Florida is experiencing an unprecedented housing shortage, which is causing affordability challenges across the state. In an effort to identify effective solutions designed to decrease the cost of multifamily housing for Floridians, the Florida Apartment Association (FAA) and the Apartment Association of Greater Orlando (AAGO) surveyed apartment developers who operate throughout the state of Florida.

The survey measured multifamily housing construction barriers and the level of interest in various affordable housing incentives designed to increase affordable housing supply.

Of the developers surveyed in the FAA and AAGO study, 56.2 percent of respondents expressed a level of interest in developing affordable housing if the appropriate incentives were provided.

Likelihood that an incentive will stimulate the construction of affordable housing

- Extremely likely
- Very likely
- Likely
- Somewhat likely
- Unlikely

Not all incentives are created equal. The incentives most likely to drive development (in order of preference) include: reduced or eliminated impact fees, non-ad valorem property tax discounts, and density bonuses.