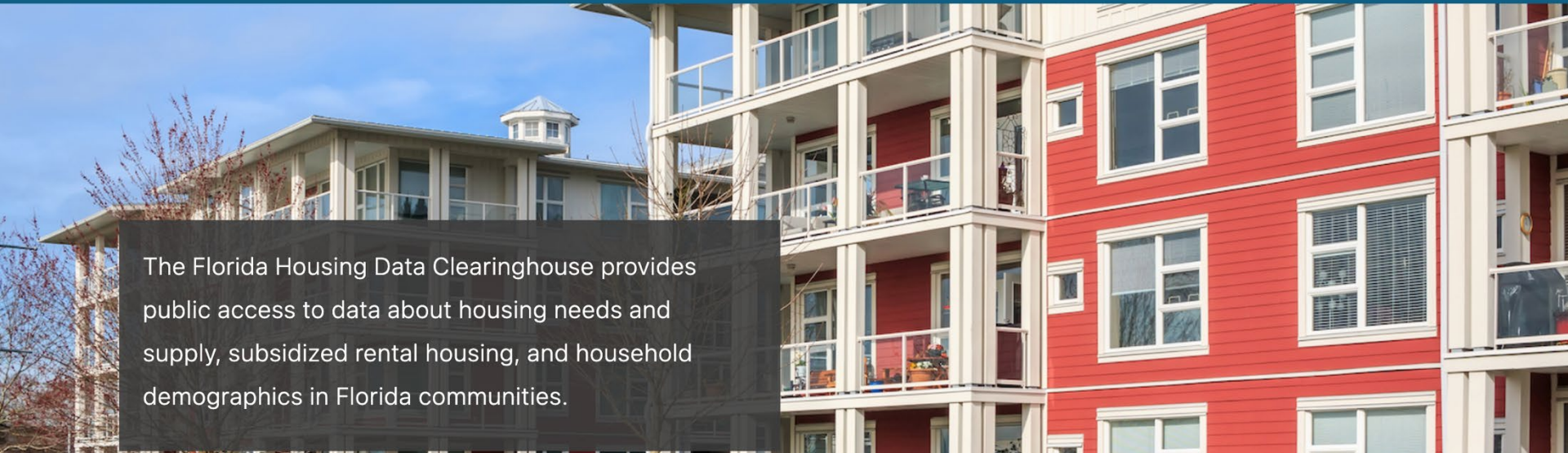
- ▶ Advocacy underway to extend Florida Housing affordability period for new projects from 50 years to **permanent affordability**

Building capacity: elements of a preservation compact

- ▶ Fund for acquisition, rehab
- ▶ Interagency funders' council
- ▶ Preservation-oriented developers
- ▶ Property data & early warning system
- ▶ Tenant organizing
- ▶ Legal assistance

(based on MacArthur Foundation, Window of Opportunity initiative)

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Main site: <http://www.shimberg.ufl.edu>

Data clearinghouse: <http://flhousing.data.shimberg.ufl.edu>

Statewide Rental Market Study: http://shimberg.ufl.edu/publications/RMS_2022.pdf